



BY-LAW 618-2021
providing financing for the upgrading of the Lac Peter dam
and a loan for this purpose

EXPLANATORY NOTE

This by-law decrees, according to the Municipal Works Act, work to upgrade the Lac Peter municipal dam as well as the work compliant to the Dam safety Act (RLRQ., ch. S-3.1.01). It stipulates and decrees its reimbursement by means of a sector tax for the concerned property owners listed in Annex B.

It provides for the terms of reimbursement according to the Act respecting municipal debts and loans and the Municipal Code.

CONSIDERING Articles 1060.1 and following of the Municipal Code (RLRQ, ch. C-27.1);

CONSIDERING Article 95.1 of the Municipal Powers Act (RLRQ, ch. C-47.1) which grants the Municipality with the power of owning and operating a dam;

CONSIDERING THAT the Municipality already owns other dams which it operates and maintains by exercising its municipal power for environmental, urbanism and land development matters;

CONSIDERING the Municipality's 2021-2022-2023 triennial capital assets program;

CONSIDERING the parameters of the Financial assistance program for the upgrading of municipal dams (hereby designated as « PAFMAN »), which provides for the financing of 66% of admissible costs;

WHEREAS THAT By-law (566-2018) Lac-Peter dam – preliminary studies has allowed to determine the exact diagnostic and estimate costs for the upgrading of the dam and render it compliant to the Dam Safety Act (RLRQ, ch. S-3.1.01) as well as to the standards in effect for this type of work ;

WHEREAS THAT legal entity Domaine Blue Hills Ltée is dissolved and has abandoned a certain number of properties on the territory namely the Lac Peter dam;

WHEREAS THAT the Ministry of Finance owns and temporarily manages the Lac-Peter dam number X0005074 located on the Municipality's territory at the Lac-Peter outlet as per the Unclaimed Property Act (RLRQ, ch. B-5.1);

WHEREAS THAT the General management of the Ministry of the Environment and fight for climate change qualifies the dam as being a high capacity dam and that upgrading and maintenance work are required;

WHEREAS THAT the Ministry of Finance has entered into an agreement aimed at temporary delegating the management of the dam to the Municipality in order to allow property owners in this area to analyse the situation;

WHEREAS THAT the property owners in the area have predominantly agreed that the concerned property owners are those that have notarized access to the lake;

WHEREAS THAT the concerned property owners have clearly expressed their willingness to preserve the dam which controls Lac Peter's water level;

WHEREAS THAT the majority of concerned property owners have requested that a feasibility study be made regarding the acquisition of the dam by the Municipality along with the work to be undertaken in order to ensure the sustainability of the work as per the Dam Safety Act (RLRQ, ch. S-3.1.01);

WHEREAS THAT the majority of concerned property owners have agreed that the distribution formula for three basins for 55%, 35% and 10% will be used for the eventual pertinent settlement of this acquisition project and repair work;

WHEREAS THAT the Lac Peter dam and its sustainability serve municipal purposes linked to fire safety while being a source of essential supply for the Municipality with regards to its obligations as per the MRC's risk management plan;

WHEREAS THAT as per the 2019-2020-2021 triennial capital assets program, the Municipality planned the installation a dry hydrant on Lac Peter in 2019;

WHEREAS THAT a notice of motion was given by Councillor Jean-Pierre Dorais at the regular council meeting of March 10th, 2021;

WHEREAS THAT the present by-law was presented at the regular meeting of March 10th, 2021;

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER I: INTRODUCTORY PROVISIONS

1. ***Preamble*** – The preamble forms an integral part hereof.
2. ***Authorized work*** – Council authorizes the undertaking of various updating work of the lake Peter dam, as stipulated in Annex A prepared by Mr. Hugo Lépine, lawyer and general management, evaluated at \$ 378,642.
3. ***Authorized expenses*** – Council decrees an expense not exceeding the amount of \$ 30 000 for the present by-law, specifically the feasibility and bathymetric studies, the analysis of the necessary repairs and the costs of maintaining the dam in the future.

