

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, July 9th, 2025 at which were present:

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

forming quorum under the chairmanship of Mayor Louise Cossette.

Councillor Peter MacLaurin is 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:

259.07.25 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 with the addition of Item 5.3.1 – Disciplinary and administrative measures – Employee 14.

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 June 11 th , 2025 |
| 3 | 2 Minutes of the Planning advisory committee of June 17 th , 2025 |
| 3 | 3 Minutes of the Planning advisory committee of June 20 th , 2025 |
| 3 | 4 Minutes of the Environment advisory committee of June 19 th , 2025 |
| 3 | 5 Minutes of correction – By-law (622-2021) regarding local heritage council |
| 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 Disciplinary and administrative measures – Employee 14
- 5 4 By-laws and various resolutions
- 5 4 1 Adoption – By-law (773-2025) amending By-law (593-2020) regarding the financial reserve for waste management
- 5 4 2 Authorization – Elected officials to attend the 2025 FQM (Fédération Québécoise des municipalités) conference

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 (772-2025) amending By-law (370-2003) respecting truck and tool vehicle traffic to add certain streets leading into a restricted zone
- 6 4 2 Tabling – Results of the procedure of those able to vote regarding By-law (771-2025) regarding the expansion of the fire hall, providing for the financing of such work and decree of a loan for this purpose

7 PUBLIC WORKS AND INFRASTRUCTURES

- 7 1 Director's monthly report
- 7 2 Public works, buildings and facilities
- 7 3 Environmental hygiene
- 7 4 Report regarding the treatment of petitions and requests
- 7 5 Human resources
- 7 6 By-laws and various resolutions
- 7 6 1 Notice of motion and presentation of 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 Notice of motion and presentation of draft By-law (775-2025) regarding the financial reserve for snow removal
- 7 6 3 Contract – Snow removal on narrow roads and parking lots – 2025-2026, 2026-2027 and 2027-2028
- 7 6 4 Support for the MRC – Request to the Quebec government – Construction of a police station

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 3 738 301, rue Corbeil
- 8 4 2 Minor exemption – Lot 3 738 301, rue Corbeil
- 8 4 3 Minor exemption – Proposed lot 6 676 484 (Part of lot 3 205 884) – 4, rue Bastion
- 8 4 4 Minor exemption – Proposed lot 6 676 483, rue Allen
- 8 5 Human resources
- 8 5 1 Hiring – Municipal inspector
- 8 6 By-laws and various resolutions
- 8 6 1 Agreement – Correction of non-conformities on lots 3 205 885 et 4 191 920 – 16, rue Bastion
- 8 6 2 Notice of motion and presentation of draft By-law (776-2025) regarding the ecodynamic fund

9 RECREATION, CULTURE AND COMMUNITY LIFE

- 9 1 Director's monthly report
- 9 2 Recreation
- 9 3 Culture
- 9 4 Outdoor network
- 9 5 Events
- 9 6 Human resources
- 9 7 By-laws and various resolutions

Municipality of Morin-Heights

9	7	1	Tabling – 2024-2025 annual report from Réseau Biblio des Laurentides
10			MONTHLY CORRESPONDENCE
10	1		Acquisition of lot 3 206 587 – chemin Blue Hills
11			COUNCILLORS’ DECLARATION
12			MAYOR’S REPORT
13			QUESTION PERIOD
13	1		Oral questions and answers
13	2		Written questions and answers
			END OF THE MEETING

Councillor Gilles Saulnier arrives at the meeting at 19:31.

260.07.25 MINUTES OF THE REGULAR MEETING OF JUNE 11TH, 2025

The minutes of the regular meeting of June 11th, 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 June 11th, 2025.

261.07.25 MINUTES OF THE PLANNING ADVISORY COMMITTEE OF JUNE 17TH, 2025

The Director general presents the minutes of the latest Planning advisory committee meeting of June 17th, 2025 via the electronic file;

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

TO ADOPT the minutes of the latest Planning advisory committee meeting of June 17th, 2025 and make the pertinent recommendations.

