

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, September 11th, 2024 at which were present:

- Councillor Carole Patenaude
- 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.

The Director general, Mr. Hugo Lépine is present.

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

342.09.24 ADOPTION OF THE AGENDA

It is proposed by Councillor Louise Cossette
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 August 14 th , 2024 |
| 3 | 2 | Minutes of the special meeting of August 26 th , 2024 |
| 3 | 3 | Minutes of the Planning advisory committee of August 20 th , 2024 |
| 3 | 4 | Minutes of the Environment advisory committee meeting of August 26 th , 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	Authorization – Participation of elected representatives to the 2024 FQM annual convention
5	4 2	Amendment to a financial assistance agreement between the Municipality and the Ministère des Transports et de la Mobilité durable concerning the local roads assistance program
5	4 3	Vote and allocation of additional credits of \$16,000 for the purchase of the Basler Park gatehouse at its residual value
5	4 4	Allocation of the \$ 18611 grant from the Government of Quebec to repay the loans contracted to upgrade the Lac-Peter dam
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	4	By-laws and various resolutions
6	4 1	Remembrance day
6	4 2	Authorization to issue a call for tenders for the purchase of a fire engine vehicle
7		PUBLIC WORKS AND INFRASTRUCTURES
7	1	Director’s monthly report
7	2	Public works, buildings and facilities
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
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	SPAIP – Lot 6 575 611, chemin Blue Hills
8	5	Human resources
8	6	By-laws and various resolutions
8	6 1	Notice of motion and tabling of By-law (753-2024) respecting agreements for municipal works and services
8	6 2	Adoption of draft By-law (753-2024) respecting agreements for municipal works and services
8	6 3	Notice of motion and tabling of By-law (761-2024) amending Nuisance By-law (583-2019) regarding invasive exotic species and building cleanliness
8	6 4	Notice of motion and tabling of By-law (762-2024) amending Permits and certificates By-law (645-2022) to clarify the definition of setbacks
8	6 5	Notice of motion and tabling of draft By-law (763-2024) further amending Zoning By-law (642-2022) to enable better application of certain new standards and clarify other provisions
8	6 6	Adoption of draft By-law (763-2024) further amending Zoning By-law (642-2022) to enable better application of certain new standards and clarify other provisions
8	6 7	Notice of motion and tabling of draft By-law (764-2024) further amending Subdivision By-law (643-2022) to enable the new application of certain new standards and to clarify other provisions
8	6 8	Adoption of draft By-law (764-2024) further amending Subdivision By-law (643-2022) to enable the new application of certain new standards and to clarify other provisions
8	6 9	Notice of motion and tabling of draft By-law (765-2024) amending Construction By-law (644-2022) in order to make certain clarifications concerning slow combustion appliances
8	6 10	Adoption of draft By-law (765-2024) amending Construction By-law (644-2022) in order to make certain clarifications concerning slow combustion appliances
9		RECREATION, CULTURE AND COMMUNITY LIFE
9	1	Director’s monthly report

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9	2	Recreation
9	2	1 Addendum to the intermunicipal agreement on the pricing of recreational activities in certain municipalities of the MRC des Pays-d'en-Haut
9	3	Culture
9	4	Outdoor network
9	5	Events
9	6	Human resources
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

343.09.24 MINUTES OF THE REGULAR MEETING OF AUGUST 14th, 2024

The minutes of the regular meeting of August 14th, 2024 were notified to Council members, by means of the electronic assembly file folder.

It is proposed by Councillor Carole Patenaude
And unanimously resolved by all councillors:

TO ADOPT the minutes of the regular meeting of August 14th, 2024;

344.09.24 MINUTES OF THE SPECIAL MEETING OF AUGUST 26th, 2024

The minutes of the special meeting of August 26th, 2024 were notified to Council members, by means of the electronic assembly file folder.

