

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 13<sup>th</sup>, 2025 at which were present:

Councillor Gilles Saulnier  
Councillor Carole Patenaude  
Councillor Peter MacLaurin

forming quorum under the chairmanship of Mayor Louise Cossette.

Councillors Leigh MacLeod and Claude P. Lemire are absent.

The Director general, Mr. Hugo Lépine is present. The Assistant-clerk, Geneviève Beaudry-Boudreault is also present.

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

296.08.25    ADOPTION OF THE AGENDA

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It is proposed by Councillor Peter MacLaurin  
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 July 9 <sup>th</sup> , 2025              |
| 3 | 2 | Minutes of the Planning advisory committee of July 15 <sup>th</sup> , 2025 |
| 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                                       |

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

### **5 FINANCES AND ADMINISTRATION**

- 5 1 Expense statements
- 5 2 Statement of financial activities
- 5 3 Human resources
- 5 3 1 Reclassification of the assistant Secretary-treasurer position
- 5 3 2 Transfer of Mrs. Nathalie Tremblay to the Finance and Administration Department to the position of Accounting clerk
- 5 4 By-laws and various resolutions
- 5 4 1 Refinancing of the loan for By-law 443 – Corbeil dam
- 5 4 2 Transfer of the residual balance of the Local fund reserved for the repair and maintenance of certain public roads towards the General fund
- 5 4 3 Professional liability of notaries employed by the Municipality
- 5 4 4 Remuneration – 2025 electoral personnel
- 5 4 5 Tabling – Periodic report on the follow-up of investment projects

### **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 Authorization - Submission of a grant application by the MRC under the Regional and Rural Fund (FRR) – Component 4

### **7 PUBLIC WORKS AND INFRASTRUCTURES**

- 7 1 Director's monthly report
- 7 2 Public works, buildings and facilities
- 7 2 1 Accountability report – Local road assistance program (PAVL) – Specific improvement projects component by electoral district
- 7 2 2 Application for financial assistance – Local road assistance program (PAVL) – Recovery and security component – Blue Hills, Lac-Écho and Village roads
- 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 Adoption - draft By-law (774-2025) which repeals By-law (458-2008) regarding the constitution of a local fund reserved for the repairs and maintenance of certain public roads
- 7 6 2 Adoption - By-law (775-2025) regarding the financial reserve for snow removal

### **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 – 754-756, chemin du Village
- 8 4 2 SPAIP – Village core – 754-756, chemin du Village
- 8 4 3 SPAIP – 97, rue Watchorn
- 8 4 4 SPAIP – Lot 6 545 110, rue du Plateau
- 8 4 5 SPAIP – Lot 6 503 298, chemin de l'Escalade
- 8 4 6 SPAIP – Lot 3 737 610, rue Corbeil
- 8 4 7 Minor exemption – 117, chemin Lakeshore
- 8 4 8 Minor exemption – 43, rue Lookout
- 8 4 9 Minor exemption – 144, chemin Christievill
- 8 4 10 Minor exemption – Lot 4 543 300, chemin du Lac-Écho
- 8 4 11 Minor exemption – 10, rue Grand-Cypress
- 8 5 Human resources
- 8 6 By-laws and various resolutions
- 8 6 1 Adoption - By-law (776-2025) regarding the ecodynamic fund



***Municipality of Morin-Heights***

- |    |   |   |                                                                                                                                                                                                                                  |
|----|---|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8  | 6 | 2 | Notice of motion and presentation of draft By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning       |
| 8  | 6 | 3 | Notice of motion and presentation of draft By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road                        |
| 8  | 6 | 4 | Notice of motion and presentation of draft By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications                          |
| 8  | 6 | 5 | Notice of motion and presentation of draft By-law (780-2025) which modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application |
| 8  | 6 | 6 | Adoption of first draft By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning                          |
| 8  | 6 | 7 | Adoption of draft By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road                                                 |
| 8  | 6 | 8 | Adoption of draft By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications                                                   |
| 9  |   |   | <b>RECREATION, CULTURE AND COMMUNITY LIFE</b>                                                                                                                                                                                    |
| 9  | 1 |   | Director's monthly report                                                                                                                                                                                                        |
| 9  | 2 |   | Recreation                                                                                                                                                                                                                       |
| 9  | 2 | 1 | Notice of motion and presentation of draft By-law (SQ-2023-2) which modifies By-law SQ-2023 regarding traffic, parking and peace and order pertaining to access to the dog park                                                  |
| 9  | 3 |   | Culture                                                                                                                                                                                                                          |
| 9  | 4 |   | Outdoor network                                                                                                                                                                                                                  |
| 9  | 4 | 1 | Creation of the Parks and trails master plan monitoring committee and appointment of members                                                                                                                                     |
| 9  | 5 |   | Events                                                                                                                                                                                                                           |
| 9  | 6 |   | Human resources                                                                                                                                                                                                                  |
| 9  | 7 |   | By-laws and various resolutions                                                                                                                                                                                                  |
| 10 |   |   | <b>MONTHLY CORRESPONDENCE</b>                                                                                                                                                                                                    |
| 11 |   |   | <b>COUNCILLORS' DECLARATION</b>                                                                                                                                                                                                  |
| 12 |   |   | <b>MAYOR'S REPORT</b>                                                                                                                                                                                                            |
| 13 |   |   | <b>QUESTION PERIOD</b>                                                                                                                                                                                                           |
| 13 | 1 |   | Oral questions and answers                                                                                                                                                                                                       |
| 13 | 2 |   | Written questions and answers                                                                                                                                                                                                    |
|    |   |   | <b>END OF THE MEETING</b>                                                                                                                                                                                                        |

**297.08.25** MINUTES OF THE REGULAR MEETING OF JULY 9<sup>TH</sup>,  
2025

The minutes of the regular meeting of July 9<sup>th</sup>, 2025 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 July 9<sup>th</sup>, 2025.

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

### **298.08.25 MINUTES OF THE PLANNING ADVISORY COMMITTEE OF JULY 15<sup>TH</sup>, 2025**

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The Director general presents the minutes of the latest Planning advisory committee meeting of July 15<sup>th</sup>, 2025 via the electronic file;

It is proposed by Councillor Gilles Saulnier

And unanimously resolved by all councillors:

TO ADOPT the minutes of the latest Planning advisory committee meeting of July 15<sup>th</sup>, 2025 and make the pertinent recommendations.

### **299.08.25 DIRECTOR GENERAL'S MONTHLY REPORTS**

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

### **300.08.25 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS**

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The Director general presents his monthly activities report.

### **301.08.25 REPORT REGARDING THE USE OF DELEGATED POWER**

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The Director general presents his monthly report regarding the use of his delegated power in accordance to Article 11 of By-law (577-2019) regarding financial administration.

### **302.08.25 REPORT REGARDING BUDGETARY TRANSFERS**

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In accordance with By-law (577-2019) regarding financial administration, the Director General tables a report on the budget transfers authorized during the last month.

### **303.08.25 EXPENSE STATEMENT**

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The list of accounts payable and accounts paid during the month of July 2025 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.

**Municipality of Morin-Heights**

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

TO APPROVE the accounts as detailed on the lists presented.

| Expense statements from July 1 <sup>st</sup> to 31 <sup>st</sup> , 2025 |                        |
|-------------------------------------------------------------------------|------------------------|
|                                                                         |                        |
| Purchases of the month                                                  | 1 393 784,00 \$        |
| Total supplier purchases                                                | 1 393 784,00 \$        |
| Direct bank payments                                                    | 2 017,00 \$            |
| Sub-total – purchases and direct payments                               | 1 395 801,00 \$        |
| Net salaries                                                            | 252 118,00 \$          |
| <b>GRAND TOTAL (July 2025)</b>                                          | <b>1 647 919,00 \$</b> |

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

**304.08.25     STATEMENT OF FINANCIAL ACTIVITIES**

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The Director general presents Council who acknowledges receipt of the statement of financial activities to July 31<sup>st</sup>, 2025 and comments on them.

**305.08.25     RECLASSIFICATION OF THE ASSISTANT SECRETARY-TREASURER POSITION**

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CONSIDERING Articles 179 and 184 of Municipal Code (RLRQ, ch. C-27.1);

CONSIDERING resolution 174-09-13 concerning the nomination of an Assistant Secretary-Treasurer;

WHEREAS the Council has authorized, in the Municipality’s 2025 operating budget, the creation of a Registry Department and a full-time position of Assistant Clerk;

WHEREAS the Director general recommends, in accordance with the Law, to separate the functions of Clerk (Secretary) and Assistant Treasurer;

CONSIDERING THAT the duties of Clerk and Treasurer require completely different skills;

It is proposed by Councillor Carole Patenaude  
IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

TO REPEAL resolution 174-09-13;

***Municipality of Morin-Heights***

TO ORDER the Director of Finance and Administration be ex officio Assistant Treasurer of the Municipality.

