

## ***Municipality of Morin-Heights***

CONSIDERING the Municipality has received a proposal from the Ministry of Transport to renew the contract for the 2023-2024 winter season for an indexed price of 286 770\$;

CONSIDERING the excellent quality of snow removal services on the roads covered by the contract;

WHEREAS the financial clauses of the Department's contract had to be revised upwards and updated to reflect the current market conditions as well as the possible conditions to be foreseen now;

WHEREAS this new contract is identical to the one approved in resolution 272-09-20 with the exception of financial adjustments bringing the Department's contribution to 286 770\$ per year and the new price of salt to 135.60\$ per ton;

CONSIDERING article 10.5 of the Municipal Code (RLRQ, ch. C-27.1) and articles 32 and 34 of the Roads Act (RLRQ, ch. V-2);

CONSIDERING the recommendations of the Director General;

It proposed by Councillor Peter MacLaurin

IT IS RESOLVED:

THAT the preamble is an integral part of this document;

TO RENEW the snow removal contract with the ministry of transport du Québec for a period not exceeding one year, for an annual amount of 286 770\$, that is 15% more than the previous contract, according to the terms specified in the new contract 8807-20-4552 to be attached hereto to form an integral part hereof;

THAT the Director General be and is hereby authorized to sign, for and in the name of the Municipality, all documents ratifying the present contract;

The Mayor returns to the meeting and presides over the debates.

### **200.05.23      DIRECTOR'S MONTHLY REPORT**

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The Director general presents Council, who acknowledge receipt of the monthly report for April 2023 from the Director of the Urbanism and Environment department as well as the list of authorized expenses as per By-law (577-2019) regarding financial administration.

**Municipality of Morin-Heights**

**201.05.23** REPORT REGARDING PERMITS AND CERTIFICATES

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The Director general presents Council who acknowledge receipt, of the list of permits and certificates to April 30<sup>th</sup>, 2023.

**202.05.23** ANIMAL PROTECTION AND CONTROL SOCIETY'S  
ACTIVITY REPORT

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The Director general hasn't received any reports.

**ITEM 8.4.1 – MINOR EXEMPTION – 21, CHEMIN DU LAC-ÉCHO**

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With Council's unanimous consent, this item is postponed until a future council meeting.

**203.05.23** MINOR EXEMPTION – LOT 5 902 535, RUE DU REFUGE

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CONSIDERING THAT this request was processed according to the provisions of By-law (646-2022) concerning minor exemptions;

CONSIDERING THAT this request meets the objectives of the urbanism plan;

CONSIDERING THAT the application of the current by-law would cause serious prejudice to the applicant;

CONSIDERING THAT this request does not affect the enjoyment of property rights by neighbouring owners;

CONSIDERING THAT this request will not increase the risk to public safety;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request does not affect the quality of the environment or the general welfare;

CONSIDERING THAT this request is minor in nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends to Council's approval;

It is proposed by Councillor Louise Cossette

IT IS RESOLVED:

**Municipality of Morin-Heights**

THAT the preamble is an integral part of this resolution;

TO GRANT the requested exemption for lot 5 902 535, rue du Refuge (4586-01-0082) for:

- The construction of a driveway serving three residences when the current by-law allows a driveway serving a maximum of two residences;
- The construction of a domestic greenhouse on the roof of the residence whereas the regulations do not allow the construction of a domestic greenhouse on the roof of a residence;

As shown on the site plan prepared by Mr. Fabien Chereau, land surveyor dated December 9<sup>th</sup>, 2022, minute 6572;

**204.05.23**      **MINOR EXEMPTION – 475, CHEMIN DU LAC-ÉCHO**

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CONSIDERING THAT this request was processed according to the provisions of By-law (646-2022) concerning minor exemptions;

CONSIDERING THAT this request meets the objectives of the urbanism plan;

CONSIDERING THAT the application of the current by-law would cause serious prejudice to the applicant;

CONSIDERING THAT this request does not affect the enjoyment of property rights by neighbouring owners;

CONSIDERING THAT this request will not increase the risk to public safety;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request does not affect the quality of the environment or the general welfare;

CONSIDERING THAT this request is minor in nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends to Council's approval;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

THAT the preamble is an integral part of this resolution;

***Municipality of Morin-Heights***

TO GRANT the requested exemption for 475, chemin du Lac-Écho (4783-52-0176) for the construction of an accessory building (detached garage) in the front yard at 2 meters from the property line provided that the owner provides the Municipality with a signed document releasing the Municipality from all responsibilities or any damage that could be caused to the said detached garage during the maintenance of the "Lac Echo Road";

**205.05.23 SPAIP – 764, CHEMIN DU VILLAGE**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located at 764, chemin du Village in Zone MIX-1 within the village core;

CONSIDERING THAT the owner has submitted a proposal for the renovation of the exterior of the main building (single-family home) specifically the replacement of the exterior siding by white and black steel Maibec, the addition of a window and a two-door opening on the façade within the framework of By-law (647-2022) concerning site planning and architectural integration programs;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Leigh MacLeod  
And unanimously resolved by the councillors

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the exterior renovation permit for the property located at 764, chemin du Village (4685-60-5242) in accordance with the plans and specifications submitted;

