

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, August 14th, 2024 at which were present:

Councillor Carole Patenaude
Councillor Gilles Saulnier
Councillor Claude P. Lemire

forming quorum under the chairmanship of Mayor Tim Watchorn.

Councillors Leigh MacLeod, Louise Cossette and Peter MacLaurin are absent.

The Director general, Mr. Hugo Lépine is present.

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

299.08.24 ADOPTION OF THE AGENDA

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

TO ADOPT the agenda as presented by Director general with the addition of items 6.4.2 – Support for a request to the Ministère des Transports et de la Mobilité durable (MTDM) to render route 364 safer and 9.2.1 – Contract – Purchase of shade cloths for Basler Park pickleball courts.

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 July 10 th , 2024
3	2	Minutes of the Planning advisory committee of July 16 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	Adoption – Employee performance appraisal policy
5	4 2	Cancellation of several residual balances of certain borrowing by-laws
5	4 3	Tabling – Periodic report on the follow-up of investment projects
5	4 4	Request to confirm the recognition of Girl Guides of Canada for property tax exemption purposes – Building at 240, chemin du Lac-Bouchette
5	4 5	Amendments to the Policy on prevention and management of a situation of psychological or sexual harassment in the workplace and handling of complaints
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	Adoption - By-law (760-2024) amending By-law (370-2003) respecting truck and tool vehicle traffic to add all streets and roads leading into a restricted traffic zone
6	4 2	Support for a request to the Ministère des Transports et de la Mobilité durable (MTDM) to render route 364 safer
7		PUBLIC WORKS AND INFRASTRUCTURES
7	1	Director's monthly report
7	2	Public works, buildings and facilities
7	2 1	Application for financial assistance – Local roads assistance program (PAVL) – Recovery and Security component – chemins Blue Hills and Lac-Écho
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	Minor exemption – 15, rue Hazen-Riddell
8	4 2	Minor exemption – Part of lot 6 540 257 – Proposed lot 13
8	4 3	Minor exemption – Part of lot 6 540 257 -Proposed lot « C »
8	4 4	Minor exemption – Part of lot 6 540 257 -Proposed lot « D »
8	4 5	SPAIP – Lot 4 571 452, rue Hazen-Riddell
8	4 6	SPAIP – Lot 6 540 257 – street and subdivision
8	5	Human resources
8	6	By-laws and various resolutions
8	6 1	Amendment to the agreement in principle with the Société de protection foncière de Sainte-Adèle (SPFSA) concerning the terms and conditions of the undivided co-ownership agreement for lot 6 278 922 (Sheldon Estate)
9		RECREATION, CULTURE AND COMMUNITY LIFE
9	1	Director's monthly report
9	2	Recreation
9	2 1	Contract – Purchase of shade cloths for Basler Park pickleball courts
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

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300.08.24 MINUTES OF THE REGULAR MEETING OF JULY 10th,
2024

The minutes of the regular meeting of July 10th, 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 July 10th, 2024;

301.08.24 MINUTES OF THE PLANNING ADVISORY COMMITTEE
MEETING OF JULY 16th, 2024

The Director general presents the minutes of the latest Planning advisory committee meeting of July 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 July 16th, 2024 and make the pertinent recommendations.

302.08.24 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.

303.08.24 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS

The Director general presents his monthly activities report.

304.08.24 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.

305.08.24 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.

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306.08.24 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of July 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 July 1 st to 31 st , 2024	
Purchases of the month	\$ 1 251,548.00
Total supplier purchases	\$ 1 251,548.00
Direct bank payments	\$ 1 995.00
Sub-total – purchases and direct payments	\$ 1 253,543.00
Net salaries	\$ 206,229.00
GRAND TOTAL (July 2024)	\$ 1 459,772.00

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;

307.08.24 STATEMENT OF FINANCIAL ACTIVITIES

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

308.08.24 ADOPTION – EMPLOYEE PERFORMANCE APPRAISAL POLICY

WHEREAS the current Employee performance appraisal policy has been applied by the municipal administration since 2014 and has not been revised since;