**306.08.25     TRANSFER OF MRS. NATHALIE TREMBLAY TO THE FINANCE AND ADMINISTRATION DEPARTMENT TO THE POSITION OF ACCOUNTING CLERK**

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WHEREAS that until July 21<sup>st</sup>, 2025, Mrs. Nathalie Tremblay held the temporary position of administrative assistant as a replacement for the Public Works and Infrastructure Department;

WHEREAS the permanent employee holding this position is now back at work;

WHEREAS that over the past six months, the Finance and Administration Department has been experiencing a significant increase in the workload justifying the addition of a new resource for 18 hours per week;

WHEREAS that on July 12<sup>th</sup>, 2025, the Municipality and the Municipality of Lac-des-Seize-Îles have taken steps to sign an intermunicipal agreement regarding the sharing of a full-time human resource for various tasks related to administration and accounting, as per resolution 220.06.25;

WHEREAS under this agreement, the Municipality must proceed with the hiring of a full-time accounting clerk who will divide her work time by 50% between each municipality;

WHEREAS an internal call for applications was issued to fill a temporary accounting officer position in the Finance and Administration Department, in accordance with the applicable collective agreement in force;

WHEREAS Mrs. Nathalie Tremblay applied for the position and was selected following this internal process;

WHEREAS the Director General has authorized Mrs. Tremblay's transfer, pursuant to Article 15 of By-law (577-2019) on financial administration, to the position of accounting clerk in the Finance and Administration Department, retroactive to August 4<sup>th</sup>, 2025;

WHEREAS Mrs. Nathalie Tremblay will receive, in this capacity, the salary and benefits provided for in the collective agreement in effect for this position;

It is proposed by Councillor Gilles Saulnier  
IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

***Municipality of Morin-Heights***

TO APPROVE the transfer of Mrs. Nathalie Tremblay as a temporary accounting clerk in the Finance and Administration Department, on a full-time basis, in accordance with the terms of the collective agreement in force and the applicable salary policy, effective August 4<sup>th</sup>, 2025;

TO MANDATE the Director of Finance and Administration to follow up on this matter.

**307.08.25     REFINANCING OF THE LOAN FOR BY-LAW 443 – CORBEIL DAM**

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WHEREAS THAT the loans decreed by By-laws 443 (regarding the work done on the Corbeil dam) will end on March 18th, 2025;

CONSIDERING the Municipal debts and loans Act (RLRQ, c. D-7) allows the Municipality to manage the short-term loans for its By-laws;

WHEREAS THAT the Municipality's financial institution presented a proposal for the refinancing of the debt balance for By-law 443 in the amount of \$ 23,700;

CONSIDERING that after analysis and diligent verification, the favorable recommendation from the Director of Finance and Administration;

It is proposed by Councillor Peter MacLaurin  
IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

TO AUTHORIZE the refinancing of the following loans for a total amount of \$ 23, 700 for a period of five (5) years at the rate of 5.24 %:

TO AUTHORIZE the Mayor and the Director general and they are hereby authorized, to sign any document for the follow-up, for and in the Municipality's name.

**308.08.25     TRANSFER OF THE RESIDUAL BALANCE OF THE LOCAL FUND RESERVED FOR THE REPAIR AND MAINTENANCE OF CERTAIN PUBLIC ROADS TOWARDS THE GENERAL FUND**

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WHEREAS a balance of \$152,076.86 remains in the Local fund reserved for the repair and maintenance of certain public roads;

WHEREAS the repeal of By-law (458-2008) concerning the constitution of a Local fund reserved for the repair and maintenance of certain public roads;

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

CONSIDERING THAT, pursuant to Article 78.1 of the Municipal Powers Act (RLRQ, c. C-47.1), the Municipality must maintain the fund created by By-law (458-2008) concerning the establishment of a local fund reserved for the repair and maintenance of certain public roads only if there is a quarry or sandpit on the territory of the Municipality;

WHEREAS, as of the date hereof, there are no quarries or sand pits within the municipality's territory;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

TO AUTHORIZE the transfer of the remaining balance of \$152,076.86 from the Local fund reserved for the repair and maintenance of certain public roads to the General Fund, subject to the coming into force of By-law (774-2025) repealing By-law (458-2008) concerning the establishment of a local fund reserved for the repair and maintenance of certain public roads and to allocate this balance to the allocated operating surplus;

TO AUTHORIZE the Director General and the Director of Finance and Administration, and they are hereby authorized, to take the necessary steps to implement this resolution.

### **309.08.25      PROFESSIONAL LIABILITY OF NOTARIES EMPLOYED BY THE MUNICIPALITY**

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WHEREAS Article 3, paragraph 2 of the *Règlement sur l'assurance de la responsabilité professionnelle des notaires* (RLRQ, c. N-3, r. 1.1) allows notaries employed exclusively by certain organisations to be exempt from the obligation to subscribe to the Professional Liability Insurance Fund of the Chambre des notaires du Québec (FARPCNQ);

WHEREAS a Municipality is one such organization;

WHEREAS the Municipality acts as guarantor, takes responsibility, and is financially liable for any misconduct committed by notaries who are or will be employed by the Municipality in the exercise of their profession;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

TO TAKE responsibility and BE FINANCIALLY LIABLE for any misconduct committed by notaries who are or will be employed by the Municipality in the exercise of their profession;

Municipality of Morin-Heights

TO AUTHORIZE the Director General, and he is hereby authorized, to sign any document required to implement this resolution.

310.08.25 REMUNERATION – 2025 ELECTORAL PERSONNEL

CONSIDERING the Municipality will be holding a general election, on November 2<sup>nd</sup>, 2025;

CONSIDERING Council, as per Article 88 of the *Act respecting elections and referendums in municipalities* (RLRQ, ch. E-2.2), may establish the remuneration for electoral personnel;

CONSIDERING the recommendations presented by the Director general;

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

TO DECREE the electoral personnel's remuneration be as follows:

| Poste / Position                    | Nombre de postes / Number of positions | Montant fixe / Set amount | Nombre de jours / Number of days | Taux horaire 2025 / hourly rate (dépouillement) / (compilation) | Heures estimées / Estimated hours |
|-------------------------------------|----------------------------------------|---------------------------|----------------------------------|-----------------------------------------------------------------|-----------------------------------|
| BVA                                 |                                        |                           |                                  |                                                                 |                                   |
| Scrutateur                          | 3                                      | 365 \$                    | 1                                | 30 \$                                                           | 3                                 |
| Secrétaire                          | 3                                      | 340 \$                    | 1                                | 30 \$                                                           | 3                                 |
| Table d'identification              | 3                                      | 275 \$                    | 1                                |                                                                 |                                   |
| PRIMO                               | 1                                      |                           |                                  | 40 \$                                                           | 10                                |
| Autre (spare)                       | 1                                      | 275 \$                    |                                  |                                                                 |                                   |
|                                     |                                        |                           |                                  |                                                                 |                                   |
| BVO                                 |                                        |                           |                                  |                                                                 |                                   |
| Scrutateur                          | 14                                     | 365 \$                    | 1                                | 30 \$                                                           | 3                                 |
| Secrétaire                          | 14                                     | 340 \$                    | 1                                | 30 \$                                                           | 3                                 |
| Table d'identification              | 3                                      | 275 \$                    | 1                                |                                                                 |                                   |
| Table d'accueil (spare)             | 4                                      | 275 \$                    | 1                                |                                                                 |                                   |
| PRIMO                               | 2                                      |                           |                                  | 40 \$                                                           | 12                                |
|                                     |                                        |                           |                                  |                                                                 |                                   |
| COMMISSION DE RÉVISION              |                                        |                           |                                  |                                                                 |                                   |
| Membre de la commission de révision | 3                                      |                           |                                  | 30 \$                                                           | 24                                |
|                                     |                                        |                           |                                  |                                                                 |                                   |
| FORMSATION                          |                                        |                           |                                  |                                                                 |                                   |
| Tout le personnel                   | 38                                     |                           |                                  | 30 \$                                                           | 2                                 |
|                                     |                                        |                           |                                  |                                                                 |                                   |
| Président d'élection                | 1                                      | 8 000 \$                  |                                  |                                                                 |                                   |
| Président d'élection adjoint        | 1                                      | 6 000 \$                  |                                  |                                                                 |                                   |
| Secrétaire d'élection               | 1                                      | 6 000 \$                  |                                  |                                                                 |                                   |

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

### **311.08.25      TABLING – PERIODIC REPORT ON THE FOLLOW-UP OF INVESTMENT PROJECTS**

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The Director general presents Council, who acknowledge receipt of the report on the follow-up of investment projects.

