

Minutes of the August 12, 2025 special meeting at 6:00 p.m. of the Council of the Municipality of the Township of Arundel, held at the Town Hall, 2, rue du Village, Arundel.

Present at this meeting are:

Mayor Pascale Blais, Councillors Tamara Rathwell, Richard E. Dubeau, Danny Paré, and Marc Poirier.

The Director General and Clerk-Treasurer, Philip Toone, is also present.

The councillors Carole Brandt and Jonathan Morgan are absent.

1. ESTABLISHMENT OF QUORUM AND OPENING OF THE MEETING

Mayor Pascale Blais establishes quorum, confirms that the convening notices of this special meeting have been notified to all members of council in accordance with articles 152 and 156 of the Municipal Code, and welcomes those present and opens the meeting. The time is 6:00 PM.

2. ADOPTION OF AGENDA

2025-08-127

2.1 It is proposed by Councillor Marc Poirier and unanimously resolved by those councillors present to adopt the agenda.

1. ESTABLISHMENT OF QUORUM AND OPENING OF THE MEETING

2. ADOPTION OF AGENDA

3. QUESTION PERIOD

4. RESOLUTIONS – Bylaws and administration

4.1 **Adoption** - Bylaw 284.1 Comprehensive development program (PAE) Crystal Fall creating ZonePa-10.1 and establishing provisions for integrated project « Station Crystal Fall Resort »

4.2 **Adoption** - Bylaw 284.2 Comprehensive development program (PAE) Crystal Fall creating ZonePa-14.1 and establishing provisions for integrated project « Domaine Crystal Fall Estate »

4.3 Request for financial assistance - *Fonds Régions et Ruralité, Volet 4*

15. ADJOURNMENT OF MEETING

ADOPTED UNANIMOUSLY

3. QUESTION PERIOD

4. RESOLUTIONS – Bylaws and administration

4.1 ADOPTION of Bylaw 284.1-2025 « PAE - Crystal Fall » creating zone PA-10.1 and establishing specific provisions for the integrated project “Station Crystall Fall Resort”

WHEREAS, on June 17, 2025, Council adopted resolution 2025-06-096 concerning the “PAE-Crystal Fall” comprehensive development project, for the realization of a major residential development project, including 10 residential lots and 1 lot to be used as a clubhouse (community building), in the form of an integrated project entitled “STATION CRYSTAL FALL RESORT”;

WHEREAS, in order to allow the realization of the integrated project “STATION CRYSTAL FALL RESORT” under the PAE-Crystal Fall, Zoning By-law No. 112, Subdivision By-law No. 113, the zoning plan and the grids of uses and standards in Appendix A of Urban Planning By-laws Nos. 111 to 115

and their amendments (ex. Bylaws 209, 212 and 283), must first be amended, in order to:

- a. Create 1 new zone on the zoning plan and a new grid (Pa-10.1) within the Pa-10 zone/grid;

In relation to the Pa-10 zone:

- b. Increase the maximum density of this new zone;
- c. Reduce the minimum site area for main buildings / lots in this new zone;
- d. Reduce the minimum lot width;
- e. Increase the maximum height in number of storeys authorized for a community building in this new zone.

WHEREAS a notice of motion concerning this bylaw was given by Councillor Tamara Rathwell at the meeting of June 17, 2025, and that a first draft of this by-law was summarily presented by Tamara Rathwell and adopted at the same meeting;

WHEREAS the first draft by-law, adopted as shown in resolution 2025-06-097, was the subject of a public consultation held on June 26, 2025;

WHEREAS certain provisions of the first draft by-law were the subject of a few clerical modifications and clarifications following this public consultation;

WHEREAS the aforementioned provisions were incorporated into the second draft of the bylaw and adopted at the regular meeting of July 15, 2025, as evidenced by resolution 2025-07-113;

WHEREAS, following the adoption of the second draft of the bylaw, a notice was given on July 22, 2025, in accordance with section 132 of the Land Use Planning and Development Act, advising persons eligible from the area of the municipality to which the provisions apply and from any area contiguous thereto that they have the right to sign a request to participate in a referendum;

WHEREAS no request to participate in a referendum has been received by the municipality;

WHEREAS the bylaw proposed herein is identical to the second draft bylaw;

2025-08-128 IT IS THEREFORE PROPOSED by Councillor Danny Paré and unanimously resolved by the councillors present:

THAT Council **adopt and decree** By-law no. 284.1-2025 “PAE - Crystal Fall” creating zone PA-10.1 and establishing specific provisions for the integrated project “Crystal Fall Resort”;

THE French-language text of this bylaw can be found in the French language minutes of this day’s assembly.

