

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, May 14th, 2025 at which were present:

Councillor Leigh MacLeod
Councillor Gilles Saulnier
Councillor Carole Patenaude

forming quorum under the chairmanship of Mayor Louise Cossette.

Councillors Claude P. Lemire and Peter MacLaurin are absent.

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

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

160.05.25 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 April 9 th , 2025 |
| 3 | 2 Minutes of the special meeting of May 7 th , 2025 |
| 3 | 3 Minutes of correction – Resolution 135.04.25 – Final acceptance – Installation of UV reactors and pertinent work – Station Riverview |
| 3 | 4 Minutes of correction – Resolution 129.04.25 – Contract – Purchase of radios |
| 3 | 5 Minutes of the Planning advisory committee of April 22 nd , 2025 |
| 3 | 6 Minutes of the Environment advisory committee of April 16 th , 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 4 By-laws and various resolutions
- 5 4 1 Temporary loan- By-law 769-2025
- 5 4 2 Tabling – Registrar-treasurer’s certification of the 2024 financial report
- 5 4 3 Tabling – Independent auditors’ report for the 2024 financial year
- 5 4 4 Mayor’s report on the highlights of the financial report and independent auditors’ report for fiscal year 2024
- 5 4 5 Adoption – Municipality’s 2024 financial report
- 5 4 6 Tabling – Auditors’ report on 2024 gaps and deficiencies
- 5 4 7 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 Notice of motion - 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
- 6 4 2 Financial assistance program- Firefighter training

7 PUBLIC WORKS AND INFRASTRUCTURES

- 7 1 Director’s monthly report
- 7 2 Public works, buildings and facilities
- 7 2 1 Contract – Janitorial services – Chalet Bellevue
- 7 3 Environmental hygiene
- 7 4 Report regarding the treatment of petitions and requests
- 7 5 Human resources
- 7 5 1 Nomination of a labourer-driver-operator
- 7 6 By-laws and various resolutions

8 URBANISM AND ENVIRONMENT

- 8 1 Director’s monthly report
- 8 2 Report regarding permits and certificates
- 8 3 Animal protection and control society’s activity report
- 8 4 Minor exemption and SPAIP
- 8 4 1 Minor exemption – Part of lot 6 491 839, rue Pagé
- 8 4 2 Minor exemption – 562, chemin du Village
- 8 4 3 Minor exemption – 31, rue Susan
- 8 4 4 Minor exemption – Lot 6 427 727, chemin Lac-Bouchette
- 8 5 Human resources
- 8 6 By-laws and various resolutions
- 8 6 1 Contract – professional services – Municipality’s climate plan
- 8 6 2 Approval and financing of environmental preservation projects – Dynamic Eco Fund

9 RECREATION, CULTURE AND COMMUNITY LIFE

- 9 1 Director’s monthly report
- 9 2 Recreation
- 9 3 Culture
- 9 4 Outdoor network
- 9 4 1 Adoption - Parks, green spaces and trails master plan
- 9 5 Events
- 9 5 1 Grant agreement with the Minister of Canadian Heritage under the Le Canada en Fête program
- 9 5 2 Road closure – Canada Day 2025
- 9 6 Human resources
- 9 7 By-laws and various resolutions

Municipality of Morin-Heights

- 10
- MONTHLY CORRESPONDENCE
- 10 1
- Acquisition of a public utility servitude by mutual agreement on lot 3 735 321 at 85, rue de Cahors
- 10 2
- Acquisition of a public utility servitude by mutual agreement on lot 3 736 186 at 867, chemin du Village
- 10 3
- Acquisition of a public utility servitude by mutual agreement on lot 3 735 199 at 140, rue Balmoral
- 10 4
- Acquisition of a public utility servitude by mutual agreement on lot 3 737 832 at 15, Lakeshore
- 10 5
- Acquisition of a public utility servitude by mutual agreement on lots 6 489 451 and 6 489 452 located in Range 2
- 10 6
- Acquisition of lot 3 735 782 – rue Bellevue
- 10 7
- Acquisition of lots 3 736 689 and 3 736 691 – Montée d’Alsace – Domaine des Bories
- 10 8
- Morin-Heights French gentile
- 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

161.05.25 MINUTES OF THE REGULAR MEETING OF APRIL 9TH, 2025

The minutes of the regular meeting of April 9th, 2025 were notified to Council members, by means of the electronic assembly file folder.