**206.05.23 SPAIP – LOT 4 471 531, RUE DWIGHT**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located on lot 4 471 531, rue Dwight in Zone RV-2 and that the lot is located in whole or in part within an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal for the construction of a main building (single-family home) within the framework of By-law (647-2022) concerning site planning and architectural integration programs;



## ***Municipality of Morin-Heights***

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Carole Patenaude

And unanimously resolved by the councillors:

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the construction permit for the property located on lot 4 471 531, rue Dwight (4481-17-9959) in accordance with the plans and specifications submitted;

### **207.05.23 SPAIP – LOT 3 206 817, CHEMIN DU LAC-NOIRET**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located on lot 3 206 817, chemin du Lac-Noiret in Zone RV-1 and that the lot is located in whole or in part within an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal for the construction of a main building (single-family home) within the framework of By-law (647-2022) concerning site planning and architectural integration programs;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Gilles Saulnier

And unanimously resolved by the councillors

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the construction permit for the property located on lot 3 206 817, chemin du Lac-Noiret (4281-98-1280) in accordance with the plans and specifications submitted;

### **208.05.23 SPAIP – LOT 6 419 155, RUE DORAL**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located on lot 6 419 155, rue du Doral in Zone RV-23 and that the lot is located in whole or in part within an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal for the construction of a main building (single-family home) within the framework of By-law (647-2022) concerning site planning and architectural integration programs;

***Municipality of Morin-Heights***

CONSIDERING the resolution will become obsolete if the work is not done within the timeframe established by the By-law regarding permits and certificates;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Carole Patenaude  
And unanimously resolved by the councillors

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the construction permit for the property located on lot 6 419 155, rue du Doral (4882-19-0354) in accordance with the plans and specifications submitted;

**209.05.23 SPAIP – LOT 6 369 471, CHEMIN BLUE HILLS**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located on lot 6 369 471, chemin de Blue Hills in Zone RV-7 and that the lot is located in whole or in part within an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal for the construction of a main building (single-family home) within the framework of By-law (647-2022) concerning site planning and architectural integration programs;

CONSIDERING the resolution will become obsolete if the work is not done within the timeframe established by the By-law regarding permits and certificates;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Peter MacLaurin  
And unanimously resolved by the councillors

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the construction permit for the property located on lot 6 369 471, chemin de Blue Hills (4383-85-8869) in accordance with the plans and specifications submitted conditional to a deposit as a financial guarantee in the amount of \$ 7,500 be invoiced to the requestor and that this guarantee be refunded upon completion of the construction and exterior work and pursuant to the inspection attesting that all of the SPAIP criteria have been respected;

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**210.05.23 SPAIP – LOT 6 394 458, RUE DU PANORAMA**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located on lot 6 394 458, rue du Panorama in Zone RV-2 and that the lot is located in whole or in part within an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal for the construction of a main building (single-family home) within the framework of By-law (647-2022) concerning site planning and architectural integration programs;

CONSIDERING the resolution will become obsolete if the work is not done within the timeframe established by the By-law regarding permits and certificates;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Louise Cossette  
And unanimously resolved by the councillors:

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the construction permit for the property located on lot 6 394 458, rue du Panorama (4383-95-6999) in accordance with the plans and specifications submitted;

**211.05.23 SPAIP – LOTS 3 737 514 and 4 185 932, CHEMIN FOREST HILL**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located on lots 3 737 514 and 4 185 932, chemin Forest Hill in Zone RV-2 and that the lot is located in whole or in part within an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal for the construction of a main building (single-family home) within the framework of By-law (647-2022) concerning site planning and architectural integration programs;

CONSIDERING the resolution will become obsolete if the work is not done within the timeframe established by the By-law regarding permits and certificates;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

## ***Municipality of Morin-Heights***

It is proposed by Councillor Carole Patenaude  
And unanimously resolved by the councillors

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the construction permit for the property located on lots 3 737 514 and 4 185 932, chemin Forest Hill (4383-61-9547) in accordance with the plans and specifications submitted;

### **ITEM 8.4.11 – SPAIP – 21, chemin du Lac-Écho**

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With Council's unanimous consent, this item is postponed until a future council meeting.

### **212.05.23 SPAIP – LOT 5 902 535, RUE DU REFUGE**

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CONSIDERING THAT a request for approval by the site planning and architectural integration program was submitted by the owner of the property located on lot 5 902 535, rue du Refuge in Zone RV-34 and that the lot is located in whole or in part within an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal for the construction of a main building (single-family home) within the framework of By-law (647-2022) concerning site planning and architectural integration programs;

CONSIDERING the resolution will become obsolete if the work is not done within the timeframe established by the By-law regarding permits and certificates;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Carole Patenaude  
And unanimously resolved by the councillors

TO APPROVE the plans in compliance with the SPAIP's objectives and evaluation criteria for the construction permit for the property located on lot 5 902 535, rue du Refuge (4586-01-0082) in accordance with the plans and specifications submitted with the exception of the lighting proposal which must be limited to 21 lights in accordance to the annotated plan;

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**A.M. 17.05.23** NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW (670-2023) AMENDING ZONING BY-LAW (642-2022) TO ALLOW FOR A BETTER APPLICATION OF CERTAIN NEW STANDARDS AND TO BRING CERTAIN CLARIFICATIONS TO OTHER PROVISIONS

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Notice of motion is given by Councillor Peter MacLaurin that By-law (670-2023) amending Zoning by-law (642-2022) to allow for a better application of certain new standards and to bring certain clarifications to other provisions will be presented at a future council meeting.