### **312.08.25      MONTHLY REPORT FROM THE DIRECTOR**

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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.

### **313.08.25      SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY REPORT**

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General management hasn't received any documents.

### **314.08.25      AUTHORIZATION – SUBMISSION OF A GRANT APPLICATION BY THE MRC UNDER THE REGIONAL AND RURAL FUND (FRR) – COMPONENT 4**

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WHEREAS the Municipality acknowledges having read and understood the Applicant's Guide concerning the Cooperation and Municipal Governance component of the Regional and Rural Development Fund, sub-component Intermunicipal Cooperation;

WHEREAS the municipal organizations of the Town of Estérel, the Municipality of Lac-des-Seize-Îles, the City of Sainte-Marguerite-du-Lac-Masson, the Municipality of Piedmont, the City of Sainte-Adèle, the City of Saint-Sauveur, the Municipality of Morin Heights, the Municipality of Sainte-Anne-des-Lacs, the Municipality of Saint-Adolphe-D'Howard, the Municipality of Wentworth Nord, and the MRC des Pays-d'en-Haut wish to submit a project for the provision of civil security services under the Cooperation and Municipal Governance component of the Fonds régions et ruralité;

It is proposed by Councillor Gilles Saulnier  
IT IS RESOLVED:

TO AUTHORIZE the submission of an application for financial assistance under the Cooperation and Municipal Governance component of the Regional and Rural Development Fund, sub-component Intermunicipal Cooperation for the Provision of Civil Security Services;

TO ACCEPT to pay for the costs, namely the minimum contribution required under the program;



***Municipality of Morin-Heights***

TO APPOINT the MRC des Pays-d'en-Haut as the organization responsible for the project;

TO AUTHORIZE the director general to sign all documents required for the application for financial assistance.

**315.08.25 MONTHLY REPORT FROM THE DIRECTOR**

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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.

**316.08.25 ACCOUNTABILITY REPORT – LOCAL ROADS ASSISTANCE PROGRAM (PAVL) – SPECIFIC ROAD IMPROVEMENT PROJECTS BY ELECTORAL DISTRICT**

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WHEREAS the Municipality has taken cognizance of and agrees to comply with the terms and conditions for the application of the Specific Improvement Projects (PPA) component of the Local roads assistance program (PAVL) within the scope of File: VUX47922-77050 (15);

WHEREAS the road network for which a request for financial assistance was granted is under municipal jurisdiction and is eligible under the PAVL;

WHEREAS the work was carried out during the calendar year in which the Minister authorized it;

WHEREAS the work or related costs are eligible under the PAVL;

WHEREAS accounting forms V-0321 has been duly completed;

WHEREAS the rendering of accounts for the projects was submitted upon completion of the work or no later than December 31<sup>st</sup>, 2024 of the calendar year in which the Minister authorized the work;

WHEREAS the payment is conditional on the Minister's acceptance of the project's report;

WHEREAS, if the accounts are found to be in order, the Ministry shall make a payment to the municipalities based on the list of works he has approved, without exceeding the maximum amount of assistance as set out in the letter of announcement;

WHEREAS the other sources of funding for the work have been declared;

***Municipality of Morin-Heights***

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

THAT the preamble forms an integral part hereof;

TO AUTHORIZE the presentation of an accounting of the eligible work in the amount of \$86,630 in accordance with the terms and conditions in force, and to acknowledge that failure to comply with these terms and conditions will result in the termination of the financial assistance.

**317.08.25 APPLICATION FOR FINANCIAL ASSISTANCE – LOCAL ROAD ASSISTANCE PROGRAM (PAVL) – RECOVERY AND SECURITY COMPONENT – BLUE HILLS, LAC-ÉCHO AND VILLAGE ROADS**

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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 that they undertake to respect;

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 chooses to establish the source for calculating financial assistance according to the following option :

- 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 of transport and sustainable mobility within the frame work of this dossier;

It is proposed by Councillor Peter MacLaurin

IT IS UNANIMOUSLY RESOLVED:

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

TO AUTHORIZE the submission of an application for financial assistance, to confirm the commitment to comply with the applicable terms and conditions, to acknowledge that failure to comply with these terms and conditions will result in the termination of financial assistance, and to certify that Mrs. Mélanie Paquin, of the firm Équipe Laurence, is duly authorized to sign any document or agreement to this effect, including the financial assistance agreement, where applicable, with the Minister of Transport and sustainable mobility.

### **318.08.25      REPORT REGARDING THE TREATMENT OF PETITIONS AND REQUESTS**

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The Director general presents Council who acknowledge receipt of the summary report regarding petitions and requests to July 31<sup>st</sup>, 2025.

### **319.08.25              ADOPTION OF BY-LAW (774-2025) WHICH REPEALS BY-LAW (458-2008) REGARDING THE CONSTITUTION OF A LOCAL FUND RESERVED FOR THE REPAIRS AND MAINTENANCE OF CERTAIN PUBLIC ROADS**

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The Director general presents the by-law, gives a resume and notifies council of the adoption procedure to follow.

It is proposed by Councillor Gilles Saulnier  
And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (458-2008) regarding the constitution of a local Fund reserved for the repairs and maintenance of certain public roads.

#### **By-law (774-2025) which repeals By-law (458-2008) regarding the constitution of a local fund reserved for the repairs and maintenance of certain public roads**

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#### **EXPLANATORY NOTE**

*This By-law repeals By-law (458-2008) regarding the constitution of a local fund reserved for the repairs and maintenance of certain public roads adopted in 2008 by the Municipal council.*

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WHEREAS Articles 78.1 and following of the Municipal Powers Act (RLRQ, c. C-47.1) impose the obligation of any local municipality whose territory includes the site of a quarry or sandpit to establish a fund reserved for the repair and maintenance of certain public roads;

WHEREAS pursuant to these articles, in 2008. the Municipality adopted By-law (458-2008) concerning the constitution of a local fund reserved for the repair and maintenance of certain public roads;

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

CONSIDERING THAT no quarry or sandpit is currently operating on the Municipality's territory, thereby rendering By-law (458-2008) concerning the constitution of a local fund reserved for the repair and maintenance of certain public roads null and void;

WHEREAS THAT a notice of motion was given by Councillor Gilles Saulnier at the regular Council meeting of July 9<sup>th</sup>, 2025.

CONSEQUENTLY, the municipal council decrees the following :

### CHAPTER 1 : AMENDING PROVISIONS

1. ***Purpose*** – The purpose of this By-law is to repeal By-law (458-2008) concerning the constitution of a local fund reserved for the repair and maintenance of certain public roads, which has become null and void due to the absence of a quarry or sandpit in operation on the Municipality's territory.

2. ***Objectives*** – The provisions of the By-law must be interpreted in such a way as to update the Municipality's regulations.

### CHAPTER 2 : ABROGATING PROVISION

3. ***Abrogation*** – By-law (458-2008) concerning the constitution of a local fund reserved for the repair and maintenance of certain public roads is hereby repealed in its entirety.

### CHAPTER 3 : FINAL PROVISION

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

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Louise Cossette  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

## **320.08.25 ADOPTION OF BY-LAW (775-2025) REGARDING THE FINANCIAL RESERVE FOR SNOW REMOVAL**

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The Director general presents the By-law, gives a resume and notifies council of the adoption procedure to follow.

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

TO ADOPT the French and English versions of By-law (775-2025) regarding the financial reserve for snow removal.