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

TO ADOPT the minutes of the special meeting of August 26th, 2024;

345.09.24 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF AUGUST 20th, 2024

The Director general presents the minutes of the latest Planning advisory committee meeting of August 20th, 2024 via the electronic file;

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

TO ADOPT the minutes of the latest Planning advisory committee meeting of August 20th, 2024 and make the pertinent recommendations.

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346.09.24 MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE
MEETING OF AUGUST 26th, 2024

The Director general presents the minutes of the latest Environment advisory committee meeting of August 26th, 2024 via the electronic file;

It is proposed by Councillor Gilles Saulnier

And unanimously resolved by all councillors:

TO ADOPT the minutes of the latest Environment advisory committee meeting of August 26th, 2024 and make the pertinent recommendations.

347.09.24 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.

348.09.24 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS

The Director general presents his monthly activities report.

349.09.24 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.

350.09.24 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.

351.09.24 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of August 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:

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TO APPROVE the accounts as detailed on the lists presented.

Expense statements from August 1 st to 31 st , 2024	
Purchases of the month	\$ 1 114,081.00
Total supplier purchases	\$ 1 114,081.00
Direct bank payments	\$ 2 084.00 \$
Sub-total – purchases and direct payments	\$ 1 116,165.00
Net salaries	\$ 199,234.00
GRAND TOTAL (August 2024)	\$ 1 315,399.00

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;

352.09.24 STATEMENT OF FINANCIAL ACTIVITIES

The Director general presents Council who acknowledges receipt of the statement of financial activities to August 31st, 2024 and comments on them.

353.09.24 AUTHORIZATION – PARTICIPATION OF ELECTED REPRESENTATIVES TO THE 2024 FQM ANNUAL CONVENTION

WHEREAS the Fédération québécoise des municipalités is holding its annual convention on September 26th, 27th and 28th, 2024;

WHEREAS Council deems it appropriate that its members be able to attend;

WHEREAS Articles 17 and 18 of By-law (560-2018) respecting the remuneration of elected officials provide that authorized participants in this event may be reimbursed for any expenses supported by sufficient vouchers and within the parameters of the Policy on Travel and Representation of the Municipality;

WHEREAS the 2024 operating budget includes sufficient funds to allow Council members to attend the annual convention of the Fédération québécoise des municipalités;

CONSIDERING Article 29 of the Act respecting the salaries of elected municipal officers (RLRQ, c. T-11.001)

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CONSIDERING paragraph 2 of section 25 of the same Act, which exempts the mayor from obtaining prior authorization to participate in this type of event;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

THAT the preamble form an integral part of this resolution;

TO AUTHORIZE the following members of Council to attend the annual convention of the Fédération québécoise des municipalités to be held on September 26th, 27th and 28th, 2024:

- Councillor Louise Cossette
- Councillor Gilles Saulnier;
- Mayor Timothy Watchorn.

**354.09.24 AMENDMENT TO A FINANCIAL ASSISTANCE AGREEMENT
BETWEEN THE MUNICIPALITY AND THE MINISTÈRE DES
TRANSPORTS ET DE LA MOBILITÉ DURABLE CONCERNING
THE LOCAL ROADS ASSISTANCE PROGRAM**

WHEREAS on November 24th, 2023, the Municipality and the ministère des Transports et de la Mobilité durable signed a financial assistance agreement (UZX64767, GDM - 20221117-017) with respect to the local roads assistance program;

WHEREAS Council approved this agreement in Resolution 52-02-23;

WHEREAS, in application of the accounting standard on transfer payments, it is necessary to modify the terms of payment provided for in said agreement;

WHEREAS the Director of Finance and Administration has deposited the draft amendment to the said agreement which the parties must authorize in order to apply the new accounting standard on transfer payments, of which the members have been made aware;

WHEREAS the Municipality has taken cognizance of the terms and conditions for the application of the component concerned by the request for financial assistance submitted within the framework of the Programme d'aide à la voirie locale (PAVL) and undertakes to respect them;