Draft by-law (670-2023) amending Zoning by-law (642-2022) to allow for a better application of certain new standards and to bring certain clarifications to other provisions is presented herewith.

**A.M. 18.05.23** NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW (671-2023) AMENDING ZONING BY-LAW (647-2022) REGARDING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM TO ALLOW FOR A BETTER APPLICATION OF CERTAIN NEW STANDARDS AND TO BRING CERTAIN CLARIFICATIONS TO OTHER PROVISIONS

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Notice of motion is given by Councillor Gilles Saulnier that By-law (671-2023) amending By-law (647-2022) regarding site planning and architectural integration program to allow for a better application of certain new standards and to bring certain clarifications to other provisions will be presented at a future council meeting.

Draft by-law (671-2023) amending By-law (647-2022) regarding site planning and architectural integration program to allow for a better application of certain new standards and to bring certain clarifications to other provisions is presented herewith.

**A.M. 19.05.23** NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW (672-2023) AMENDING ZONING BY-LAW (645-2022) REGARDING PERMITS AND CERTIFICATES TO ALLOW FOR A BETTER APPLICATION OF CERTAIN NEW STANDARDS AND TO BRING CERTAIN CLARIFICATIONS TO OTHER PROVISIONS

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Notice of motion is given by Councillor Louise Cossette that By-law (672-2023) amending By-law (645-2022) regarding permits and certificates to allow for a better application of certain new standards and to bring certain clarifications to other provisions will be presented at a future council meeting.

Draft by-law (672-2023) amending By-law (645-2022) regarding permits and certificates to allow for a better application of certain new standards and to bring certain clarifications to other provisions is presented herewith.

## **Municipality of Morin-Heights**

### **213.05.23 ADOPTION OF FIRST BY-LAW (670-2023) AMENDING ZONING BY-LAW (642-2022) TO ALLOW FOR A BETTER APPLICATION OF CERTAIN NEW STANDARDS AND TO BRING CERTAIN CLARIFICATIONS TO OTHER PROVISIONS**

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The Director general presents the first draft by-law and gives a summary of the by-law and informs Council about the adoption procedure.

It is proposed by Councillor Peter MacLaurin  
And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (670-2023) amending Zoning by-law (642-2022) to allow for a better application of certain new standards and to bring certain clarifications to other provisions as follows:

#### **By-law 670-2023 amending Zoning by-law (642-2022) to allow for a better application of certain new standards and to bring certain clarifications to other provisions**

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##### EXPLANATORY NOTE

*The present by-law modifies Zoning by-law (642-2022) to allow for a better application for certain new standards entered into effect on February 27<sup>th</sup>, 2023 in the spirit of the purpose and objectives of the by-law.*

*Consequently, it moves lot 3 736 360 to the I-2 zone in order to re-establish the existing uses of this lot before the coming into force of the new by-law. It modifies the boundaries of zones I-2 and RV-29 accordingly.*

*It amends section 81 to specify that it refers to the front façade of a main building.*

*It modifies section 86 in order to specify that the surface area of the garage and the carport attached to it is not counted in the minimum floor area required for the construction of a main building of the housing group.*

*It clarifies the maximum slopes permitted for private driveways and access roads.*

*It modifies the by-law to allow the prohibition of the use of tourist accommodation of the principal residence type in certain zones and to enact standards of practice in the zones where this use will remain permitted.*

*It provides other clarifications to facilitate the application of certain articles.*

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CONSIDERING Articles 123 and following of the Act respecting Land use planning and development (RLRQ, ch. A-19.1) regarding the procedure to modify a zoning by-law;

CONSIDERING THAT this by-law contains provisions that are subject to approval by persons entitled to vote;

CONSIDERING Article 23 of the Tourist accommodation Act (RLRQ, ch. H-1,01);

### ***Municipality of Morin-Heights***

WHEREAS THAT Council wishes to make certain adjustments to the zoning by-law to clarify the meaning of certain provisions and to ensure the achievement of the objectives of the planning program as well as to ensure a better application of certain new standards that came into force on February 27<sup>th</sup>, 2023 ;

WHEREAS a notice of motion was given by Councillor Peter MacLaurin at the regular Council meeting of May 10<sup>th</sup>, 2023 and this draft by-law was tabled and explained by the Director General;

CONSEQUENTLY, the municipal council decrees the following :

#### CHAPTER 1 : INTRODUCTORY PROVISIONS

1. ***Purpose*** – The purpose of the present b-law is to ensure the proper application of certain new zoning standards that have recently come into force in accordance to the urbanism plan and to clarify certain other provisions.
2. ***Objective*** – The provision so the by-law shall be interpreted to provide for better and more efficient application of the new zoning standards covered by the by-law, as well as to clarify certain other standards to ensure that their application is consistent with the comprehensive plan.