262.07.25 MINUTES OF THE PLANNING ADVISORY COMMITTEE OF JUNE 20TH, 2025

The Director general presents the minutes of the latest Planning advisory committee meeting of June 20th, 2025 via the electronic file;

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

TO ADOPT the minutes of the latest Planning advisory committee meeting of June 20th, 2025 and make the pertinent recommendations.

Municipality of Morin-Heights

263.07.25 MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE OF JUNE 19TH, 2025

The Director general presents the minutes of the latest Environment advisory committee meeting of June 19th, 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 Environment advisory committee meeting of June 19th, 2025 and make the pertinent recommendations.

264.07.25 MINUTES OF CORRECTION - BY-LAW (622-2021) REGARDING LOCAL HERITAGE COUNCIL

Minutes of correction of By-law (622-2021) regarding local heritage council;

In accordance with Article 202.1 of the *Municipal Code of Québec*, the Director general presents the municipal council with the following minutes of correction for By-law (622-2021) regarding local heritage council as it appears in the documents submitted to the municipal council.

265.07.25 DIRECTOR GENERAL'S MONTHLY REPORTS

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.

266.07.25 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS

The Director general presents his monthly activities report.

267.07.25 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.

268.07.25 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.

Municipality of Morin-Heights

269.07.25 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of June 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.

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

TO APPROVE the accounts as detailed on the lists presented.

Expense statements from June 1 st to 30 th , 2025	
Purchases of the month	\$ 1 445,949.00
Total supplier purchases	\$ 1 445,949.00
Direct bank payments	\$ 1,653.00
Sub-total – purchases and direct payments	\$ 1 447,602.00
Net salaries	\$ 235,755.00
GRAND TOTAL (June 2025)	\$ 1 683,357.00

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

270.07.25 STATEMENT OF FINANCIAL ACTIVITIES

The Director general presents Council who acknowledges receipt of the statement of financial activities to June 30th, 2025 and comments on them.

**271.07.25 DISCIPLINARY AND ADMINISTRATIVE MEASURES –
EMPLOYEE 14**

WHEREAS Employee 14 has been the subject of various audits and analyses concerning attitudes and behaviours that are contrary to Article 7 of By-law (746-2023) respecting ethics and professional conduct of municipal employees;

WHEREAS section 43 of the same By-law allows Council to sanction any failure to comply with said By-law;

CONSIDERING Article 267.0.1 of the Municipal Code (RLRQ, c. C-27.1);

CONSIDERING the recommendations of the Director general;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED:

Municipality of Morin-Heights

TO SUSPEND Employee 14 without pay for a period of three (3) working days;

TO RATIFY the corrective action plan recommended by the Director general with regards to Employee 14;

272.07.25 ADOPTION – BY-LAW (773-2025) AMENDING BY-LAW (593-2020) REGARDING THE FINANCIAL RESERVE FOR WASTE MANAGEMENT

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 (773-2025) amending By-law (593-2020) regarding the financial reserve for waste management.

**By-law (773-2025)
amending By-law (593-2020) regarding the financial reserve
for waste management**

EXPLANATORY NOTE

The present by-law amends By-law (593-2020) regarding the financial reserve for waste management to increase the financial reserve limit to \$ 400,000 and to set its duration at twenty-five (25) years.

WHEREAS the second paragraph of Article 1094.1 of the Quebec Municipal Code (RLRQ, c. C-27.1) stipulates that a by-law establishing a financial reserve must determine its duration;

CONSIDERING THAT the municipal council wishes to modify the duration provided for in By-law (593-2020) respecting the financial reserve for residual materials management in order to comply with the requirements of the Municipal Code;

WHEREAS Council wishes to increase the limit of the financial reserve in order to ensure adequate funding of expenses related to the management of residual materials;

WHEREAS a notice of motion was given by Councillor Leigh MacLeod at the regular meeting of June 11th, 2025 and this draft by-law was tabled and explained by the Director general;

CONSEQUENTLY, the municipal council decrees the following:

Municipality of Morin-Heights

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** - The purpose of this by-law is to bring By-law (593-2020) respecting the financial reserve for residual materials management into compliance with the requirements of Articles 1094.1 and following of the Quebec Municipal Code (RLRQ, c. C-27.1).
2. **Objectives** - The purpose of this by-law is to increase the limit of the financial reserve for residual materials management and to set the duration of this by-law at 25 years.

