

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 Chalet Bellevue at 27, rue Bellevue on Wednesday, October 9th, 2024 at which were present:

- Councillor Gilles Saulnier
- Councillor Claude P. Lemire
- Councillor Louise Cossette
- Councillor Leigh MacLeod
- Councillor Peter MacLaurin

forming quorum under the chairmanship of Mayor Tim Watchorn.

Councillor Carole Patenaude is absent.

The Director general, Mr. Hugo Lépine is present.

At 19:30, the Mayor states quorum, and Council deliberates on the following dossiers;

374.10.24 ADOPTION OF THE AGENDA

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

TO ADOPT the agenda as presented by Director general.

AGENDA

- | | | |
|---|---|--|
| 1 | | OPENING OF THE MEETING AND WORD OF WELCOME |
| 2 | | ADOPTION OF THE AGENDA |
| 3 | | APPROVAL OF THE MINUTES |
| 3 | 1 | Minutes of the regular meeting of September 11 th , 2024 |
| 3 | 2 | Minutes of the Planning advisory committee of September 16 th , 2024 |
| 3 | 3 | Minutes of correction – Resolution 277.08.22 -Snow removal for narrow roads and parking lots (2022-2023 and 2023-2024) |
| 4 | | DIRECTOR GENERAL’S MONTHLY REPORT |
| 4 | 1 | Report regarding the follow-up of dossiers |
| 4 | 2 | Report regarding the use of delegated power |
| 4 | 3 | Report regarding budgetary transfers |
| 5 | | FINANCES AND ADMINISTRATION |
| 5 | 1 | Expense statements |
| 5 | 2 | Statement of financial activities |
| 5 | 3 | Human resources |

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5	4	By-laws and various resolutions
5	4 1	Transfer of \$12,967.44 from Fund reserved for the repairs and maintenance of certain public roads to the General Fund for repair work on chemin Kirkpatrick
5	4 2	Nomination of the Municipality's auditors for the 2024 to 2028 fiscal years
6		PUBLIC AND FIRE SAFETY
6	1	Director's monthly report
6	2	Sûreté du Québec police department's activity report
6	3	Human resources
6	3 1	Hiring – junior firefighter
6	4	By-laws and various resolutions
6	4 1	Fire safety collaboration with the Municipality of St-Adolphe-d'Howard
7		PUBLIC WORKS AND INFRASTRUCTURES
7	1	Director's monthly report
7	2	Public works, buildings and facilities
7	2 1	Contract for the supply of salt – winter 2024-2025
7	2 2	Contract for the supply of sand – winter 2024-2025
7	3	Environmental hygiene
7	4	Report regarding the treatment of petitions and requests
7	5	Human resources
7	6	By-laws and various resolutions
7	6 1	Amendment to resolution 243-07-22 regarding the transfer of equipment and servitudes related to the integration of the Sommet Morin-Heights drinking water distribution network
8		URBANISM AND ENVIRONMENT
8	1	Director's monthly report
8	2	Report regarding permits and certificates
8	3	Animal protection and control society's activity report
8	4	Minor exemption and SPAIP
8	4 1	Minor exemption – Lot 3 737 734, chemin Saint-Adolphe
8	4 2	-
8	4 3	SPAIP – 37. Rue des Chutes
8	4 4	SPAIP – 775, chemin du Village
8	4 5	SPAIP – Lot 6 503 285, chemin de l'Escalade
8	4 6	SPAIP – Lot 3 206 797, chemin des Trois-Lacs
8	5	Human resources
8	6	By-laws and various resolutions
8	6 1	Adoption – By-law (761-2024) amending Nuisance By-law (583-2019) regarding invasive exotic species and building cleanliness
8	6 2	Adoption – By-law (762-2024) amending Permits and certificates By-law (645-2022) to clarify the definition of setbacks
8	6 3	Contrat – Animal protection and control services – Société de protection et de contrôle des animaux de Laurentides-Labelle
8	6 4	Conditional municipalisation of the extension of rue Doral
8	6 5	Tabling – 2024 annual report from the Environment advisory committee
9		RECREATION, CULTURE AND COMMUNITY LIFE
9	1	Director's monthly report
9	2	Recreation
9	3	Culture
9	4	Outdoor network
9	5	Events
9	6	Human resources
9	6 1	Hiring of a part-time, on-call customer service agent and set supervisor
9	7	By-laws and various resolutions
10		MONTHLY CORRESPONDENCE
11		COUNCILLORS' DECLARATION
12		MAYOR'S REPORT
13		QUESTION PERIOD
13	1	Oral questions and answers
13	2	Written questions and answers
		END OF THE MEETING

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375.10.24 MINUTES OF THE REGULAR MEETING OF SEPTEMBER 11th,
2024

The minutes of the regular meeting of September 11th, 2024 were notified to Council members, by means of the electronic assembly file folder.