#### CHAPTER 2 : AMENDING PROVISIONS

3. ***Lot 3 736 360*** – The limits of zone I-2 of the zoning plan are modified in order to include lot 3 736 360.

The limits of zone RV-29 are adjusted accordingly.

4. ***Front elevation of a principal building*** – The title of Article 81 is amended to add the words « of a principal building » after the title.

5. ***Garage or carport attached to the main building*** – Paragraph 3 of Article 86 is replaced by the following :

« 3. The area of the garage and attached carport shall not be counted towards the minimum footprint requirement for a principal building in the residential group. ».

6. ***Accessory buildings*** – Paragraph 2 of Article 107 is amended by adding « sections B and C » after « provisions ».

7. ***Tourist residence*** – Paragraph 1 of Article 200 is amended by adding «, consisting of a single dwelling unit, the entirety of which is rented out, excluding, but not limited to, the rental of additional dwelling units, intergenerational dwelling units, duplexes, multi-unit dwellings and dwelling units located in a non-residential building and other similar rental units, » after the words « main building. ».

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8. ***Spa shelters*** – Line 14 of chart 29 of section 2 of Article 109 is amended by adding « (including its shelter) » after the title and by adding the following sublines after subline d:

« e) Minimum distance from a street line The front setback prescribed for the main building is the specifications grid.

f) Special provisions A shelter may cover the spa provided that a minimum distance of 2 meters from the side lines or the rear line is respected. The area of the spa cover may not exceed 15 square meters. ».

9. ***Maximum slopes for private driveways and access aisles*** – Article 125 is amended by adding the following paragraphs, after paragraph 5:

« 6. The angle of connection of a driveway shall be between 70 and 110 degrees to the street for a minimum distance of 3 meters;

7. The slope of a driveway shall not exceed 5% for a distance of 3 meters calculated from the street line;

8. The maximum slope of a driveway shall be 15%;

9. A driveway that is greater than 100 metres in length shall be provided with a round « L » or « T » and shall be laid out in such a manner as to provide for the passage of safety vehicles;

10. The parking area shall be adequately drained to prevent water accumulation;

11. Runoff from the driveway and parking area shall not be directed directly onto the roadway and the roadway shall be designed to allow for lateral flow of water or gradual and slow infiltration of water onto the land.

10. ***Short-term rental in principal residences*** – Paragraph 3 of section 1 of Article 42 is repealed.

The by-law is amended by adding the following after Article 49 :

« 49.1 ***Tourist accommodation of the principal residence type*** – Where permitted in the specifications grid, the additional use of "tourist accommodation of the principal residence type" to a principal use of the Dwelling group shall be exercised under the following conditions:

1. The lodging use shall be carried on in a principal building whose principal use is single-family dwelling (H1), within the principal dwelling unit;

2. The main building where the single-family dwelling (H1) use is exercised must be located in a detached mode;

3. The rental may be for the entire building or only one or more rooms. In both cases, the rental must be offered to one person or to a single group of persons linked at the same time by means of a single reservation;

4. The maximum rental period is 31 days;

5. The maximum number of rental days is 180 days per year (calculated from the date of issuance of the certificate of approval)



## **Municipality of Morin-Heights**

6. Tourist accommodation of the principal residence type is prohibited if any of the following additional uses are carried out:
  - a) One intergenerational dwelling unit;
  - b) An additional dwelling unit
  - c) A guest house;
  - d) Room rentals.
7. Rooms shall be furnished for their primary purpose. As such, no bathroom or kitchen, or any part thereof, may be located in the room (including a sink and any cooking appliance). Only a closet-type storage space is authorized;
8. Tourist accommodation of the principal residence type shall not have the effect of modifying the architecture and exterior appearance of the principal building;
9. One (1) additional parking space must be provided on the lot;
10. The septic installation must comply with the Regulation respecting the assessment and treatment of wastewater from isolated dwellings (RLRQ, c. Q.2, r.22) » .

11. **Additional use Tourist accommodation of the principal residence type** - Paragraph 3 of paragraph 1 of Articles 43, 44 and 45 is amended by adding the following after subparagraph c of each of them:

"(d) Tourist accommodation of the principal residence type".

Paragraph 4 of subparagraph 1 of Article 46 is amended by adding, after subparagraph c, the following:

"(d) Tourist accommodation of the principal residence type".

12. **Landslide hazard zones** - Paragraph 1 of Article 182 is amended by adding "having an area of 25 square metres" after the word "accessory".

Article 182 is also amended by adding the following after paragraph 2:

"Notwithstanding the first two paragraphs, the construction of an accessory building with a surface area of less than 25 square metres is prohibited on a slope with a gradient of 30% or more.

### CHAPTER 3 : FINAL PROVISION

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

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Tim Watchorn  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

## **Municipality of Morin-Heights**

### **214.05.23 ADOPTION OF DRAFT BY-LAW (671-2023) AMENDING ZONING BY-LAW (647-2022) REGARDING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM TO ALLOW FOR A BETTER APPLICATION OF CERTAIN NEW STANDARDS AND TO BRING CERTAIN CLARIFICATIONS TO OTHER PROVISIONS**

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The Director general presents the draft by-law and gives a summary of the by-law and informs Council about the adoption procedure.