WHEREAS the Municipality considers that there is a need to modify the Employee performance appraisal policy;

CONSIDERING the draft policy submitted by general management;

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It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

TO ADOPT the employee performance appraisal policy;

**309.08.24 CANCELLATION OF SEVERAL RESIDUAL BALANCES OF
CERTAIN BORROWING BY-LAWS**

WHEREAS the Municipality of Morin-Heights has fully realized the objectives of the by-laws listed in the appendix, in accordance with their provisions;

WHEREAS a portion of these by-laws has been permanently financed;

WHEREAS for each of these by-laws there is an uncontracted balance of the amount of the loan approved by the Minister of Municipal Affairs and Housing which cannot be used for other purposes;

WHEREAS the financing of these balances is not required and these balances should no longer appear in the said Ministry's records;

WHEREAS, to this end, it is necessary to amend the borrowing by-laws identified in the Appendix to adjust the expenditure and loan amounts and, if applicable, appropriate a grant or sum from the Municipality's general fund;

It is proposed by Councillor Claude P. Lemire

IT IS RESOLVED :

TO AMEND the by-laws identified in the schedule as follows:

1. by replacing the expenditure or loan amounts by the amounts indicated under the "new expenditure amount" and "new loan amount" columns of the schedule;
2. by adding a provision stipulating that, for the purpose of paying part of the expenditure, the Municipality shall allocate from its general fund the amount indicated under the "General fund" column of the schedule;
3. by amending the provision relating to the allocation of a grant to indicate the amount appearing under the "Grant" column of the schedule. The attached memoranda of understanding are deemed to form an integral part of the corresponding by-laws identified in the appendix.

TO NOTIFY the ministère des Affaires municipales et de l'Habitation that the borrowing authority of the by-laws identified in the appendix will not be used in their entirety due to the amendments made to these by-laws by the present resolution and, where applicable, the co-payments made by the promoters or the sums received from taxpayers in a lump sum for the payment of their capital share. The amounts of these appropriations appear under the "Promoters" and "Cash Payment" columns of the schedule;

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TO REQUEST that said Ministry to cancel in its records the above-mentioned residual balances;

THAT a certified copy of the present resolution be forwarded to the ministère des Affaires municipales et de l'Habitation.

310.08.24 TABLING – PERIODIC REPORT ON THE FOLLOW-UP OF INVESTMENT PROJECTS

The Director general presents Council with the periodic report on the follow-up of investment projects.

311.08.24 REQUEST TO CONFIRM THE RECOGNITION OF GIRL GUIDES OF CANADA FOR PROPERTY TAX EXEMPTION PURPOSES – BUILDING AT 240, CHEMIN DU LAC-BOUCHETTE

WHEREAS, in accordance to Articles 243.1 and following of the Act respecting municipal taxation (RLRQ, ch. F-2.1), the Girl Guides of Canada organization is exempt from paying real estate taxes for the property it owns at 240, chemin du Lac-Bouchette;

WHEREAS Girl Guides of Canada (Guides du Canada) benefits from a recognition exempting it from the payment of property taxes for the property located at 240, chemin du Lac-Bouchette;

WHEREAS the Commission municipale du Québec must proceed with the revision of this recognition for the exemption of real estate taxes;

WHEREAS the Commission is consulting the Municipality for its opinion on the request to confirm the recognition;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

TO NOTIFY the Commission municipale that the Municipality supports the request and will not be present in the event that the Commission holds a hearing;

312.08.24 AMENDMENTS TO THE POLICY ON PREVENTION AND MANAGEMENT OF A SITUATION OF PSYCHOLOGICAL OR SEXUAL HARASSMENT IN THE WORKPLACE AND HANDLING OF COMPLAINTS

WHEREAS Council adopted the Prevention of psychological and sexual harassment in the workplace and the handling of complaints policy on January 16th, 2019 by resolution 10.01.19;

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WHEREAS the National Assembly recently adopted Bill 42 concerning psychological and sexual harassment in the workplace, which has come into force and includes new provisions imposing new mandatory content elements justifying amendments to the Policy;