It is proposed by Councillor Gilles Saulnier

And unanimously resolved by all councillors:

TO ADOPT the minutes of the regular meeting of September 11th, 2024;

376.10.24 MINUTES OF THE PLANNING ADVISORY COMMITTEE
MEETING OF SEPTEMBER 16th, 2024

The Director general presents the minutes of the latest Planning advisory committee meeting of September 16th, 2024 via the electronic file;

It is proposed by Councillor Claude P. Lemire

And unanimously resolved by all councillors:

TO ADOPT the minutes of the latest Planning advisory committee meeting of September 16th, 2024 and make the pertinent recommendations.

377.10.24 MINUTES OF CORRECTION – RESOLUTION 277.08.22 – SNOW
REMOVAL FOR NARROW ROADS AND PARKING LOTS (2022-
2023 AND 2023-2024)

Minutes of correction of resolution 277.08.22 ;

In accordance to Article 202.1 C.M., the Director general presents the municipal council with the following minutes of correction for resolution 277.08.22 as it appears in the documents submitted to the municipal council.

378.10.24 DIRECTOR GENERAL'S MONTHLY REPORT

The Director general presents his monthly follow-up report as well as the report regarding the use of delegated power as per By-law (577-2019) regarding financial administration.

379.10.24 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS

The Director general presents his monthly activities report.

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380.10.24 REPORT REGARDING THE USE OF DELEGATED POWER

In accordance to By-law (577-2019) regarding the financial administration, the Director general presents the report regarding the use of delegated power during the last month.

381.10.24 REPORT REGARDING BUDGETARY TRANSFERS

In accordance to By-law (577-2019) regarding financial administration, the Director general presents last month’s report regarding budgetary transfers.

382.10.24 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of September 2024 was given to Council members by means of the electronic assembly as well as the list of authorized expenses for the month as per By-law (577-2019) regarding financial administration.

Councillor Claude P. Lemire studied the dossier.

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

TO APPROVE the accounts as detailed on the lists presented.

Expense statements from September 1 st to 30 th , 2024	
Purchases of the month	\$ 963,626.00
Total supplier purchases	\$ 963,626.00
Direct bank payments	\$ 1,808.00
Sub-total – purchases and direct payments	\$ 965,434.00
Net salaries	\$ 203,722.00
GRAND TOTAL (September 2024)	\$ 1,169,156.00

Mayor Timothy Watchorn has denounced his employment with the company 9129-6558 Québec Inc. – known as David Riddell Excavation / Transport, has refrained from voting, left the premises during deliberations and has not taken part in the discussions regarding the dossier pertaining to the company.

TO AUTHORIZE the Mayor and the Director general are authorized to make the appropriate payments;

383.10.24 STATEMENT OF FINANCIAL ACTIVITIES

The Director general presents Council who acknowledges receipt of the statement of financial activities to September 30th, 2024 and comments on them.

Municipality of Morin-Heights

384.10.24 TRANSFER OF \$ 12,967.44 FROM THE FUND RESERVED FOR
THE REPAIRS AND MAINTENANCE OF CERTAIN PUBLIC
ROADS TO THE GENERAL FUND FOR REPAIR WORK ON
CHEMIN KIRKPATRICK

WHEREAS in 2024, the Municipality carried out repair work on a 900-metre portion of chemin Kirkpatrick following major work by the ministère des Transports du Québec on route 329 and the consequent detour on this same portion of chemin Kirkpatrick and subsequent damage;

WHEREAS the Municipality, during the above-mentioned detour period, had to implement speed-limiting measures, including the purchase and installation of two speed cameras;

WHEREAS the Municipality has received a one-time grant of \$75,000 from the Minister of Transport and the MNA for Argenteuil to proceed with said repair work;

WHEREAS total expenditures for repairs and speed restriction measures exceeded the non-recurring grant received for this purpose by \$12,967.44;

WHEREAS chemin Kirkpatrick, in accordance with Article 4 of By-law (458) concerning the constitution of a local fund reserved for the repair and maintenance of certain public roads, is a public road covered by this same by-law;

CONSIDERING THAT it is necessary to compensate the General Fund from the Local Fund reserved for the repair and maintenance of certain public roads for the excess amount invested to repair Kirkpatrick Road;

CONSIDERING THAT the Director General and the Director of Finance and Administration recommend that Council approve a transfer of \$12,967.44 from the Local Fund reserved for the repairs and maintenance of certain public roads to the general fund;

It is proposed by Councillor Peter MacLaurin
IT IS RESOLVED:

TO AUTHORIZE a transfer of \$ 12,967.44 from the Local Fund reserved for the repairs and maintenance of certain public roads to the general fund;

385.10.24 NOMINATION OF THE MUNICIPALITY'S AUDITORS FOR THE
2024 TO 2028 FISCAL YEARS

WHEREAS the mandate of the Municipality's external auditors has expired;

CONSIDERING articles 966, 966.1 and 966.2 of the Municipal Code concerning the nomination of auditors and the obligation to audit the Municipality's financial statements;

