

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, February 12th, 2025 at which were present:

Councillor Claude P. Lemire
Councillor Carole Patenaude
Councillor Leigh MacLeod
Councillor Gilles Saulnier
Councillor Peter MacLaurin

forming quorum under the chairmanship of Mayor Tim Watchorn.

Councillor Louise Cossette is absent.

The Director general, Mr. Hugo Lépine is present.

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

32.02.25 ADOPTION OF THE AGENDA

It is proposed by Councillor Leigh MacLeod

And unanimously resolved by all councillors:

TO ADOPT the agenda as presented by Director general.

AGENDA

- | | |
|----------|--|
| 1 | OPENING OF THE MEETING AND WORD OF WELCOME |
| 2 | ADOPTION OF THE AGENDA |
| 3 | APPROVAL OF THE MINUTES |
| 3 1 | Minutes of the regular meeting of January 15 th , 2025 |
| 3 2 | Minutes of the Planning advisory committee of January 21 st , 2025 |
| 3 3 | Minutes of the Environment advisory committee of January 22 nd , 2025 |
| 3 4 | Minutes of correction – By-law (766-2024) regarding taxes, tariffs, service and compensation costs for the 2025 financial year |
| 4 | DIRECTOR GENERAL'S MONTHLY REPORT |
| 4 1 | Report regarding the follow-up of dossiers |
| 4 2 | Report regarding the use of delegated power |
| 4 3 | Report regarding budgetary transfers |
| 5 | FINANCES AND ADMINISTRATION |
| 5 1 | Expense statements |

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- 5 2 Statement of financial activities
- 5 3 Human resources
- 5 3 1 Hiring – Municipal clerk
- 5 4 By-laws and various resolutions
- 5 4 1 Adoption - By-law (767-2025) amending By-law (659-2023) on transfers of immovables to update the transfer tax brackets
- 5 4 2 Authorization to publish a right of first refusal on lot 3 206 359
- 5 4 3 Tabling – 2024 annual report on requests for access to documents
- 6 PUBLIC AND FIRE SAFETY**
- 6 1 Director’s monthly report
- 6 2 Sûreté du Québec police department’s activity report
- 6 3 Human resources
- 6 3 1 Hiring – junior firefighter
- 6 4 By-laws and various resolutions
- 6 4 1 Adoption - By-law (769-2025) providing for the financing of the acquisition of a fire engine and decree of a loan for this purpose
- 6 4 2 Tabling – MRC 2024 review – SSI Morin-Heights’ annual activity report
- 7 PUBLIC WORKS AND INFRASTRUCTURES**
- 7 1 Director’s monthly report
- 7 2 Public works, buildings and facilities
- 7 2 1 Contract – professional soil and environmental laboratory services - 2025
- 7 3 Environmental hygiene
- 7 3 1 Final acceptance – Upgrading and redevelopment of the Beaulieu drinking water station
- 7 4 Report regarding the treatment of petitions and requests
- 7 5 Human resources
- 7 6 By-laws and various resolutions
- 8 URBANISM AND ENVIRONMENT**
- 8 1 Director’s monthly report
- 8 2 Report regarding permits and certificates
- 8 3 Animal protection and control society’s activity report
- 8 4 Minor exemption and SPAIP
- 8 4 1 SPAIP – Lot 6 467 060, rue Corbeil
- 8 4 2 SPAIP – Lot 3 737 516, rue Forest Hill
- 8 4 3 Minor exemption – 23, rue du Havre
- 8 4 4 Minor exemption - Lot 6 535 237, chemin Lakeshore
- 8 4 5 Minor exemption – 93, rue Dwight
- 8 5 Human resources
- 8 5 1 Nomination of Mrs. Mattea Doyon as administrative assistant and temporary employee
- 8 5 2 Hiring – municipal inspector
- 8 5 3 Hiring – municipal inspector
- 8 6 By-laws and various resolutions
- 8 6 1 Tabling – Public consultation report regarding By-law (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides
- 8 6 2 Adoption of second draft By-law (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides
- 8 6 3 Authorization of a transaction concerning lots 3 205 885 and 4 191 920, rue du Bastion
- 9 RECREATION, CULTURE AND COMMUNITY LIFE**
- 9 1 Director’s monthly report
- 9 2 Recreation
- 9 2 1 Tabling – Recreation, culture and community life department’s 2024 annual report
- 9 3 Culture
- 9 3 1 Tabling – Library’s 2024 annual report
- 9 4 Outdoor network
- 9 5 Events