WHEREAS the Director general has submitted to Council various proposals for amendments to the current Policy in order to bring it into compliance with the new legislative framework, proposals of which Council members have had the opportunity to take cognizance;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED:

TO AMEND the Policy for the Prevention of psychological and sexual harassment in the workplace and the handling of complaints in accordance with the proposals submitted by the Director general;

313.08.24 MONTHLY REPORT FROM THE DIRECTOR

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

314.08.24 SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY REPORT

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

315.08.24 ADOPTION – BY-LAW (760-2024) AMENDING BY-LAW (370-2003) RESPECTING TRUCK AND TOOL VEHICLE TRAFFIC TO ADD ALL STREETS AND ROADS LEADING INTO A RESTRICTED TRAFFIC ZONE

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 (760-2024) amending By-law (370-2003) respecting truck and tool vehicle traffic to add all streets and roads leading into a restricted traffic zone as follows:

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**By-law 760-2024
amending By-law (370-2003) respecting truck and tool vehicle traffic
to add all streets and roads leading into a restricted traffic zone**

EXPLANATORY NOTE

The present By-law amends By-law (370-2003) respecting truck and tool vehicle traffic to add all streets and roads leading into a restricted traffic zone as stipulated in Article 3 in accordance to ministerial requirements.

WHEREAS Council considers that certain streets and roads should be fully included in various existing restricted traffic zones;

WHEREAS, in accordance to Article 627 of the Highway Safety Code (RLRQ, ch. C-24.2), the Ministère des Transports du Québec must approve the By-law in order for it to come into force;

WHEREAS the same Ministry, in a correspondence dated May 31st, 2024, informed the Municipality that all streets and roads that directly or indirectly lead into any of the restricted traffic zones provided for in the By-law, must be exhaustively listed therein;

CONSIDERING By-law (370-2003) respecting truck and tool vehicle traffic;

WHEREAS a notice of motion was given by Councillor Leigh MacLeod at the regular Council meeting of July 10th 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 the present By-law is to comply with the requirements of the Ministère des Transports du Québec for the purposes of obtaining the approval required by Article 647 of the Highway Safety Code.
2. **Objective** – The provisions of the By-law must be interpreted as to include in the restricted traffic zones, various streets and roads leading to one or other of the restricted traffic zones provided in the By-law.

CHAPTER 2 : AMENDING PROVISION

3. **Restricted traffic zone** – The table in Article 3 of By-law (370-2003) respecting truck and tool vehicle traffic is replaced by the following:

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	Voie de circulation	Intersection	Intersection
1	Rue Legault	Christieville	Ville de Saint-Sauveur
2	Chemin du Lac Écho	N/A	N/A
3	Chemin de Christieville	Rue Legault	Lac-Écho
4	Chemin Watchorn	N/A	N/A
5	Chemin Bélisle	N/A	N/A
6	Rue des Bories	Rue Provence	Ville de Saint-Sauveur
7	Chemin Tamaracouta	N/A	N/A
8	Rue Bennett	N/A	N/A
9	Rue du Val-des-Cèdres	N/A	N/A
10	Rue de la Cédrière	N/A	N/A
11	Rue des Primeroses	N/A	N/A
12	Montée de Kicking Horse	N/A	N/A
13	Chemin de l'Armor	N/A	N/A
14	Chemin Le Pestipon	N/A	N/A
15	Rue de la Source	N/A	N/A
16	Rue du Ruisseau	N/A	N/A
17	Lac-du-Corbeau	N/A	N/A
18	Chemin des Castors	N/A	N/A
19	Rue du Chevreuil	N/A	N/A
20	Rue Brunet	N/A	N/A
21	Rue de l'Inuit	N/A	N/A
22	Chemin de l'Equinoxe	N/A	N/A
23	Rue Newton	N/A	N/A
24	Rue des Cascades	N/A	N/A
25	Rue du Clos-Joli	N/A	N/A
26	Rue des Pionniers	N/A	N/A
27	Rue du Mont-Stapleton	N/A	N/A
28	Chemin Rustique	N/A	N/A
29	Chemin du Lac-Bouchette	N/A	N/A
30	Rue Rustique Nord	N/A	N/A
31	Rue des Hirondelles	N/A	N/A
32	Rue du Jardin	N/A	N/A
33	Rue Normand	N/A	N/A
34	Rue du Husky	N/A	N/A
35	Rue Pierre	N/A	N/A
36	Rue du Loup-Garou	N/A	N/A
37	Rue Valleyview	N/A	N/A
38	Rue Susan	N/A	N/A
49	Rue des Feux-Follets	N/A	N/A
40	Rue de la Chasse-Galerie	N/A	N/A
41	Chemin du Hameau	N/A	N/A
42	Chemin de la Petite-Suisse	N/A	N/A
43	Place de la Petite-Suisse	N/A	N/A
44	Rue des Trois-Pierre	N/A	N/A
45	Rue du Jura	N/A	N/A
46	Rue du Perce-Neige	N/A	N/A
47	Rue Piché	N/A	N/A
48	Rue du Val-Simon	N/A	N/A
49	Rue L'Écuyer	N/A	N/A
50	Rue du Portageur	N/A	N/A
51	Rue de la Randonnée	N/A	N/A
52	Rue du Montagnard	N/A	N/A
53	Rue de l'Excursion	N/A	N/A
54	Rue Doherty	N/A	N/A
55	Rue River	N/A	N/A
56	Rue Rockcliff	N/A	N/A
57	Rue Bellevue	N/A	N/A
58	Rue Clover Leaf	N/A	N/A
59	Rue Maple Grove	N/A	N/A
60	Rue Lookout	N/A	N/A
61	Rue Sunset	N/A	N/A
62	Rue Sunny Mount	N/A	N/A
63	Rue du Rocher	N/A	N/A
64	Rue de la Corniche	N/A	N/A
65	Rue des Seize-Arpents	N/A	N/A
66	Rue du Cottage	N/A	N/A

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67	Rue du Cottage Sud	N/A	N/A
68	Rue Sunnyview	N/A	N/A
69	Rue Birch	N/A	N/A
70	Rue Maple Hill	N/A	N/A
71	Chemin Log Village	N/A	N/A
72	Rue Pine Tree	N/A	N/A
73	Rue Seale	N/A	N/A
74	Rue du Havre	N/A	N/A
75	Rue de l'Oasis	N/A	N/A
76	Rue Bob-Seale	N/A	N/A
77	Rue du Portail	N/A	N/A
78	Chemin des Cours-du-Balmoral	N/A	N/A

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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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316.08.24 SUPPORT FOR A REQUEST TO THE MINISTÈRE DES TRANSPORTS ET DE LA MOBILITÉ DURABLE (MTDM) TO RENDER ROUTE 364 SAFER

WHEREAS route 364 is under the management and jurisdiction of the MTMD in accordance with the Act respecting roads (RLRQ, c. V-9);

WHEREAS route 364 is an important artery linking several municipalities of the MRC des Pays-d'en-Haut and is frequently used by local residents as well as tourists and excursionists;

WHEREAS access to the ecocentre serving the populations of the Town of Saint-Sauveur and the municipalities of Morin-Heights, Piedmont, Sainte-Anne-des-Lacs is located on route 364;

WHEREAS in 2023, more than 45,000 residents of the municipalities of Morin-Heights, Piedmont, Sainte-Anne-des-Lacs and Saint-Sauveur travelled to the Ecocentre, very regularly with a loaded vehicle or one with a trailer;

WHEREAS the Municipality of Morin-Heights is particularly concerned about the safety of its residents;

WHEREAS the installation of a traffic light on route 364 towards the ecocenter access would significantly reduce the risk or accidents;

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WHEREAS road safety is a priority for the Municipality of Morin-Heights and requires the cooperation of the MTDM to implement effective solutions:

CONSEQUENTLY,
IT IS UNANIMOUSLY RESOLVED:

TO SUPPORT the Town of Saint-Sauveur's request to the Ministère des Transports et de la Mobilité durable (MTDM) for them to take immediate measures to secure route 364 facing the access to the ecocenter.