4.2 ADOPTION of the Bylaw 284.2-2025 “PAE- Crystal Fall” creating zone 14.1 and establishing specific provisions for the Comprehensive development program “Station Crystall Fall”

WHEREAS, on June 17, 2025, Council adopted resolution 2025-06-096 concerning the “PAE-Crystal Fall” comprehensive development project, for the realization of a major residential development project comprising, among other things, 19 residential lots in the form of a traditional project entitled “DOMAINE CRYSTAL FALL ESTATE”;

WHEREAS, in order to allow the realization of the traditional project “DOMAINE CRYSTAL FALL ESTATE” under the PAE-Crystal Fall, Zoning By-law No. 112, Subdivision By-law No. 113, the zoning plan and the grids of uses and standards in Appendix A of Urban Planning By-laws Nos. 111 to 115

and their amendments (ex. by-laws 209, 212 and 283), must first be amended, in order to:

- a. Create 1 new zone on the zoning plan and a new grid (Pa-14.1) within the Pa-14 zone/grid;

In relation to the Pa-14 zone:

- b. Increase the maximum density of this new zone;
- c. Add the use h2 - two-family dwelling in this new zone;
- d. Reduce the minimum lot area in this new zone;
- e. Reduce the minimum lot width and under certain conditions in this new zone.

WHEREAS a notice of motion concerning the by-law was given by Councillor Marc Poirier at the meeting of June 17, 2025, and that a first draft of the bylaw was summarily presented by Marc Poirier and the Mayor and adopted at the same meeting;

WHEREAS this first draft by-law, adopted as shown in resolution 2025-06-098, was the subject of a public consultation held on June 26, 2025;

WHEREAS certain provisions of the first draft by-law were the subject of a few clerical modifications and clarifications following this public consultation;

WHEREAS the aforementioned provisions were incorporated into the second draft of the bylaw and adopted at the regular meeting of July 15, 2025, as evidenced by resolution 2025-07-114;

WHEREAS, following the adoption of the second draft of the bylaw, a notice was given on July 22, 2025, in accordance with section 132 of the Land Use Planning and Development Act, advising persons eligible from the area of the municipality to which the provisions apply and from any area contiguous thereto that they have the right to sign a request to participate in a referendum;

WHEREAS no request to participate in a referendum has been received by the municipality;

WHEREAS that the bylaw proposed herein is identical to the second draft bylaw;

2025-08-129 IT IS THEREFORE PROPOSED by Councillor Tamara Rathwell and unanimously resolved by the councillors present:

THAT, the Council adopt and decree BY-LAW NO. 284.2-2025 “ PAE - CRYSTAL FALL ” CREATING ZONE PA-14.1 AND ESTABLISHING SPECIAL PROVISIONS FOR THE TRADITIONAL PROJECT “DOMAINE CRYSTAL FALL ESTATE”.

THE French language text of this draft bylaw can be found in the french language minutes of this day’s assembly.

4.3 Request for financial assistance - *Fonds Régions et Ruralité, Volet4*

WHEREAS Municipality of the Township of Arundel acknowledges that it has read and understood the Applicant's Guide for the Cooperation and Municipal Governance component of the Regional and Rural Development Fund (FRR), under the Intermunicipal Cooperation subcomponent;

WHEREAS the following municipal organizations wish to submit a proposal to delegate authority to the MRC des Laurentides for office support IT services, under the FRR’s Cooperation and Municipal Governance component:

- Amherst
- Arundel
- Barkmere
- Brébeuf
- Huberdeau
- Ivry-sur-le-Lac
- Labelle
- La Conception
- Lac-Supérieur
- Lac-Tremblant-Nord
- La Minerve
- Lantier
- Montcalm
- Mont-Blanc
- Sainte-Lucie-des-Laurentides
- Val-David
- Val-des-Lacs
- Val-Morin
- Régie incendie des Monts
- Régie intermunicipale des Trois-Lacs

2025-08-130 IT IS THEREFORE PROPOSED by Councillor Marc Poirier and unanimously resolved by the councillors present that:

- The Council of the Municipality of the Township of Arundel agrees to participate in the delegation of authority project for office support IT services:
- The Council agrees to assume part of the costs, namely the minimum contribution required under the program;
- The council appoints the MRC des Laurentides as the organization responsible for the project and authorizes the submission of the project under the Cooperation and Municipal Governance component of the Regional and Rural Fund, under the Intermunicipal Cooperation subcomponent;
- The council designates the Director General, Philip Toone, to sign any document necessary, useful, or requested by the MRC des Laurentides for the purposes of this grant application.

5. ADJOURNMENT OF MEETING

2025-08-131 It is **MOVED** by councillor Marc Poirier and unanimously **resolved** by those councillors present:

THAT the meeting be adjourned at 7:32 PM.

(S) Pascale Blais, mayor

(S) Philip Toone, Clerk-treasurer

CLERK-TREASURER'S CERTIFICATE

I, Philip Toone, Director General /Clerk-Treasurer of the Municipality of the Township of Arundel, certify under my oath that money is available to pay all expenses authorized in these Minutes.

(S) Philip Toone, Director general/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 the resolutions contained therein within the meaning of Article 142 (2) of the *Municipal Code of Québec*.

(S) Pascale Blais, Mayor