

Minutes of the **special session** of the Council of the Municipality of Arundel, held at the Town Hall, 2 Village Street, Arundel, this **25<sup>th</sup> day of November 2022**, at 8:50 a.m.

Present and forming quorum under the chairmanship of Mayor Pascale Blais, Councillor Tamara Rathwell, Councillors Stéphane Carrière, Richard E. Dubeau, Danny Paré, Simon Laforest and Dale Rathwell.

The Director General and Clerk-Treasurer, Mrs. Nicole Trudeau, is also present.

*In the event of a divergence between the different linguistic versions of the present minutes, the French version shall prevail.*

## **1. ESTABLISHMENT OF QUORUM AND OPENING OF THE MEETING**

The meeting is called to order at 8:50 a.m. The Mayor of the Municipality of the Township of Arundel and Chairperson of the meeting, Mrs. Pascale Blais, states the regularity of the meeting given that all members of council are present and that they waive the notice of meeting.

## **2. QUESTION PERIOD**

2022-238

## **3. ADOPTION OF THE AGENDA**

It is proposed by Simon Laforest and unanimously resolved by the members present:

**THAT** the agenda be adopted as presented below:

### **1. Establishment of Quorum And Opening Of The Meeting**

### **2. question Period**

### **3. Adoption of the Agenda**

### **4. Notice of Motion and By-Law**

4.1. Adoption - Concordance by-law no. 283 modifying the by-law on the application of urban planning by-laws no. 111, zoning by-law no. 112 and subdivision by-law no. 113 and the specification grids of appendix A of the urban planning by-laws no. 111 to 115, in order to ensure concordance with by-law no. 271 modifying the Urban Plan

4.2. Adoption – Concordance By-law No. 284 on Comprehensive Development Plans (CDP) to ensure concordance with the Urban Plan Amendment By-law No. 271

4.3. Adoption - Règlement de concordance no 285 sur les plans d'implantation et d'intégration architecturale (PIIA) visant certaines zones hors du noyau villageois afin d'assurer la concordance au règlement no 271 modifiant le plan d'urbanisme

4.4. Notice of motion - by-law no. 286 amending interim control by-law no. 272 with respect to new subdivisions of 5 lots or less and concerning the subcategories of residential use h1, h2, h5 and h6

4.5. Draft by-law no. 286 amending interim control by-law no. 272 concerning new subdivisions of 5 lots or less and concerning the subcategories of residential uses h1, h2, h5 and h6

### **5. Adjournment Of The Meeting**

## CARRIED UNANIMOUSLY

2022-239

### 4. NOTICE OF MOTION AND BY-LAW

**4.1. Adoption - Concordance by-law no. 283 modifying the by-law on the application of urban planning by-laws no. 111, zoning by-law no. 112 and subdivision by-law no. 113 and the specification grids of appendix A of the urban planning by-laws no. 111 to 115, in order to ensure concordance with by-law no. 271 modifying the Urban Plan**

**WHEREAS** the Council of the Municipality has amended its Urban Plan No. 110 by virtue of its By-law No. 271 and following its coming into force, it must adopt any concordance by-law necessary to ensure conformity with the amended Urban Plan

**WHEREAS** it is necessary to amend the Application of Planning By-laws No. 111, Zoning By-law No. 112 and Subdivision By-law No. 113, as well as the specification grids in Schedule A of the Planning By-laws No. 111 to 115, which form an integral part thereof, in order to ensure their "local conformity" to the amended Urban Plan by virtue of By-law No. 271, by adopting a concordance by-law to this effect

**WHEREAS** by-law no. 271 amending the Urban Plan by-law no. 271, has significantly reduced the variations in land use densities of its major land uses Rural (RU), Landscape-Agricultural (PA), Resort (VA) and Forestry (FOR) as well as the compatibility of groups of uses H-1 and H-2 with respect to the level of density in the major land uses VA and PA and that relating to the use C-11, and that, consequently, the surface area and dimensions, including the density of occupation of the lots in the corresponding zones of the Municipality's planning by-laws, will have to be modified in order to comply with these new standards