CHAPTER II: LOAN

4. ***Loan*** – In order to provide for the expenses stipulated in the present by-law, Council authorizes a loan in the amount of \$ 378,642, to be reimbursed over a period of 20 years.
5. ***Deduction and levying of tax*** – To provide for 55 % of the expenses incurred with regards to interest and the reimbursement in capital at the loan's annual due dates, a special tax at a sufficient rate as per their value as shown on the evaluation role in effect each year, will be imposed and levied annually during the term of the loan on the ten (10) taxable properties which make up taxation basin number 1 as shown on Annex B-1.

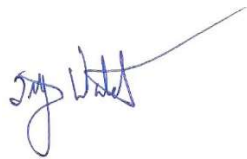
To provide for 35 % of the expenses incurred with regards to interest and the reimbursement in capital at the loan's annual due dates, a special tax at a sufficient rate as per their value as shown on the evaluation role in effect each year, will be imposed and levied annually during the term of the loan on the fifteen (15) taxable properties which make up taxation basin number 2 as shown on Annex B-1.

To provide for 10 % of the expenses incurred with regards to interest and the reimbursement in capital at the loan's annual due dates, a special tax at a sufficient rate as per their value as shown on the evaluation role in effect each year, will be imposed and levied annually during the term of the loan on the sixteen (16) taxable properties which make up taxation basin number 3 as shown on Annex B-1.

6. **Use of surplus** – Should an allocated amount authorized by the present by-law be higher than the amount actually spent in regard to this allocation, Council is authorized to use this surplus to pay for any expense decreed by the present by-law and for which the allocation is deemed insufficient.

CHAPTER III : FINAL PROVISIONS

7. **Entering into effect** - The present by-law enters into effect in accordance to the Law.