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- 9 6 Human resources
- 9 6 1 Hirings – Customer service agent and trail maintenance attendant
- 9 7 By-laws and various resolutions
- 9 7 1 Intermunicipal agreement with the Municipality of Mille-Isles for library services and access to the outdoor network
- 9 7 2 Domaine Castel Marie orientations
- 10 MONTHLY CORRESPONDENCE**
- 11 COUNCILLORS' DECLARATION**
- 12 MAYOR'S REPORT**
- 12 1 Motion – Club Fondeurs des Laurentides' 50th anniversary
- 13 QUESTION PERIOD**
- 13 1 Oral questions and answers
- 13 2 Written questions and answers
- END OF THE MEETING**

33.02.25 MINUTES OF THE REGULAR MEETING OF JANUARY 15TH, 2025

The minutes of the regular meeting of January 15th, 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 January 15th, 2025;

34.02.25 MINUTES OF THE PLANNING ADVISORY COMMITTEE OF JANUARY 21ST, 2025

The Director general presents the minutes of the latest Planning advisory committee meeting of January 21st, 2025 via the electronic file;

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

TO ADOPT the minutes of the latest Planning advisory committee meeting of January 21st, 2025 and make the pertinent recommendations.

35.02.25 MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE OF JANUARY 22ND, 2025

The Director general presents the minutes of the latest Environment advisory committee meeting of January 22nd, 2025 via the electronic file;

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

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TO ADOPT the minutes of the latest Environment advisory committee meeting of January 22nd, 2025 and make the pertinent recommendations.

36.02.25 MINUTES OF CORRECTION – BY-LAW (766-2024) REGARDING TAXES, TARIFFS, SERVICE AND COMPENSATION COSTS FOR THE 2025 FINANCIAL YEAR

Minutes of correction of By-law (766-2024) regarding taxes, tariffs, service and compensation costs for the 2025 financial year;

In accordance to Article 202.1 C.M., the Director general presents the municipal council with the following minutes of correction for By-law (766-2024) regarding taxes, tariffs, service and compensation costs for the 2025 financial year as it appears in the documents submitted to the municipal council.

37.02.25 DIRECTOR GENERAL’S MONTHLY REPORT

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

38.02.25 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS

The Director general presents his monthly activities report.

39.02.25 REPORT REGARDING THE USE OF DELEGATED POWER

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.

40.02.25 REPORT REGARDING BUDGETARY TRANSFERS

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.

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41.02.25 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of January 2025 as well as the list of accounts of December 31st, 2024 were given to Council members by means of the electronic assembly as well as the list of authorized expenses for the month as per By-law (577-2019) regarding financial administration.

Councillor Claude P. Lemire studied the dossier.

It is proposed by Councillor Claude P. Lemire

And unanimously resolved by all councillors:

TO APPROVE the accounts as detailed on the lists presented.

Expense statements - December 31st, 2024	
Purchases of the month	\$ 70 695,00
Total supplier purchases	\$ 70 695,00
Direct bank payments	
Sub-total - purchases and direct payments	\$ 70 695,00
Net salaries	
GRAND TOTAL (December 2024)	\$ 70 695,00

Expense statements from January 1st to 31st, 2025	
Purchases of the month	\$ 818 464,00
Total supplier purchases	\$ 818 464,00
Direct bank payments	\$ 3 133,00
Sub-total - purchases and direct payments	\$ 821 597,00
Net salaries	\$ 207 602,00
GRAND TOTAL (January 2025)	\$ 1 029 199,00

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

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

42.02.25 STATEMENT OF FINANCIAL ACTIVITIES

The Director general presents Council who acknowledges receipt of the statement of financial activities to January 31st, 2025 and comments on them.

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43.02.25 HIRING – MUNICIPAL CLERK

CONSIDERING THAT the Municipality proceeded with an offer of employment in order to fill the position of municipal clerk in the Clerk department;

CONSIDERING THAT the call for candidacies was held as per the provisions of the policy in effect and the collective agreement in effect;

CONSIDERING the hiring committee chosen to evaluate the candidacies received, recommend the hiring and has completed its mandate;

CONSIDERING the hiring committee recommends to Council, the hiring of Mrs. Geneviève Beaudry;

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

TO PROCEED with the hiring of Mrs. Geneviève Beaudry to the position of municipal clerk for the Clerk department, a permanent, full-time position as per the terms of the collective agreement in effect and the applicable remuneration policy;

44.02.25 ADOPTION – BY-LAW (767-2025) AMENDING BY-LAW (659-2023) ON TRANSFERS OF IMMOVABLES TO UPDATE THE TRANSFER TAX BRACKETS

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

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

TO ADOPT the French and English versions of By-law (767-2025) amending By-law (659-2023) on transfers of immovables to update the transfer tax brackets.