CHAPTER 2 : AMENDING PROVISIONS

3. **Limit increase** - Article 2 is replaced by the following:

« 2. **Financial reserve limit** - The projected amount is \$ 400,000. »
4. **Duration of reserve** - Article 6 is replaced by the following :

« 6. **Term** - The term of the financial reserve is twenty-five (25) years. »

CHAPTER 3 : FINAL PROVISION

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

Louise Cossette
Mayor

Hugo Lépine
Director general/Registrar-treasurer

273.07.25 AUTHORIZATION – ELECTED OFFICIALS TO ATTEND THE 2025 FQM (FÉDÉRATION QUÉBÉCOISE DES MUNICIPALITÉS) CONFERENCE

WHEREAS the Fédération québécoise des municipalités is holding its annual convention on September 25th, 26th and 27th, 2025;

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

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

WHEREAS the 2025 operating budget includes sufficient funds to allow Council members to attend the annual convention of the Fédération québécoise des municipalités;

Municipality of Morin-Heights

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

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

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

THAT the preamble form an integral part of this resolution;

TO AUTHORIZE the following members of Council to attend the annual convention of the Fédération québécoise des municipalités to be held on September 25th, 26th and 27th, 2025:

- Councillor Leigh MacLeod
- Councillor Gilles Saulnier

274.07.25 MONTHLY REPORT FROM THE DIRECTOR

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

275.07.25 SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY REPORT

General management hasn't received any documents.

276.07.25 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 candidacy to fill an available and vacant part time and on-call position;

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;

Municipality of Morin-Heights

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. Mavik Lanthier 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.

277.07.25 ADOPTION – BY-LAW (772-2025) AMENDING BY-LAW (370-2003) RESPECTING TRUCK AND TOOL VEHICLE TRAFFIC AND ADD CERTAIN STREETS LEADING INTO A RESTRICTED ZONE

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

It is proposed by Councillor Leigh MacLeod

And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (772-2025) amending By-law (370-2003) respecting truck and tool vehicle traffic to add certain streets leading into a restrictive zone.

**By-law (772-2025)
amending By-law (370-2003) respecting truck and tool vehicle traffic
to add certain streets leading into a restrictive zone**

EXPLANATORY NOTE

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

WHEREAS Council considers that certain streets must be included in various existing restricted traffic zones;

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

WHEREAS the same Ministry, in a correspondence dated March 4th, 2025, informed the Municipality that certain streets which directly or indirectly lead into any of the restricted traffic zones provided for in the By-law, must be exhaustively listed therein;

Municipality of Morin-Heights

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

WHEREAS a notice of motion was given by Councillor Leigh MacLeod at the regular Council meeting of June 11th, 2025 and that the draft By-law was tabled and explained by the Director general;

CONSEQUENTLY, the municipal council decrees the following:

CHAPTER 1 : INTRODUCTORY PROVISIONS

- 1. **Purpose** – The purpose of the present By-law is to comply with the requirements of the Ministère des Transports du Québec for the purposes of obtaining the approval required by Article 647 of the Highway Safety Code.
- 2. **Objective** – The provisions of the By-law must be interpreted as to include in the restricted traffic zones, various streets and roads leading to one or other of the restricted traffic zones provided in the By-law.