Tim Watchorn
Mayor



Hugo Lépine
Director general/
Secretary-treasurer

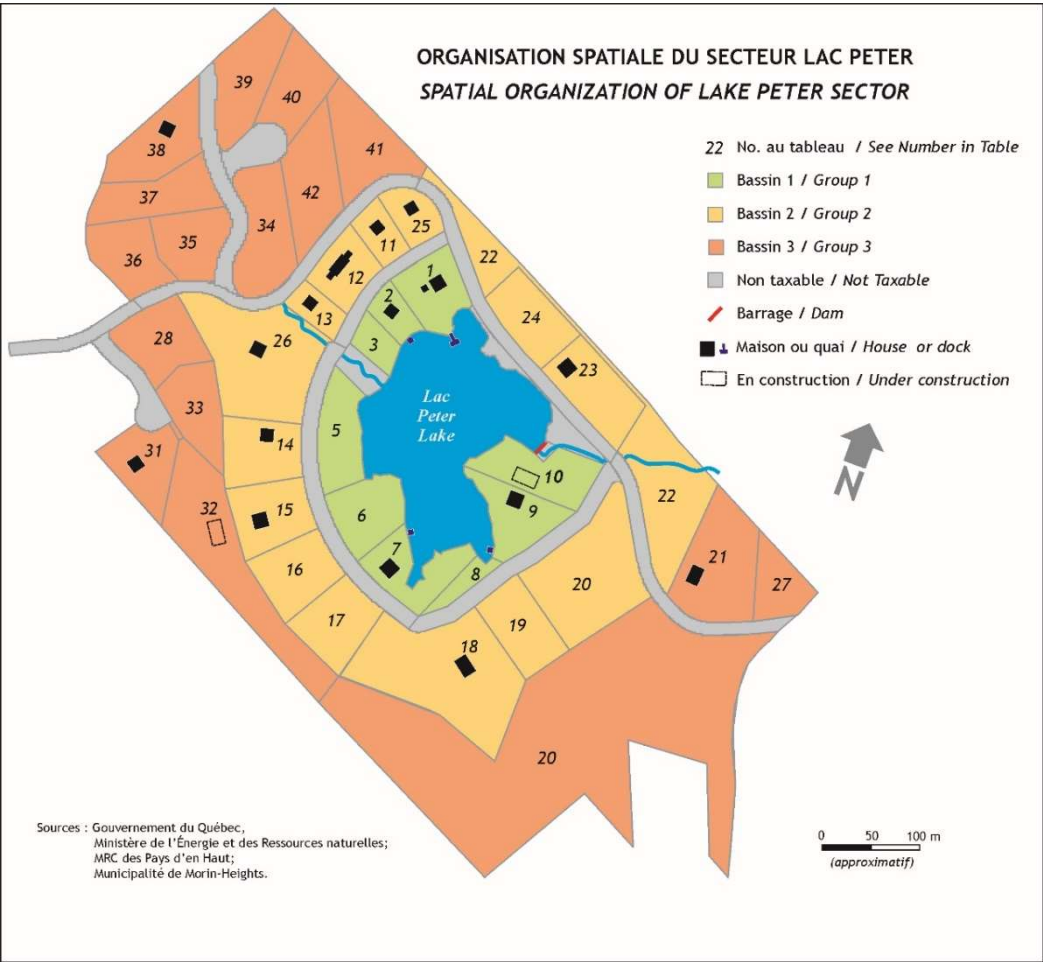


Annexe A
Règlement 618-2021

Dépenses autorisées	Base de calcul	Montant
Coût des travaux - avant taxes		314 992 \$
Taxes nettes	5%	15 750 \$
Coûts directs		330 742 \$
Honoraires ingénieurs		20 000 \$
Services professionnels		15 000 \$
Taxes nettes	5%	1 750 \$
Sous-total		36 750 \$
Total		367 492 \$
Emprunt temporaire	3%	3 800 \$
Frais de financement	2%	7 350 \$
Valeur du Règlement		378 642 \$
Financement	Base de calcul	Montant
Participation de la Municipalité	0%	\$
Subvention PAFMAN	66%	249 904 \$
Contribution secteur	100%	128 738 \$
Contribution ensemble	0%	\$
	Valeur Foncière	Annuité 3%/20 ans
Impact fiscal (Ensemble) / taxe estimée	7 125 500	.12\$ par 100\$ /
Contribuables secteur		Annuité de 8 662 \$