It is proposed by Councillor Louise Cossette

IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

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TO APPROVE the draft amendment to financial assistance agreement UZX64767, GDM - 20221117-017 submitted by the Director of Finance and Administration, which has been brought to the attention of Council members;

TO CONFIRM the Municipality's commitment to carry out the eligible work in accordance with the terms and conditions in effect, recognizing that in the event of non-compliance, the financial assistance will be terminated, and TO CERTIFY that the Mayor and General Manager are duly authorized to sign any document or agreement to this effect with the Minister of Transport and Sustainable Mobility;

**355.09.24 VOTE AND ALLOCATION OF ADDITIONAL CREDITS OF \$ 16,000
FOR THE PURCHASE OF THE BASLER PARK GATEHOUSE AT
ITS RESIDUAL VALUE**

WHEREAS since 2020, the Municipality has been renting a gatehouse for the Recreation, Culture and Community Life Department to control the entrance to Basler Park;

WHEREAS this lease was to be temporary in order to allow for the preparation of a development plan for Basler Park and its realization;

WHEREAS the Covid-19 pandemic considerably delayed the preparation of said plan;

WHEREAS the Municipality has since acquired the property located at 77, chemin du Lac-Écho, in Basler Park, resulting in adjustments to this same development plan;

WHEREAS, considering the rental costs and the residual value of the said gatehouse, specifically, a total sum of \$16,000, the Finance and Administration Department recommends its acquisition at the same residual value;

CONSIDERING THAT, as soon as the redevelopment of Basler Park is completed, the Municipality will be able to proceed with the sale of this gatehouse, failing its ability to reallocate it elsewhere;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED :

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

TO VOTE AND ALLOCATE additional funds in the amount of \$16,000 for the purchase of a gatehouse for Basler Park;

TO AUTHORIZE the transfer of \$16,000 from the Parks and green spaces fund to account 02-701-61-715;

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**356.09.24 ALLOCATION OF THE \$ 18,611 GRANT FROM THE
GOVERNMENT OF QUEBEC TO REPAY THE LOANS
CONTRACTED TO UPGRADE THE LAC-PETER DAM**

CONSIDERING THAT the provisions of By-law (566-2018) Feasibility study – Lac-Peter dam provide for a loan of \$ 30,000 to be reimbursed over a 10-year term via a sector tax levied on the owners of the immovables referred to in Annex B of this by-law;

CONSIDERING THAT Council passed By-law (618-2021) providing for the financing of work to upgrade the Lac Peter dam and decreeing a loan accordingly in the amount of \$ 378,642;

WHEREAS the Municipality has received a grant in the amount of \$18,611 from the Quebec Government within the scope of Section 1 of the financial assistance program for the upgrading of municipal dams (PAFMAN);

WHEREAS the balance of this loan, on the date said grant was obtained, was \$ 16,100;

WHEREAS the above-mentioned by-law did not provide, in its Annex A, for the obtaining of any financial assistance;

CONSIDERING THAT the Director General and the Director of Finance and Administration recommend that Council allocate this grant to the payment of the balance of \$ 16,100 of the loan decreed in By-law (566-2018) Feasibility Study - Lac Peter dam as well as to the payment of a portion of the balance of the loan decreed in By-law (618-2021) providing for the financing of work to upgrade the Lac Peter Dam and decreeing a loan accordingly;

TAKING INTO ACCOUNT the provisions of the Act respecting municipal debts and loans (RLRQ, c. D-7);

It is proposed by Councillor Peter MacLaurin
IT IS RESOLVED:

TO ALLOCATE an amount of \$ 16,100 from the grant of \$ 18,611 obtained by the Municipality within the framework of PAFMAN component 1 to the repayment of the balance of the same amount of the loan decreed in By-law (566-2018) Feasibility Study - Lac-Peter dam;

TO ALLOCATE an amount of \$ 2,511 from the grant of \$18,611 obtained by the Municipality within the framework of PAFMAN component 1 to reimburse a portion of the balance of By-law (618-2021) providing for the financing of work to upgrade the Lac Peter dam and to decree a loan accordingly;