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By-law (767-2025) amending By-law (659-2023) on transfers of immovables to update the transfer tax brackets

EXPLANATORY NOTE

This by-law amends the By-law (659-2023) on transfers of immovables to update the tax brackets for duties on transfers of immovables for portions of the tax base not exceeding \$500,000.

It provides that these brackets will be automatically adjusted in accordance with the annual notice published by the Minister of Municipal Affairs and Housing in the Gazette officielle du Québec, in compliance with the Act respecting duties on transfers of immovables (RLRQ, c. D-15.1).

WHEREAS Municipal Council may, by virtue of and in accordance with the Act respecting duties on transfers of immovables (RLRQ., c. D-15.1), prescribe a rate of transfer duties for immovables whose tax base exceeds \$500,000 and the Municipality must collect transfer duties for immovables whose tax base does not exceed \$500,000 in accordance with the Act;

WHEREAS a notice of motion was given by Councillor Claude P. Lemire at the regular Council meeting of January 15th, 2025;

WHEREAS the draft By-law was presented to Council and explained by the Director general at its regular council meeting of January 15th, 2025;

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** – The purpose of this By-law is to exercise the powers vested in municipalities under the Act respecting duties on transfers of immovables.

2. **Objective** – The objectives of this By-law are to update the tax brackets for transfer duties on immovables whose tax base does not exceed \$ 500,000 and to provide for their automatic annual adjustment.

CHAPTER 2 : AMENDING PROVISIONS

3. **Tax brackets** – Paragraphs a to d of Article of By-law (659-2023) on transfers of immovables are replaced by the following:

- a) On the portion of the tax base not exceeding \$ 61,500 : 0,5%;
- b) On the tax bracket exceeding \$ 61,500 but not exceeding \$ 307,800 : 1%;
- c) On the tax bracket exceeding \$ 307,800 but not exceeding \$ 500,000 : 1,5%;
- d) On the tax bracket exceeding \$ 500,000 but not exceeding \$ 999,999 : 2,5%.

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4. **Automatic adjustment** - Article 4 of By-law (659-2023) on transfer immovables is amended by adding the following after the first paragraph:

« Paragraphs a to d of paragraph 1 are amended automatically, each year starting in 2025, in accordance with the notice of the Minister of Municipal Affairs and Housing issued under Article 2.1 of the Act respecting duties on transfers of immovables. ».

CHAPTER 3 : TRANSITIONAL AND FINAL PROVISION

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

Tim Watchorn
Mayor

Hugo Lépine
Director general/Registrar-treasurer

45.02.25 AUTHORIZATION TO PUBLISH A RIGHT OF FIRST REFUSAL ON LOT 3 206 359

WHEREAS Section 5 of By-law 640-2022 concerning the exercise of the right of first refusal on an immovable within the territory provides that Council shall designate by resolution an immovable affected by the right of first refusal;

WHEREAS the Municipality is currently participating in the establishment of a partnership aimed at creating a conservation area made up of various lots located around Mudd Lake;

WHEREAS, according to the Municipality's 2023 environmental characterization report, Mudd Lake and the lots bordering it are of excellent interest for the conservation of forest and wetland environments;

WHEREAS lot 3 206 359 is located within the partnership area, borders Mudd Lake and is of excellent interest for the conservation of wetlands and forests;

WHEREAS the Municipality holds a right-of-way on lot 3 206 359 for the Écho trail;

CONSIDERING THAT the Municipality may have an interest in acquiring this lot for one or other of the municipal purposes set out in section 4 of the above-mentioned by-law;

It is proposed by Councillor Peter Maclaurin

IT IS RESOLVED:

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THAT the preamble be an integral part hereof;

TO SUBJECT lot 3 206 359 to a right of first refusal in accordance with sections 5 and following of By-law (640-2022) respecting the exercise of a right of first refusal on an immovable within the territory;

TO MANDATE AND AUTHORIZE the Mayor and Director General, and they are hereby mandated and authorized, to follow up on this resolution, including the awarding of a contract for professional services to register the right of first refusal, to the extent and in accordance with the provisions of the by-laws in force in such matters;

46.02.25 TABLING – 2024 ANNUAL REPORT ON REQUESTS FOR ACCESS TO DOCUMENTS

The Director general presents Council with the 2024 annual report of access to documents requests.

47.02.25 MONTHLY REPORT FROM THE DIRECTOR

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

48.02.25 SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY REPORT

General management has received a few informative press releases and made a presentation of them.

49.02.25 HIRING – JUNIOR FIREFIGHTER

CONSIDERING the public and fire safety department's needs;

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

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

CONSIDERING the selection committee's report and recommendation;

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It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

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

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

50.02.25 ADOPTION OF BY-LAW (769-2025) PROVIDING FOR THE FINANCING OF THE ACQUISITION OF A FIRE ENGINE AND DECREE OF A LOAN FOR THIS PURPOSE

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

It is proposed by Councillor Gilles Saulnier

And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (769-2025) providing for the financing of the acquisition of a fire engine and decree of a loan for this purpose.