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

TO ADOPT the minutes of the regular meeting of April 9th, 2025;

162.05.25 MINUTES OF THE SPECIAL MEETING OF MAY 7TH, 2025

The minutes of the special meeting of May 7th, 2025 were notified to Council members, via the electronic file.

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

TO ADOPT the minutes of the special meeting of May 7th, 2025.

Municipality of Morin-Heights

163.05.25 MINUTES OF CORRECTION – RESOLUTION 135.04.25 – FINAL ACCEPTANCE – INSTALLATION OF UV REACTORS AND PERTINENT WORK – STATION RIVERVIEW

Minutes of correction of resolution 135.04.25;

In accordance to Article 202.1 of the Municipal Code of Québec (RLRQ, c. C-27.1), the Director general presents the municipal council with the following minutes of correction for resolution 135.04.25 as it appears in the documents submitted to the municipal council.

164.05.25 MINUTES OF CORRECTION – RESOLUTION 129.04.25 – CONTRACT – PURCHASE OF RADIOS

Minutes of correction of resolution 129.04.25;

In accordance to Article 202.1 of the Municipal Code of Québec (RLRQ, c. C-27.1), the Director general presents the municipal council with the following minutes of correction for resolution 129.04.25 as it appears in the documents submitted to the municipal council.

165.05.25 MINUTES OF THE PLANNING ADVISORY COMMITTEE OF APRIL 22ND, 2025

The Director general presents the minutes of the latest Planning advisory committee meeting of April 22nd, 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 April 22nd, 2025 and make the pertinent recommendations.

166.05.25 MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE OF APRIL 16TH, 2025

The Director general presents the minutes of the latest Environment advisory committee meeting of April 16th, 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 April 16th, 2025 and make the pertinent recommendations.

Municipality of Morin-Heights

167.05.25 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.

168.05.25 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS

The Director general presents his monthly activities report.

169.05.25 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.

170.05.25 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.

171.05.25 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of April 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 Leigh MacLeod

And unanimously resolved by all councillors:

Municipality of Morin-Heights

TO APPROVE the accounts as detailed on the lists presented.

Expense statements from April 1 st to 30 th , 2025	
Purchases of the month	\$ 1 843 852.00
Total supplier purchases	\$ 1 843 852.00
Direct bank payments	\$ 2,339.00
Sub-total – purchases and direct payments	\$ 1 846 191.00
Net salaries	\$ 268,721.00
GRAND TOTAL (April 2025)	\$ 2 114,912.00

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

172.05.25 STATEMENT OF FINANCIAL ACTIVITIES

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

173.05.25 TEMPORARY LOAN – BY-LAW 769-2025

WHEREAS the By-law (769-2025) providing for the financing of a fire engine was adopted by Council on February 12th, 2025 and duly approved by the Ministry of municipal affairs and housing on April 1st, 2025;

WHEREAS pursuant to Section 1093 of the Municipal Code of Québec (RLRQ., ch. C-27.1), the Municipality may make a temporary loan up to the amounts authorized in order to make expenditures decreed under these borrowing by-laws;

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

THAT the preamble form an integral part hereof;

TO CONTRACT temporary loan in accordance to By-Law 769-2025 for a maximum amount of \$1,200,000;

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

174.05.25 TEMPORARY LOAN – BY-LAW 769-2025

The Director general presents the registrar-treasurer report for the financial year ending December 31st, 2024. This report is attached to the Municipality’s 2024 financial report.

Municipality of Morin-Heights

175.05.25 TABLING – INDEPENDENT AUDITORS’ REPORT FOR THE 2024 FINANCIAL YEAR

The Director general presents the independent auditors’ report for the financial year ending December 31st, 2024. This report is attached to the Municipality’s 2024 financial report.

176.05.25 MAYOR’S REPORT ON THE HIGHLIGHTS OF THE FINANCIAL REPORT AND INDEPENDENT AUDITORS’ REPORT FOR FISCAL YEAR 2024

The Mayor filed and presented his report on the highlights of the financial report and the independent auditors’ report for fiscal year 2024.

The Mayor and Councillor Leigh MacLeod read the texts.

177.05.25 ADOPTION – MUNICIPALITY’S 2024 FINANCIAL REPORT

The Mayor and the Director general present the Municipality’s 2024 financial report. Council members peruse and make their comments.