**Municipality of Morin-Heights**

**By-law (775-2025)  
regarding the financial reserve for snow removal**

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EXPLANATORY NOTE

*The purpose of this By-law is to create and give legal existence to the snow removal financial reserve dedicated to financing the costs of transporting snow to the disposal site selected by the Municipality.*

*It sets the limit of this 25-year reserve at \$ 400,000.*

*It specifies the amounts to be appropriated annually from any unallocated operating surplus or portion thereof, from the general fund or from any present or future deduction from any compensation that Council may decree or from any tax or tariff provided for this purpose under the Act respecting municipal taxation (RLRQ, c. F-2.1).*

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WHEREAS the Municipality allocates, on an annual basis, budgetary credits in order to constitute a financial reserve for the payment of expenses related to the clearing of snow from streets and roads;

CONSIDERING Articles 1094.1 to 1094.6 of the Municipal Code, which allow and govern the creation and management of financial reserves other than those provided for in said Code;

CONSIDERING THAT the Municipality wishes to make official and legal the existence of a financial reserve for snow removal;

CONSIDERING THAT a notice motion of this By-law was previously given by Councillor Claude P. Lemire at the Council meeting of July 9<sup>th</sup>, 2025;

CONSIDERING THAT the draft By-law was given at the Council meeting of July 9<sup>th</sup>, 2025;

CONSIDERING THAT the Director general and Registrar-treasurer mentions that this By-law pertains to the constitution of a financial reserve to allow for the financing of expenses related to the snow removal of the Municipality's streets and roads;

CONSEQUENTLY, the municipal council decrees the following :

1. ***Creation of a reserve and reason*** – A financial reserve is constituted to provide for the expenses related to the snow removal of the Municipality's streets and roads.
2. ***Financial reserve limit*** – The projected amount for the reserve is \$ 400,000.
3. ***Method of financing*** – The municipal council may, by resolution, allocates a portion of any unallocated operating surplus to the financial reserve.

**Municipality of Morin-Heights**

Similarly, it may allocate any amount from the general fund.

4. ***Recurring funding method*** – The amounts allocated annually to the financial reserve come from the allocation of unused snow removal budget appropriations at the end of each fiscal year.

They may come from any tax or tariff decreed by Council for snow removal purposes.

5. ***Delegation from the Director of Finance or Registrar-treasurer*** – Council delegates the Director of Finance and Registrar-treasurer, the power to transfer to the general fund any sums contained in the financial reserve in order to provide for the financing of expenditures for the same purposes as those set out in Article 1.

6. ***Term*** – The term of the financial reserve is 25 years.

7. ***Accountability*** – The Municipality’s annual financial report must contain a statement of income and expenditure for the financial reserve.

8. ***Allocation of excess revenues and expenses at the end of existence*** – At the end of the reserve’s existence, any excess of revenues over expenses is allocated to the general fund.

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

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Louise Cossette  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

**321.08.25**      DIRECTOR’S MONTHLY REPORT

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The Director general presents Council, who acknowledge receipt of the monthly report for July 2025 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.

**322.08.25**      REPORT REGARDING PERMITS AND CERTIFICATES

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The Director general presents Council who acknowledge receipt, of the list of permits and certificates to July 31<sup>st</sup>, 2025.

***Municipality of Morin-Heights***

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

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The Director general hasn't received any report.

**324.08.25      MINOR EXEMPTION – 754-756, CHEMIN DU VILLAGE**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 19h48;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;
- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated June 18<sup>th</sup>, 2025 to intervene in this matter. The meeting ends at 19h50;

CONSIDERING THAT this request was processed in accordance with the provisions of By-law (646-2022) pertaining to 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 the site is located in mixed zone MIX-1;

CONSIDERING the year of construction specified in the evaluation role is 1960;

CONSIDERING the expansion and implementation site plan prepared and signed on May 25<sup>th</sup>, 2025, by Mr. Pierre Davidson Jr. Architect, drawing no. A-25-A613;

CONSIDERING THAT the purpose of this request is to extend and provide a residential dwelling unit on the first floor of the main building;

CONSIDERING THAT current regulations authorize residential units on upper floors only;

CONSIDERING THAT the projected percentage of ground floor expansion is 257%;

CONSIDERING THAT current bylaws authorize a maximum percentage of floor area expansion of 50% for a main building protected by acquired rights;

***Municipality of Morin-Heights***

CONSIDERING THAT, in the event of a disaster, the applicant may rebuild a building with a footprint greater than that requested;

CONSIDERING THAT the proposed floor area ratio is 3%;

CONSIDERING THAT current regulations allow a maximum floor area ratio of 30%;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not adversely affect the quality of the environment or the general well-being;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends its approval by the municipal council;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

THAT the preamble forms an integral part hereof;

TO GRANT the exemption request the request for minor exemption at 754-756, chemin du Village (4685-70-0036) for a 257% floor area expansion whereas current regulations allow a maximum 50% floor area expansion for a main building and the addition of a residential dwelling on the first floor.

**325.08.25 SPAIP – VILLAGE CORE – 754-756, CHEMIN DU VILLAGE**

CONSIDERING THAT a request for approval by the owner of 754-756, chemin du Village within mixed zone MIX-1 and that the lot is located within the village core was submitted for approval of the site planning and architectural integration program;

CONSIDERING THAT the owner has submitted a proposal to proceed with the expansion and renovation of a main building of the residential and commercial groups (mixed use) within the framework of By-law (647-2022) respecting site planning and architectural integration programs;

CONSIDERING THAT this resolution will become null and void if the permit application is not filed within twelve (12) months of the date on which it was adopted;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in By-law (645-2022) respecting Permits and certificates;



***Municipality of Morin-Heights***

CONSIDERING THAT this request must meet our objectives and evaluation criteria;

CONSIDERING THAT this request meets the two (2) objectives and the eight (8) evaluation criteria applicable to the expansion of a main building in the village core (100%);

CONSIDERING THAT this request meets the two (2) objectives and the four (4) evaluation criteria applicable to the renovation of the main building in the village core (100%);

CONSIDERING the description of the work submitted by the applicant;

CONSIDERING THAT the provisions of the by-laws have been complied with;

CONSIDERING THAT the expansion and renovation permit applications were submitted on June 11<sup>th</sup>, 2025 (2025-00327 et 2025-00328) and that the work must be carried out within the time limit stipulated in By-law (645-2022) regarding Permits and Certificates;

CONSIDERING THAT the Planning Advisory Committee has examined this proposal and recommends its acceptance by Council;

CONSIDERING the technical aspects related to architecture and the explanations provided by Mr. Pierre Davidson Jr., architect, regarding the evaluation criteria;

It is proposed by Councillor Carole Patenaude

And unanimously resolved by the councillors:

TO APPROVE this SPAIP request for 754-756, chemin du Village (4685-70-0036) for the expansion of a main building for residential and commercial use (mixed use) in accordance with the plans and documents submitted.

**326.08.25 SPAIP – 97, RUE WATCHORN**

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CONSIDERING THAT a request for approval by the owner of 97, rue Watchorn within residential and resort zone RV-14 and that the lot is located within the village core was submitted for approval of the site planning and architectural integration program;

CONSIDERING THAT the owner has submitted a proposal to proceed with the exterior renovation of a single-family dwelling within the framework of By-law (647-2022) respecting SPAIP;

CONSIDERING THAT this resolution will become null and void if the permit application is not filed within twelve (12) months of the date on which it was adopted;

***Municipality of Morin-Heights***

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in By-law (645-2022) respecting Permits and certificates;

CONSIDERING THAT the site is located in the RV-14 residential and resort zone, and that the lot is located in the village center;

CONSIDERING THAT this request must meet our objectives and evaluation criteria;

CONSIDERING THAT the request meets the two (2) objectives and one (1) of the four (4) evaluation criteria applicable to the village center are met and three (3) are partially met (62.5%);

CONSIDERING THAT in the description of the work submitted by the applicant, the colors submitted for the exterior cladding of Canexel are « Scandinavian and Yellowstone »;

CONSIDERING THAT architectural details on the posts of the « Y » gallery and the window frames are desirable;

CONSIDERING THAT the provisions of the by-laws have been complied with;

CONSIDERING THAT an application for a renovation permit will be submitted and that the work must be carried out within the time limit specified in Regulation (645-2022) on permits and certificates;

CONSIDERING THAT the Planning Advisory Committee has examined this proposal and recommends its acceptance by Council;

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

TO APPROVE the PIIA application at 97, rue Watchorn (4685-32-4823) for the renovation of the main building of the Habitation group (single-family residence) in accordance with the plans and documents submitted, conditional on the color of the Canexel exterior siding being “Yellowstone,” as well as the CCU's recommendation to provide architectural details for the “Y” gallery posts and window frames.