Municipality of Morin-Heights

CONSIDERING By-law (571-2019) regarding contract management, more specifically the provisions of Chapter 5 concerning public calls for tenders;

WHEREAS the Municipality proceeded to issue a public call for tenders for professional services for the hearing and audit of the financial statements for the years 2024, 2025 and 2026 with options for the years 2027 and 2028, on August 19th, 2024, via the SEAO and published in accordance with By-law (619-2021) on the terms and conditions for the publication of public notices;

WHEREAS the contract to be awarded is estimated at more than \$133,800;

CONSIDERING THAT, in accordance with sections 11 and 12 of By-law (571-2019) respecting contractual management, a selection committee was appointed by the Director general and proceeded, with the assistance of a duly appointed secretary, to study and analyze the tenders received in accordance with the by-law;

WHEREAS the secretary of the selection committee has submitted his report to Council, which contains a recommendation to award the contract to the bidder with the highest score;

WHEREAS only one compliant bid was received;

WHEREAS, consequently, the secretary of the selection committee was able to exercise the Municipality's right to discuss with the sole compliant bidder, in accordance with article 938.3 of the Municipal Code (RLRQ, c. C-27.1);

CONSIDERING THAT the only compliant bid includes prices in line with the contract estimate;

CONSIDERING THAT the recommendation of the selection committee is to award the contract, with two option years, to the following bidder, specifically :

Amyot Gélinas, general partnership for fiscal years 2024 to 2028, as follows:

Description of auditors' mandates	2024	2025	2026	2027 (optional)	2028 (optional)	Total
Financial statements	25 400,00 \$	26 600,00 \$	28 000,00 \$	29 300,00 \$	30 700,00 \$	140 000,00 \$
- Grant TECQ 2019-2023	s/o	s/o	3 800,00 \$	s/o	s/o	3 800,00 \$
					SUB-TOTAL	143 800,00 \$
					GST (5%)	7 190,00 \$
					PST (9.975%)	14 344,05 \$
					Total	165 334,05 \$

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It is proposed by Councillor Claude P. Lemire

IT IS RESOLVED:

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

TO AWARD a contract for professional services for the audit of the Municipality's financial statements for the fiscal years 2024, 2025, 2026, 2027 and 2028 to Amyot Gélinas, general partnership, for the amount of \$ 165,334.05 including taxes, as submitted;

386.10.24 MONTHLY REPORT FROM THE DIRECTOR

The Director general presents council, who acknowledge receipt of the monthly report for the month of September from the Director, Fire department and the list of authorized expenses for the month as per By-law (577-2019) regarding financial administration.

387.10.24 SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY REPORT

General management has received a few informative press releases and has presented them.

388.10.24 HIRING – JUNIOR FIREFIGHTER

CONSIDERING the public and fire safety department's needs;

WHEREAS THAT the Fire department, in accordance to the policies in effect and to the firefighter's collective agreement, proceeded with a call for candidacies to fill available and vacant part time and on-call positions;

CONSIDERING THAT the selection committee, comprised of the director and officers of the public and fire safety department, proceeded with the analysis of candidacies received and to the pertinent interviews;

CONSIDERING the selection committee's report and recommendation;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO PROCEED with the hiring of Mr. Simon Harvey as part-time, on-call junior firefighter and first responder at the conditions stipulated in the policies in effect and pursuant to the terms of the collective agreement for the Municipality's firefighters;

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TO MANDATE the Director of finance and administration and the Director of the Public safety and Fire department to follow-up with this dossier.

389.10.24 FIRE SAFETY COLLABORATION WITH THE MUNICIPALITY OF ST-ADOLPHE-D'HOWARD

WHEREAS the Fire safety cover plan of the MRC des Pays-d'en-Haut sets out various obligations for the municipalities that are part of it;

WHEREAS the provisions of the implementation plan for this same plan;

WHEREAS the municipalities of St-Adolphe-d'Howard and Morin-Heights have worked closely together for many years in the provision of fire safety services;

WHEREAS in January 2024, the Municipality of Morin-Heights and the Municipality of St-Adolphe-d'Howard held discussion in order to reach an agreement on the administrative management of the Municipality of St-Adolphe-d'Howard's fire safety department;

WHEREAS the two above-mentioned municipalities signed, in January 2024, an intermunicipal agreement on the administrative management of the Municipality of St-Adolphe-d'Howard's fire department, until the hiring of a new director by the latter;

WHEREAS this agreement was suspended following the hiring, by the Municipality of St-Adolphe-d'Howard, of a new Fire Safety Director;

CONSIDERING THAT the two municipalities wish to deepen their joint reflection in order to strengthen the ties of cooperation in matters of fire safety and explore all possible avenues to improve the quality of services offered and pool available resources;

CONSIDERING THAT the mayors, general managers and fire safety directors of the two municipalities met on October 7th, 2024, to agree on the terms and conditions of future initiatives;