317.08.24 MONTHLY REPORT FROM THE DIRECTOR

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

318.08.24 APPLICATION FOR FINANCIAL ASSISTANCE – LOCAL ROADS ASSISTANCE PROGRAM (PAVL) – RECOVERY AND SECURITY COMPONENT – CHEMINS BLUE HILLS AND LAC-ÉCHO

WHEREAS the Programme d'aide à la voirie locale (PAVL) is designed to assist municipalities in planning, improving and maintaining the local and municipal road network infrastructures for which they are responsible;

WHEREAS the members of Council have familiarized themselves with the terms and conditions of the PAVL, in particular those of the component concerned by the request for financial assistance submitted within the framework of this program, and undertake to respect them;

WHEREAS the work covered by the request for financial assistance concerns roads under municipal authority and work eligible for financial assistance;

WHEREAS only work carried out after the date appearing on the letter of announcement is eligible for financial assistance;

WHEREAS the recipient of financial assistance must have the work carried out within twelve months of the letter of announcement, and has taken cognizance of the restrictions on access to the program set out in section 1.10 of the applicable terms and conditions;

WHEREAS the Municipality of Morin-Heights chooses to establish the source for calculating financial assistance according to the following option :

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- a detailed estimate of the cost of the work;

WHEREAS THAT the Municipality's project manager, Mrs. Mélanie Paquin of Équipe Laurence will represent it to the Ministry within the framework of this dossier;

It is proposed by Councillor Carole Patenaude

IT IS UNANIMOUSLY RESOLVED:

THAT the Council of the Municipality of Morin-Heights authorizes the submission of an application for financial assistance, confirms its commitment to comply with the terms and conditions of application in force, acknowledges that in the event of non-compliance, the financial assistance will be terminated, and certifies that Mrs. Mélanie Paquin of Équipe Laurence is duly authorized or empowered to sign any document or agreement to this effect, including the financial assistance agreement, where applicable, with the Minister of Transport and Sustainable Mobility.

319.08.24 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 July 31st, 2024.

320.08.24 DIRECTOR'S MONTHLY REPORT

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

321.08.24 REPORT REGARDING PERMITS AND CERTIFICATES

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

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**322.08.24 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.

323.08.24 MINOR EXEMPTION – 15, RUE HAZEN-RIDDELL

- The president of the assembly opens the consultation meeting regarding the minor derogation at 19:45;
- 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 July 17th, 2024 be heard in this dossier. The meeting ends at 19:54;

With Council's unanimous consent,

IT IS RESOLVED:

TO POSTPONE this item to a future meeting;

TO MANDATE the Planning advisory committee to review this dossier in light of the representation made at the public consultation;

Consequently, Council decides to postpone Item 8.4.5 to a future meeting;

With Council's consent, the Mayor calls for Item 8.4.6.

324.08.24 SPAIP – LOT 6 540 257 – STREET AND SUBDIVISION

CONSIDERING THAT a request for approval by site planning and architectural integration program was submitted by the owner of the property located on lot 6 540 257 within residential and forestry zone RF-3;

CONSIDERING THAT the owner has submitted a proposal to proceed with the extension of the proposed road and the creation of 14 lots 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 that Council accept the request;

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Councillor Gilles Saulnier requests a vote.

Councillor Carole Patenaude votes for the proposal.

Councillor Claude P. Lemire votes for the proposal.

Mayor Timothy Watchorn votes for the proposal.

Councillor Gilles Saulnier votes against the proposal.