**327.08.25      SPAIP – LOT 6 545 110, RUE DU PLATEAU**

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CONSIDERING THAT a request for approval by the owner of lot 6 545 110, rue du Plateau within the RV-6 residential and resort zone and in RF-3 residential and forestry zone and that the lot is located in whole or in part in an elevation sector of 350 metres or more was submitted for approval of the site planning and architectural integration program;

***Municipality of Morin-Heights***

CONSIDERING THAT the owner has submitted a proposal to proceed with the construction of a single-family dwelling within the framework of By-law (647-2022) respecting site planning and architectural integration programs;

CONSIDERING THAT this resolution will become null and void if the permit application is not filed within twelve (12) months of the date on which it was adopted;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in By-law (645-2022) respecting Permits and certificates;

CONSIDERING the cadastral plan signed by Mr. Jean-Pierre Caya, land surveyor, dated June 18<sup>th</sup>, 2025, file: 9437, minute: 14130, plan: JPC-14130-22009;

CONSIDERING THAT this request must meet our objectives and evaluation criteria;

CONSIDERING THAT the request meets the objective and five (5) of the height (8) evaluation criteria applicable to the village center are met and three (3) are partially met (81.2%);

CONSIDERING the construction plan prepared by Ms. Kim Bouchard, technologist, file: C23-0009, dated December 18<sup>th</sup>, 2023;

CONSIDERING THAT the provisions of the by-laws have been complied with;

CONSIDERING THAT the building permit application was submitted on July 3<sup>rd</sup>, 2025 (2025-00380) and that the work must be carried out within the time limit specified in Regulation (645-2022) on permits and certificates;

CONSIDERING THAT the Planning Advisory Committee has examined this proposal and recommends its acceptance by Council;

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

TO APPROVE this SPAIP request for lot 6 545 110, rue du Plateau (4483-70-4587) for the construction of a single-family dwelling in accordance with the plans and documents submitted.

**328.08.25 SPAIP – LOT 6 503 298, CHEMIN DE L'ESCALADE**

---

CONSIDERING THAT a request for approval by the owner of lot 6 503 298, chemin de l'Escalade within the RV-34 residential and resort zone and that the lot is located in whole or in part in an elevation sector of 350 metres or more was submitted for approval of the site planning and architectural integration program;

***Municipality of Morin-Heights***

CONSIDERING THAT the owner has submitted a proposal to proceed with the construction of a single-family dwelling within the framework of By-law (647-2022) respecting site planning and architectural integration programs;

CONSIDERING THAT this resolution will become null and void if the permit application is not filed within twelve (12) months of the date on which it was adopted;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in By-law (645-2022) respecting Permits and certificates;

CONSIDERING THAT this request must meet our objectives and evaluation criteria;

CONSIDERING the site certificate signed by Mr. Philippe Bélanger, land surveyor, dated June 27<sup>th</sup>, 2025, file: PB3597, minute: 9655, plan: (FLL);

CONSIDERING the steep slopes throughout the lot;

CONSIDERING THAT the natural space preserved in the front yard varies between 3m and 5m in depth;

CONSIDERING THAT the request meets the objective and five (5) of the height (8) evaluation criteria applicable to elevation sectors, and does not meet three (3) (62.5%);

CONSIDERING the construction plan prepared by Ms. Caroline Théberge, technologist, file: 202410\_AleSte.dwg, dated June 19, 2025;

CONSIDERING THAT the provisions of the by-laws have been complied with;

CONSIDERING THAT the building permit application was submitted on June 27, 2025 (2025-00370) and that the work must be carried out within the time limit specified in Regulation (645-2022) on permits and certificates;

CONSIDERING THAT the Planning Advisory Committee has examined this proposal and recommends its acceptance by Council;

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

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

TO APPROVE this SPAIP request for lot 6 503 298, chemin de l'Escalade (4386-74-9181) for the construction of a main building for the Habitation group (single-family residence) in accordance with the plans and documents filed, all subject to the condition that the topsoil layer varying between three (3) and five (5) meters in depth in the front yard, as shown on the surveyor's plan, is preserved and a security deposit of \$7,500 is provided by the owner and refunded upon receipt of the certificate of location and inspection by the Urban Planning and Environment Department, certifying that the work carried out complies with the plans and that the condition has been met.

### **329.08.25 SPAIP – LOT 3 737 610, RUE CORBEIL**

---

CONSIDERING THAT a request for approval by the owner of lot 3 737 610, rue Corbeil within the RV-2 residential and resort zone and that the lot is located in whole or in part in an elevation sector of 350 metres or more was submitted for approval of the site planning and architectural integration program;

CONSIDERING THAT the owner has submitted a proposal to proceed with the construction of a single-family dwelling within the framework of By-law (647-2022) respecting site planning and architectural integration programs;

CONSIDERING THAT this resolution will become null and void if the permit application is not filed within twelve (12) months of the date on which it was adopted;

CONSIDERING THAT this resolution will become null and void if the work is not carried out within the time limit stipulated in By-law (645-2022) respecting Permits and certificates;

CONSIDERING THAT this request must meet our objectives and evaluation criteria;

CONSIDERING THAT this request meets the objective and all eight (8) evaluation criteria applicable to elevation sectors (100%);

CONSIDERING the site plan signed by Mr. Alain Sansoucy, land surveyor, dated June 26<sup>th</sup>, 2025, file: 41 008, minute: no 41 110;

CONSIDERING the construction plan prepared by Yves Bilodeau Dessinateur Inc., File: 25-87, model: Cottage, dated June 25<sup>th</sup>, 2025;

CONSIDERING THAT the provisions of the by-laws have been complied with;

CONSIDERING THAT the building permit application was submitted on July 3, 2025 (2025-00384) and that the work must be carried out within the time frame specified in Regulation (645-2022) on permits and certificates;

***Municipality of Morin-Heights***

CONSIDERING THAT the Planning Advisory Committee has examined this proposal and recommends its acceptance by Council;

It is proposed by Councillor Carole Patenaude

And unanimously resolved by the councillors:

TO APPROVE this SPAIP request for the construction of a single-family dwelling on lot 3 737 610, rue Corbeil (4883-22-3498) in accordance with the plans and documents submitted.

**330.08.25 MINOR EXEMPTION – 117, CHEMIN LAKESHORE**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h00;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;
- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated July 16<sup>th</sup>, 2025 to intervene in this matter. The meeting ends at 20h00;

CONSIDERING THAT this request was processed in accordance with the provisions of By-law (646-2022) pertaining to 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 the site is located in residential and resort zone RV-2;

CONSIDERING the plan accompanying the certificate of location signed by Mr. Matthieu Vanasse, land surveyor, dated May 29<sup>th</sup>, 2025, file: 9423, minute: 6886, plan: MV-6886-21816;

CONSIDERING THAT the front setback of the accessory building (garage) is 7.2 meters;

CONSIDERING THAT current regulations require a minimum setback of 7.5 meters;

CONSIDERING THAT a permit bearing the number R-17-63 was issued on July 28, 2017, for the construction of the detached garage;

***Municipality of Morin-Heights***

CONSIDERING THAT the work performed was carried out in good faith;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not adversely affect the quality of the environment or the general well-being;

CONSIDERING THAT this request is of a minor nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends its approval by the municipal council;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

TO GRANT the exemption request the request for minor exemption at 117, chemin Lakeshore (4383-70-3079) for the front setback of an accessory building in the Residential group of 7.2 meters, whereas the regulations in force require a front setback of 7.5 meters.

**331.08.25 MINOR EXEMPTION – 43, RUE LOOKOUT**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h00;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;
- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated July 16<sup>th</sup>, 2025 to intervene in this matter. The meeting ends at 20h01;

CONSIDERING THAT this request was processed in accordance with the provisions of By-law (646-2022) pertaining to 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;

***Municipality of Morin-Heights***

CONSIDERING the site is located in residential and resort zone RV-16;

CONSIDERING the cadastral plan signed by Mr. Roch Labelle, land surveyor, dated June 26<sup>th</sup>, 2025, minute : 15 051;

CONSIDERING THAT the topography of the site;

CONSIDERING the projected front setback margin of the accessory building (shed) is 4.9 meters;

CONSIDERING THAT current regulations require a minimum setback of 15 meters;

CONSIDERING THAT the building permit application was submitted on July 1<sup>st</sup>, 2025 (2025-00375) and that the work must be carried out within the time frame specified in Regulation (645-2022) on permits and certificates;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not adversely affect the quality of the environment or the general well-being;

CONSIDERING THAT this request is of a minor nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends its approval by the municipal council;

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED :

THAT the preamble forms an integral part of this resolution;

TO APPROVE the request for an exemption at 43 Lookout Street (4383-70-3079) for the front setback of an accessory building in the residential group (shed) planned at 4.9 meters, whereas the current regulation require a front setback of 15 meters.