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357.09.24 MONTHLY REPORT FROM THE DIRECTOR

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

**358.09.24 SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY
REPORT**

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

359.09.24 REMEMBRANCE DAY

CONSIDERING Council has received a request from the Royal Canadian Legion, Local 171 for the closing of Village road during the Remembrance day parade which will be held on Saturday, November 9th, 2024 between 9:45 and 11:45;

WHEREAS the Royal Canadian Legion, section 171 intends on holding their fundraiser on November 2nd and/or 3rd, 2024 at the corner of chemin du Village and Route 364;

CONSIDERING the Royal Canadian Legion is responsible for asking for the Minister of transport's authorization as well as the Sûreté du Québec's assistance for the holding of this event;

It is proposed by Councillor Leigh MacLeod
And unanimously resolved :

TO SUPPORT the Royal Canadian Legion, local 171, in its steps with the Ministère des Transports du Québec for the holding of this Remembrance day 2024 commemoration;

**360.09.24 AUTHORIZATION TO ISSUE A CALL FOR TENDERS FOR THE
PURCHASE OF A FIRE ENGINE VEHICLE**

CONSIDERING THAT one of the fire department's current fire engines has reached the end of its useful life and must be replaced;

CONSIDERING THAT the council intends to include the investment required for this replacement in the 2025-2026-2027 three-year capital expenditure program;

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WHEREAS current average delivery times for fire engines are 12 to 18 months from the time the order is placed;

WHEREAS the Fire and Public Security Department has completed the preliminary stages of the investment project in excess of \$ 133,800 including estimates and a draft specification for a public call for tenders;

WHEREAS the Fire and Public Security Department must obtain Council's approval to immediately proceed with a public call for tenders open to international suppliers;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO AUTHORIZE the issuance of a call for tenders for the purchase of a fire engine for the Fire and Public Security department;

361.09.24 MONTHLY REPORT FROM THE DIRECTOR

The Director general presents Council, who acknowledge receipt of the monthly report for the month of August 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.

362.09.24 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 August 31st, 2024.

363.09.24 DIRECTOR'S MONTHLY REPORT

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

364.09.24 REPORT REGARDING PERMITS AND CERTIFICATES

The Director general presents Council who acknowledge receipt, of the list of permits and certificates to August 31st, 2024.

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

The Director general presents Council who acknowledge receipt of the activity report of April 1st to June 30th, 2024 as well as many documents pertaining to interventions.

366.09.24 SPAIP – LOT 6 575 611, CHEMIN BLUE HILLS

CONSIDERING THAT a request for approval by site planning and architectural integration program was submitted by the owner of the property located on lot 6 575 611, chemin de Blue Hills in residential and resort zone RV-7 and all or part of the lot is located in an elevation of 350 meters or more;

CONSIDERING THAT the owner has submitted a proposal to proceed with the construction of a main building (tourist 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 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 (tourist residence) on lot 6 575 611, chemin de Blue Hills, (4383-68-8839), as per the plans submitted;

**A.M. 11.09.24 NOTICE OF MOTION AND TABLING OF BY-LAW (753-2024)
RESPECTING AGREEMENTS FOR MUNICIPAL WORKS AND SERVICES**

Notice of motion is given by Councillor Louise Cossette that By-law (753-2024) respecting agreements for municipal works and services will be presented at a future council meeting.

Draft by-law (753-2024) respecting agreements for municipal works and services is presented herewith.

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367.09.24 ADOPTION OF DRAFT BY-LAW (753-2024) RESPECTING AGREEMENTS FOR MUNICIPAL WORKS AND SERVICES

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 (753-2024) respecting agreements for municipal works and services which forms an integral part hereof.