It is resolved by the majority of councillors:

TO APPROVE the plans in accordance with the objectives and criteria of the site plan for the expansion of five (5) non-conforming lots, the extension of rue 3 737 307 and the authorization of its opening and the creation of 13 building lots, conditional to the applicant :

- Bear the cost of certain elements of the plan, notably infrastructure and equipment:
 - All costs attributable to the construction and municipalisation of streets “A” and “B”;
 - All notary fees related to the transfer of "A" and "B" streets;
 - All professional fees related to the preparation of “final” plans and specifications;
 - Costs related to the development of the proposed pathway;
 - All costs related to the installation of a water tank for fire protection;
 - All costs related to the registration of easements;
 - Conservation servitude in favour of the Municipality ;
 - Trails servitude ;
 - Drainage servitudes;
 - Public utility servitudes;
- Complete the project within a specified timeframe:
 - Complete construction of “A” and “B” streets within 24 months of Council approval;
- Provide financial guarantees for the execution of the content of the plans, the respect of deadlines and the payment of the elements it must assume:
 - Deposit of a financial performance bond in the amount of \$75,000;

TO REQUIRE from the applicant owner, as a contribution for the purposes of parks, playgrounds and natural areas and in accordance with the recommendation of the urban planning advisory committee and the outdoor recreation coordinator, the transfer of a real and perpetual servitude of use as described in the plans submitted with the request, with the required modification that the maximum width of the servitude be 10 metres in the vicinity of projected lots 4-5 and 6, as well as the payment of an additional sum of money to the parks and green spaces fund sufficient to reach the 10% of the value of the project prescribed in the by-law;

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With Council's consent, the Mayor calls for Items 8.4.2, 8.4.3 and 8.4.4.

**325.08.24 MINOR EXEMPTION – PART OF LOT 6 540 257 –
PROPOSED LOT 13**

- The president of the assembly opens the consultation meeting regarding the minor derogation at 20:09;
- 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 July 17th, 2024 be heard in this dossier. The meeting ends at 20:10;

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 conditional approval;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble is an integral part of this resolution;

Municipality of Morin-Heights

TO GRANT the requested exemption for the part of lot 6 540 257, proposed road (4482-46-3868) for the creation of an irregularly shaped lot with a 45 ° whereas current regulations require a lot be regular in shape, specifically, it represents a generally rectangular shape avoiding broken lines and requires that the lateral lines of a lot must be perpendicular (90°) to the street right-of-way line or present an angle varying between 75° and 105° in relation to the street right-of-way line, and this, over a minimum depth required for the lot, according to the cadastral plan signed by Mr. Philippe Bélanger, land surveyor, dated July 9th, 2021 with the 11th amendment dated June 26th, 2024, file no. PB2310, minute no. 5801, plan P10299(LA);

**326.08.24 MINOR EXEMPTION – PART OF LOT 6 540 257 –
PROPOSED LOT « C »**

- The president of the assembly opens the consultation meeting regarding the minor derogation at 20:10;
- 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 July 17th, 2024 be heard in this dossier. The meeting ends at 20:12;

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 conditional approval;

Municipality of Morin-Heights

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble is an integral part of this resolution;

TO GRANT the requested exemption for the part of lot 6 540 257, proposed road (4482-46-3868) for the creation of an irregularly shaped lot with a 56 ° whereas current regulations require a lot be regular in shape, specifically, it represents a generally rectangular shape avoiding broken lines and requires that the lateral lines of a lot must be perpendicular (90°) to the street right-of-way line or present an angle varying between 75° and 105° in relation to the street right-of-way line, and this, over a minimum depth required for the lot, according to the cadastral plan signed by Mr. Philippe Bélanger, land surveyor, dated July 9th, 2021 with the 11th amendment dated June 26th, 2024, file no. PB2310, minute no. 5801, plan P10299(LA);

**327.08.24 MINOR EXEMPTION – PART OF LOT 6 540 257 –
PROPOSED LOT « D »**

- The president of the assembly opens the consultation meeting regarding the minor derogation at 20:11;
- 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 July 17th, 2024 be heard in this dossier. The meeting ends at 20:12;

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;

Municipality of Morin-Heights

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 Carole Patenaude

IT IS RESOLVED:

THAT the preamble is an integral part of this resolution;