**By-law (769-2025)
providing for the financing of the acquisition of a fire engine and
decree of a loan for this purpose**

EXPLANATORY NOTE

This by-law decrees a loan to finance the purchase of a fire engine for the Fire and Public Safety Department.

It sets out the terms and conditions.

CONSIDERING Articles 1060.1 and following of the Quebec Municipal Code (RLRQ, ch. C-27.1);

WHEREAS THAT the 2025-2026-2027 triennial capital expenditure program provides for the acquisition of a fire engine for the fire and public safety department;

WHEREAS THAT a notice of motion was given by Councillor Gilles Saulnier at the regular council meeting of January 15th, 2025;

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WHEREAS THAT the present by-law was presented at the regular meeting of January 15th, 2025;

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER I : INTRODUCTORY PROVISIONS

1. ***Preamble*** – The preamble forms an integral part hereof.
2. ***Authorized acquisition*** – Council authorizes the acquisition of a fire engine as listed in Annex A prepared by Mr. Michel Grenier, Director, Finance and administration, evaluated at \$ 1 214 171.

CHAPTER II : LOAN AND EXPENSES

3. ***Authorized loan*** – In order to pay the expenses provided for in the present By-law, Council authorizes a loan in the amount of \$ 1 214 171, to be reimbursed over a 15-year period.
4. ***Expenditure authorization*** – An expenditure of one million two hundred and fourteen thousand one hundred and seventy-one dollars (\$ 1 214 171) is authorized for the purpose of the present By-law.
5. ***Allocation to the reduction of the loan*** – Council allocates to the reduction of the loan decreed by the present By-law any contribution or subsidy that may be paid to it for the payment of all or part of the expense decreed by the present By-law.
6. ***Levy and imposition of tax*** - To provide for the expenses incurred with respect to the interest and the reimbursement in capital of the annual loan repayments, it is by the present by-law imposed and it will be levied, annually, during the term of the loan, on all taxable immovables on the territory of the Municipality, a special tax at a sufficient rate based on their value as it appears on the assessment roll in effect each year.
7. ***Use of surplus*** - If the amount of an appropriation authorized by the present by-law is greater than the amount actually spent in relation to this appropriation, Council is authorized to use this surplus to pay any other expenditure decreed by the present by-law and for which the appropriation would be insufficient.

CHAPTER III : FINAL PROVISIONS

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

Tim Watchorn
Mayor

Hugo Lépine
Director general/Registrar-treasurer

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51.02.25 TABLING – MRC 2024 REVIEW – SSI MORIN-HEIGHTS’
ANNUAL ACTIVITY REPORT

The Director general presents Council with the MRC 2024 review – SSI Morin-Heights’ annual activity report.

52.02.25 MONTHLY REPORT FROM THE DIRECTOR

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

53.02.25 CONTRACT – PROFESSIONAL SOIL AND ENVIRONMENTAL
LABORATORY SERVICES - 2025

CONSIDERING THE Municipality’s 2025-2026-2027 triennial capital program which included projects aimed at undertaking soil tests on certain of the Municipality’s roads;

CONSIDERING By-law (571-2019) regarding contractual management and its regulations regarding the management of call or tenders for contracts over \$50,000 and less than 133,800 \$;

CONSIDERING THAT the estimate of costs of this contract is between \$ 50,001 and \$ 133,799;

WHEREAS the call for tenders number 2025-01 by invitation via the SEAO was sent on January 20th, 2025 to five potential suppliers;

Enviro-Experts
Solmatech Inc.
Groupe ABS
GMT Lab
Le Groupe SCP Environnement Inc.

CONSIDERING the Municipality has received the three following offers within the delays stipulated in the specifications, specifically:

Names	Year 2025 Price (including taxes)	Year 2026 Optional Price (including taxes)
Groupe ABS	42 172,83 \$	42 172,91 \$
Le Groupe SCP Environnement Inc.	34 136,08 \$	36 121,70 \$
Solmatech Inc.	41 741,21 \$	43 599,77 \$

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WHEREAS THAT this offer was in compliance with the tender;

CONSIDERING Article 936 of the Quebec municipal Code;

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO AWARD a contract to Le Groupe SCP Environnement Inc. in the amount of \$34,136.08, taxes included, for soil and environmental laboratory professional services for the year 2025, in accordance with the terms and conditions of the tender;

TO RESERVE the right to renew the renewal option for the year 2026, in the amount of \$36,121.70, taxes included, in accordance with the tender documents.