CONSIDERING THAT the municipal councils of St-Adolphe-d'Howard and Morin-Heights have agreed to give mandates to their respective administrative teams to develop solution scenarios;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED :

THAT the preamble be an integral part of the present resolution;

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TO MANDATE the Director General and the Director of Fire and Public Security to develop, with the collaboration of representatives of the Municipality of St-Adolphe-d'Howard, scenarios for pooling the resources of the respective fire departments of the two municipalities and to report to Council by October 31st, 2024;

390.10.24 MONTHLY REPORT FROM THE DIRECTOR

The Director general presents Council, who acknowledge receipt of the monthly report for the month of September from the Director, Public works and infrastructures, the list of requests as well as the list of expenses authorized as per By-law (577-2019) regarding financial administration.

391.10.24 CONTRACT FOR THE SUPPLY OF SALT – WINTER 2024-2025

CONSIDERING By-law (571-2019) regarding contractual management;

WHEREAS THAT Article 936.0.1.3 of the Municipal Code (RLRQ, ch. C-27.1) stipulates that a supply contract may be in the form of a contract for orders when the needs are recurring and that the quantity of goods or the rhythm or frequency of their acquisition are uncertain;

CONSIDERING the municipality proceeded with tenders by invitation via the SEAO and has invited the following companies to present their offer for the supply of road salt:

Compass Minerals Canada
Sel Cargill
Lee Vrac Transport Inc.
Sel du Nord
Sel Warwick Inc.
Icecat
Mines Seleine

CONSIDERING THAT the Municipality has received offers from the following companies for the delivery of 300 metric tons:

Bidder	Price (taxes included)
Sel Warwick Inc.	\$ 40,356.00
Sel du Nord Inc.	\$ 36,561.00
Sel Windsor Ltée	\$ 45,009.26
Compass Minerals Canada	\$ 37,545.00

CONSIDERING the credits are provided for in the 2024 budget;

It is proposed by Councillor Louise Cossette
IT IS RESOLVED:

Municipality of Morin-Heights

TO PROCEED with the awarding of a contract to the lowest bidder in conformity, Sel du Nord for the delivery of salt to the Municipal garage and upon request, at the price of \$ 106.00 per metric ton for approximately 300 m.t, an expense of approximately \$ 36,561.00 including taxes.

392.10.24 CONTRACT FOR THE SUPPLY OF SALT – WINTER 2024-2025

The Mayor discloses his interests in the present dossier and leaves the meeting.

The acting mayor Louise Cossette presides over the meeting for this article of the agenda.

CONSIDERING By-law (571-2019) regarding contractual management;

WHEREAS THAT Article 936.0.1.3 of the Municipal Code (RLRQ, ch. C-27.1) stipulates that a supply contract may be in the form of a contract for orders when the needs are recurring and that the quantity of goods or the rhythm or frequency of their acquisition are uncertain;

CONSIDERING the municipality proceeded with tenders by invitation via the SEAO and has invited the following companies to present their quote for the supply of sand for the 2024-2025 winter;

Lafarge North America
9129-6558 Québec Inc.
Carrière Laurentienne Division Carrière Unijac Inc.
Réjean Beaulne Excavation Inc.
9328-5799 Québec Inc.
Bauval Sable L.G.
Les Sables Compacts Inc.
9045-3499 Québec Inc.

Considering the Municipality has received the following compliant offer:

Bidder	Price (including taxes)
David Riddell Excavation/transport/ 9129-6558 Québec Inc.	\$ 105,770.00

CONSIDERING THAT the Municipality has exercised its right to negotiate with the sole compliant bidder, in accordance with article 938.3 of the Municipal Code (RLRQ, ch. C-27.1);

CONSIDERING THAT the credits are provided for in the 2024 budget;

It is proposed by Councillor Peter MacLaurin
IT IS RESOLVED:

Municipality of Morin-Heights

TO PROCEED with the granting of a contract to the lowest bidder in conformity, David Riddell Excavation/transport, at the price, before taxes, of \$ 23,70 per metric ton for sand and \$ 2,60 per metric ton to reserve, for a total of \$ 105,770.00 including taxes for the entire contract.

THAT the bidder be notified that the compliant particle size results must be submitted to the Administration before October 15th and that failure to do so, the offer will be deemed non-compliant and rejected.

THAT the gravel samples must be taken in the presence of a representative from the Municipality.

THAT the Public works department be authorized, as of October 15th, 2024 to re-tender the contract should the bidder retained not be able to comply with the present resolution;

The Mayor returns and presides over the meeting.

393.10.24 REPORT REGARDING THE TREATMENT OF PETITIONS AND REQUESTS

The Director general presents Council who acknowledge receipt of the summary report regarding petitions and requests to September 30th, 2024.

