

Municipality of Morin-Heights

PROVINCE OF QUEBEC ARGENTEUIL COUNTY MRC DES PAYS D'EN-HAUT

MINUTES

In case of discrepancy, the French version prevails over the English translation.

Minutes of the regular session of the Municipal council of Morin-Heights, held at the Community Room, 567, Village, on Wednesday, July 9th, 2014 at which were present:

Councillor Mona Wood
Councillor Leigh MacLeod
Councillor Jean Dutil
Councillor Claude P. Lemire

forming quorum under the chairmanship of substitute Mayor, Councillor Jean-Pierre Dorais.

Mayor Tim Watchorn and Councillor Peter MacLaurin are absent.

The Director general, Yves Desmarais, is present.

At 7:30 p.m., the Mayor states quorum, welcomes the public and Council deliberates on the following dossiers.

123.07.14 ADOPTION OF THE AGENDA

It is proposed by councillor Claude P. Lemire
And unanimously resolved by all councillors:

That Council adopt the agenda as presented by Director general.

3		ADMINISTRATION
3	1	Approval of the minutes
3	1	2
3	2	Finances
3	2	1 Expense statement
3	2	2 Statement of financial activities to June 30th, 2014
3	2	3 Rescind resolution 107.06.14
3	2	4 Congratulations to Mr. André Perry
3	3	Correspondence
3	4	Personnel
3	4	1
3	5	Resolution
3	5	1 Servitude for 825, Abraham
3	6	Regulations
3	6	1
4		PUBLIC SAFETY
4	1	1 Monthly report from the Director
4	1	2 SQ activity report
4	2	Personnel
4	2	1
4	3	Resolution
4	3	1

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4	4	Regulations
4	4	1
5		PUBLIC WORKS
5	1	Monthly report from the Director
5	2	Personnel
5	2	1
5	3	Resolution
5	3	1 Follow-up Balmoral project
5	4	Regulations
5	4	1 By-law 513-2014 - Paving in Domaine des Bories
6		ENVIRONMENT & PARKS
6	1	Monthly report from the Director
6	1	2 Final MAMOT drinking water report
6	2	Personnel
6	2	1
6	3	Resolution
6	3	1 Ski Morin Heights Private network Draft agreement
6	4	Regulations
6	4	1 Notice of motion By-Law 515-2014 Water network Ski Morin Heights area
7		URBANISM AND LAND DEVELOPMENT PLANNING
7	1	Monthly report from the Director
7	1	2 Minutes of the urban planning advisory committee meeting
7	2	Personnel
7	2	1
7	3	Resolution
7	3	1 Minor derogation - 425, Village
7	3	2 Minor derogation - 781, Millard
7	3	3 PIIA - 781, Millard
7	3	4 Minor derogation - 243, Watchorn
7	4	Règlementation
7	4	1
8		RECREATION DEPARTMENT
8	1	1 Monthly report from the Director
8	1	2 Summary of the meeting with the library volunteers
8	2	Personnel
8	2	1
8	3	Resolution
8	3	1 Congratulations to the Canada Day organizing committee
9		New Business
10		Question period
11		End of the meeting

124.07.14 APPROVAL OF THE MINUTES

The minutes of the regular meeting of June 11th, 2014 was given to members of Council, by means of the electronic assembly file folder.

It is proposed by councillor Mona Wood
And unanimously resolved by all councillors:

That Council adopt the minutes of the regular council meeting of June 11th, 2014.

125.07.14 EXPENSE STATEMENT

The lists of accounts payable and accounts paid during the month of June 2014 was given to Council members by means of the electronic assembly as well as the list of authorized expenses as per the delegation of competency by-law 351.

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Expense statements June 1st to 30th, 2014	
Accounts to be paid	454,810.56 \$
Accounts paid in advance	666,375.71 \$
Total purchases	1,121,186.27 \$
Direct bank payments for the month	8,145.33 \$
Total expenses	1,129,331.60 \$
Net salaries	92,006.54 \$
GRAND TOTAL (June 2014)	1,221,338.14 \$

Council members acknowledge having received the requested clarifications at the time of the caucus meeting.

Councillor Claude P. Lemire has verified the list and recommend that Council approve the accounts.

It is proposed by councillor Claude P. Lemire
And unanimously resolved by all councillors:

That Council approve the accounts as detailed on the lists presented.

The Mayor and the Director general are authorized to make the payments.

STATEMENT OF FINANCIAL ACTIVITIES TO JUNE 30TH, 2014

The Director general presents Council, who acknowledge receipt of the statement of financial activities to June 30th, 2014.

The Director general submits to Council, who acknowledge receipt of the list of properties sold for non payment of taxes.

126.07.14 RESCINDING OF RESOLUTION 107.06.14

It is proposed by councillor Jean Dutil
And unanimously resolved by all councillors:

That Council rescind resolution 107.06.14 adopted at the June 11th, sitting.