TO AUTHORIZE the General Manager, and he is hereby authorized, to sign for and in the name of the Municipality, all documents ratifying the present resolution;

**54.02.25 FINAL ACCEPTANCE – UPGRADING AND REDEVELOPMENT
OF THE BEAULIEU DRINKING WATER STATION**

CONSIDERING resolution 96.03.23 concerning the upgrading and redevelopment of the Beaulieu drinking water station to Pompes Villemaire Inc;

CONSIDERING By-law 571-2019 respecting contract management;

CONSIDERING THAT the work under this contract was carried out in accordance with the specifications;

WHEREAS the Director of Public works and Infrastructures and the project engineers recommend final acceptance of said work, in accordance with the recommendation and supporting documents attached hereto;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

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

TO ACCEPT final acceptance of the work provided for in the contract awarded under resolution 96.03.23 upgrading and redevelopment of the Beaulieu drinking water station and release of the holdback in the amount of \$ 21,658.86, including taxes, as recommended by the Director of Public works and Infrastructures and the project engineers;

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THAT, if any denunciations of contract have been forwarded to the Municipality in accordance with the law, payment of the present account is conditional upon receipt of all required releases as well as the CNESST and CCQ letters of compliance;

55.02.25 REPORT REGARDING THE TREATMENT OF PETITIONS AND REQUESTS

The Director general presents Council who acknowledge receipt of the summary report regarding petitions and requests to January 31st, 2025.

56.02.25 DIRECTOR'S MONTHLY REPORT

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

57.02.25 REPORT REGARDING PERMITS AND CERTIFICATES

The Director general presents Council who acknowledge receipt, of the list of permits and certificates to January 31st, 2025.

58.02.25 ANIMAL PROTECTION AND CONTROL SOCIETY'S ACTIVITY REPORT

The Director general has not received any reports.

59.02.25 SPAIP – LOT 6 467 060, RUE CORBEIL

CONSIDERING THAT a request for approval of the site planning and architectural integration plan was submitted by the owner of the property located on lot 6 467 060, rue Corbeil in the RV-2 residential and vacation zone and that the lot is located in whole or in part in the 350-metre or higher elevation sector;

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

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

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

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

TO APPROVE the plans and specifications in accordance with the objectives and criteria of the SPAIP for the construction of a main building (single-family dwelling) on lot 6 467 060, rue Corbeil (4383-21-7994) as per the submitted documents and plans;

60.02.25 SPAIP – LOT 3 737 516, RUE FOREST HILL

CONSIDERING THAT a request for approval of the site planning and architectural integration plan was submitted by the owner of the property located on lot 3 737 516, rue Forest Hill in the RV-2 residential and vacation zone and that the lot is located in whole or in part in the 350-metre or higher elevation sector;

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

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

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 the plans and specifications in accordance with the objectives and criteria of the SPAIP for the construction of a main building (single-family dwelling) on lot 3 737 516, rue Forest Hill (4383-55-4083) as per the submitted documents and plans;

61.02.25 MINOR EXEMPTION – 23, RUE DU HAVRE

- The meeting's President opens the consultation meeting concerning the minor derogation at 19h50;
- The meeting's President invites the Director General to read the proposal and explain the content of the requested derogation;

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- The meeting's President invites interested persons who were duly convened to this meeting by public notice dated January 22nd, 2025 to intervene in this dossier. The meeting ends at 19h51;

CONSIDERING THAT this request was studied 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 THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not increase public health 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 studied this request and recommends its approval by Council;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED :

THAT the preamble form an integral part of this resolution;

TO GRANT the derogation request for 23, rue du Havre (4784-76-3857) for the percentage of ground occupation of 10.1% whereas the regulations allow a maximum percentage of ground occupation of 10% according to the certificate of location signed by Mr. Philippe Bélanger, land surveyor, dated March 9th, 2023, file: PB2801, minute n° 7530, plan: P11952 (JT);

62.02.25 MINOR EXEMPTION – LOT 6 535 237, CHEMIN LAKESHORE

- The meeting's President opens the consultation meeting concerning the minor derogation at 19h51;
- The meeting's President invites the Director General to read the proposal and explain the content of the requested derogation;

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- The meeting's President invites interested persons who were duly convened to this meeting by public notice dated January 22nd, 2025 to intervene in this dossier. The meeting ends at 19h52;

CONSIDERING THAT this request was studied 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 THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not increase public health 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 studied this request and recommends its approval by Council;

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED :

THAT the preamble form an integral part of this resolution;