CHAPTER 2 : AMENDING PROVISION

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

«

	Name of road	Intersection	Intersection
1	Rue Legault	Christieville	Ville de Saint-Sauveur
2	Chemin du Lac Écho	N/A	N/A
3	Chemin de Christieville	Rue Legault	Lac-Écho
4	Chemin Watchorn	N/A	N/A
5	Chemin Bélisle	N/A	N/A
6	Rue des Bories	Rue Provence	Ville de Saint-Sauveur
7	Chemin Tamaracouta	N/A	N/A
8	Rue Bennett	N/A	N/A
9	Rue du Val-des-Cèdres	N/A	N/A
10	Rue de la Cédrière	N/A	N/A
11	Rue des Primeroses	N/A	N/A
12	Montée de Kicking Horse	N/A	N/A
13	Chemin de l’Armor	N/A	N/A
14	Chemin Le Pestipon	N/A	N/A
15	Rue de la Source	N/A	N/A
16	Rue du Ruisseau	N/A	N/A
17	Lac-du-Corbeau	N/A	N/A
18	Chemin des Castors	N/A	N/A
19	Rue du Chevreuil	N/A	N/A
20	Rue Brunet	N/A	N/A
21	Rue de l’Inuit	N/A	N/A
22	Chemin de l’Equinoxe	N/A	N/A
23	Rue Newton	N/A	N/A
24	Rue des Cascades	N/A	N/A
25	Rue du Clos-Joli	N/A	N/A
26	Rue des Pionniers	N/A	N/A
27	Rue du Mont-Stapleton	N/A	N/A
28	Chemin Rustique	N/A	N/A
29	Chemin du Lac-Bouchette	N/A	N/A
30	Rue Rustique Nord	N/A	N/A
31	Rue des Hirondelles	N/A	N/A
32	Rue du Jardin	N/A	N/A

Municipality of Morin-Heights			
33	Rue Normand	N/A	N/A
34	Rue du Husky	N/A	N/A
35	Rue Pierre	N/A	N/A
36	Rue du Loup-Garou	N/A	N/A
37	Rue Valleyview	N/A	N/A
38	Rue Susan	N/A	N/A
49	Rue des Feux-Follets	N/A	N/A
40	Rue de la Chasse-Galerie	N/A	N/A
41	Chemin du Hameau	N/A	N/A
42	Chemin de la Petite-Suisse	N/A	N/A
43	Place de la Petite-Suisse	N/A	N/A
44	Rue des Trois-Pierre	N/A	N/A
45	Rue du Jura	N/A	N/A
46	Rue du Perce-Neige	N/A	N/A
47	Rue Piché	N/A	N/A
48	Rue du Val-Simon	N/A	N/A
49	Rue L'Écuyer	N/A	N/A
50	Rue du Portageur	N/A	N/A
51	Rue de la Randonnée	N/A	N/A
52	Rue du Montagnard	N/A	N/A
53	Rue de l'Excursion	N/A	N/A
54	Rue Doherty	N/A	N/A
55	Rue River	N/A	N/A
56	Rue Rockcliff	N/A	N/A
57	Rue Bellevue	N/A	N/A
58	Rue Clover Leaf	N/A	N/A
59	Rue Maple Grove	N/A	N/A
60	Rue Lookout	N/A	N/A
61	Rue Sunset	N/A	N/A
62	Rue Sunny Mount	N/A	N/A
63	Rue du Rocher	N/A	N/A
64	Rue de la Corniche	N/A	N/A
65	Rue des Seize-Arpents	N/A	N/A
66	Rue du Cottage	N/A	N/A
67	Rue du Cottage Sud	N/A	N/A
68	Rue Sunnyview	N/A	N/A
69	Rue Birch	N/A	N/A
70	Rue Maple Hill	N/A	N/A
71	Chemin Log Village	N/A	N/A
72	Rue Pine Tree	N/A	N/A
73	Rue Seale	N/A	N/A
74	Rue du Havre	N/A	N/A
75	Rue de l'Oasis	N/A	N/A
76	Rue Bob-Seale	N/A	N/A
77	Rue du Portail	N/A	N/A
78	Chemin des Cours-du-Balmoral	N/A	N/A
79	Rue des Elfes	N/A	N/A
80	Rue Vivaldi	N/A	N/A
81	Rue de L'Escalade	N/A	N/A

»

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

278.07.25 TABLING – RESULTS OF THE PROCEDURE OF THOSE ABLE TO VOTE REGARDING BY-LAW (771-2025) REGARDING THE EXPANSION OF THE FIRE HALL, PROVIDING FOR THE FINANCING OF SUCH WORK AND DECREE OF A LOAN FOR THIS PURPOSE

The Director general presents Council who acknowledge receipt of the Registrar-treasurer's certificate regarding the procedure of registration of qualified voters for By-law (771-2025) regarding the expansion of the fire hall, providing for the financing of such work and decree of a loan for this purpose;

The number of required signatures for the opening of a register having not been reached, the by-law is deemed approved by those able to vote.