**332.08.25     MINOR EXEMPTION – 144, CHEMIN CHRISTIEVILLE**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h01;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;



***Municipality of Morin-Heights***

- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated July 16<sup>th</sup>, 2025 to intervene in this matter. The meeting ends at 20h02;

CONSIDERING THAT this request was processed in accordance with the provisions of By-law (646-2022) pertaining to 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 the site is located in residential and resort zone RV-28;

CONSIDERING THAT the application concerns the construction of a second detached garage;

CONSIDERING THAT current regulations allow for a maximum of one (1) detached garage;

CONSIDERING THAT the second detached garage will be used for parking vehicles;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not adversely affect the quality of the environment or the general well-being;

CONSIDERING THAT this request is of a minor nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends its approval by the municipal council;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble forms an integral part of this resolution;

TO GRANT the requested exemption request for 144, chemin Christieville (4984-38-8365) for the construction of a second accessory building in the Habitation group (detached garage), even though current regulations allow for a maximum of one (1) detached garage.

***Municipality of Morin-Heights***

**333.08.25     MINOR EXEMPTION – LOT 4 543 300, CHEMIN DU LAC-ÉCHO**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h02;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;
- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated July 16<sup>th</sup>, 2025 to intervene in this matter. The meeting ends at 20h03;

CONSIDERING THAT this request was processed in accordance with the provisions of By-law (646-2022) pertaining to 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 the site is located in the recreational zone REC-2;

CONSIDERING THAT the site is used as a municipal dog park;

CONSIDERING THAT the application is for the installation of a 1.8-meter (6-foot) fence to replace an unsafe 1.2-meter (4-foot) fence;

CONSIDERING THAT current regulations allow for a maximum height of 1.2 meters (4 feet) in front yards;

CONSIDERING the applicant's motives;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not adversely affect the quality of the environment or the general well-being;

CONSIDERING THAT this request is of a minor nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends its approval by the municipal council;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

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

THAT the preamble forms an integral part of this resolution;

TO GRANT the requested exemption request for lot 4 543 300, chemin du Lac-Écho (4684-66-4363) for the height of a fence of 1.8 meters (6 feet) in the front yard, whereas the regulations allow a maximum height of 1.2 meters (4 feet).

### **334.08.25     MINOR EXEMPTION – 10, RUE GRAND-CYPRESS**

---

- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h03;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;
- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated July 16<sup>th</sup>, 2025 to intervene in this matter. The meeting ends at 20h04;

CONSIDERING THAT this request was processed in accordance with the provisions of By-law (646-2022) pertaining to 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 the site is located in residential and resort zone RV-23;

CONSIDERING THAT the application concerns the regularization of the work carried out;

CONSIDERING the plan accompanying the certificate of location signed by Ms. Mylène Pagé-Labelle, land surveyor, dated November 14<sup>th</sup>, 2022, minute: 824;

CONSIDERING THAT the distance between the pool and the main building is 1.5 meters;

CONSIDERING THAT current regulations require a minimum setback of 2 meters;

CONSIDERING THAT a permit bearing the number 2022-00519 was issued on September 21, 2022, for the construction of an in-ground swimming pool;

**Municipality of Morin-Heights**

CONSIDERING THAT the work was carried out in good faith;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not adversely affect the quality of the environment or the general well-being;

CONSIDERING THAT this request is of a minor nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends its approval by the municipal council;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

THAT the preamble forms an integral part of this resolution;

TO GRANT the request for exemption for 10, rue Grand-Cypress for the distance between the main building and the accessory structure of the Habitation group (inground pool) of 1.5 meters, whereas the regulations in force require a minimum setback of 2 meters.

**335.08.25                      ADOPTION – BY-LAW (776-2025) REGARDING THE ECODYNAMIC FUND**

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The Director general presents the By-law, gives a resume and notifies council of the adoption procedure to follow.

It is proposed by Councillor Carole Patenaude

And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (776-2025) regarding the ecodynamic fund.

**BY-LAW 776-2025  
regarding the ecodynamic fund**

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EXPLANATORY NOTE

*The purpose of this By-law is to create and give legal existence to the Ecodynamic fund dedicated to financing initiatives or projects aimed at protecting the environment, promoting biodiversity or raising public awareness of environmental issues, in keeping with the Municipality's environmental policy.*

*It sets a limit of \$ 100,000 on the sums that may be accumulated in the fund, which is established for a period of 10 years.*

## **Municipality of Morin-Heights**

*It specifies the amounts to be appropriated annually from any allocated operating surplus or portion thereof, from the general fund or from any present or future deduction from any compensation that Council may decree, or from any tax or tariff provided for this purpose under the Act respecting municipal taxation (RLRQ, c. F-2.1).*

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WHEREAS THAT the Municipality makes annual budget allocations to set up a fund to finance initiatives or projects to protect the environment, promote biodiversity or raise awareness of environmental issues;

CONSIDERING that Articles 1094.1 to 1094.6 of the Municipal Code (RLRQ, ch. C-27.1), which allow and govern the constitution and management of funds and financial reserves other than those provided for in said Municipal Code;

CONSIDERING THAT the Municipality wishes to make the existence of an ecodynamic fund official and legal;

CONSIDERING that a notice of motion of this By-law was previously given by Councillor Carole Patenaude at the Council meeting of July 9<sup>th</sup>, 2025;

CONSIDERING THAT the draft By-law was presented at the Council meeting of July 9<sup>th</sup>, 2025;

CONSIDERING THAT the Director general and Registrar-treasurer mentions that this By-law pertains to the constitution of a fund aimed at the financing of initiatives or projects to protect the environment, promote biodiversity or raise awareness of the Municipality's environmental issues;

CONSEQUENTLY, the municipal council decrees the following :

1.       ***Creation of the reserve and reason*** – A fund is created to provide financing for initiatives or projects to protect the environment, promote biodiversity or raise awareness of the Municipality's environmental issues.
2.       ***Financial reserve limit*** – The projected amount of the fund is \$ 100,000.
3.       ***Method of financing*** – The municipal council may, by resolution, allocate a portion of any unallocated operating surplus to the funds.

Similarly, it may appropriate any amount from the general fund.

4.       ***Recurring funding*** – The annual allocation to the fund comes from the appropriation of budgetary funds voted to finance the fund.

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

5. ***Delegation from the Director, Finance or Registrar-treasurer*** – Council delegates the Director, Finance and the Registrar-treasurer the power to transfer to the General fund, any monies in the Fund to provide for expenditures for the same purposes as set out in Article 1.
6. ***Term*** – The fund has a 10-year term.
7. ***Accountability*** – The Municipality’s annual financial report must contain a statement of fund revenues and expenses.
8. ***Allocation of excess revenues and expenses at end of existence*** – At the end of the fund’s existence, any excess of revenues over expenses is allocated to the general fund.
9. ***Entering into effect*** - The present By-law enters into effect in accordance to the Law.

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Louise Cossette  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

### **A.M. 11.08.25 NOTICE OF MOTION AND PRESENTATION OF DRAFT BY-LAW (777-2025) WHICH MODIFIES ZONING BY-LAW (642-2022) TO REGULATE USES RELATED TO NATURAL CONSTRAINTS, ACQUIRED RIGHTS RELATING TO BUILDING EXPANSION AND LAND USE PLANNING**

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Notice of motion is given by Councillor Carole Patenaude that By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning will be presented at a future council meeting.

Draft By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning is presented to Council forthwith.

### **A.M. 12.08.25 NOTICE OF MOTION AND PRESENTATION OF DRAFT BY-LAW (778-2025) WHICH MODIFIES SUBDIVISION BY-LAW (643-2022) TO ALLOW THE CREATION OF LOTS FROM EXISTING IRREGULAR CADASTRES AND TO RECOGNIZE A PRIVATE ROAD**

---

Notice of motion is given by Councillor Gilles Saulnier that By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road will be presented at a future council meeting.

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

Draft By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road is presented to Council forthwith.

### **A.M. 13.08.25 NOTICE OF MOTION AND PRESENTATION OF DRFT BY-LAW (779-2025) WHICH MODIFIES BY-LAW (644-2022) REGARDING CONSTRUCTION TO CLARIFY CERTAIN DETAILS CONCERNING THE PLANS SUBMITTED WITH PERMIT APPLICATIONS**

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Notice of motion is given by Councillor Peter MacLaurin that By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications will be presented at a future council meeting.

Draft By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications is presented to Council forthwith.

### **A.M. 14.08.25 NOTICE OF MOTION AND PRESENTATION OF DRAFT BY-LAW (780-2025) WHICH MODIFIES BY-LAW (645-2022) REGARDING PERMITS AND CERTIFICATES TO CLARIFY THE CONDITIONS APPLICABLE TO THE SUBMISSION OF PLANS AS PART OF A PERMIT APPLICATION**

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Notice of motion is given by Councillor Carole Patenaude that By-law (780-2025) which modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application will be presented at a future council meeting.