CONSIDERING Articles 176 and following of the Municipal Code of Québec (RLRQ, c. C-27.1);

WHEREAS the public notice given by the Assistant-clerk as per Article 176.1 of the Municipal Code on April 24th, 2025;

CONSIDERING the Municipality’s independent auditors’ report, among others, that the financial statements give a true image of the Municipality’s financial situation as of December 31st, 2024;

CONSIDERING Articles 966.2 and 966.3 of the Municipal Code of Québec (RLRQ, c. C-27.1);

WHEREAS the presentation and additional information provided by the Director general and the Director, Finances and Administration;

IT IS UNANIMOUSLY RESOLVED :

THAT the preamble form an integral part hereof;

TO ADOPT the Municipality’s 2024 financial report.

Municipality of Morin-Heights

178.05.25 TABLING – AUDITORS’ REPORT ON 2024 GAPS AND DEFICIENCIES

The Director general presents the auditors’ report on 2024 gaps and deficiencies.

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

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

180.05.25 MONTHLY REPORT FROM THE DIRECTOR

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

181.05.25 SÛRETÉ DU QUÉBEC POLICE DEPARTMENT’S MONTHLY REPORT

General management hasn't received any documents.

A.M. 05.05.25 NOTICE OF MOTION – 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

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

Draft 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 is presented herewith.

182.05.25 FINANCIAL ASSISTANCE PROGRAM – FIREFIGHTER TRAINING

WHEREAS the provincial Regulation respecting the conditions of employment of firefighters in municipal fire departments (RLRQ, c. S-3.4, r.1) sets out training requirements for firefighters in fire departments to ensure a minimum professional qualification;

Municipality of Morin-Heights

WHEREAS the purpose of this by-law is to guarantee municipalities the training of teams of firefighters with the skills and abilities required to respond effectively in emergency situations;

WHEREAS in December 2014, the Quebec government established the Financial Assistance Program for the training of volunteer or part-time firefighters and that it has been renewed for 2025;

WHEREAS the main purpose of this Program is to provide municipal organizations with financial assistance to enable them to have a sufficient number of qualified firefighters to act effectively and safely in emergency situations;

WHEREAS this Program also aims to promote the acquisition of the skills and abilities required by volunteer or part-time firefighters working in municipal fire departments;

WHEREAS the Municipality wishes to benefit from the financial assistance offered by this program;

WHEREAS the Municipality of Morin-Heights plans to train six (6) firefighters for the « Extrication » program over the next year to safely and effectively respond to emergency situations on its territory;

WHEREAS the Municipality must forward its request to the Ministry of public security through the MRC des Pays-d'en-Haut in accordance with Article 6 of the Program;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble be an integral part hereof;

TO PRESENT a request for financial assistance for the training of these firefighters within the framework of the Financial Assistance Program for the training of volunteer or part-time firefighters to the Ministry of public security and to forward this request to the MRC des Pays-d'en-Haut.

183.05.25 MONTHLY REPORT FROM THE DIRECTOR

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

Municipality of Morin-Heights

184.05.25 CONTRACT – JANITORIAL SERVICES – CHALET BELLEVUE

WHEREAS in 2024, the Municipality awarded a contract to Entretien Optimal, following a call for invitational tenders 2024-18, to provide janitorial services for the years 2024-2025;

WHEREAS the specifications of the call for tenders 2024-18 included an option clause allowing the Municipality to extend the contract for one (1) additional year, from June 1st, 2025 to May 31st, 2026, under the same terms and conditions, with the exception of the amount described below;

WHEREAS the Municipality wishes to exercise this option and again retain the services of Entretien Optimal for the year 2025-2026;

WHEREAS the amount for the optional year 2025-2026 is \$62,472.81, taxes included;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED :

THAT the preamble be an integral part hereof;

TO EXERCISE the option to renew the contract awarded to Entretien Optimal, in accordance with the call for tenders 2024-18, for the year 2025-2026, specifically, from June 1st, 2025 to May 31st, 2026;

TO AUTHORIZE the General Manager to make the payment in accordance with the terms of the document, a copy of which is attached hereto to form an integral part hereof.

185.05.25 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 April 30th, 2025.