279.07.25 MONTHLY REPORT FROM THE DIRECTOR

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

280.07.25 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 June 30th, 2025.

A.M. 08.07.25 NOTICE OF MOTION AND PRESENTATION OF 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

Notice of motion is given by Councillor Gilles Saulnier that 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 will be presented at a future council meeting.

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 is presented to Council forthwith.

Municipality of Morin-Heights

**A.M. 09.07.25 NOTICE OF MOTION AND PRESENTATION OF DRAFT
BY-LAW (775-2025) REGARDING THE FINANCIAL RESERVE FOR SNOW
REMOVAL**

Notice of motion is given by Councillor Claude P. Lemire that By-law (775-2025) regarding the financial reserve for snow removal will be presented at a future council meeting.

Draft By-law (775-2025) regarding the financial reserve for snow removal is presented to Council forthwith.

**281.07.25 CONTRACT – SNOW REMOVAL ON NARROW ROADS AND
PARKING LOTS – 2025-2026, 2026-2027 AND 2027-2028**

Considering the Municipality’s 2025 operating budget;

CONSIDERING By-law (571-2019) regarding contractual management and its provisions regarding public call for tenders as well as Articles 934 and following of the Quebec Municipal Code (RLRQ, c. C-27.1);

WHEREAS the Administration proceeded with a call for tenders by invitation on June 12th, 2025 (call for tenders 2025-09), via the SEAO, for snow removal work on narrow roads and parking lots in accordance with the terms of the tender specifications ;

CONSIDERING THAT the tender received is in conformity with the specifications;

CONSIDERING THAT the Municipality has received the following tender within the time frame stipulated in the tender specifications, being :

Name	Price (including taxes)
David Riddell Excavation/ Transport	\$ 170 478.05 (2025-2026)
	\$ 170 478.05 (2026-2027)
	\$ 170 478.06 (2027-2028)

CONSIDERING THAT sufficient funds are available in the 2025 budget;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED:

THAT the preamble be an integral part hereof;

TO AWARD a contract to David Riddell Excavation/Transport, for snow removal on municipal roads for the years 2025-2026, 2026-2027 and 2027-2028 in the amount of \$ 511 434.16, taxes included, as per the terms and conditions of the tender;

Municipality of Morin-Heights

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

282.07.25 SUPPORT FOR THE MRC – REQUEST TO THE QUEBEC GOVERNMENT – CONSTRUCTION OF A POLICE STATION

CONSIDERING the expiry of the Sûreté du Québec lease and the impossibility of renewing it;

CONSIDERING the Sûreté du Québec's report on the relocation of the police station on the territory of the MRC des Pays-d'en-Haut;

WHEREAS the importance of local services to guarantee the population's safety and quality of life;

WHEREAS it is essential to maintain a police station on the territory of the MRC des Pays-d'en-Haut;

WHEREAS it is necessary to proceed with the relocation and construction of a new police station on the territory of the MRC des Pays-d'en-Haut;

IT IS UNANIMOUSLY RESOLVED:

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

TO REQUEST that the Government of Quebec mandate the Société québécoise des infrastructures to proceed with the construction of a new police station on the territory of the MRC des Pays-d'en-Haut by 2029.

283.07.25 DIRECTOR'S MONTHLY REPORT

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

284.07.25 REPORT REGARDING PERMITS AND CERTIFICATES

The Director general presents Council who acknowledge receipt, of the list of permits and certificates to June 30th, 2025.

Municipality of Morin-Heights

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

The Director general hasn't received any report.