Draft By-law (780-2025) which modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application is presented to Council forthwith.

### **336.08.25 ADOPTION OF FIRST DRAFT BY-LAW (777-2025) WHICH MODIFIES ZONING BY-LAW (642-2022) TO REGULATE USES RELATED TO NATURAL CONSTRAINTS ACQUIRED RIGHTS RELATING TO BUILDING EXPANSION AND LAND USE PLANNING**

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The Director general presents the by-law, gives a resume and notifies council of the adoption procedure to follow.

It is proposed by Councillor Gilles Saulnier  
And unanimously resolved by all councillors:

## **Municipality of Morin-Heights**

TO ADOPT the French and English versions of first draft By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning.

### **First draft By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning**

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#### EXPLANATORY NOTE

*This by-law amends Zoning By-law (642-2022) in order to regulate uses related to natural constraints, acquired rights relating to the enlargement of buildings and land use planning.*

*It modifies article 12 to comply with changes to the Act respecting land use planning and development (RLRQ, c. A-19.1) concerning tree-cutting contraventions.*

*It adds article 49.2 on urban beekeeping at the request of the municipal council.*

*It modifies article 122 to specify conditions relating to the prohibition of front parking spaces.*

*Amends article 129, table 29, line 12 to clarify the applicable standard for retaining walls.*

*It amends article 154 to adjust standards relating to natural spaces for businesses and vacant lots.*

*Amends article 164 to comply with the Professional Code (RLRQ, c. C-26) and the Forest Engineers Act (RLRQ, c. I-10) regarding tree felling.*

*It replaces existing article 182 with new text to comply with clarifications provided by the MRC concerning rockfall zones.*

*It modifies article 225, paragraph 3 and article 226, paragraphs 3 and 4 to clarify the standards applicable to acquired rights relating to the enlargement of buildings.*

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CONSIDERING sections 123 et seq. of the Act respecting land use planning and development (RLRQ, ch. A-19.1) on the procedure for amending a zoning by-law;

WHEREAS this by-law contains provisions subject to approval by persons qualified to vote;

WHEREAS the Council wishes to make certain adjustments to the Zoning By-law in order to clarify provisions relating to acquired rights with respect to building additions, to better regulate certain uses related to natural constraints and to adjust certain land-use standards, particularly with respect to urban beekeeping, tree felling and parking space ;

WHEREAS a notice of motion was given by Councillor Carole Patenaude at the regular meeting of August 13<sup>th</sup>, 2025 and that a draft by-law was tabled and explained by the Director general;



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

CONSEQUENTLY, the municipal council decrees the following:

### CHAPTER 1 : INTRODUCTORY PROVISIONS

1. ***Purpose*** – The purpose of the present by-law is to regulate uses related to natural constraints, acquired rights for building extensions and land use planning;
2. ***Objectives*** – The purpose of the present by-law is to clarify and update certain provisions of the zoning by-law in order to provide a better framework for interventions in zones subject to natural constraints, acquired rights relating to building additions and certain aspects of land use planning, in order to reflect the evolution of municipal orientations and to respond to issues raised in the application of the zoning by-law.

### CHAPTER 2 : AMENDING PROVISIONS

3. **Infringements and penalties relating to trees** – Paragraph 1 of subparagraph 1 of Article 12 is amended by replacing the following amounts: \$ 100 » by « \$ 500 », « \$ 200 » by « \$ 1,000 » and « \$ 5,000 » by « \$ 15,000 » and paragraph of subparagraph 1 of Article 12 is amended by replacing the following amounts : « \$5,000 » by « \$ 15,000 » and « \$ 15,000 » by « \$ 100,000 ».
4. ***Beekeeping for personal use*** – Zoning By-law (642-2022) is amended with the addition of the following after Article 49.1:

« 49.2 Beekeeping for personal use

On the entire territory, the additional use “Beekeeping for personal use” to a main use in the Dwelling group must be exercised according to the following conditions:

1. The use must be located on a lot with a minimum area of 2,000 m<sup>2</sup>, occupied by a single-family dwelling (H1) with a detached layout;
  2. The use must be exclusively devoted to personal use, with no commercial or large-scale production activity;
  3. The maximum number of beehives authorized is one (1);
  4. The hive must be equipped with a mobile frame;
- The hive must be located at a minimum distance of 7.5 metres from a street, lot lines and dwellings. »

5. ***Retaining wall*** – Paragraph a) of line 12 of table 29 of Article 109 is amended with the addition of the words « 3 m » of the following:

« The height of a retaining wall is measured from the lowest point of the adjacent natural ground (or the level of the backfilled ground if it is lower) to the highest point.

In the case of walls with successive steps (terraces):

Municipality of Morin-Heights

- If the horizontal distance between the walls is less than 2 meters, the total height corresponds to the sum of the heights of all the walls.
- If the horizontal distance between the walls is equal to or greater than 2 meters, each wall is considered individually for the application of the maximum height. »

6. **Location of a parking space for a use in the Residential group** – Paragraph 7 of Article 122 is amended by replacing, at the beginning of said paragraph, the word « Space » by the words « The boxes » and by replacing, after the words « single-family dwelling (H1) », with the words « is prohibited »

7. **Obligation to preserve natural areas** – Article 154 is replaced by the following :

« 154. Obligation to preserve natural areas

Subject to the provisions of the present by-law, any deforestation or removal of the herbaceous, shrub or arborescent strata of a vacant lot is prohibited, unless a permit or certificate of authorization has been issued for authorized works. In such cases, clearing or removal of vegetation may only be carried out on those portions of the land strictly necessary for the authorized works.

Notwithstanding the first paragraph, deforestation or removal of herbaceous, shrub or arborescent strata may be authorized on an exceptional basis, when it is required to obtain data or information needed to process an application for a permit or certificate, in accordance with the requirements set out in the Permits and Certificates By-law.

Throughout the territory, natural areas on a plot of land must be maintained and preserved according to the following percentage, which varies according to the size of the plot:

Tableau 36 : Préservation des espaces naturels selon la superficie du terrain

| Superficie du terrain :       | Pourcentage (%) de préservation des espaces naturels : |
|-------------------------------|--------------------------------------------------------|
| Moins de 1 000 m² :           | 10 %                                                   |
| Entre 1 000 m² et 1 499 m² :  | 15 %                                                   |
| Entre 1 500 m² et 1 999 m² :  | 20 %                                                   |
| Entre 2 000 m² et 2 499 m² :  | 30 %                                                   |
| Entre 2 500 m² et 2 999 m² :  | 35 %                                                   |
| Entre 3 000 m² et 3 499 m² :  | 40 %                                                   |
| Entre 3 500 m² et 3 999 m² :  | 50 %                                                   |
| Entre 4 000 m² et 4 999 m² :  | 60 %                                                   |
| Entre 5 000 m² et 6 999 m² :  | 70 %                                                   |
| Entre 7 000 m² et 14 999 m² : | 80 %                                                   |
| 15 000 m² et plus :           | 90 %                                                   |

For a land use in the Commerce, Industry or Public group, a minimum of ten percent (10%) of the land area must be preserved in its natural state. This requirement applies up to a maximum deforestation area of 15,000 square metres.

## **Municipality of Morin-Heights**

The calculation of the percentage of natural areas excludes the following areas:

1. The area corresponding to the purifying element, polishing field or discharge field required under the Regulation respecting wastewater assessment and treatment for isolated dwellings (RLRQ, c. Q-2, r.22) or the Environment Quality Act (RLRQ, c. Q-2), with the addition of a maximum 2-meter buffer strip at their perimeter. An additional area corresponding to the length of the pipes, from the treatment system to the discharge, over a maximum width of one (1) metre, may be excluded from the calculation;
2. The area corresponding to the immediate 3-metre protection zone for a water withdrawal installation and a geothermal system required under the Regulation respecting water withdrawal and protection (RLRQ, c. Q-2, r.35.2). An additional area corresponding to the length of the required pipes, over a maximum width of one (1) metre, may be excluded from the calculation;
3. The area corresponding to the driveway leading to the parking spaces. »

8. ***Felling of trees authorized in a stand of 4 ha or more*** – Article 164 is amended by deleting the words « or a biologist » in the first paragraph :

9. ***Landslide hazard zones*** – Article 182 is replaced by the following :

« 182. Landslide risk zones

To ensure the safety of the public and the protection of property, no building may be erected within fifteen (15) metres of the foot of a slope or the top of a slope whose gradient exceeds sixty percent (60%), and which presents a risk of landslide.