186.05.25 NOMINATION OF A LABOURER-DRIVER-OPERATOR

WHEREAS the needs of the Public works and infrastructures department for heavy equipment operators;

CONSIDERING THAT Mr. Patrick Cantin, labourer-driver, possesses the skills and competencies required for this position;

Municipality of Morin-Heights

CONSIDERING THAT Mr. Cantin has met all the requirements of his evaluation and has demonstrated that he possesses the skills required to perform the duties of operator;

WHEREAS this unionized position is subject to the rules set out in the applicable collective agreement between the Municipality and Local 3950 of the Canadian Union of Public Employees (CUPE) and to the provisions pertaining to recruitment and the description of duties and skills required;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED :

THAT the preamble be an integral part hereof;

TO APPOINT Mr. Patrick Cantin as a labourer-driver-operator in accordance with the terms and conditions of the above-mentioned collective agreement in force.

187.05.25 DIRECTOR'S MONTHLY REPORT

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

188.05.25 REPORT REGARDING PERMITS AND CERTIFICATES

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

189.05.25 ANIMAL PROTECTION AND CONTROL SOCIETY'S ACTIVITY REPORT

The Director general presents Council who acknowledge receipt, of the SPCA Laurentides-Labelle's activity and intervention reports.

190.05.25 MINOR EXEMPTION – PART OF LOT 6 491 839, RUE PAGÉ

- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h07;
- 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 April 23rd, 2025 to intervene in this matter. The meeting ends at 20h10;

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 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 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 exemption request for part of lot 6 491 839, rue Pagé, (5086-31-2992) for the creation of a lot :

- Of an irregular shape when current regulations require that the shape of a lot be regular, that is, representing a generally rectangular shape by avoiding broken lines; and
- Of which one of its angles of connection to the street right-of-way line is 65° 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.

in accordance to the subdivision project signed by Mr. Philippe Bélanger, land surveyor dated April 8th, 2025, file: PB1375, minute number 9412, plan P13647(pg).

Municipality of Morin-Heights

191.05.25 MINOR EXEMPTION – 562, CHEMIN DU VILLAGE

- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h10;
- 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 April 23rd, 2025 to intervene in this matter. The meeting ends at 20h12;

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 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 processed this request and recommends its approval by the municipal council;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED :

THAT the preamble form an integral part of this resolution;

TO GRANT the exemption request for 562, chemin du Village, (4785-94-1308) for :

- The replacement of a post-mounted sign with a surface area of 3.24m², whereas current regulations authorize a maximum surface area of 3m² ;
- The proposed height of the post-mounted sign is 1.8m, whereas current regulations authorize a maximum height of 1.5m;

Municipality of Morin-Heights

- The replacement of three (3) signs identifying a product or service offered by the establishment on the main building, whereas current regulations authorize the installation of only one flat sign on the building or in the window;
- A maximum surface area of 0.72m² per sign, whereas current regulations authorize a maximum surface area of 0.5m² per sign.

as per *Enseignes Lettranet's* plan dated October 15th, 2024, project number 241011.

192.05.25 MINOR EXEMPTION – 31, RUE SUSAN

- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h12;
- 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 April 23rd, 2025 to intervene in this matter. The meeting ends at 20h13;

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 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 processed 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 form an integral part of this resolution;

TO GRANT this exemption request for 31, rue Susan, (4886-63-7724) for the proposed location of an accessory building (detached garage) within the space between the front facade of the main building and the front property line at 4, 7 metres from rue Susan, whereas current bylaws require that it be located outside the space between the front facade of the main building and the front lot line, as per the site plan certificate signed by Mrs. Nathalie Garneau, land surveyor, dated March 31st, 2025, file : NG1391-3, minute number 4821, plan number G6145(AL), conditional to the issuance of a new certificate of location.

193.05.25 MINOR EXEMPTION – LOT 6 427 727, CHEMIN LAC-BOUCHETTE

- The President of the meeting opens the consultation meeting concerning the minor derogation at 20h13;
- 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 April 23rd, 2025 to intervene in this matter. The meeting ends at 20h15;

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 this request is for the construction of a parking space that does not connect to the adjacent street and the construction of a rear alley serving an adjacent lot by the rear line;

CONSIDERING THAT current regulation requires that the parking space communicate directly with a street adjacent to the lot served;

CONSIDERING THAT current regulation require that a driveway be located in the front yard and that the two lots must be adjacent to each other along the lateral line;

CONSIDERING THAT a right-of-way was registered for the driveway;

CONSIDERING THAT this request does not affect the neighbouring property owners' enjoyment of their property rights;

CONSIDERING THAT the clearing and filling work was carried out without a certificate of authorization and not in good faith;

Municipality of Morin-Heights

CONSIDERING THAT this request will not increase the risk to public safety;

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

CONSIDERING THAT the Planning Advisory Committee has examined this request and recommends that the Borough Council turn down the request;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO REJECT the requested derogation, as presented.