394.10.24 AMENDMENT TO RESOLUTION 243.07.22 REGARDING THE TRANSFER OF EQUIPMENT AND SERVITUDES RELATED TO THE INTEGRATION OF THE SOMMET MORIN-HEIGHTS DRINKING WATER DISTRIBUTION NETWORK

WHEREAS Council adopted resolution 243-07-22 concerning the transfer of equipment and servitudes related to the integration of the Sommet Morin-Heights drinking water distribution network;

WHEREAS Sommet Morin-Heights has not been able to obtain all the required signatures since the adoption of said resolution;

WHEREAS Sommet Morin-Heights has made certain modifications to the initial project for the transfer of equipment and easements submitted in 2022;

WHEREAS Council must approve these modifications concerning the description of easements and certain parties involved;

WHEREAS the Director general has deposited all relevant and up-to-date documents, which Council members have had the opportunity to review, and recommends their approval;

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It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

TO AMEND resolution 243-07-22 to incorporate the updated relevant documents filed by Sommet Morin-Heights and to replace, in the fourth “WHEREAS”, the word “recently” with “September 23rd, 2024”;

395.10.24 DIRECTOR’S MONTHLY REPORT

The Director general presents Council, who acknowledge receipt of the monthly report for September 2024 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.

396.10.24 REPORT REGARDING PERMITS AND CERTIFICATES

The Director general presents Council who acknowledge receipt, of the list of permits and certificates to September 30th, 2024.

397.10.24 ANIMAL PROTECTION AND CONTROL SOCIETY’S
ACTIVITY REPORT

The Director general has not received any reports.

398.10.24 MINOR EXEMPTION – LOT 3 737 734, CHEMIN SAINT
-ADOLPHE

- The president of the assembly opens the consultation meeting regarding the minor derogation at 19h50;
- The president of the assembly invites the Director general to read the proposal and explain the requested derogation;
- The president of the assembly invites anyone interested who were duly convened to this meeting by public notice dated September 17th, 2024 be heard in this dossier. The meeting ends at 19h52;

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;

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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 conditional approval;

It is proposed by Councillor Claude P. Lemire

IT IS RESOLVED:

THAT the preamble is an integral part of this resolution;

TO GRANT the requested exemption for the lot 3 737 734, chemin de Saint-Adolphe (4487-43-1940) for an existing driveway serving three (3) residences whereas current regulations allow a driveway serving a maximum of two residences, as per the technical description signed by Mr. Tristan Séguin, land surveyor, dated November 23rd, 2009, file 205-239C, minute 95, plan W55172;

399.10.24 SPAIP – 37, RUE DES CHUTES

CONSIDERING THAT a request for approval by site planning and architectural integration program was submitted by the owner of the property located at 37, rue des Chutes in commercial zone C-3 and the lot is located within the village core;

CONSIDERING THAT the owner has submitted a proposal to proceed with the renovation of a main building (three-family residence) in accordance with By-law (647-2022) regarding SPAIPs;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in the Permits and certificates By-law;

CONSIDERING THAT the Urban planning advisory committee has examined this proposal and recommends council's approval ;

It is proposed by Councillor Louise Cossette

It is unanimously resolved by the councillors:

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TO APPROVE the plans and specifications in accordance with the objectives and criteria of the SPAIP for the exterior renovation of a main building of the residential group (three-family residence) at 37, rue des Chutes (4585-97-8954) as per the plans submitted;

400.10.24 SPAIP – 774, CHEMIN DU VILLAGE

CONSIDERING THAT a request for approval by site planning and architectural integration program was submitted by the owner of the property located at 774, chemin du Village in mixed zone MIX-1 and the lot is located within the village core;

CONSIDERING THAT the owner has submitted a proposal to proceed with the renovation of a main building (single-family residence) in accordance with By-law (647-2022) regarding SPAIPs;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in the Permits and certificates By-law;

CONSIDERING THAT the Urban planning advisory committee has examined this proposal and recommends council's approval ;

It is proposed by Councillor Leigh MacLeod

It is unanimously resolved by the councillors:

TO APPROVE the plans and specifications in accordance with the objectives and criteria of the SPAIP for the exterior renovation of a main building of the residential group (single-family house) at 774, chemin du Village (4685-51-6905) as per the plans submitted;

401.10.24 SPAIP – LOT 6 503 285, CHEMIN DE L'ESCALADE

CONSIDERING THAT a request for approval by site planning and architectural integration program was submitted by the owner of the property located on lot 6 503 285, chemin de l'Escalade in residential and resort zone RV-34 and all or part of the lot is located in elevations of 350 meters and over;

CONSIDERING THAT the owner has submitted a proposal to proceed with the construction of a main building (single-family residence) in accordance with By-law (647-2022) regarding SPAIPs;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in the Permits and certificates By-law;

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CONSIDERING THAT the Urban planning advisory committee has examined this proposal and recommends council's approval ;

It is proposed by Councillor Gilles Saulnier

It is unanimously resolved by the councillors:

TO APPROVE the plans and specifications in accordance with the objectives and criteria of the SPAIP for the construction of a main building of the residential group (single-family house) on lot 6 503 285, chemin de l'Escalade (4486-13-8936) as per the plans submitted;