127.07.14 CONGRATULATIONS TO ANDRÉ PERRY

Considering that the creation of the internationally acclaimed Recording studio (Le Studio) by André Perry in 1971 has been an invaluable promotional vehicle for the Municipality of Morin-Heights.

Considering Mr. André Perry has received an honourable doctorate from Laval University on July 14th;

It is unanimously resolved:

That Council joins in congratulating Mr. André Perry for his achievements.

CORRESPONDENCE

The Director general reviews the correspondence for the month of June 2014.

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Council acknowledge receipt of the letters presented to its members by means of the electronic assembly. The Director General will take action and follow up if necessary.

Correspondence received

- 1 514-2014 MAMOT
- 2 MAMOT original notice
- 3 -
- 4 DGE 2014-2018 strategic plan
- 5 Info Fleurons - June 2014
- 6 Mayors tournament
- 7 National Assembly
- 8 MDDEL
- 9 Municipality of Lac des Seize-Iles
- 10 Réseau Biblio
- 11 MSSI
- 12 Duroking walls
- 13 Mr. Garnier - maintenance
- 14 MAMOT - By-law 513-2014
- 15 Municipal court decree
- 16 MANOT: PIQM 1.5
- 17 Villes et villages en santé
- 18 PV Tricentris CA 2014.04.10
- 19 Mrs. Richer - HQ tree cutting
- 20 MAMOT - Survey
- 21 Town of Sainte-Adèle: Urbanism plan
- 22 Montessori
- 23 Mrs. Poppa - financial assistance
- 24 Lac Alpino association
- 25 Shakespeare-in-the-park invitation

Correspondence sent

- A M. Girard
- B Marché Vaillancourt - 2014.06.18
- C Marché Vaillancourt - sécurité
- D Freedom 2011
- E M. Folla - servitude
- F Canales - Croteau - 784, Village
- G Duroking - 784, Village

128.07.14 SERVITUDE FOR 825, ABRAHAM

Considering that lots parcelled by AXE Développement come with a public utility servitude in favor of the municipality around the lots.

Considering that the owners of the building located at 825, rue Abraham are requesting a servitude in order to legalize their well which encroaches within the servitude;

It is proposed by councillor Claude P. Lemire
And unanimously resolved by all councillors:

That council authorizes the conclusion of a servitude to legalize the well location for the property located at 825, Abraham, lot 4 427 975;

That the Mayor and the Director general are authorised to sign for and in the name of the municipality.

That the requestor be responsible for all costs.

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MONTHLY REPORT FROM THE DIRECTOR

The Director general presents Council who acknowledge receipt of the monthly report for the month of June 2014 from the Director, public safety and first responders department.

SQ ACTIVITY REPORT

The Director general presents council, who acknowledge receipt, of the Sûreté du Québec's report for June 2014.

MONTHLY REPORT FROM THE DIRECTOR, SERVICE DES TRAVAUX PUBLICS

The Director general presents Council who acknowledge receipt of the monthly report as well as the list of daily calls for the month of June from the Director, public works department, the list of expenses authorized during the month as per the delegation of competency, by-law 351.

129.07.14 FOLLOW-UP ON THE BALMORAL PROJECT

The Director general submits to council the follow-up file of the Balmoral road work project.

130.07.14 BY-LAW 513-2014 - PAVING IN DOMAINE DES BORIES AND 514-2014 INFRASTRUCTURE WORK IN DOMAINE DES BORIES

Whereas a modification must be made to by-law 513-2014 and 514-2014 adopted on May 14th, 2014;

It is proposed by councillor Jean Dutil
And unanimously resolved by all councillors:

That the first whereas of by law 513-2014 and 514-2014 be replaced by the following:

Whereas as per Article 66 and following of the Municipal competency Act, L.R.Q., c. C-47.1, the Municipality has jurisdiction with regards to roadwork on public roads for which the management does not fall under the Quebec or Canada governments nor from any of their ministers or organizations.

MONTHLY REPORT FROM THE DIRECTOR,

The Director general presents to Council, who acknowledge receipt of the monthly report, the weekly debit report from the Director, service de l'environnement et des parcs.

The Director general submits to Council the final monthly report on the drinking water for 2013, approved by the Ministère des Affaires municipales et de l'Occupation du territoire.

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131.07.14 AGREEMENT REGARDING SKI MORIN HEIGHTS WATER NETWORK

Considering that an agreement between Mont Saint Sauveur International and the Municipality of Morin-Heights was concluded regarding sharing of the costs of the municipalisation of the private network in the draft by-law 515-2014;

It is proposed by councillor Claude P. Lemire
And unanimously resolved by all councillors:

That Council approves the terms of the agreement, annexed to the present and forming an integral part and authorise the Mayor and Director general to sign in the name of the municipality.