194.05.25 CONTRAT – SERVICES PROFESSIONNELS – PLAN CLIMAT DE LA MUNICIPALITÉ

WHEREAS the Municipality's 2025 operating budget provides budgetary appropriations for the preparation of a local Climate Plan;

CONSIDERING By-law 571-2019 regarding contract management;

CONSIDERING the Purchasing Policy and the request for quotations submitted by the Director of Urbanism and Environment to two professional firms, CIMA+ inc. at \$40,380, plus taxes, and Ellio, agence conseil en développement durable et CCG, at \$47,528, plus taxes;

WHEREAS Ellio et CCG's proposal contains additional elements of field visits and the firm has submitted a proposal that places greater emphasis on workshop facilitation with the public;

WHEREAS Ellio et CCG has more experience with municipalities;

CONSIDERING Articles 6 to 7.3 of By-law (571-2019) respecting contract management, as well as the Municipality's Purchasing and Supply Policy, the latter requiring at least two written service offers, after validation of needs and cost estimates;

TAKING INTO ACCOUNT the steps taken by the MRC regarding the drawing up a regional climate plan and GES inventory;

WHEREAS the most advantageous written service offer is that of Ellio and CCG in the amount of \$47,528, plus taxes;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

Municipality of Morin-Heights

THAT the preamble form an integral part hereof;

TO AWARD a professional services contract for the development of a Climate Plan to Ellio and CCG for an amount not exceeding \$40 000.00, plus taxes;

TO AUTHORIZE the Director of Urbanism and Environment to act on this resolution.

195.05.25 APPROVAL AND FINANCING OF ENVIRONMENTAL PRESERVATION PROJECTS – DYNAMIC ECO FUND

WHEREAS the 2025 operating budget includes an appropriation of \$ 25,000 for the creation of the Fonds Éco Dynamique, dedicated to the realization of community projects for the preservation of the environment;

WHEREAS the Municipality launched a call for tenders for the project dated January 23rd, 2025;

WHEREAS the Environment advisory committee and the Urbanism and environment department proceeded with an analysis of the projects received until now;

WHEREAS the Advisory Committee on the Environment recommends to Council the approval of the following projects:

- Morin-Heights Elementary School project with G.U.E.P.E. – Groupe uni des éducateurs-naturalistes et professionnels de l'environnement, in the amount of \$1,400;
- Request for Eco-Corridors Laurentien to submit a grant application to develop a conservation plan, in the amount of \$2,000;
- Biodiversity sub-group project on birds, in the amount of \$2,000;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

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

TO GRANT the required funding to the three (3) above-mentioned projects;

TO AUTHORIZE the Director of Urbanism and the Environment to carry out this resolution.

Municipality of Morin-Heights

196.05.25 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 April 2025 as per By-law (577-2019) regarding financial administration.

197.05.25 ADOPTION – PARKS, GREEN SPACES AND TRAILS MASTER PLAN

WHEREAS that since 2018, Council has been seeking the development and adoption of a master plan for the Municipality's parks, green spaces and trails;

CONSIDERING the Municipality's 2020-2030 strategic vision statement;

CONSIDERING the Municipality's urban plan;

WHEREAS the Municipality carried out a public consultation during the year 2024 concerning the Municipality's parks, trails and green spaces;

WHEREAS Council proceeded to study a draft master plan for parks, green spaces and trails, including a portrait as well as an action plan for the next 5 years;

WHEREAS the Director of Recreation, culture and community life and the Outdoor network Coordinator recommend that Council adopt this project;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

TO ADOPT the master plan for parks, green spaces and trails.