402.10.24 SPAIP – LOT 3 206 797, CHEMIN DES TROIS-LACS

CONSIDERING THAT a request for approval by site planning and architectural integration program was submitted by the owner of the property located on lot 3 206 797, chemin des Trois-Lacs in residential and resort zone RV-1 and all or part of the lot is located in elevations of 350 meters and over;

CONSIDERING THAT the owner has submitted a proposal to proceed with the construction of a main building (single-family residence) in accordance with By-law (647-2022) regarding SPAIPs;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in the Permits and certificates By-law;

CONSIDERING THAT the Urban planning advisory committee has examined this proposal and recommends council's approval ;

It is proposed by Councillor Leigh MacLeod

It is unanimously resolved by the councillors:

TO APPROVE the plans and specifications in accordance with the objectives and criteria of the SPAIP for the construction of a main building of the residential group (single-family house) on lot 3 206 797, chemin des Trois-Lacs (4382-21-3130) as per the plans submitted;

403.10.24 ADOPTION – BY-LAW (761-2024) AMENDING NUISANCE BY-LAW (583-2019) REGARDING INVASIVE EXOTIC SPECIES AND BUILDING CLEANLINESS

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 Peter MacLaurin

And unanimously resolved by all councillors:

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TO ADOPT the French and English versions of By-law (761-2024) amending Nuisance By-law (583-2019) regarding invasive exotic species and building cleanliness as follows:

**By-law 761-2024
amending Nuisance By-law (583-2019) regarding invasive exotic
species and building cleanliness**

EXPLANATORY NOTE

This By-law establishes that the growing of ragweed and any poison ivy constitutes a nuisance and is prohibited.

It prescribes that the planting, allowing to be planted, possession or cultivation of the invasive exotic species described in the by-law are prohibited and constitute a nuisance.

It adds provisions concerning the cleanliness of buildings, the accumulation of waste of all kinds and the piling up of various construction materials.

WHEREAS the municipal council may, under Articles 4, 6, 62 and 85 of the Municipal Powers Act (RLRQ, c. C-47.1), establish standards and rules regarding the environment and public health and security;

WHEREAS Article 59 of the Municipal Powers Act powers grants the power to municipalities to regulate nuisance matters;

CONSIDERING THAT the Council wishes to improve the Nuisance by-law in order to complete the provisions included in By-law (632-2022) respecting the sanitation, maintenance and occupancy of buildings with respect to the cleanliness of buildings and to facilitate obtaining Municipal Court orders for the cleaning of buildings;

CONSIDERING THAT the Municipality wishes to take action to counter the proliferation of invasive exotic species;

CONSIDERING paragraph 7 of Article 4 and Article 85 of the Municipal Powers Act;

WHEREAS a notice of motion was given by Councillor Peter MacLaurin at the regular meeting of September 11th, 2024 and that the draft by-law was tabled;

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** – The by-law aims to integrate new nuisances related to invasive exotic plants and the accumulation and piling up of objects of all kinds, construction materials and debris for no particular purpose;

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2. ***Objective*** – The provisions of the By-law must be interpreted in such a way as to ensure better protection of the environment and public health, and to prevent the improper accumulation of objects, materials and waste of all kinds outside buildings.

CHAPTER 2 : AMENDING PROVISIONS

3. ***Invasive exotic species*** – The first paragraph of Article 13 of Nuisance By-law (583-2019) is amended by adding, after the word « weeds », « constitutes a nuisance and ».

The title of Article 13 is replaced by the following: « Grass, weeds and invasive exotic species ».

Article 13 of Nuisance By-law (583-2019) is amended by adding the following after the second paragraph :

« Is also forbidden for anyone to plant or allow to be planted or to possess or cultivate the invasive exotic species on the Quebec's list of priority invasive exotic plant species.

All property owners must take the necessary measures to control, reduce the presence and limit the dispersion and spread of the exotic species mentioned in the preceding paragraph ».

4. ***Cleanliness of buildings*** – Nuisance By-law (583-2019) is amended by adding the following, after Article 13 :

« 13.1 ***Cleanliness of the building*** - Leaving, depositing, throwing or tolerating on a lot the presence of dead branches, demolition debris, construction or renovation residue, scrap metal, garbage, paper, empty or non-empty bottles and containers, tires, glass or any other waste or object of any kind whatsoever on or in any building in the Municipality constitutes a nuisance and is prohibited.

13.2 ***Piling up and construction material*** - Leaving, depositing, placing, tolerating, accumulating or piling up earth, sand, gravel, stone, brick, metal, construction materials, branches or any other similar object that is not incorporated or intended to be incorporated into a construction on this immovable, for which a permit or certificate of authorization has been previously issued if required, on or in any immovable of the Municipality constitutes a nuisance and is prohibited.