**WHEREAS** by-law no. 271 amending the Urban Plan by-law no. 271 also modified one of the objectives of its major orientation no. 2 entitled "Consideration of the importance of integration between rural and recreational activities" with respect to cottages and recreational activities, in order to allow it to develop in a planned manner the potential for cottages and some of the recreational activities, rather than to promote the potential

**WHEREAS** the by-law no. 271 modifying the Urban Plan by-law no. 271 also provided for the addition of new urban planning and development tools, including the PAE and PIIA, for the realization of all of its major original orientations the integration of agricultural and agro-forestry uses, the preservation of the attractive quality of its landscapes, including the protection of water quality by the conservation of forest cover in watersheds and other sensitive areas with constraints, the protection of exceptional peoples and the consolidation and improvement of the road network

**WHEREAS** the by-law no. 271 modifying the Urban Plan by-law no. 271, aims ultimately to adapt and even to summarily modernize the Urban Plan adopted in 2002, in order to allow it to achieve the orientation # 5 of the council in terms of development of the territory and preservation of its natural heritage including its landscapes, in a context of new significant post-pandemic development pressures, before the entry into force of the new SADR 3rd generation of the MRC des Laurentides which provides for new planning tools but which is slow to be adopted

**WHEREAS** the amendments for concordance apply to zones numbered FOR-3, FOR-4, FOR-5, FOR-6, FOR-7, MB-8, PA-9, PA-10, PA-12, PA-14, RU-15, RU-16, RU-19, PA-21, EX-22, RU-23, FOR-28, PA-32, PA-43, VA-44, VA-45, RU-46, VA-47, FOR-48 and FOR-49, concern the use categories h1, h2, h3, h4, h5, h6, h7 and c11, and are intended to increase the minimum area and width, reduce the density of land use as well as increase the rate of natural spaces of the lots, in order to ensure concordance with the by-law no. 271 amending the Urban Plan

**WHEREAS** the project has been modified to ensure greater concordance, to make clarifications and its application in the grids

**WHEREAS** a notice of motion concerning this by-law was given by Councillor Simon Laforest at the present meeting and that the draft by-law was summarily presented by Mayor Pascale Blais at the same meeting

It is moved by Councillor Simon Laforest and resolved by a majority of those present:

**Mayor Pascale Blais, Councillor Tamara Rathwell, Richard E. Dubeau, Simon Laforest and Danny Paré vote in favour of the resolution.**

**Mr. Stéphane Carrière and Mr. Dale Rathwell vote against the resolution.**

**Mr. Stéphane Carrière and Mr. Dale Rathwell wish to register their dissent to the vote as council members did not receive the documentation necessary to make a decision at least 72 hours prior to the time set for the current meeting.**

**THAT** Council decrees the adoption of Concordance By-law No. 283 amending the Urban Plan By-law No. 111, Zoning By-law No. 112 and Subdivision By-law No. 113 and the specification grids of Schedule A of the Urban Plan By-law No. 111 to 115, in order to ensure concordance with the Urban Plan Amendment By-law No. 271.

(SEE FRENCH VERSION FOR BY-LAW)

#### **CARRIED BY MAJORITY VOTE**

2022-240

#### **4.2. Adoption – Concordance By-law No. 284 on Comprehensive Development Plans (CDP) to ensure concordance with the Urban Plan Amendment By-law No. 271**

**WHEREAS** the Council of the Municipality has amended its Urban Plan No. 110 by virtue of its By-law No. 271 and following its coming into force, it is required to pass any concordance by-law necessary to ensure conformity with the amended Urban Plan

**WHEREAS** it is necessary to adopt a Concordance By-law No. 283 on Comprehensive Development Plans (CDP), in order to ensure "local conformity" with the amended Urban Plan under By-law No. 271, by the adoption of a concordance by-law to that effect

**WHEREAS** the by-law amending the Urban Plan by-law no. 271, has significantly reduced the variations in land use densities of its major land use allocations Rural (RU), Landscape-Agricultural (PA), Resort (VA) and Forest (FOR) as well as the compatibility of the groups of uses H-1 and H-2 with respect to the level of density in the land use allocations VA and PA, and that relating to the use C-11 and that, consequently, the area and dimensions, including the density of occupation of the lots in

the corresponding zones of the Municipality's planning by-laws, will have to be modified in order to comply with these new standards