A.M. 12.09.24 NOTICE OF MOTION AND TABLING OF BY-LAW (761-2024) AMENDING NUISANCE BY-LAW (583-2019) REGARDING INVASIVE EXOTIC SPECIES AND BUILDING CLEANLINESS

Notice of motion is given by Councillor Peter MacLaurin that By-law (761-2024) amending Nuisance By-law (583-2019) regarding invasive exotic species and building cleanliness will be presented at a future council meeting.

Draft by-law (761-2024) amending Nuisance By-law (583-2019) regarding invasive exotic species and building cleanliness is presented herewith.

A.M. 13.09.24 NOTICE OF MOTION AND TABLING OF BY-LAW (762-2024) AMENDING PERMITS AND CERTIFICATES BY-LAW (645-2022) TO CLARIFY THE DEFINITION OF SETBACKS

Notice of motion is given by Councillor Carole Patenaude that By-law (762-2024) amending Permits and certificates By-law (645-2022) to clarify the definition of setbacks will be presented at a future council meeting.

Draft by-law (762-2024) amending Permits and certificates By-law (645-2022) to clarify the definition of setbacks is presented herewith.

A.M. 14.09.24 NOTICE OF MOTION AND TABLING OF BY-LAW (763-2024) FURTHER AMENDING ZONING BY-LAW (642-2022) TO ENABLE BETTER APPLICATION OF CERTAIN NEW STANDARDS AND CLARIFY OTHER PROVISIONS

Notice of motion is given by Councillor Peter MacLaurin that By-law (763-2024) further amending Zoning By-law (642-2022) to enable better application of certain new standards and clarify other provisions will be presented at a future council meeting.

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Draft by-law (763-2024) further amending Zoning By-law (642-2022) to enable better application of certain new standards and clarify other provisions is presented herewith.

368.09.24 ADOPTION OF DRAFT BY-LAW (763-2024) FURTHER AMENDING ZONING BY-LAW (642-2022) TO ENABLE BETTER APPLICATION OF CERTAIN NEW STANDARDS AND CLARIFY OTHER PROVISIONS

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 (763-2024) further amending Zoning By-law (642-2022) to enable better application of certain new standards and clarify other provisions as follows:

BY-LAW 763-2024
further amending Zoning By-law (642-2022) to enable better application of certain new standards and clarify other provisions

EXPLANATORY NOTE

This by-law amends Zoning By-law (642-2022) to allow better application of the new standards that came into effect on February 27th, 2023 in keeping with the spirit of the by-law's purpose and objectives.

It harmonizes the setbacks applicable when there is a spa with a shelter or only a spa.

It extends the plant screening standard for air conditioners to all equipment.

It adds a paragraph to Article 182 concerning zones at risk of landslides, to bring it into line with the MRC's development plan.

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 zoning by-law;

WHEREAS the Council wishes to make certain adjustments to the Zoning 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 Peter MacLaurin at the regular Council meeting of September 11th, 2024 and that the 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 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 in such a way as to ensure better and more effective application of the new zoning standards 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. ***Accessory constructions authorized in the Residential group*** – Paragraph b, line 14, table 29 of Article 109 is amended by adding the word « spa » in parentheses to the title of said paragraph and by replacing the words in the prescribed setbacks column with the following: « The front setback prescribed for the main building in the specifications grid. ».

Paragraph e of line 14 of table 29 of Article 109 is amended by adding the word « shelter » between parentheses in the title of said paragraph and by replacing, in the prescribed setbacks column, what appears therein with the following: « The front setback prescribed for the main building in the specifications grid. ».

4. ***Landslide risk zones*** – Article 182 is further amended by adding, after the third paragraph, the following paragraph: « The construction or extension of an accessory building with a surface area of less than 25 square meters is also prohibited within fifteen (15) meters of the toe of a slope or the top of a slope 5 meters or more in height and with a slope of 60% or more. ».
5. ***Plant screen*** – The expression « the air conditioner » in paragraph c, line 28, table 28, Article 109 is replaced by the expression « the equipment ».