Le Directeur général

Hugo Lépine
Secrétaire-trésorier
Le 30 juillet 2020



Annexe B

Règlement 618-2021

Taux d'intérêt estimé			3%		Valeur de l'emprunt / annuité			30 000,00 \$		3 500 \$	
plan	matricule	lot	No	rue	Propriétaire	Évaluation foncière	Bassin		Taux Taxe 10 ans / Tax rate 10 years		
1	4583 16 2330	5 575 911	8	de la Paix	Anna Benny	359 700 \$			3 193,12 \$		372,531 \$
2	4583 06 8509	3 206 660	20	de la Paix	Elliot Spiro	241 800 \$			2 146,50 \$		250,425 \$
3	4583 05 6781	3 206 654		de la Paix	Elliot Spiro	74 000 \$			656,91 \$		76,640 \$
5	4583 04 3396	3 206 653		de la Paix	Neil Peloso	124 300 \$			1 103,43 \$		128,734 \$
6	4583 04 5823	3 206 652		de la Paix	Emilia Milcic	124 300 \$			1 103,43 \$		128,734 \$
7	4583 03 7574	3 206 651	54	de la Paix	Neil Peloso/Emilia Milcic	447 000 \$			3 968,10 \$		462,945 \$
8	4583 13 4756	3 206 650		de la Paix	Normand Bouillon/M-C Lajoie	400 \$			3,55 \$		0,414 \$
9	4583 14 9819	3 206 658	72	de la Paix	Anna Denis	360 100 \$			3 196,67 \$		372,945 \$
10	4583 24 2160	3 985 650		de la Paix	Emilie Cerretti et al.	127 100 \$			1 128,29 \$		131,634 \$
						1 858 700 \$	1	55%	16 500,00 \$	0,1036 \$	1 925,00 \$
11	4583 06 7284	3 206 576	11	de la Paix	Tony Incollingo et al.	201 000 \$			803,66 \$		93,761 \$
12	4583 06 3950	3 206 578	19	de la Paix	Joel Constant France Perron	379 100 \$			1 515,76 \$		176,839 \$
13	4583 06 1213	3 206 571	25	de la Paix	Greg Gouveira/Laurence Vernaire	190 400 \$			761,28 \$		88,816 \$
14	4483 94 5881	3 206 572	39	de la Paix	Lena Measures	250 700 \$			1 002,38 \$		116,944 \$
15	4483 94 6722	3 206 573	45	de la Paix	Luc Deschamps/Anne Roy	268 300 \$			1 072,75 \$		125,154 \$
16	4483 93 9066	3 206 574		de la Paix	Serge Beaudet/Suzanne Richard	38 800 \$			155,13 \$		18,099 \$
17	4583 03 2819	3 206 566		de la Paix	Neil Peloso/Emilia Milcic	38 800 \$			155,13 \$		18,099 \$
18	4583 12 2871	3 206 575	61	de la Paix	Normand Bouillon/M-C Lajoie	320 400 \$			1 281,06 \$		149,457 \$
19	4583 23 0114	3 206 567		de la Paix	Normand Bouillon	38 600 \$			154,34 \$		18,006 \$
20	4583 22 4837	3 205 991*		de la Paix	Normand Bouillon/M-C Lajoie (50%)	10 900 \$			43,58 \$		5,085 \$
22	4583 34 3469	3 973 846		Blue Hills	Luc Chabauty/Martine Jobidou	58 700 \$			234,70 \$		27,382 \$
23	4583 25 7335	3 206 560	51	Blue Hills	Donna Carroll	263 000 \$			1 051,56 \$		122,682 \$
24	4583 26 1303	3 206 550		Blue Hills	Céline Houle	29 400 \$			117,55 \$		13,714 \$
25	4583 17 0301	3 206 577	122	Blue Hills	Coenraad van Hilst/Catherina Bakkeren	217 000 \$			867,64 \$		101,224 \$
26	4483 95 5670	3 206 570	150	Blue Hills	Francoise Rouart	321 000 \$			1 283,46 \$		149,737 \$
						2 626 100 \$	2	35%	10 500,00 \$	0,0466 \$	1 225,00 \$
plan	matricule	lot	No	rue	Propriétaire	Évaluation foncière	Bassin		Taux Taxe 10 ans / Tax rate 10 years		
20	4583 22 4837	3 205 991*		Blue Hills	Normand Bouillon/M-C Lajoie (50%)	10 900 \$			23,40 \$		2,729 \$
21	4583 33 8869	3 973 847	31	Blue Hills	Daniel Drouin/M-J. Decosse	201 100 \$			431,64 \$		50,358 \$
27	4583 43 4351	3 206 549		Blue Hills	Gary Weekes	26 600 \$			57,09 \$		6,661 \$
28	4483 85 6587	3 206 563		Mt-Caprice	Suzie, Jaa & Peter Novy	34 500 \$			74,05 \$		8,639 \$
31	4483 84 4970	3 206 582	14	Mt-Caprice	Yan Frechette	225 100 \$			483,15 \$		56,368 \$
32	4483 93 2979	5 783 379		Mt-Caprice	Jean et Mélanie Legare et Jean-Frédéric Demers	37 700 \$			80,92 \$		9,441 \$