132.07.14 ENVIRONMENT AND PARKS - MAMOT PROTOCOLE - PART 1.5

Considering that the project of upgrading the Ski Morin Heights drinking water network will receive a grant within the programme d'infrastructures Québec Municipalité, volet 1.5;

It is proposed by councillor Leigh MacLeod
And unanimously resolved by all councillors:

That Council approves the terms of the agreement, annexed to the present and forming an integral part and authorise the Mayor and Director general to sign in the name of the municipality.

A.M. 04.07.14 NOTICE OF MOTION - BY-LAW 515-2014

Notice of motion is given by councillor Claude P. Lemire without the reading, that the by-law 515-2014 which orders the municipalisation of the drinking water network in the Ski Morin Heights area, the updating of the network to standards , and the borrowing of 1 560 000 \$ amortized over 20 years, to do so, will be presented for adoption at a next sitting.

The loan will be absorbed in the following manner:

The amount of 951 735 \$, minus 491 500 \$ (from 2 grants from the PIQM program); there will be a special tax related to the assessment roll on all taxable immovable serviced by Ski Morin Heights's private network to be integrated in the Village drinking water network

The amount of 608 265 \$ will be paid by Mont Saint-Sauveur International through an agreement to cover the municipalisation of the private network, at an annual rate.

DIRECTOR'S MONTHLY REPORT

The Director general presents Council who acknowledge receipt of monthly report for June 2014 from the Director of the Urbanism department.

133.07.14 MINUTES OF THE URBAN PLANNING ADVISORY COMMITTEE MEETING

The Director General presents the minutes of the Urban planning committee meeting of June 17th, 2014;

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It is proposed by councillor Jean Dutil
And unanimously resolved by all councillors:

That Council accept the minutes of the meeting of June 17th, 2014 and make the pertinent recommendations.

134.07.14 MINOR DEROGATION - 425, VILLAGE

The substitute Mayor opens the public consultation regarding the derogation at 7:50 p.m.

The substitute Mayor invites the Director general to read the proposal and give a summary of the requested derogation.

The substitute Mayor invites those interested who were duly convened by public notice dated June 23rd, 2014 to intervene in this dossier.

Following an intervention from the citizen requesting the derogation, Council adopts the following resolution:

Considering that a double minor exemption to zoning by-law 416 for the reduction of the rear setback for the construction of two extensions in the back yard has been submitted;

Considering that the main building is presently located at 3,70 m from the line, in the closest section to the property line, as shown on the certificate of localisation dated December 2004 and would benefit from acquired as it was built before 1953;

Considering that the first request aims at relocating the interior staircase in a back section of 18 X 10 feet which will be located at 1 meter only of the property line;

Considering that this request is not considered minor because of the difference between the required margin and the one that was proposed;

Considering the second request is for an extension of the main building which will be done in the prolongation of an existing wall while getting farther from the back line (4,5 m to 5,4 m);

Considering that the committee has studied the request & recommend to grant the derogation for the extension to the west only, as per the CCU resolution 17.06.14;

Considering that a public notice was published as prescribed by law;

It is proposed by councillor Claude P. Lemire
And unanimously resolved by all present councillors:

That Council grant the derogation for 425, chemin du Village, lot 3 737 700 in terms of reducing the rear setback for the extension (west side) within the extension of the rear wall only, at 4,5 m from the propriety line, as shown on the proposed plan prepared by Richard Barry, surveyor, minutes 6060.

That the derogation request to reduce the setback to 1 meter is refused since this request does not cause serious prejudice to the property owner considering the possibility of extending the building on the west side.

The meeting ends at 7:56 p.m.

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135.07.14 MINOR DEROGATION - 781, MILLARD

The substitute Mayor opens the public consultation meeting regarding the derogation at 7:56 p.m.

The substitute Mayor invites the Director general to read the proposal and give a summary of the requested derogation.

The substitute Mayor invites those interested who were duly convened by public notice dated June 23rd, 2014 to intervene in this dossier.

There is no public intervention and Council adopts the following resolution:

Considering that a minor exemption request to zoning by-law 416 aiming to reduce the minimum lateral setback for the reconstruction of an attached garage attaché was submitted;

Whereas the existing garage is in an advanced stage of deterioration and that it no longer meets the owner's needs;

Whereas the location of the garage is derogatory to the present by-law but that it benefits from acquired rights since it was built under by-law 129-90 (located at a distance superior to 2 meters of the lateral line);

Whereas the reconstruction of the garage would be possible according to present provisions without however getting any closer to the line than the present location, which cannot be respected taking into account the positioning of the building on the lot, at an angle;

Whereas the lot is of small dimensions and very irregular and cannot be built anywhere else on the lot;

Whereas the committee studied the request and recommends to Council to approve the derogation request by as per the CCU resolution 14.06.14;

Whereas a public notice was given in conformity to the law;

It is proposed by councillor Jean Dutil
And unanimously resolved by all present councillors:

That this Council approve the derogation aiming at reducing the lateral setback (right side) from 4,5 meters to 0,96 meter for the attached garage only for the building located at 781, Millard, lot 3 735 719, as shown on the surveyor plan prepared by Sylvie Filion, minute 4336.