It is proposed by Councillor Gilles Saulnier

And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (671-2023) amending By-law (647-2022) regarding site planning and architectural integration program to allow for a better application of certain new standards and to bring certain clarifications to other provisions as follows:

#### **By-law 671-2023 amending By-law (647-2022) regarding site planning and architectural integration program to allow for a better application of certain new standards and to bring certain clarifications to other provisions**

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#### EXPLANATORY NOTE

*This by-law amends the Site Planning and Architectural Integration Program By-law (647-2022) in order to allow for a better application of the new standards that came into force on February 27, 2023, in the spirit of the purpose and objectives of the by-law.*

*Consequently, it removes the obligation to obtain a SPAIP for a construction, a reconstruction or an addition located outside of the elevation area.*

*It removes the requirement to obtain a SPAIP for any new driveway since the existing standards of the zoning by-law allow the objectives of the by-law to be met in this regard.*

*It excludes « Municipal services » and « Public utility » type uses from the by-law.*

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WHEREAS sections 123 and following of the Act respecting land use planning and development (RLRQ, ch. A-19.1) concerning the procedure for amending a by-law on site planning and architectural integration programs;

WHEREAS Council wishes to make certain adjustments to the Site Planning and Architectural Integration program by-law to clarify the meaning of certain provisions and to ensure the attainment of the objectives of the Planning Program as well as to ensure a better application of certain new standards that came into force on February 27<sup>th</sup>, 2023;

WHEREAS a notice of motion was given by Councillor Gilles Saulnier at the regular Council meeting of May 10<sup>th</sup>, 2023 and that this draft by-law was tabled and explained by the Director General;

## ***Municipality of Morin-Heights***

CONSEQUENTLY, the municipal council decrees the following:

### CHAPTER 1 : INTRODUCTORY PROVISIONS

1. ***Purpose*** - The purpose of this by-law is to ensure the proper application of certain new zoning standards that have recently come into effect in accordance with the master plan and to clarify certain other provisions.
2. ***Objective*** - The provisions of this by-law are to be interpreted to provide for better and more efficient application of the new zoning standards covered by this by-law and to clarify certain other provisions to ensure their application in conformity with the comprehensive plan.

### CHAPTER 2 : AMENDING PROVISIONS

3. ***« Municipal services » and « Public utility » Uses*** - Article 3 is modified with the addition of, after the word « Morin-Heights » by « but excludes the use categories P2 « Municipal services » and P4 « Public utility ».
4. ***New driveway*** - Section D of Chapter 3 is repealed.
5. ***Elevation area*** - Article 32 is amended by adding the following paragraph :

« Notwithstanding paragraph 1, the construction, the reconstruction or extension in height by the addition of one storey or more of a proposed or existing building does not constitute a subject intervention, provided that the intervention is located outside the elevation zone . ».

### CHAPTER 3 : FINAL PROVISION

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

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Tim Watchorn  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

## **Municipality of Morin-Heights**

### **215.05.23 ADOPTION OF DRAFT BY-LAW (672-2023) AMENDING ZONING BY-LAW (645-2022) REGARDING PERMITS AND CERTIFICATES TO ALLOW FOR A BETTER APPLICATION OF CERTAIN NEW STANDARDS AND TO BRING CERTAIN CLARIFICATIONS TO OTHER PROVISIONS**

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The Director general presents the draft by-law and gives a summary of the by-law and informs Council about the adoption procedure.

It is proposed by Councillor Louise Cossette

And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (672-2023) amending By-law (645-2022) regarding permits and certificates concerning tourist accommodation and the principal residence type and in order to allow for a better application of certain new standards and to bring certain clarifications to other provisions as follows:

#### **By-law 672-2023 amending By-law (645-2022) regarding permits and certificates concerning tourist accommodation and the principal residence type and in order to allow for a better application of certain new standards and to bring certain clarifications to other provisions**

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#### EXPLANATORY NOTE

*The present by-law amends By-law (645-2022) regarding permits and certificates in order to provide a better application of the new standards that came into effect on February 27th, 2023 in the spirit of the purpose and objectives of the by-law.*

*Consequently, it enacts the requirement for obtaining a certificate of authorization to produce the registration of tourist accommodation required by law as well as the attestation signed by the operator for such accommodation.*

*It clarifies the definition of a tree to include the diameter of the stump.*

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CONSIDERING Articles 123 and following of the Act respecting Land use planning and development (RLRQ, ch. A-19.1) regarding the procedure to amend a by-law regarding site planning and architectural integration plans;

WHEREAS Council wishes to make certain adjustments to the SPAIP by-law to clarify the meaning of certain provisions and to ensure the attainment of the objectives of the Planning Program as well as to ensure a better application of certain new standards that came into force on February 27<sup>th</sup>, 2023;

WHEREAS a notice of motion was given by Councillor Louise Cossette at the regular Council meeting of May 10<sup>th</sup>, 2023 and that this draft by-law was tabled and explained by the Director General;

**Municipality of Morin-Heights**

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** - The purpose of the present by-law is to ensure the proper application of certain new zoning standards that have recently come into force in accordance with the urbanism plan and to clarify certain other provisions.