33	4483 85 9821	3 206 565		Mt-Caprice	M-D. Gauthier-Parent	33 600 \$			72,12 \$		8,414 \$
34	4483 96 6587	3206558			Yael Carole Benguigui Holding co.	52 000 \$			111,61 \$		13,021 \$
35	4483 86 9880	3206594			Yael Carole Benguigui Holding co.	36 200 \$			77,70 \$		9,065 \$
36	4483 86 3868	3 206 593			Yael Carole Benguigui Holding co.	37 400 \$			80,27 \$		9,365 \$
37	4483 87 6625	3 206 590			Yael Carole Benguigui Holding co.	40 800 \$			87,57 \$		10,217 \$
38	4483 87 7076	3 206 595	10	Alexandra	Yael Carole Benguigui Holding co.	479 900 \$			1 030,05 \$		120,172 \$
39	4483 98 5236	3 206 555			Yael Carole Benguigui Holding co.	47 400 \$			101,74 \$		11,869 \$
40	4483 98 9725	3 206 552			Yael Carole Benguigui Holding co.	37 900,00 \$			81,35 \$		9,491 \$
41	4583 07 6070	3 206 556			Yael Carole Benguigui Holding co.	47 700 \$			102,38 \$		11,945 \$
42	4583 07 1136	3 203 557			Yael Carole Benguigui Holding co.	48 900 \$			104,96 \$		12,245 \$
						1 397 700 \$	3	10%	3 000,00 \$	0,0250 \$	350,00 \$
Compte tenu de la forme du lot 3 205 991*, cet immeuble, est imposé à 50% dans le bassin 2 et 50% bassin 3.						TOTAUX	5 882 500 \$		100%	30 000,00 \$	3 500,00 \$

ANNEXE B-1

BASSIN #155%

Matricule	No unique	Adresse	Valeur calculée	Valeur saisie	Statut	Code d'utilisation	Taxation annuel
4583-03-7574-0-000-0000	00005578-0	54 rue de la Paix, Morin-Heights	447 000,00 \$		Actif	1000	901,25 \$
4583-04-3396-0-000-0000	00005580-6	rue de la Paix, Morin-Heights	124 300,00 \$		Actif	9100	250,61 \$
4583-04-5823-0-000-0000	00005581-4	rue de la Paix, Morin-Heights	124 300,00 \$		Actif	9100	250,61 \$
4583-05-6781-0-000-0000	00005583-0	rue de la Paix, Morin-Heights	74 000,00 \$		Actif	9100	149,20 \$
4583-06-8509-0-000-0000	00005588-9	20 rue de la Paix, Morin-Heights	241 800,00 \$		Actif	1000	487,52 \$
4583-13-4756-0-000-0000	00005592-1	rue de la Paix, Morin-Heights	400,00 \$		Actif	9100	0,81 \$
4583-14-9819-0-000-0000	00005594-7	72 rue de la Paix, Morin-Heights	360 100,00 \$		Actif	1000	726,04 \$
4583-16-2330-0-000-0000	00005595-4	8 rue de la Paix, Morin-Heights	402 900,00 \$		Actif	1000	812,33 \$
4583-24-2160-0-000-0000	00005601-0	76 rue de la Paix, Morin-Heights	588 100,00 \$		Actif	1000	1 185,73 \$
			2 362 900,00 \$				4 764,10 \$
	4764,10 0,002 \$						