The meeting ends at 8:00 p.m.

136.07.14 PIIA - 781, MILLARD

Considering that this property located at 781 rue Millard is located in zone 40 and subject to the approval of an architectural implementation and integration plan;

Considering that the submitted proposition presented by the owner meets the general objectives and criteria of by-law 420 regarding the PIIA;

Considering that the urban planning committee has studied the request and recommends to Council, to approve the request as per CCU resolution;

It is proposed by councillor Claude P. Lemire
And unanimously resolved by all present councillors:

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That Council authorizes the issuance of the construction permit for the located at 781, Millard, lot 3 735 719 according to the proposal prepared by Mr. Éric Régimbald T.P., April 2014 version.

137.07.14 MINOR DEROGATION - 243, WATCHORN

The substitute Mayor opens the public consultation meeting regarding the derogation at 8:01 p.m.

The substitute Mayor invites the Director general to read the proposal and give a summary of the requested derogation.

The substitute Mayor invites those interested who were duly convened by public notice dated June 23rd, 2014 to intervene in this dossier.

There is no public intervention and Council adopts the following resolution:

Considering that a minor exemption to by-law 417 to allow the parceling of a property located on lot 4 794 195 into two lots has been submitted;

Considering that prior to the sale of the immovable in 2011, this property was constituted of two distinct derogatory lots, one built on (1957,6 m²) and the other being vacant (4672,6 m²);

Considering that the requestor would like to divide this property by increasing the area of the built lot to 2629,7 m² while having a vacant lot of 4000,5 m²;

Considering the configuration does not allow the possibility to respect the depth, the area and the frontage for the built lot;

Considering that exemption relative to frontage and depth are identical to the situation before the grouping and that the exemption in regards to the area is improved;

Considering that before the grouping, both lots were derogatory and benefitted from acquired rights;

Considering that the committee has studied the request & recommends to issue the exemption as per CCU resolution 16.06.14;

Considering that a public notice has been published as prescribed by law;

It is proposed by councillor Jean Dutil
And unanimously resolved by all present councillors:

That Council approve the minor derogation to allowing the subdivision of lot 4 794 195 into two lots.

That the minimal depth of 60 m be reduced to 50,57 m for lot no 1 and to 36,37 m for lot no 2.

That the area of 4 000 m² be reduced to 2 629,7 m² for lot no 2 and that the frontage of 25 m be authorized at 3,74 m for lot no 2, as shown on the proposed parceling plan by surveyor Richard Barry, minute 6050.

The meeting ends at 8:06 p.m.

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**MONTHLY REPORT FOR THE DIRECTOR, SERVICE DES
LOISIRS ET DE LA CULTURE**

The Director general presents Council, who acknowledge receipt, of the monthly report for the month of June 2014 from the Director, Recreation and culture department along with the list of expenses.

LIBRARY COMMITTEE MONTHLY REPORT

The Director general presents Council with a receipt for the reception of the summary for the library volunteer meeting last June 17th, 2014.

**138.07.14 CONGRATULATIONS TO THE CANADA DAY
ORGANIZING COMMITTEE**

It is unanimously resolved by all councillors:

That Council congratulate and thank the volunteers for having made 2014 Canada Day festivities such a great success.

That Council thank the organizers of the festivities, Mrs. Catherine Maillé, coordinator of the recreation department and Mrs. Karyne Bergeron, administrative assistant of the Recreation department and that a mention be made for the work done by the Department Directors, Charles Bernard, Alain Bérubé and their teams.

**139.07.14 SUPPORT FOR THE PAROISSE NOTRE-DAME-
DES-MONTS - GRANT REQUEST**

Considering that the Paroisse Notre-Dame-des-Monts intends on presenting a grant request regarding the federal Nouveaux horizons for seniors program;

Considering this projects' priorities are to promote volunteerism to seniors and members of other generations, encourage seniors to participate within their circles by socializing with others and support participation and social inclusion;

It is proposed by councillor Mona Wood
And unanimously resolved by all present councillors:

That Council support Notre-Dame-des-Monts' steps with regards to the Nouveaux Horizons federal program.

QUESTION PERIOD

Council answers questions asked by the public.

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140.07.14 END OF THE MEETING

It is proposed by councillor Claude P. Lemire that the meeting end at 8:15 p.m.

*I have approved each and every
resolution in these minutes*

Jean-Pierre Dorais
Substitute Mayor

Yves Desmarais
Director general

Three people attended the meeting.