TO GRANT the requested exemption for the part of lot 6 540 257, proposed road (4482-46-3868) for the creation of an irregularly shaped lot with a 127 ° whereas current regulations require a lot be regular in shape, specifically, it represents a generally rectangular shape avoiding broken lines and requires that the lateral lines of a lot must be perpendicular (90°) to the street right-of-way line or present an angle varying between 75° and 105° in relation to the street right-of-way line, and this, over a minimum depth required for the lot, according to the cadastral plan signed by Mr. Philippe Bélanger, land surveyor, dated July 9th, 2021 with the 11th amendment dated June 26th, 2024, file no. PB2310, minute no. 5801, plan P10299(LA);

328.08.24 AMENDMENT TO THE AGREEMENT IN PRINCIPLE WITH THE SOCIÉTÉ DE PROTECTION FONCIÈRE DE SAINTE-ADÈLE (SPFSA) CONCERNING THE TERMS AND CONDITIONS OF THE UNDIVIDED CO-OWNERSHIP AGREEMENT FOR LOT 6 278 922 (SHELDON ESTATE)

WHEREAS the Société de protection foncière de Sainte-Adèle (SPFSA) and the Municipality of Morin-Heights are co-owners of lot 6 278 922 commonly known as the Sheldon Estate;

CONSIDERING THAT this co-ownership is governed by an agreement in principle adopted by the parties in December 2017;

CONSIDERING THAT Annex C of this agreement describes the terms and conditions for the management of this undivided co-ownership;

WHEREAS Section 5 of this Schedule C sets out provisions concerning the uses of this co-ownership, including the renewal of the agreement in this regard;

WHEREAS the parties have agreed to amend paragraph 4 of Article 5 so that renewal will henceforth be automatic unless either party wishes to terminate it;

Municipality of Morin-Heights

CONSIDERING the SPFSA resolution of July 2nd, 2024 approving the proposed amendment to paragraph 4 of Article 5 of Schedule C of the Agreement in Principle, of which the members of the Board have had the opportunity to take cognizance;

It is proposed by Councillor Claude P. Lemire

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO APPROVE the following amendment to paragraph 4 of Article 5 of Schedule C of the December 2017 Agreement in Principle concerning the Sheldon Estate, namely:

«The condominium management plan contained in Appendix F, will be automatically renewed every 5 years, unless the parties wish to make changes. If they wish to modify the said management plan, the parties must first agree on the modifications to be made and have the modified text formally adopted by their respective authorities.

The party wishing to amend must notify the other party at least 6 months before the end of the term, to ensure that the entire process of adopting the amendments is completed 30 days before the end of the 5-year term»;

TO AUTHORIZE the Mayor and the General Manager, and they are hereby authorized, to sign, for and in the name of the Municipality, any and all documents required to give effect to the present resolution;

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

**330.08.24 CONTRACT – PURCHASE OF SHADE CLOTHS FOR BASLER
PARK PICKLEBALL COURTS**

WHEREAS the Municipality's 2024-2025-2026 three-year capital program provides for investments for the purchase of shade cloths for the Basler Park pickleball courts;

CONSIDERING By-law 571-2019 on contract management;

CONSIDERING the Purchasing Policy;

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CONSIDERING sections 6 to 7.3 of By-law 571-2019 respecting contractual management, as well as the Municipality's Purchasing and supply policy, the latter requiring at least two written service offers, after validation of needs and cost estimates;

WHEREAS the most advantageous written service offer received is that of Ingétex in the amount of \$28,000, plus taxes;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED:

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

TO AWARD a contract for the purchase of shade cloths for the pickleball courts at Basler Park to Ingétex in the amount of \$28,000, plus taxes;

TO AUTHORIZE the Director of Recreation, Culture and Community Life to carry out this resolution;

COUNCILLORS’ DECLARATIONS

QUESTION PERIOD

Council answers questions posed by the public.

331.08.24 END OF THE MEETING

The agenda having been exhausted, it is proposed by Councillor Claude P. Lemire that the meeting end at 20:30.

I have approved each and every
resolution in these minutes

Tim Watchorn
Mayor

Hugo Lépine
Director general / Registrar-treasurer

Eleven people attended the meeting.