TO GRANT the derogation request for part of lot 6 535 237, chemin Lakeshore (4382-82-6338) for the creation of an irregularly shaped lot, whereas current regulations require that the shape of a lot be regular, generally rectangular, avoiding broken lines, in accordance with the draft subdivision plan signed by Mrs. Mylène Pagé-Labelle, land surveyor, dated December 12th, 2024, minute n° 1 301;

63.02.25 MINOR EXEMPTION – 93, RUE DWIGHT

- The meeting's President opens the consultation meeting concerning the minor derogation at 19h53;
- The meeting's President invites the Director General to read the proposal and explain the content of the requested derogation;

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- The meeting's President invites interested persons who were duly convened to this meeting by public notice dated January 22nd, 2025 to intervene in this dossier. The meeting ends at 19h55;

CONSIDERING THAT this request was studied 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 THAT this request will not increase public safety risks;

CONSIDERING THAT this request will not increase public health 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 studied this request and recommends its approval by Council;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

THAT the preamble form an integral part of this resolution;

TO GRANT the derogation request for 93, rue Dwight (4481-37-8812) for the construction of a carport within the space delineated between the front facade of the main building and the front lot line, whereas the by-law requires that the carport be built outside the space delineated between the front facade of the main building and the front lot line, in accordance with the site plan signed by Mr. Stéphane Jeansonne, land surveyor, dated August 21st, 2024, file no. 94 921-A-1, minute n° 9 917;

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64.02.25 NOMINATION OF MRS. MATTEA DOYON AS ADMINISTRATIVE ASSISTANT AND TEMPORARY EMPLOYEE

WHEREAS Mrs. Mattea Doyon, Inspector with the Urban Planning and Environment Department, was hired on June 9th, 2021 by resolution 230.06.21;

WHEREAS on February 1st, 2025, Mrs. Doyon submitted a written resignation from her position as Inspector in order to take up a part-time, casual position as administrative assistant;

WHEREAS the Municipality and the union representing Mrs. Doyon have agreed to allow Mrs. Doyon to hold a part-time and casual position as administrative assistant;

WHEREAS Mrs. Doyon is currently on maternity leave;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble be and is an integral part hereof;

TO APPOINT Mrs. Mattea Doyon to the position of part-time and occasional administrative assistant (temporary employee), in accordance with the terms of the collective agreement in effect for the Municipality's blue and white collar workers, at the end of her maternity leave;

65.02.25 HIRING – MUNICIPAL INSPECTOR

CONSIDERING THAT the Municipality proceeded with an offer of employment in order to fill the vacant position of municipal inspector for the Urbanism and environment department;

CONSIDERING THAT the call for candidacies was held as per the provisions of the policy in effect and the collective agreement in effect;

CONSIDERING THAT the call for candidacies began with an internal posting for a period of (5) calendar days;

CONSIDERING the hiring committee chosen to evaluate the candidacies received, recommend the hiring and has completed its mandate;

CONSIDERING the hiring committee recommends to Council, the hiring of Mrs. Valentine Leclerc;

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

TO PROCEED with the hiring of Mrs. Valentine Leclerc to the position of municipal inspector for the Urbanism and environment department, a permanent, full-time position as per the terms of the collective agreement in effect and the applicable remuneration policy;

66.02.25 HIRING – MUNICIPAL INSPECTOR

CONSIDERING THAT the Municipality proceeded with an offer of employment in order to fill the vacant position of municipal inspector for the Urbanism and environment department;

CONSIDERING THAT the call for candidacies was held as per the provisions of the policy in effect and the collective agreement in effect;

CONSIDERING THAT the call for candidacies began with an internal posting for a period of (5) calendar days;

CONSIDERING the hiring committee chosen to evaluate the candidacies received, recommend the hiring and has completed its mandate;

CONSIDERING the hiring committee recommends to Council, the hiring of Mr. Alex Mallette;

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

TO PROCEED with the hiring of Mr. Alex Mallette to the position of municipal inspector for the Urbanism and environment department, a permanent, full-time position as per the terms of the collective agreement in effect and the applicable remuneration policy;

67.02.25 TABLING – PUBLIC CONSULTATION REPORT REGARDING BY-LAW (768-2025) AMENDING ZONING BY-LAW (642-2022) IN ORDER TO ADD VARIOUS USES IN ZONE I-2 AND TO SPECIFY THE PROVISIONS CONCERNING CONSTRUCTION IN ZONES AT RISK OF LANDSLIDES

The Director general presents Council who acknowledge receipt of the results of the public consultation held regarding By-law (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides.