**WHEREAS** by-law no. 271 amending the Urban Plan by-law no. 271 also modified one of the objectives of its major orientation no. 2 entitled "Consideration of the importance of integration between rural activities and recreational activities" with respect to cottages and recreational activities, in order to allow it to develop in a planned manner the potential for cottages and some of the recreational activities, rather than to promote the potential

**WHEREAS** the by-law no. 271 modifying the Urban Plan by-law no. 271 also provided for the addition of new urban planning and development tools, including the PAE and PIIA, for the realization of all of its major original orientations the integration of agricultural and agro-forestry uses, the preservation of the attractive quality of its landscapes, including the protection of water quality by the conservation of forest cover in watersheds and other sensitive and constrained areas, the protection of exceptional peoples and the consolidation and improvement of the road network

**WHEREAS** the ultimate purpose of by-law no. 271 modifying the Urban Plan by-law no. 271, is to adapt and even to summarily modernize the Urban Plan adopted in 2002, in order to allow it to achieve the orientation # 5 of the council in terms of development of the territory and preservation of its natural heritage including its landscapes, in a context of new important post-pandemic development pressures, before the coming into force of the new SADR 3rd generation of the MRC des Laurentides which provides for new planning tools, but which is slow to be adopted

**WHEREAS** this by-law for concordance purposes applies to zones numbered FOR-3, FOR-4, FOR-5, FOR-6, FOR-7, MB-8, PA-9, PA-10, PA-12, PA-14, RU-15, RU-16, RU-19, PA-21, EX-22, RU-23, FOR-28, PA-32, PA-43, VA-44, VA-45, RU-46, VA-47, FOR-48 and FOR-49, concerns the use categories h1, h2, h3, h4, h5, h6, h7 and c11 and concerns certain requests to amend the zoning or subdivision by-law and offers flexibility in terms of surface area and density of occupation for minor and major projects according to certain standards and criteria

**WHEREAS** the project has been modified to ensure greater concordance, to clarify and modulate the criteria and documents requested

**WHEREAS** a notice of motion concerning this by-law was given by Councillor Tamara Rathwell at the present meeting and that the draft by-law was summarily presented by Mayor Pascale Blais at the same meeting

It is moved by Councillor Tamara Rathwell and resolved by a majority of members present:

**Mayor Pascale Blais, Councillor Tamara Rathwell, Richard E. Dubeau, Simon Laforest and Danny Paré vote in favour of the resolution.**

**Mr. Stéphane Carrière and Mr. Dale Rathwell vote against the resolution.**

**Mr. Stéphane Carrière and Mr. Dale Rathwell wish to register their dissent to the vote as council members did not receive the documentation necessary to make a decision at least 72 hours prior to the time set for the current meeting.**

**THAT** Council enact the proposed Concordance By-law No. 284 on Comprehensive Development Plans (CDP) to ensure concordance with the Urban Plan Amendment By-law No. 271.

(SEE FRENCH VERSION FOR BY-LAW)

#### **CARRIED BY MAJORITY VOTE**

2022-241

#### **4.3. Adoption - Règlement de concordance no 285 sur les plans d'implantation et d'intégration architecturale (PIIA) visant certaines zones hors du noyau villageois afin d'assurer la concordance au règlement no 271 modifiant le plan d'urbanisme**

**WHEREAS** the Council of the Municipality has amended its Urban Plan No. 110 by virtue of its By-law No. 271 and that following its coming into force, it must adopt any concordance by-law necessary to ensure conformity with the amended Urban Plan

**WHEREAS** it is necessary to adopt a Concordance By-law No. 284 on Site Planning and Architectural Integration Programs (SPAIP) for certain zones on the outskirts of the village core, in order to ensure "local conformity" with the amended Urban Plan by virtue of By-law No. 271, by the adoption of a concordance by-law to this effect