BASSIN #235%

4483-93-9066-0-000-0000	00005208-4	rue de la Paix, Morin-Heights	38 800,00 \$		Actif	9100	39,48 \$
4483-94-5881-0-000-0000	00005209-2	39 rue de la Paix, Morin-Heights	250 700,00 \$		Actif	1000	255,08 \$
4483-94-6722-0-000-0000	00005210-0	45 rue de la Paix, Morin-Heights	268 300,00 \$		Actif	1000	272,98 \$
4483-95-5670-0-000-0000	00005211-8	150 chemin de Blue hills, Morin-Heights	321 000,00 \$		Actif	1000	326,60 \$
4583-03-2819-0-000-0000	00005577-2	rue de la Paix, Morin-Heights	38 800,00 \$		Actif	9100	39,48 \$
4583-06-1213-0-000-0000	00005584-8	25 rue de la Paix, Morin-Heights	190 400,00 \$		Actif	1100	193,72 \$
4583-06-3950-0-000-0000	00005585-5	19 rue de la Paix, Morin-Heights	379 100,00 \$		Actif	1000	385,72 \$
4583-06-7284-0-000-0000	00005587-1	11 rue de la Paix, Morin-Heights	201 000,00 \$		Actif	1100	204,51 \$
4583-12-2871-0-000-0000	00005591-3	61 rue de la Paix, Morin-Heights	320 400,00 \$		Actif	1000	325,99 \$
4583-17-0301-0-000-0000	00005596-2	122 chemin de Blue hills, Morin-Heights	217 000,00 \$		Actif	1100	220,79 \$
4583-22-4837-0-000-0000	00005598-8	chemin de Blue hills, Morin-Heights	10 900,00 \$		Actif	9100	11,09 \$
4583-23-0114-0-000-0000	00005599-6	rue de la Paix, Morin-Heights	38 600,00 \$		Actif	9100	39,27 \$
4583-25-7335-0-000-0000	00005604-4	51 chemin de Blue hills, Morin-Heights	263 000,00 \$		Actif	1000	267,59 \$
4583-26-1303-0-000-0000	00005605-1	55 chemin de Blue hills, Morin-Heights	383 000,00 \$		Actif	1100	389,68 \$
4583-34-3469-0-000-0000	00005609-3	chemin de Blue hills, Morin-Heights	58 700,00 \$		Actif	9100	59,72 \$
			2 979 700,00 \$				3 031,70 \$
	3 031,70 \$ 0,00102						

BASSIN #310%

4483-84-4970-0-000-0000	00005196-1	14 rue du Mont-Caprice, Morin-Heights	225 100,00 \$		Actif	1000	109,36 \$
4483-85-6587-0-000-0000	00005199-5	rue du Mont-Caprice, Morin-Heights	34 500,00 \$		Actif	9100	16,76 \$
4483-85-9821-0-000-0000	00005200-1	rue du Mont-Caprice, Morin-Heights	33 600,00 \$		Actif	9100	16,32 \$
4483-86-3868-0-000-0000	00005202-7	chemin de Blue hills, Morin-Heights	37 400,00 \$		Actif	9100	18,17 \$
4483-86-9880-0-000-0000	00005203-5	chemin de Blue hills, Morin-Heights	36 200,00 \$		Actif	9100	17,59 \$
4483-87-6625-0-000-0000	00005204-3	rue Alexandra, Morin-Heights	40 800,00 \$		Actif	9100	19,82 \$
4483-87-7076-0-000-0000	00005205-0	10 rue Alexandra, Morin-Heights	479 900,00 \$		Actif	1000	233,15 \$
4483-93-2979-0-000-0000	00005207-6	18 rue du Mont-Caprice, Morin-Heights	422 900,00 \$		Actif	1000	205,46 \$
4483-96-6587-0-000-0000	00005212-6	chemin de Blue hills, Morin-Heights	52 000,00 \$		Actif	9100	25,26 \$

4483-98-5236-0-000-0000	00005215-9	rue Alexandra, Morin-Heights	47 400,00 \$	Actif	9100	23,03 \$
4483-98-9725-0-000-0000	00005216-7	rue Alexandra, Morin-Heights	37 900,00 \$	Actif	9100	18,41 \$
4583-07-1136-0-000-0000	00005589-7	chemin de Blue hills, Morin-Heights	48 900,00 \$	Actif	9100	23,76 \$
4583-07-6070-0-000-0000	00005590-5	chemin de Blue hills, Morin-Heights	47 700,00 \$	Actif	9100	23,17 \$
4583-22-4837-0-000-0000	00005598-8	chemin de Blue hills, Morin-Heights	10 900,00 \$	Actif	9100	5,30 \$
4583-33-8869-0-000-0000	00005608-5	31 chemin de Blue hills, Morin-Heights	201 100,00 \$	Actif	1000	97,70 \$
4583-43-4351-0-000-0000	00005612-7	chemin de Blue hills, Morin-Heights	26 600,00 \$	Actif	9100	12,92 \$
			1 782 900,00 \$			866,20 \$
						0,00049
Taxation annuel			8 662,00 \$	TOTAL	7 125 500,00 \$	8 662,00 \$