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68.02.25 ADOPTION OF SECOND DRAFT BY-LAW (768-2025) AMENDING ZONING BY-LAW (642-2022) IN ORDER TO ADD VARIOUS USES IN ZONE I-2 AND TO SPECIFY THE PROVISIONS CONCERNING CONSTRUCTION IN ZONES AT RISK OF LANDSLIDES

The Director general presents the second draft by-law with underlined amendments, 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 (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides.

BY-LAW 768-2025

amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides (second draft)

EXPLANATORY NOTE

This By-law amends Zoning By-law (642-2022) to add the following uses in Zone I-2: C1-03, C1-04, C1-05, C1-06, C1-12, C1-13, C1-14, C1-15, C2-01, C2-02, C2-03, C2-04, C2-05, C3-03, C3-04, C3-05, C3-06, C3-07, C3-08, C3-09, C3-10, C3-11, C3-12, C3-13, C3-14, C4-02, C4-08, C4-09, C4-16, C7-01, C7-05, P1-01, P1-02, P1-03, P1-04, P1-05, P1-06 and P1-07, I1-02, I1-03, I1-05, I1-07, I1-10, I1-11.

It clarifies the scope of article 182 by prohibiting any work within a landslide zone.

It replaces existing article 182.1 with a new text concerning steep-slope areas.

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

CONSIDERING THAT this By-law contains provisions subject to approval by those eligible to vote;

WHEREAS Council wishes to make certain adjustments to the Zoning By-law to add certain uses in Zone I-2 in compliance with the objectives of the Urbanism Plan and to specify construction standards in zones at risk of landslides;

WHEREAS THAT a notice of motion was given by Councillor Carole Patenaude at the regular council meeting of January 15th, 2025 and that the draft by-law was presented and tabled by the Director general;

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CONSEQUENTLY, the municipal council decrees the following:

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** – The purpose of this By-law is to add uses to Zone I-2 and to specify construction standards in areas at risk of landslides.
2. **Objectives** – The provisions of the By-law must be interpreted in such a way as to promote the economic development of the Municipality by encouraging harmonious development that respects the local environment and coexistence with nearby residential neighbourhoods.

CHAPTER 2 : AMENDING PROVISIONS

3. **Uses added** – The Zone I-2 specifications grid in Appendix B of Zoning By-law (642-2022) is amended by adding the following uses: C1-03, C1-04, C1-05, C1-06, C1-12, C1-13, C1-14, C1-15, C2-01, C2-02, C2-03, C2-04, C2-05, C3-03, C3-04, C3-05, C3-06, C3-07, C3-08, C3-09, C3-10, C3-11, C3-12, C3-13, C3-14, C4-02, C4-08, C4-09, C4-16, C7-01, C7-05, P1-01, P1-02, P1-03, P1-04, P1-05, P1-06 and P1-07, I1-02, I1-03, I1-05, I1-07, I1-10, I1-11.

4. **Landslide hazard zones** – Article 182 is amended by adding the following paragraph after the first paragraph:

« No work is authorized within said landslide zone. ».

5. **Steep-slope zones** – The text of Article 182.1 is replaced by the following :

« Any building with a surface area of 25 square metres or more is prohibited within 15 metres of the foot of a slope or the top of a slope 5 metres or more high with a gradient of 30% or more.

The minimum distance prescribed in the first paragraph may be reduced if a report attesting to the absence of risk, signed by an engineer, is submitted with the permit application. The report must indicate the minimum distance required, taking into account the presence of the slope and the risk.

Notwithstanding the above, a minimum slope protection distance of 5 meters is required at all times. This area must remain in its natural state, without any construction, development or work, both in the steep slope zone and within the minimum slope protection distance (5 meters).

Buildings, constructions and structures must be designed in such a way that they do not encroach into the minimum protection distance of the slope. ».

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CHAPTER 3 : FINAL PROVISION

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

Tim Watchorn
Mayor

Hugo Lépine
Director general/ Registrar-treasurer

69.02.25 AUTHORIZATION OF A TRANSACTION CONCERNING LOTS
3 205 885 AND 4 191 920, RUE DU BASTION

CONSIDERING THAT the Municipality is currently before the Municipal Court concerning various violations of municipal by-laws by the owner of lots 3 205 885 and 4 191 920, rue du Bastion;

CONSIDERING THAT notices of defacement have been issued on said lots pursuant to By-law (632-2022) respecting the sanitation, maintenance and occupancy of buildings;

WHEREAS the owner of said lots wishes to proceed with all corrective work in order to correct the non-conformities of the building, lots and accessory buildings located thereon;

WHEREAS, in order to do so, the Owner must obtain financing from his mortgage lender to carry out the required and necessary corrective work;

WHEREAS the owner's mortgage lender requires the removal of the notices of deterioration published on the lots in order to authorize the financing sought;