**WHEREAS** the by-law amending the Urban Plan by-law no. 271, has significantly reduced the variations in land use densities of its major land use allocations Rural (RU), Landscape-Agricultural (PA), Resort (VA) and Forest (FOR) as well as the compatibility of the groups of uses H-1 and H-2 with respect to the level of density in the land use allocations VA and PA, and that relating to the use C-11 and that, consequently, the area and dimensions, including the density of occupation of the lots in the corresponding zones of the Municipality's planning by-laws, will have to be modified in order to comply with these new standards

**WHEREAS** by-law no. 271 amending the Urban Plan by-law no. 271 has also modified one of the objectives of its major orientation no. 2 entitled "Consideration of the importance of integration between rural and recreational activities" with respect to cottages and recreational activities, in order to allow it to develop in a planned manner the potential for cottages and some of the recreational activities, rather than to promote the potential

**WHEREAS** the by-law no. 271 modifying the Urban Plan by-law no. 271 also provided for the addition of new urban planning and development tools, including the PAE and PIIA, for the realization of all of its major original orientations the integration of agricultural and agro-forestry uses, the preservation of the attractive quality of its landscapes, including the protection of water quality by the conservation of forest cover in watersheds and other sensitive and constrained areas, the protection of exceptional peoples and the consolidation and improvement of the road network

**WHEREAS** the ultimate purpose of by-law no. 271 modifying the Urban Plan by-law no. 271, is to adapt and even to summarily modernize the Urban Plan adopted in 2002, in order to allow it to achieve the orientation # 5 of the council in terms of development of the territory and preservation of its natural heritage including its landscapes, in a context of new important post-pandemic development pressures, before the coming into force of the new SADR 3rd generation of the MRC des Laurentides which provides for new planning tools, but which is slow to be adopted

**WHEREAS** this by-law for concordance purposes applies to zones numbered FOR-3, FOR-4, FOR-5, FOR-6, FOR-7, MB-8, PA-9, PA-10, PA-12, PA-14, RU-15, RU-16, RU-19, PA-21, EX-22, RU-23, FOR-28, PA-32, PA-43, VA-44, VA-45, RU-46, VA-47, FOR-48 and FOR-49, concerns the use categories h1, h2, h3, h4, h5, h6, h7 and c11 and that its purpose is to provide a framework for the implementation and integration of land use and architecture in a harmonious and sustainable manner, to preserve landscapes (lakes, forests, agricultural, agroforestry, mountainous areas), to protect the natural environment, sensitive and of ecological value and to ensure the well-being and safety of persons and property, while respecting the carrying capacity of the environment

**WHEREAS** the project has been modified to ensure greater concordance, to clarify and modulate the criteria and documents requested

**WHEREAS** a notice of motion concerning this by-law was given by Councillor Richard E. Dubeau at the present meeting and that the draft by-law was summarily presented by Mayor Pascale Blais at the same meeting

It is moved by Councillor Danny Paré and resolved by a majority of those present:

**Mayor Pascale Blais, Councillor Tamara Rathwell, Richard E. Dubeau and Danny Paré vote in favour of the resolution.**

**Mr. Stéphane Carrière, Mr. Dale Rathwell and Mr. Simon Laforest vote against the resolution.**

**Mr. Stéphane Carrière and Mr. Dale Rathwell wish to register their dissent to the vote as council members did not receive the documentation necessary to make a decision at least 72 hours prior to the time set for the current meeting**

**THAT** Council decrees the adoption of Concordance By-law No. 284 concerning Site Planning and Architectural Integration Programs (SPAIP) for certain zones outside the village core to ensure concordance with By-law No. 271 modifying the Urban Plan.