CHAPTER 3 : FINAL PROVISION

6. ***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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**A.M. 15.09.24 NOTICE OF MOTION AND TABLING OF BY-LAW (764-2024)
FURTHER AMENDING SUBDIVISION BY-LAW (643-2022) TO ENABLE THE
NEW APPLICATION OF CERTAIN NEW STANDARDS AND TO CLARIFY OTHER
PROVISIONS**

Notice of motion is given by Councillor Gilles Saulnier that By-law (764-2024) further amending Subdivision By-law (643-2022) to enable the new application of certain new standards and to clarify other provisions will be presented at a future council meeting.

Draft by-law (764-2024) further amending Subdivision By-law (643-2022) to enable the new application of certain new standards and to clarify other provisions is presented herewith.

**369.09.24 ADOPTION OF DRAFT BY-LAW (764-2024) FURTHER
AMENDING SUBDIVISION BY-LAW (643-2022) TO ENABLE THE NEW
APPLICATION OF CERTAIN NEW STANDARDS AND TO CLARIFY OTHER
PROVISIONS**

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 Gilles Saulnier
And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (764-2024) further amending Subdivision By-law (643-2022) to enable the new application of certain new standards and to clarify other provisions as follows:

BY-LAW 764-2024
**Further amending Subdivision By-law (643-2022) to enable the new
application of certain new standards and
to clarify other provisions**

EXPLANATORY NOTE

The present by-law amends Subdivision By-law (643-2022) to allow better application of the new standards that came into force on February 27th, 2023, in the spirit of the by-law's purpose and objectives.

It corrects Article 54 concerning derogatory lot modifications by replacing the expression « enlargement » by the expression « modification ».

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 zoning by-law;

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WHEREAS the Council wishes to make certain adjustments to the Subdivision By-law to clarify the meaning of certain provisions and ensure that the objectives of the Urbanism Plan are met, 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 Gilles Saulnier at the regular Council meeting of September 11th, 2024 and that the 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 this By-law is to ensure the proper application of certain new subdivision standards that have recently come into force in accordance with the Urbanism plan.
2. ***Objective*** – The provisions of the By-law must be interpreted in such a way as to ensure better and more effective application of the new subdivision standards covered by the By-law so that their application is consistent with the Urbanism plan.

CHAPTER 2 : AMENDING PROVISIONS

3. ***Derogatory lot amendment*** – Article 54 is amended by replacing the term « enlargement » with the term « amendment ».

CHAPTER 3 : FINAL PROVISION

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

Timothy Watchorn
Maire

Hugo Lépine
Directeur général / Greffier-trésorier

A.M. 16.09.24 NOTICE OF MOTION AND TABLING OF BY-LAW (765-2024) AMENDING CONSTRUCTION BY-LAW (644-2022) IN ORDER TO MAKE CERTAIN CLARIFICATIONS CONCERNING SLOW COMBUSTION APPLIANCES

Notice of motion is given by Councillor Leigh MacLeod that By-law (765-2024) amending Construction By-law (644-2022) in order to make certain clarifications concerning slow combustion appliances will be presented at a future council meeting.

Draft by-law (765-2024) amending Construction By-law (644-2022) in order to make certain clarifications concerning slow combustion appliances is presented herewith.

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**370.09.24 ADOPTION OF DRAFT BY-LAW (765-2024) AMENDING
CONSTRUCTION BY-LAW (644-2022) IN ORDER TO MAKE CERTAIN
CLARIFICATIONS CONCERNING SLOW COMBUSTION APPLIANCES**

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 Leigh MacLeod
And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (765-2024) amending Construction By-law (644-2022) in order to make certain clarifications concerning slow combustion appliances as follows:

**BY-LAW 765-2024
amending Construction By-law
(644-2022) in order to make certain clarifications concerning slow
combustion appliances**

EXPLANATORY NOTE

The present by-law amends Construction By-law (644-2022) to allow better application of the new standards that came into effect on February 27th, 2023, in keeping with the spirit of the by-law's purpose and objectives.