2. **Objective** - The provisions of the by-law must be interpreted to provide for better and more effective application of the new zoning standards covered by this by-law, as well as to clarify certain other standards so that their application is consistent with the comprehensive plan.

CHAPTER 2 : AMENDING PROVISIONS

3. **Tourist accommodation of the principal residence type** - Article 26 is amended by the addition of this chart after line 39, lines 39.1 and 39.2 as follows:

<<

| Required plans and documents  | Type of permits or certificates |
|---|---------------------------------|
| 39.1. Registering of tourist accommodation as per the <i>Tourist accommodation Act</i> (RLRQ, H-1.01) | CA                              |
| 39.2. Certificate signed by the operator for a tourist accommodation of the main residence type       | CA                              |

>>

4. **Operator's certificate** - The by-law is modified with the addition of Annex A as follows :

<<

**ANNEX A**

**OPERATOR'S CERTIFICATE FOR ADDITIONAL USES FOR TOURIST ACCOMMODATION OF THE PRINCIPAL RESIDENCE TYPE**

I, [name of operator], natural person residing at [insert address] declares and certifies :

1. I am the owner of the property located at [insert address], Morin-Heights (hereinafter known as the « principal residence »);  
OR  
I am the tenant of the property located at [insert address], Morin-Heights (hereinafter known as « principal residence »). For this reason, I am attaching the owner's written authorization which authorizes me to use the property as a tourist accommodation of the principal residence type ;
2. I live in the principal residence on a regular basis;
3. I centralize my family and social activities in the main residence;
4. The address of my principal residence is the one I indicate on most government departments and agencies;

## **Municipality of Morin-Heights**

5. The accommodation is offered inside my principal residence;
6. The accommodation is offered to tourists, specifically « a person who makes a move in which they stay at least one night, outside of their principal residence, for leisure or on business or for paid remuneration » (*Tourist accommodation Act*, RLRQ, c. H-1.01, article 2);
7. The accommodation is offered as remuneration;
8. The accommodation is offered for a maximum period of 31 days per stay;
9. The accommodation is offered as one reservation to a person or a single group of related people at a time;
10. No meals are served on site.

I declare that the information provided is accurate, that I meet the requirements as an operator of a tourist accommodation of the principal residence type and that I have taken note of the conditions for the exercise of the additional use as set out in the planning regulations.

SIGNED IN : \_\_\_\_\_

DATE : \_\_\_\_\_

SIGNATURE : \_\_\_\_\_

».

5. ***Definition of the word tree*** – Article 17 is modified by the addition, after the expression « 10 cm » of « or the diameter of the stump is more than 15 centimeters ».

### CHAPTER 3 : FINAL PROVISION

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

\_\_\_\_\_  
Tim Watchorn  
Mayor

\_\_\_\_\_  
Hugo Lépine  
Director general / Registrar-treasurer

### **216.05.23**    MONTHLY REPORT FROM THE DIRECTOR

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The Director presents Council, who acknowledge receipt of her monthly report from the Director, Recreation, culture and community life as well as the lists of authorized expenses during the month of April 2023 as per By-law (577-2019) regarding financial administration.

***Municipality of Morin-Heights***

**217.05.23 AUTHORIZATION – GRANT REQUEST WITHIN THE MUNICIPAL INFRASTRUCTURES FOR SENIORS PROGRAM (PRIMA)**

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WHEREAS for many years, the Municipality has hoped to develop a bocce site for seniors and that this need has been expressed in the past;

WHEREAS the Municipality's family and seniors' policy aims, among other things, to promote community life, active aging and the practice of outdoor physical activities;

WHEREAS the action plan of this policy contains elements that militate in favour of the development of an intergenerational space in Basler Park;

WHEREAS the Government of Quebec has recently launched a call for projects within the framework of its municipal infrastructure program for seniors (PRIMA);

WHEREAS the Municipality wishes to submit a request for funding for the construction of a bocce court for seniors, the addition of an outdoor community shelter and the integration of furniture (benches, picnic tables, etc.) at Basler Park ;

WHEREAS the Municipality agrees, should it obtain financial assistance for its application, to pay the ongoing operating and maintenance costs of the subsidized infrastructure;

It is proposed by Councillor Louise Cossette

IT IS RESOLVED:

THAT the preamble is an integral part of the present document;

TO AUTHORIZE the submission of a subsidy request within the framework of the PRIMA program of the Government of Quebec;

TO CONFIRM that the Municipality has taken cognizance of all the terms and conditions of the said program and that it undertakes to respect all the terms and conditions;

TO CONFIRM that the Municipality will assume all costs in excess of any amount that may be granted under the PRIMA program, including any costs that are not eligible for the program;

TO AUTHORIZE the Director of Recreation, Culture and Community Life, and she is hereby authorized, to sign, for and on behalf of the Municipality, all documents required to give effect to this agreement;

**Municipality of Morin-Heights**

**218.05.23 CONTRACT – REFURBISHMENT OF THE MUNICIPAL LIBRARY**

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CONSIDERING THE Municipality’s PTI 2023-2024-2025;