The minimum distance prescribed in the first paragraph does not apply if the applicant attaches to his or her permit application a technical report signed by an engineer attesting to the absence of a risk of rockfall. This report must be deemed satisfactory by the designated officer. »

10. ***Extension of a main building*** – Paragraph 3 of Article 225 is replaced by the following :

« 3. The extension may not exceed 100m<sup>2</sup> of the floor space; »

***Extension of a main building located on the shore*** – Paragraph 3 of Article 226 is replaced by the following : « The extension may not exceed 100m<sup>2</sup> of floor space; » and paragraph 4 of the same article is amended by adding the following after the word « ground », « ,for the section of the building located on the shore; » .

Municipality of Morin-Heights

CHAPTER 3 : FINAL PROVISION

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

|                 |                                        |
|-----------------|----------------------------------------|
| <hr/>           | <hr/>                                  |
| Louise Cossette | Hugo Lépine                            |
| Mayor           | Director general / Registrar-treasurer |

**337.08.25 ADOPTION OF DRAFT BY-LAW (778-2025) WHICH MODIFIES SUBDIVISION BY-LAW (643-2022) TO ALLOW THE CREATION OF LOTS FROM EXISTING IRREGULAR CADASTRES AND TO RECOGNIZE A PRIVATE ROAD**

---

The Director general presents the by-law, gives a resume and notifies council of the adoption procedure to follow.

It is proposed by Councillor Gilles Saulnier  
And unanimously resolved by all councillors:

TO ADOPT the French and English versions of draft By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road.

**Draft By-law (778-2025)  
which modifies Subdivision By-law (643-2022) to allow the creation of  
lots from existing irregular cadastres and  
to recognize a private road**

---

EXPLANATORY NOTE

*The present by-law modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road.*

*It amends Article 39 for the addition of a private recognized road.*

*It amends Article 41 to clarify the application of norms regarding the shape of lots intended to accommodate a main building.*

---

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 Council would like to make certain adjustments to the Subdivision by-law to add a recognized private street and clarify the application of standards concerning the shape of lots intended to accommodate a main building;

Municipality of Morin-Heights

WHEREAS a notice of motion was given by Councillor Gilles Saulnier at its regular council meeting of August 13th, 2025 and that this draft by-law was tabled and explained by the Director general;

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1 : INTRODUCTORY PROVISIONS

- 1. **Purpose** – The purpose of the present by-law is to ensure the proper application of certain provisions of the Subdivision by-law particularly with regards to the recognition of an existing private street and the interpretation of standards applicable to lot shapes in accordance with the urban plan.
- 2. **Objective** – The provisions of this By-law shall be interpreted in such a way as to promote flexible and consistent application of subdivision standards, particularly in relation to land with irregularities in the existing cadastre while ensuring the harmonious integration of recognized private streets into the municipal territory.

CHAPTER 2 : AMENDING PROVISIONS

- 3. **Recognition of certain private streets** – Article 39 is amended by adding a recognized private street at the end of the table :

«

|                                             |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| Name of the street                          | Description or correspondence to the number of lots |
| Street without a name (4 <sup>e</sup> rang) | 3 737 722                                           |

»

- 4. **Forms of lots** – Article 41 is amended by adding the following paragraph 4 after paragraph 3 :

« 4 The present provisions relating to the forms of lots do not apply to land whose boundaries correspond to cadastral lines existing at the time of entry into force of this regulation. In the event of subdivision of such a lot, only the new projected lines shall comply with the requirements set out in this article. Thus, the creation of a new lot from an irregular lot is possible, provided that the new lines comply with the regulations. ».

CHAPTER 3 : FINAL PROVISION

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

Louise Cossette

Mayor

Hugo Lépine

Director general / Registrar-treasurer

## **Municipality of Morin-Heights**

### **338.08.25 ADOPTION OF DRAFT BY-LAW (779-2025) WHICH MODIFIES BY-LAW (644-2022) REGARDING CONSTRUCTION TO CLARIFY CERTAIN DETAILS CONCERNING THE PLANS SUBMITTED WITH PERMIT APPLICATIONS**

---

The Director general presents the by-law, gives a resume and notifies council of the adoption procedure to follow.

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

TO ADOPT the French and English versions of draft By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications.

#### **Draft By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications**

---

#### **EXPLANATORY NOTE**

*The present by-law modifies By-law (644-2022) regarding construction to clarify the requirements relating to the signing of plans by professionals for certain types of work.*

*It amends paragraph 2 of Article 13 to clarify the cases in which plans must be signed and sealed by a professional who is a member of a recognized professional association.*

---

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 building By-law;

WHEREAS the council wishes to make certain adjustments to the Building Bylaw in order to clarify the requirements relating to the signing of plans by professionals and to ensure compliance with the laws governing professional practices in the construction industry;

WHEREAS a notice of motion was given by Councillor Peter MacLaurin at the regular Council meeting on August 13<sup>th</sup>, 2025, and this draft bylaw 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 ensure proper enforcement of the requirements for the submission of plans in connection with permit applications in accordance with the laws governing professional practices in the construction industry.

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

2. ***Objective*** – The provisions of the regulation must be interpreted in such a way as to ensure rigorous application of the requirements relating to the signing of plans in accordance with professional laws, while ensuring the quality and safety of authorized projects.

### **CHAPTER 2 : AMENDING PROVISIONS**

3. ***Compliance with building codes*** – Article 13 is amended by the replacement of paragraph 2 with the following: « Plans must be signed and sealed by a professional who is a member in good standing of a recognized order in the following cases: construction, expansion, addition of a dwelling, or any renovation that alters the load-bearing structure of a main building, as well as the construction of an accessory building with a surface area greater than 25 m<sup>2</sup>. » and the addition of the following paragraph 3: « When required by the Architects Act (RLRQ, c. A-21), the Engineers Act (RLRQ, c. I-9) or any other law or regulation, plans must be signed and sealed by the professional referred to in those laws or regulations. ».

### **CHAPTER 3 : FINAL PROVISION**

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

---

Louise Cossette  
Mayor

---

Hugo Lépine  
Director general / Registrar-treasurer

### **339.08.25 MONTHLY REPORT FROM THE DIRECTOR**

The Director, Recreation, culture and community life presents Council with her monthly report as well as the list of authorized expenses during the month of July 2025 as per By-law (577-2019) regarding financial administration.

### **A.M. 15.08.25 NOTICE OF MOTION AND PRESENTATION OF DRAFT BY-LAW (SQ-2023-2) WHICH MODIFIES BY-LAW SQ-2023 REGARDING TRAFFIC, PARKING AND PEACE AND ORDER PERTAINING TO ACCESS TO THE DOG PARK**

Notice of motion is given by Councillor Carole Patenaude that By-law (SQ-2023-2) which modifies By-law SQ-2023 regarding traffic, parking and peace and order pertaining to access to the dog park will be presented at a future council meeting.

***Municipality of Morin-Heights***

Draft By-law (SQ-2023-2) regarding traffic, parking and peace and order pertaining to access to the dog park which modifies By-law SQ-2023 is presented herewith.

**340.08.25          CREATION OF THE PARKS AND TRAILS MASTER PLAN  
MONITORING COMMITTEE AND APPOINTMENT OF MEMBERS**

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CONSIDERING the adoption of the Master plan for parks, green spaces, and trails at the regular meeting held on May 14<sup>th</sup>, 2025;

WHEREAS the Master plan provides, in its Axis 4, for the management of recreational areas through the development and maintenance of recreational areas using a sustainable development approach;

WHEREAS, to ensure compliance with Axis 4 and monitor the implementation of the Master plan, it is necessary to create a Master plan monitoring committee;

It is proposed by Councillor Peter MacLaurin  
IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

TO CREATE the Parks and trails master plan monitoring committee ;

TO APPOINT the following individuals to serve on the Master plan monitoring committee:

- Mayor Louise Cossette
- Interim Mayor Leigh MacLeod
- Mrs. Marie-Ève Gauthier
- Mrs. Jennifer Durand
- Mr. Daniel Charbonneau

**QUESTION PERIOD**

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Council answers questions posed by the public.



**Municipality of Morin-Heights**

**341.08.25**      **END OF THE MEETING**

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The agenda having been completed, it is proposed by Councillor Peter MacLaurin that the meeting end at 20:56.

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



---

Louise Cossette  
Mayor



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Hugo Lépine  
Director general /  
Registrar-treasurer

Fifteen people attended the meeting.