WHEREAS the Municipality and the owner have agreed on the terms of a transaction to put an end to the infractions, as evidenced by the written draft of such transaction of which the members of Council have had the opportunity to take cognizance;

WHEREAS the Director General recommends that Council approve this transaction and authorize him to sign for and in the name of the Municipality;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED:

THAT the preamble form an integral part hereof;

Municipality of Morin-Heights

TO APPROVE the draft transaction as presented and recommended by the Director general and following the terms specified in the document presented to Council for this purpose;

TO AUTHORIZE the Director general and is hereby authorized to sign for and in the name of the Municipality, the above-mentioned transaction proposal;

70.02.25 MONTHLY REPORT FROM THE DIRECTOR

The Director presents Council, who acknowledge receipt of her monthly report from the Director, Recreation, culture and community life as well as the lists of authorized expenses during the month of January 2025 as per By-law (577-2019) regarding financial administration.

71.02.25 TABLING – RECREATION, CULTURE AND COMMUNITY LIFE DEPARTMENT’S 2024 ANNUAL REPORT

The director general presents Council with the Recreation, culture and community life department’s 2024 annual report.

72.02.25 TABLING – LIBRARY’S 2024 ANNUAL REPORT

The director general presents Council with the library’s 2024 annual report.

73.02.25 HIRINGS – CUSTOMER SERVICE AGENT AND TRAIL MAINTENANCE ATTENDANT

WHEREAS the Municipality’s 2025 budget;

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

WHEREAS the recommendation of the Director of Recreation, culture and community life and the Director General for the purpose of hiring temporary seasonal employees;

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

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED :

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

Municipality of Morin-Heights

TO RATIFY the hiring of the following individuals within the terms of the Remuneration policy for the employees of the Recreation, culture and community life department;

Name	Level	Hourly rate	Hiring date
Louis-Philippe Blanchette Customer service agent	2	19,17 \$	January 18th, 2025
Patrick Roy Trail maintenance attendant	1	26,08 \$	January 15th, 2025

74.02.25 INTERMUNICIPAL AGREEMENT WITH THE MUNICIPALITY
OF MILLES-ISLES FOR LIBRARY SERVICES AND ACCESS
TO THE OUTDOOR NETWORK

WHEREAS Articles 569 and following of the Quebec Municipal Code prescribe various provisions concerning the conclusion of intermunicipal agreements;

WHEREAS the Municipality of Morin-Heights and the Municipality of Mille-Isles have held discussions in order to reach an agreement concerning library services and access to the outdoor network;

TAKING INTO ACCOUNT the draft agreement submitted by the general managers of the two municipalities, which has been made available to Council members;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED:

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

TO AUTHORIZE the conclusion of an intermunicipal agreement with the Municipality of Mille-Isles for library services and access to the outdoor network in accordance with the parameters of the draft agreement submitted to Council members;

TO AUTHORIZE the Mayor and Director General, and they are hereby authorized, to sign, for and in the name of the Municipality, the above-mentioned intermunicipal agreement with the Municipality of Mille-Isles;

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75.02.25 DOMAINE CASTEL MARIE ORIENTATIONS

WHEREAS the Municipality proceeded with the purchase of Domaine Castel Marie on July 12th, 2023 by resolution 361.07.23;

WHEREAS THAT in September 2023, Council launched a consultation process aimed at determining the Municipality's orientations with respect to the use and uses of the Castel Marie Estate;

WHEREAS in November 2023, the Municipality conducted a survey of the population;

CONSIDERING THAT the Municipality conducted a public consultation on the results of the survey and the options that the population wished to retain;

WHEREAS the results of the consultation were made public in May 2024;

WHEREAS the Castel Marie Estate has rapidly become a public jewel of the Municipality;

WHEREAS Council has analyzed the results of said consultation;

IT IS UNANIMOUSLY RESOLVED:

THAT the preamble be an integral part hereof;

TO DETERMINE the following guidelines for the use of the Castel Marie estate:

- Preserve the estate's natural setting;
- Maintain the site's multifunctional vocation;
- Maintain the existing buildings to preserve their current use;
- Promote broad public access;

76.02.25 MOTION – CLUB FONDEURS DES LAURENTIDES' 50TH ANNIVERSARY

IT IS UNANIMOUSLY RESOLVED:

TO RECOGNIZE the Club de ski Fondateurs des Laurentides' 50th anniversary.

QUESTION PERIOD

Council answers questions posed by the public.

Municipality of Morin-Heights

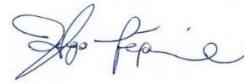
77.02.25 **END OF THE MEETING**

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

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



Tim Watchorn
Mayor



Hugo Lépine
Director general / Registrar-treasurer

Eight people attended the meeting.