CONSIDERING By-law (571-2019) regarding contractual management and its regulations regarding the management of call or tenders for contracts over \$ 121,200;

CONSIDERING THAT the Administration proceeded with a public call for tenders via SEAO for refurbishment of the municipal library ;

CONSIDERING THAT the Municipality has received the following compliant tender:

| Name                           | Price (including taxes) |
|--------------------------------|-------------------------|
| Groupe Piché Construction Inc. | \$ 266,792.86           |

CONSIDERING a selection committee proceeded with the analysis of tenders received and has presented its report;

It is proposed by Councillor Louise Cossette  
IT IS RESOLVED:

TO GRANT the contract for the refurbishment of the municipal library to Groupe Piché Construction Inc. for the amount of \$ 266,792.86, including taxes;

TO AUTHORIZE the Director general be authorized to sign any document as a follow-up.

**219.05.23 AUTHORIZATION – GRANT APPLICATION TO THE MRC DES PAYS-D’EN-HAUT 2023-2024 SIGNATURE PROGRAM – AXIS 1 – DEVELOPMENT AND MANAGEMENT OF TRAILS AND THEIR SURROUNDINGS – CATEGORY A – CONSOLIDATION OF THE PARC DES BOULEAUX POLE PROJECT**

---

CONSIDERING that the municipality of Morin-Heights wishes to carry out a project entitled consolidation of the birch park pole with the objective of offering a parking lot with a minimum of 45 spaces as well as a reception desk to offer accessibility to this new park ;

CONSIDERING that the total project costs are estimated at \$250,000.00 ;

CONSIDERING the MRC des Pays-d'en-Haut's Signature innovation program Our trails at the heart of the development of the Pays-d'en-Haut, as per the agreement related to the Fonds régions et ruralité - Volet 3 concluded with the ministère des Affaires municipales et de l'Habitation (MAMH) in March 2022;



## ***Municipality of Morin-Heights***

WHEREAS the agreement with the Ministry of Municipal Affairs and Housing (MAMH) requires that the funded projects be completed and all funds paid out before December 31<sup>st</sup>, 2025;

CONSIDERING that in this call for projects, it is possible to apply for each of the different categories A - Consolidation of major recreational centres, subsidizing 80% of the project costs up to a maximum of \$40,000;

CONSIDERING the financial commitment of Morin-Heights to the project in the amount of \$210,000;

It is proposed by Councillor Carole Patenaude  
IT IS RESOLVED :

TO AUTHORIZE Mrs. Marie-Eve Gauthier, Director, Recreation, culture and community life department to submit a request for financial assistance within the framework of the March-April 2023 call for projects of the MRC des Pays-d'en-Haut's Signature innovation program Our trails at the heart of the development of the Pays-d'en-Haut, category A - Consolidation of major recreational poles;

TO CONFIRM the agreement to pay the municipal share of the eligible costs of the project;

TO COMMIT to complete the work and the project report within the time frame stipulated in the program;

TO AUTHORIZE Mrs. Marie-Eve Gauthier, Director, Recreation, culture and community life department to sign for and in the name of the Municipality, all documents pertaining to the present request, including the financing agreement to be signed conditional to Council's final approval of the draft .

**220.05.23** AUTHORIZATION – GRANT APPLICATION TO THE MRC DES PAYS-D'EN-HAUT 2023-2024 SIGNATURE PROGRAM – AXIS 1 – DEVELOPMENT AND MANAGEMENT OF TRAILS AND THEIR SURROUNDINGS – CATEGORY B – PERPETUATION OF INTERCONNECTION AND/OR HERITAGE ROUTES – ACQUISITION OF EASEMENT/NORTHERN AND HIKING TRAILS PROJECT

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CONSIDERING that the municipality of Morin-Heights wishes to carry out a project entitled: Acquisition of easement / Nordic trails and hiking trails, the objective of which is to secure the heart of the trail network as well as the improvements to be made and the beauty of the site;

CONSIDERING that the total project costs are estimated at \$20,000.00;

## ***Municipality of Morin-Heights***

CONSIDERING the MRC des Pays-d'en-Haut's Signature innovation program Our trails at the heart of the development of the Pays-d'en-Haut, as per the agreement related to the Fonds régions et ruralité - Volet 3 concluded with the ministère des Affaires municipales et de l'Habitation (MAMH) in March 2022;

WHEREAS the agreement with the Ministry of Municipal Affairs and Housing (MAMH) requires that the funded projects be completed and all funds paid out before December 31<sup>st</sup> , 2025;

CONSIDERING that in the present call for projects, it is possible to apply for each of the different categories, including category B - The perpetuation of interconnection and/or heritage routes, subsidizing 80% of the project costs to a maximum of \$12,000;

CONSIDERING the Municipality's financial commitment to the project in the amount of \$8,000;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED :

TO AUTHORIZE Mrs. Marie-Eve Gauthier, Director, Recreation, culture and community life department, to submit a request for financial assistance within the framework of the March-April 2023 call for projects of the MRC des Pays-d'en-Haut's Signature innovation program Our trails at the heart of the development of the Pays-d'en-Haut, category B - The perpetuation of interconnection and/or heritage trails;

TO CONFIRM the agreement to pay the municipal share of the eligible costs of the project;

TO CONFIRM an agreement to complete the work and the rendering of accounts for the project within the time frame stipulated in the program;

TO AUTHORIZE Mrs. Marie-Eve Gauthier, Director of the Recreation, culture and community life department, to sign for and in the name of the Municipality of Morin-Heights, all documents pertaining to the present request, including the financing agreement to be signed conditional to Council's final approval of the project.