286.07.25 SPAIP – LOT 3 738 301, RUE CORBEIL

CONSIDERING THAT a request for approval by the owner of lot 3 738 301, rue Corbeil in the RV-2 residential and resort zone, 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 five (5) of the eight (8) evaluation criteria applicable to elevation sectors, partially meets two (2) and does not meet one (1) (75%);

CONSIDERING the site certificate signed by Sylvie Filion, land surveyor, dated May 9th, 2025, drawing: 5249-1.dwg, file: 5249, minute: no. 7992;

CONSIDERING the presence of a wetland and the obligation to protect the shoreline and its ecosystems;

CONSIDERING the impacts associated with the proposed deforestation for the proposed parking area;

CONSIDERING the construction plan prepared by Ms. Fabienne Kesselring, professional technologist, project: Résidence Boisvert, version 3.0 dated March 26th, 2025;

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

Municipality of Morin-Heights

CONSIDERING THAT the building permit application was submitted on May 29th, 2025 (2025-00287) and that the work must be carried out within the time limit stipulated in By-law 645-2022 respecting Permits and Certificates;

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

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

TO APPROVE this SPAIP request for the construction of a single-family dwelling on lot 3 738 301, rue Corbeil (4383-32-7072) in accordance with the plans and documents submitted, provided that the parking area is designed to mirror the plan submitted, so that the driveway and parking area are located on the right side of the building.

287.07.25 MINOR EXEMPTION – LOT 3 738 301, RUE CORBEIL

- The President of the meeting opens the consultation meeting concerning the minor derogation at 19:47;
- 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 18th, 2025 to intervene in this matter. The meeting ends at 19:49;

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 cadastral plan signed by Ms. Sylvie Filion, land surveyor, dated May 9th, 2025, drawing: 5249-1.dwg ,file: 5249, minute: n° 7992;

CONSIDERING THAT the topography of the site limits the space available for the development of the parking area;

Municipality of Morin-Heights

CONSIDERING THAT the proposed parking space is located in front of the front façade of the main building;

CONSIDERING THAT current regulations prohibit the installation of a parking space on the front facade of the building, specifically in the space between the front facade and the street, bounded by the imaginary extension of the side facades;

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 Claude P. Lemire

IT IS RESOLVED :

THAT the preamble form an integral part of this resolution;

TO GRANT the exemption request for lot 3 738 301, rue Corbeil (4383-32-7072) for the installation of a parking space in front of the front façade of the main building, whereas current regulations prohibit the installation of a parking space on the front façade of the building, or in the space between the front facade and the street, bounded by the imaginary extension of the side facades, on condition that the parking space is designed to mirror the submitted plan, so that the access lane and parking space are located on the right-hand side of the residence.

288.07.25 MINOR EXEMPTION – PROPOSED LOT 6 676 484 (PART OF LOT 3 205 884) – 4, RUE BASTION

- The President of the meeting opens the consultation meeting concerning the minor derogation at 19:49;
- 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 18th, 2025 to intervene in this matter. The meeting ends at 19:50;

Municipality of Morin-Heights

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-5;

CONSIDERING the proposed subdivision plan signed by Mr. Stéphane Jeansonne, land surveyor, dated May 29th, 2025, file: 95 320-A-1, minute: no. 10 416;

CONSIDERING THAT this request is for the creation of a lot with a connection angle to the street right-of-way line 151°;

CONSIDERING THAT current regulations require that the lateral lines of a lot must be perpendicular (90°) to the street right-of-way line or present an angle varying between 75° and 105° in relation to the street right-of-way line, and this, over the minimum depth required for the lot;

CONSIDERING THAT this is an existing connection angle since the proposed lot 6,676,484 is the consolidation of lot 3,205,885 and part of lot 6,625,088;

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 form an integral part of this resolution;

TO GRANT the requested exemption request for a 151° connection angle of a projected lot 6 676 484, 4 rue du Bastion (4582-47-4641) whereas current regulations require that the lateral lines of a lot must be perpendicular (90°) to the street right-of-way line or present an angle varying between 75° and 105° in relation to the street right-of-way line, and this, over the minimum depth required for the lot.