(SEE FRENCH VERSION FOR BY-LAW)

**CARRIED BY MAJORITY VOTE**

## **NOTICE**

**4.4. Notice of motion - by-law no. 286 amending interim control by-law no. 272 with respect to new subdivisions of 5 lots or less and concerning the subcategories of residential use h1, h2, h5 and h6**

**PURSUANT** to Section 445 of the Quebec Municipal Code, Councillor Tamara Rathwell gives notice of motion of the adoption, at a subsequent meeting of Council, of By-law No. 286 amending Interim Control By-law No. 272 with respect to new subdivisions of 5 lots or less and covering the subcategories of residential use h1, h2, h5 and h6, on the territory of the Municipality of the Township of Arundel

**IN COMPLIANCE** with Section 445 of the Quebec Municipal Code, Councillor Tamara Rathwell mentions the following:

**THAT** the purpose of the by-law is to avail itself of the powers provided for in sections 111 and following of the Act respecting land use planning and development R.S.Q, c. A-19.1 (A-19.1) which allows the Municipality, among other things, to establish certain subdivision standards by virtue of an interim control by-law, in the interval between

the coming into force of the last concordance by-law that Council must adopt by virtue of section 110.4 of the Act respecting land use planning and development to take into account the amendment of its Urban Plan

**THAT** council adopted on November 15, 2022, the draft concordance by-laws Nos. 283, 284 and 285 to amend its Urban Plan by-law to conform to the amended Urban Plan number 271

**THAT** the by-law aims to take into account these draft concordance by-laws and to safeguard the rights arising from them during the time they come into force

**THAT** the by-law aims to amend Interim Control By-law 272 in order to prohibit all new subdivisions of 5 lots or less (including new subdivisions of a single lot) concerning the subcategories of residential uses h1, h2, h5 and h6, with a density greater than 0.33 dwelling/hectare (and no longer 1.3 dwelling/hectare), within the framework of the application of this interim control by-law

**THAT** there are no costs associated with this by-law.

2022-242

**4.5. Draft by-law no. 286 amending interim control by-law no. 272 concerning new subdivisions of 5 lots or less and concerning the subcategories of residential uses h1, h2, h5 and h6**

**WHEREAS** a Notice of Motion was given by Councillor Tamara Rathwell at the Special Council Meeting of November 25, 2022, pursuant to Section 445 of the Municipal Code

**WHEREAS** Council adopted on November 15, 2022, draft concordance by-laws number 283, 284 and 285 to amend its Urban Plan by-laws in order to conform to the amended Urban Plan number 271

**WHEREAS** Council deems it imperative not to compromise the realization of these concordance by-law projects, by modifying the normative provisions of its Interim Control By-law No. 272, with respect to new subdivisions of five (5) lots or less, including a single lot and concerning the sub-categories of residential uses h1, h2, h5 and h6, in order to safeguard the rights of the Municipality in the interval of their coming into force according to the law

**WHEREAS** the Municipality is entitled to avail itself of sections 111 and following of the Act respecting land use planning and development R.L.R.Q., c. A-19.1 (LAU) in matters of interim control, from the moment it begins the amendment of its Urban Plan

It is moved by Councillor Danny Paré and resolved by a majority of those present:

**Mayor Pascale Blais, Councillor Tamara Rathwell, Richard E. Dubeau, Mr. Simon Laforest and Mr. Danny Paré vote in favour of the resolution.**

**Mr. Stéphane Carrière and Mr. Dale Rathwell vote against the resolution.**

**THAT** Council hereby enacts the by-law.

(SEE FRENCH VERSION FOR BY-LAW)

**CARRIED BY MAJORITY VOTE**

**5. ADJOURNMENT OF THE MEETING**

It is proposed by councillor Simon Laforest and unanimously resolved by the members present:

**THAT** the meeting be adjourned at 9:25 a.m.

**CARRIED UNANIMOUSLY**

\_\_\_\_\_  
Pascale Blais  
Mayor

\_\_\_\_\_  
Nicole Trudeau  
Director General  
and Clerk-Treasurer

**CERTIFICATE OF THE CLERK-TREASURER**

I, Nicole Trudeau, Director General and Clerk-Treasurer of the Municipality of the Township of Arundel, certify under oath that there are funds available to pay all expenses authorized in these minutes.

\_\_\_\_\_  
Ms. Nicole Trudeau, Director General and Clerk-Treasurer

I, Pascale Blais, Mayor of the Municipality of the Township of Arundel, certify that the signing of these minutes is equivalent to the signing by law of all resolutions contained herein within the meaning of *Section 142 (2) of the Quebec Municipal Code*.

\_\_\_\_\_  
Ms. Pascale Blais, Mayor