**Municipality of Morin-Heights**

**221.05.23** AUTHORIZATION – GRANT APPLICATION TO THE MRC DES PAYS-D'EN-HAUT 2023-2024 SIGNATURE PROGRAM – AXIS 1 – DEVELOPMENT AND MANAGEMENT OF TRAILS AND THEIR SURROUNDINGS – CATEGORY C – CONNECTIVITY OF THE MORIN-HEIGHTS OUTDOOR NETWORK TO THE AEROBIC CORRIDOR – PROJECT CONNECTIVITY OF NETWORKS TO LINEAR PARKS

---

CONSIDERING that the Municipality of Morin-Heights wishes to carry out a project entitled: Connectivity of the Morin-Heights outdoor network to the Aerobic Corridor, the objective of which is to add a connection to the Aerobic Corridor network which allows easy access to bicycle and cross-country ski trails and the development of a reception parking lot;

CONSIDERING that the total project costs are estimated at \$ 325,000.00;

CONSIDERING the MRC des Pays-d'en-Haut's *Signature innovation* program *Our trails at the heart of the development of the Pays-d'en-Haut*, as per the agreement related to the Fonds régions et ruralité - Volet 3 concluded with the ministère des Affaires municipales et de l'Habitation (MAMH) in March 2022;

WHEREAS the agreement with the Ministry of Municipal Affairs and Housing (MAMH) requires that the funded projects be completed and all funds paid out before December 31<sup>st</sup>, 2025;

WHEREAS, in this call for projects, it is possible to apply for each of the different categories, including category C - Connectivity of bicycle networks to linear parks, subsidizing 80% of the project costs up to a maximum of \$80,000;

CONSIDERING the financial commitment of Morin-Heights to the project for an amount of \$245,000;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED :

TO AUTHORIZE Mrs. Marie-Eve Gauthier, Director, Recreation, Culture and Community Life Department, to submit a request for financial assistance within the framework of the March-April 2023 call for projects of the MRC des Pays-d'en-Haut's *Signature innovation* program *Our trails at the heart of the development of the Pays-d'en-Haut*, category C - The connectivity of bicycle networks to linear parks;

TO COMMIT to pay its share of the eligible costs of the project;

TO COMMIT to complete the work and the project report within the time frame stipulated in the program;

## ***Municipality of Morin-Heights***

AUTHORIZE Mrs. Marie-Eve Gauthier, Director of the Recreation, Culture and Community Life Department, to sign for and in the name of the Municipality of Morin-Heights, all documents pertaining to the present request, including the financing agreement to be signed conditional to Council's final approval of the project.

### **222.05.23      END OF PROBATION – ÉRIC POTVIN**

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WHEREAS THAT Mr. Éric Potvin was hired to the position of attendant for the Recreation, culture and community life department on December 14<sup>th</sup>, 2022 by Council resolution number 487.12.22;

CONSIDERING the six-month probation has been completed;

CONSIDERING Mr. Potvin's positive evaluation made by the Director of the Recreation, culture and community life department;

WHEREAS a positive recommendation to end Mr. Potvin probation period;

It is proposed by Councillor Leigh MacLeod

IT IS UNANIMOUSLY RESOLVED :

THAT the preamble form an integral part hereof;

TO AUTHORIZE the end of Mr. Éric Potvin's probation in accordance to the provisions of the Recreation, culture and community life's Remuneration policy for temporary and seasonal personnel in effect;

### **223.05.23      END OF PROBATION – ÉLIZABETH VANIER**

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WHEREAS THAT Mrs. Élizabéth Vanier was hired to the position of library counter clerk on September 14<sup>th</sup>, 2022 by Council resolution number 340.09.22;

CONSIDERING the six-month probation has been completed;

CONSIDERING Mrs. Vanier's positive evaluation made by the Director of the Recreation, culture and community life department;

WHEREAS a positive recommendation to end Mrs. Vanier probation period;

It is proposed by Councillor Leigh MacLeod

IT IS UNANIMOUSLY RESOLVED :

THAT the preamble form an integral part hereof;

**Municipality of Morin-Heights**

TO AUTHORIZE the end of Mrs. Élizab th Vanier’s probation in accordance to the provisions of the Recreation, culture and community life’s Policy regarding employee work conditions in effect;

QUESTION PERIOD

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Council answers questions posed by the public.

**224.05.23**      END OF THE MEETING

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The agenda having been completed, it is proposed by Councillor Louise Cossette that the meeting end at 21:22.

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

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Tim Watchorn  
Mayor

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Hugo L pine  
Director general /  
Registrar-treasurer

Twenty-two people attended the meeting.