Municipality of Morin-Heights

289.07.25 MINOR EXEMPTION – PROPOSED LOT 6 676 483, RUE ALLEN

- The President of the meeting opens the consultation meeting concerning the minor derogation at 19:50;
- 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 18th, 2025 to intervene in this matter. The meeting ends at 19:52;

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-5;

CONSIDERING the proposed subdivision plan signed by Mr. Stéphane Jeansonne, land surveyor, dated May 29th, 2025, file: 95 320-A-1, minute: no. 10 416;

CONSIDERING THAT this request is for the creation of an irregularly shaped lot whose connection angles to the street right-of-way line are 124° by 48.18 m deep and 20 ° by 30.67 m deep;

CONSIDERING THAT current regulations require that the lateral lines of a lot must be perpendicular (90°) to the street right-of-way line or present an angle varying between 75° and 105° in relation to the street right-of-way line, and this, over the minimum depth required for the lot;

CONSIDERING THAT this is an existing connection angle since projected lot 6,676,483 is the consolidation of lot 6,283,930 and part of lot 6,625,088;

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;

Municipality of Morin-Heights

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 form an integral part of this resolution;

TO GRANT the request for exemption for the creation of lot 6 676 483, rue Allen (4582-35-9053) for :

- An irregular shape, whereas current regulations require that the shape of a lot be regular, specifically, generally rectangular, avoiding broken lines; and
- Whose angles of connection to the street right-of-way line are 124° over 48.18m in depth and 20° over 30.67m in depth, whereas current regulations require that the side lines of a lot must be perpendicular (90°) to the street right-of-way line or present an angle varying between 75° and 105° in relation to the street right-of-way line, over the minimum depth required for the lot.

290.07.25 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 Director of the Urbanism and environment department recommends to Council, the hiring of Mr. Spiro Trent;

It is proposed by Councillor Claude P. Lemire

And unanimously resolved by all councillors:

TO PROCEED with the hiring of Mr. Spiro Trent 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.

Municipality of Morin-Heights

291.07.25 AGREEMENT – CORRECTION OF NON-CONFORMITIES ON LOTS 3 205 885 AND 4 191 920 – 16, RUE DU BASTION

WHEREAS the Municipality's Urbanism and Environment department has observed several non-conformities on lots 3 205 885 and 4 191 920 that have resulted in infringement notices;

WHEREAS the Municipality and the owner wish to settle the situation amicably, by agreeing to a transaction aimed at correcting said non-conformities;

WHEREAS the proposed transaction was distributed to the Council members via the electronic meeting file;

It is proposed by Councillor Gilles Saulnier
IT IS RESOLVED:

THAT the preamble be and is an integral part hereof;

TO AUTHORIZE the Mayor, and she is hereby authorized, to sign for and in the name of the Municipality, all documents required to implement this transaction.

A.M. 10.07.25 NOTICE OF MOTION AND PRESENTATION OF DRAFT BY-LAW (776-2025) REGARDING THE ECODYNAMIC FUND

Notice of motion is given by Councillor Carole Patenaude that By-law (776-2025) regarding the ecodynamic fund will be presented at a future council meeting.

Draft By-law (776-2025) regarding the ecodynamic fund is presented to Council forthwith.

292.07.25 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 June 2025 as per By-law (577-2019) regarding financial administration.

293.07.25 TABLING – 2024-2025 ANNUAL REPORT FROM RÉSEAU BIBLIO DES LAURENTIDES

The Director general presents Council with the 2024-2025 annual report from Réseau Biblio des Laurentides.

Municipality of Morin-Heights

294.07.25 **ACQUISITION OF LOT 3 206 587 – CHEMIN BLUE HILLS**

WHEREAS the owners of lot 3 206 587, located on chemin Blue Hills, have expressed their intention to donate their land to the Municipality;

WHEREAS this donation is made free of charge;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED :

TO PROCEED with the acquisition of lot 3 206 587 from the owners, for a compensation of one dollar (\$1.00);

TO AUTHORIZE the Mayor and the Director General, and they are hereby authorized, to sign the above-mentioned deed of donation on behalf of the Municipality.

QUESTION PERIOD

Council answers questions posed by the public.

295.07.25 **END OF THE MEETING**

The agenda having been completed, it is proposed by Councillor Claude P. Lemire that the meeting end at 20:06.

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



Louise Cossette
Mayor



Hugo Lépine
Director general /
Registrar-treasurer

Nine people attended the meeting.