The presence on a building of construction debris such as boards, pipes, electrical equipment, bricks, stones, nails and other similar materials, other than in a container provided for this purpose, also constitutes a nuisance and is prohibited ».

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CHAPTER 3 : FINAL PROVISION

5. ***Entering into effect*** - The present By-law enters into effect in accordance to the Law.

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Timothy Watchorn	Hugo Lépine
Mayor	Director general / Registrar-treasurer

404.10.24 ADOPTION – BY-LAW (762-2024) AMENDING PERMITS AND CERTIFICATES BY-LAW (645-2022) TO CLARIFY THE DEFINITION OF SETBACKS

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 (762-2024) amending Permits and certificates By-law (645-2022) to clarify the definition of setbacks as follows:

**By-law 762-2024
amending Permits and certificates
By-law (645-2022) to clarify the definition of setbacks**

EXPLANATORY NOTE

The present By-law amends Permits and certificates By-law (645-2022) to allow better application of the new standards that came into effect on February 27th, 2023 in the spirit of the By-law’s purpose and objectives.

Consequently, it modifies Sketch 6 in the definition of « Setback » in Article 17 to correct a typo.

CONSIDERING Articles 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 respecting permits and certificates;

WHEREAS Council wishes to make certain adjustments to the Permits and Certificates By-law to clarify the meaning of certain provisions and ensure the attainment of the objectives of the Urbanism Plan as well as to ensure better application of certain new standards that came into force on February 27th, 2023;

WHEREAS a notice of motion was given by Councillor Carole Patenaude at the regular Council meeting of September 11th, 2024 and that a draft by-law was tabled and explained by the Director general;

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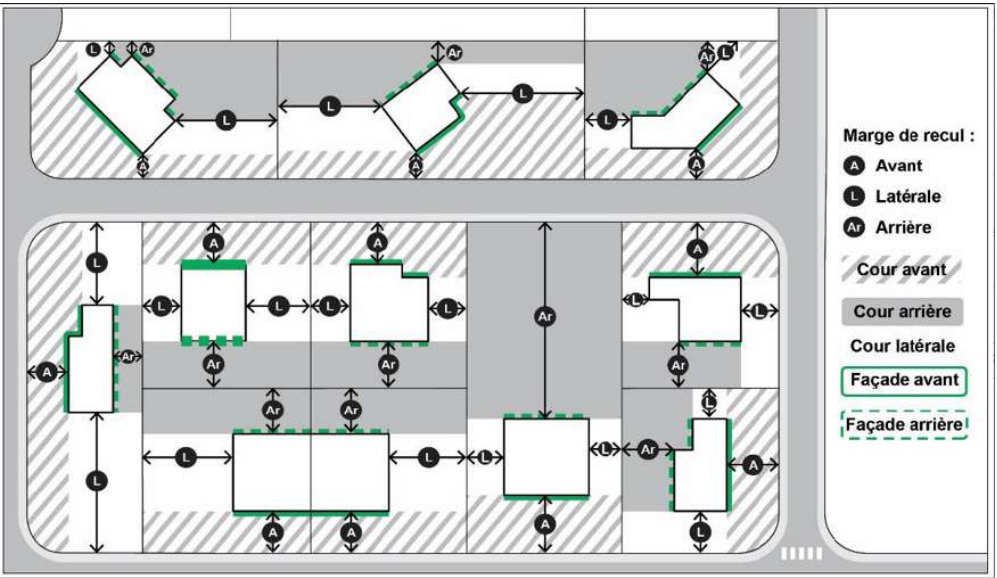
CONSEQUENTLY, the municipal council decrees the following:

CHAPTER 1 : INTRODUCTORY PROVISIONS

- 1. **Purpose** – The purpose of this By-law is to ensure the proper application of certain new definitions 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 in such a way as to aim for a better and more efficient application of the new standards relating to permits and certificates covered by the By-law as well as to specify certain others so that their application complies with the Urbanism Plan.

CHAPTER 2 : AMENDING PROVISIONS

- 3. **Definition of setback** – Sketch 6 in Article 17 is replaced by the following:
«



»

3.1 Slope - The definition of the word “Slope” in Article 17 is amended by adding the following after the word “plateau”: “, expressed as a percentage by the result of the difference in level (elevation) between the opposite limits of the given reference surface. The measurement must be taken perpendicular to the contour lines”.

CHAPTER 3 : FINAL PROVISION

- 4. **Entering into effect** - The present By-law enters into effect in accordance to the Law.