198.05.25 GRANT AGREEMENT WITH THE MINISTER OF CANADIAN HERITAGE UNDER THE LE CANADA EN FÊTE PROGRAM

WHEREAS the Municipality submitted a request for financial assistance to the Department of Canadian Heritage within the framework of the Celebrate Canada program for the holding of Canada Day festivities;

WHEREAS on May 12th, 2025, the department of Canadian Heritage confirmed to the Municipality of Morin-Heights the payment of a grant in the amount of \$ 14,000 ;

Municipality of Morin-Heights

CONSIDERING THAT in order to benefit from this financial assistance, the Municipality wishes to sign a grant agreement with the federal government;

GIVEN THAT Quebec municipalities may contract and sign agreements with third parties or with other Canadian governments;

WHEREAS the Act respecting the Ministère du Conseil exécutif (LMCE) includes obligations for Quebec municipalities when they wish to sign this type of agreement;

WHEREAS under section 3.11 of the ECMA, a municipal body may not, without the authorization of the government, enter into an agreement with another government of Canada, one of its departments or agencies, or with a federal public body;

CONSIDERING THAT to enter into such an agreement, a municipal body must obtain the government's authorization through an authorization order, if the agreement does not fall within the existing exclusion orders;

CONSIDERING THAT the Municipality of Morin-Heights is requesting authorization from the Government of Quebec to enter into this agreement;

CONSIDERING THAT this agreement does not have the effect of limiting or restricting the exercise of the powers of the municipal council with respect to the making of by-laws, nor of limiting or restricting its powers of administration, management, financial audit or the provision of municipal services, and does not have the effect of limiting or restricting the exercise of its powers with respect to municipal elections and referendums and public participation;

It is proposed by Councillor Gilles Saulnier

It is resolved:

TO AUTHORIZE the town manager, subject to authorization by the Government of Quebec, to sign for and in the name of the Municipality of Morin-Heights, the grant agreement to be entered into with the Minister of Canadian Heritage concerning the payment of a grant of \$ 14,000 under the Celebrate Canada program, for Canada Day festivities.

199.05.25 ROAD CLOSURE – CANADA DAY 2025

WHEREAS appendix Y of the By-law (SQ-2023) on traffic, parking, peace and order;

WHEREAS THAT Canada Day festivities will be held on Tuesday, July 1st, 2025 at Sommets Morin Heights;

Municipality of Morin-Heights

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

TO AUTHORIZE the temporary closure of Bennett street on Tuesday, July 1st, 2025 between 19:00 and midnight;

TO REQUIRE that the Sûreté du Québec police department be duly informed of this order of council;

200.05.25 ACQUISITION OF A PUBLIC UTILITY SERVITUDE BY MUTUAL AGREEMENT ON LOT 3 735 321 AT 85, RUE DE CAHORS

WHEREAS on July 6th, 2023, the Municipality signed an agreement with the owners of lot 3 735 321 for the construction of municipal infrastructures and real rights of servitude;

WHEREAS this agreement is part of the Municipality's planning to undertake the work to facilitate water flow and improve the storm sewer system;

WHEREAS this agreement provides for the conclusion of a public utility servitude agreement;

WHEREAS the Municipality and the owners have agreed on a draft servitude agreement, a copy of which is attached hereto to form an integral part hereof;

CONSIDERING THAT the Director general and the Director of Public Works and Infrastructures recommend the approval and signature of this draft agreement

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED :

THAT the preamble be and is an integral part hereof;

TO APPROVE the public utility easement agreement on lot 3 735 321 at 85, rue de Cahors;

TO AUTHORIZE the Mayor and Director general, and they are hereby authorized, to sign, for and in the name of the Municipality, the servitude agreement referred to in this resolution.

Municipality of Morin-Heights

201.05.25 ACQUISITION OF A PUBLIC UTILITY SERVITUDE BY MUTUAL AGREEMENT ON LOT 3 736 186 AT 867, CHEMIN DU VILLAGE

WHEREAS on September 6th, 2023, the Municipality signed an agreement with the owners of lot 3 736 186 for the construction of municipal infrastructures and real rights of servitude;

WHEREAS this agreement is part of the Municipality's planning to undertake work for the installation of decorative lighting within the village core pursuant to the call for tenders number 2023-03;

WHEREAS this agreement provides for the conclusion of a public utility servitude agreement;

WHEREAS the Municipality and the owners have agreed on a draft servitude agreement, a copy of which is attached hereto to form an integral part hereof;

CONSIDERING THAT the Director general and the Director of Public Works and Infrastructures recommend the approval and signature of this draft agreement;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED :

THAT the preamble be and is an integral part hereof;

TO APPROVE the public utility easement agreement on lot 3 736 186 at 867, chemin du Village;

TO AUTHORIZE the Mayor and Director general, and they are hereby authorized, to sign, for and in the name of the Municipality, the servitude agreement referred to in this resolution.