Accordingly, it amends article 26 on slow-burning appliances to lift the prohibition in cases where the slow-burning appliance installed is EPA or CAN/CSA-B415.1 certified, or the solid-burning appliance installed holds an EPA rating certifying that the appliance emits less than 2.5 grams per hour of fine particles. In these cases, a certificate of compliance from the installer or a certified expert in the field must be provided to the designated official.

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 construction by-law;

WHEREAS Council wishes to make certain adjustments to the Construction By-law to clarify the meaning of certain provisions and ensure that the objectives of the Urbanism Plan are met, 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 Leigh MacLeod at the regular Council meeting of September 11th, 2024 and this draft by-law was tabled and explained by the Director general;

CONSEQUENTLY, the municipal Council decrees the following:

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CHAPTER 1 : INTRODUCTORY PROVISIONS

1. ***Purpose*** – The purpose of this by-law is to ensure the proper application of certain new 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 in such a way as to ensure better and more effective application of the new construction standards 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. ***Solid fuel burning appliance*** – Article 26 is amended by adding the following paragraph after the first paragraph: « However, this prohibition is waived for the installation of an EPA- or CAN/CSA-B415.1-certified appliance or a solid-fuel-burning appliance with an EPA rating certifying that the appliance emits less than 2.5 grams of fine particles per hour, accompanied by a certificate of compliance issued by the installer or by a certified expert in the field and submitted to the designated officer. »

CHAPTER 3 : DISPOSITION FINALE

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

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

372.09.24 ADDENDUM TO THE INTERMUNICIPAL AGREEMENT ON THE PRICING OF RECREATIONAL ACTIVITIES IN CERTAIN MUNICIPALITIES OF THE MRC DES PAYS-D'EN-HAUT

WHEREAS the municipalities of Sainte-Marguerite-du-lac-Masson, Sainte-Anne-des-lacs, Saint-Sauveur, Sainte-Adèle, Piedmont and Morin-Heights have agreed, in a formal agreement approved on June 14th, 2023, to a protocol aimed at granting, to all residents thereof, access to preferential “resident” rates for the various courses offered by their respective recreation departments;

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WHEREAS the parties to the agreement wish to diversify the offer of courses and recreational activities for the benefit of their residents;

CONSIDERING THAT the provisions of articles 569, 572 and 576 of the Municipal Code (RLRQ, c. C-27.1) prescribe the content of intermunicipal agreements;

WHEREAS the Municipality of St-Adolphe would like to adhere to this municipal agreement and in order to do so, an addendum to said agreement must be approved by all of the participating municipalities;

CONSIDERING the draft addendum to the intermunicipal agreement as well as the draft amended intermunicipal agreement submitted to the municipal council and of which the members have had the opportunity to take cognizance;

WHEREAS the Director, Recreation, culture and community life recommends that the council members approve this agreement;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO APPROVE the addendum to the intermunicipal agreement pertaining to recreation programming between the towns and municipalities of Sainte-Marguerite-du-lac-Masson, Sainte-Anne-des-lacs, Saint-Sauveur, Sainte-Adèle, Piedmont and Morin-Heights to include the Municipality of St-Adolphe-d'Howard;

TO AUTHORIZE the Mayor and Director General, and they are hereby authorized, to sign, for and in the name of the Municipality, the amended intermunicipal agreement relative to recreational programming between the towns and municipalities of Sainte-Marguerite-du-lac-Masson, Sainte-Anne-des-lacs, Saint-Sauveur, Sainte-Adèle, Piedmont, St-Adolphe-d'Howard and Morin-Heights;

COUNCILLORS' DECLARATIONS

QUESTION PERIOD

Council answers questions posed by the public.

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373.09.24 END OF THE MEETING

The agenda having been exhausted, it is proposed by Councillor Claude P. Lemire that the meeting end at 20:15.

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

Tim Watchorn
Mayor

Hugo Lépine
Director general / Registrar-treasurer

Ten people attended the meeting.