Timothy Watchorn
Mayor

Hugo Lépine
Director general/ Registrar-treasurer

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**405.10.24 CONTRACT – ANIMAL PROTECTION AND CONTROL SERVICES
 – SOCIÉTÉ DE PROTECTION ET DE CONTRÔLE DES ANIMAUX
 DE LAURENTIDES-LABELLE**

TAKING INTO ACCOUNT the provisions of the Animal Control By-law (615-2021);

WHEREAS, for the purposes of applying the above-mentioned by-law, the Municipality has chosen, for several years, to call upon the services of the Société de protection et de contrôle des animaux de Laurentides-Labelle, a non-profit organization;

WHEREAS the current contract between the Municipality and this organization expires on December 31, 2024, and it is necessary, following the recommendation of the Director of Planning and Environment, to renew it;

CONSIDERING the provisions of the draft contract submitted by the Société de protection et de contrôle des animaux de Laurentides-Labelle, of which the members have had the opportunity to take cognizance;

WHEREAS the Municipality's annual operating budget includes the necessary budgetary appropriations to cover the cost of the services provided for in the said contract;

WHEREAS the estimated value of the contract is less than \$50,001;

CONSIDERING article 938 (1, paragraph 2) of the Municipal Code (RLRQ, c. C-27.1);

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED :

THAT the preamble be and is an integral part hereof;

TO APPROVE the contract for animal protection and control services between the Municipality and the Société de protection et de contrôle des animaux de Laurentides-Labelle for a three-year term, from January 1st , 2025 to December 31st , 2027, for an amount of \$6.58 per citizen in 2025, \$6.85 per citizen in 2026 and \$7.12 per citizen in 2027;

TO AUTHORIZE the Director general, and he is hereby authorized, to sign for and in the name of the Municipality, all documents ratifying the present contract;

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**406.10.24 CONDITIONAL MUNICIPALISATION OF THE EXTENSION OF
RUE DORAL**

WHEREAS, on March 30th, 2021, the Municipality issued a subdivision permit for various lots along a possible extension of rue Doral;

WHEREAS on October 5th, 2021, the Municipality issued a certificate of authorization for the development of the extension of rue Doral, under the conditions stipulated in said certificate;

WHEREAS the Municipality has authorized the extension of rue Doral as well as various related municipal works;

CONSIDERING THAT the street construction work was to be completed within the parameters of the Infrastructure Construction Policy, but that certain non-compliant elements were identified by the Public Works and Infrastructures Department;

CONSIDERING THAT the professionals assigned to the project have submitted a letter of commitment as well as the attestations of compliance required by said Policy, despite the non-compliant elements identified;

CONSIDERING the provisions of the Politique sur la municipalisation des infrastructures;

CONSIDERING THAT the Director of Urban Planning and Environment and the Director of Public Works and Infrastructures recommend to Council the conditional municipalization of this portion of the Doral Street extension as defined in the technical description appended in support of this request;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED :

THAT the preamble be and is an integral part hereof;

TO MUNICIPALIZE the extension of rue Doral as defined in the technical description produced in support of this resolution and appended hereto to form an integral part hereof, conditionally to the completion of the work required for the following corrective measures:

- Correction of the street slope to meet the 14% limit;
- Production of a financial guarantee representing at least the cost of the corrective work to be carried out;
- Submission of a revised certificate of compliance;
- Submission of as-built plans revised after the required corrective work;
- Redistribution of the old cadastral sections of the roundabout from lot 3 811 950 to adjacent lots 6 419 152 and 6 419 153;

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TO AUTHORIZE the Mayor and Director general, and they are hereby authorized, to sign for and in the name of the Municipality, all documents ratifying the present resolution;

TO AUTHORIZE the Mayor and Director general, and they are hereby authorized, to sign, for and in the name of the Municipality, any servitude related to the present resolution;

**407.10.24 TABLING – 2024 ANNUAL REPORT FROM THE ENVIRONMENT
ADVISORY COMMITTEE**

The Director general presents Council with the 2024 annual report from the Environment advisory committee.

408.10.24 MONTHLY REPORT FROM THE DIRECTOR

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 September 2024 as per By-law (577-2019) regarding financial administration.

**409.10.24 HIRING OF A PART-TIME, ON-CALL CUSTOMER SERVICE
AGENT AND SET SUPERVISOR**

WHEREAS the Municipality's 2024 budget;

WHEREAS the hiring of a temporary seasonal employee is necessary for the operations of the Recreation, culture and community life department;

WHEREAS the recommendation of the Director of Recreation, culture and community life and the Director General for the purpose of hiring a part-time, on-call attendant and customer service agent;

CONSIDERING the Remuneration policy for the employees of the Recreation, culture and community life department;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED :

THAT the preamble be an integral part of the present document.

TO RATIFY the hiring of the following person as a part-time, on-call customer service agent 1 and set supervisor in accordance with the terms of the Remuneration policy for the employees of the Recreation, culture and community life department;

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Name	Date	Level
Noah Julita	September 28th, 2024	1

COUNCILLORS’ DECLARATIONS

QUESTION PERIOD

Council answers questions posed by the public.

410.10.24 END OF THE MEETING

The agenda having been exhausted, it is proposed by Councillor Claude P. Lemire that the meeting end at 20:40.

I have approved each and every
resolution in these minutes

Tim Watchorn
Mayor

Hugo Lépine
Director general / Registrar-treasurer

Twelve people attended the meeting.