202.05.25 ACQUISITION OF A PUBLIC UTILITY SERVITUDE BY MUTUAL AGREEMENT ON LOT 3 735 199 AT 140, RUE BALMORAL

WHEREAS on February 9th, 2023, the Municipality signed an agreement with the owners of lot 3 735 199 for the construction of municipal infrastructures and real rights of servitude;

WHEREAS this agreement is part of the Municipality's planning to undertake work to repair a drainage problem on a portion of the road and sediment collection;

Municipality of Morin-Heights

WHEREAS this agreement provides for the conclusion of a public utility servitude agreement;

WHEREAS the Municipality and the owners have agreed on a draft servitude agreement, a copy of which is attached hereto to form an integral part hereof;

CONSIDERING THAT the Director general and the Director of Public Works and Infrastructures recommend the approval and signature of this draft agreement;

It is proposed by Councillor Gilles Saulnier
IT IS RESOLVED :

THAT the preamble be and is an integral part hereof;

TO APPROVE the public utility easement agreement on lot 3 735 199 at 140, rue Balmoral;

TO AUTHORIZE the Mayor and Director general, and they are hereby authorized, to sign, for and in the name of the Municipality, the servitude agreement referred to in this resolution.

203.05.25 ACQUISITION OF A PUBLIC UTILITY SERVITUDE BY MUTUAL AGREEMENT ON LOT 3 737 832, AT 15, RUE LAKESHORE

WHEREAS on September 6th, 2023, the Municipality signed an agreement with the owners of lot 3 737 832 for the construction of municipal infrastructures and real rights of servitude;

WHEREAS this agreement is part of the Municipality's planning to undertake roadwork on chemins Tamaracouta and Lakeshore;

WHEREAS this agreement provides for the conclusion of a public utility servitude agreement;

WHEREAS the Municipality and the owners have agreed on a draft servitude agreement, a copy of which is attached hereto to form an integral part hereof;

CONSIDERING THAT the Director general and the Director of Public Works and Infrastructures recommend the approval and signature of this draft agreement

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED :

Municipality of Morin-Heights

THAT the preamble be and is an integral part hereof;

TO APPROVE the public utility easement agreement on lot 3 737 832 at 15, Lakeshore;

TO AUTHORIZE the Mayor and Director general, and they are hereby authorized, to sign, for and in the name of the Municipality, the servitude agreement referred to in this resolution.

204.05.25 ACQUISITION OF A PUBLIC UTILITY SERVITUDE BY MUTUAL AGREEMENT ON LOTS 6 489 451 AND 6 489 452 LOCATED ON RANGE 2

WHEREAS on September 6th, 2023, the Municipality signed an agreement with the owners of lots 6 489 451 and 6 489 452 for the construction of municipal infrastructures and real rights of servitude;

WHEREAS this agreement is part of the Municipality's planning to undertake roadwork;

WHEREAS this agreement provides for the conclusion of a public utility servitude agreement;

WHEREAS the Municipality and the owners have agreed on a draft servitude agreement, a copy of which is attached hereto to form an integral part hereof;

CONSIDERING THAT the Director general and the Director of Public Works and Infrastructures recommend the approval and signature of this draft agreement

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED :

THAT the preamble be and is an integral part hereof;

TO APPROVE the public utility easement agreement on lots 6 489 451 and 6 489 452 located on Range 2 ;

TO AUTHORIZE the Mayor and Director general, and they are hereby authorized, to sign, for and in the name of the Municipality, the servitude agreement referred to in this resolution.

Municipality of Morin-Heights

205.05.25 ACQUISITION OF LOT 3 735 782 – RUE BELLEVUE

WHEREAS that, in 2021, the Municipality entered into an agreement with Les Entreprises Basler Inc. providing for the transfer of several lots located in the Bellevue Street area to the Municipality;

WHEREAS lot 3 735 782 was one of the lots covered by said agreement, but has not been officially transferred to the Municipality to date, due to an administrative oversight;

WHEREAS the current owner, Les Entreprises Basler Inc. has agreed to proceed with the transfer of lot 3 735 782 to the Municipality, in accordance with the original agreement and at no additional cost other than the transaction fees;

WHEREAS Council members have had the opportunity to review the draft acquisition agreement;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED:

TO proceed with the acquisition of lot 3 735 782 from Les Entreprises Basler Inc. for a consideration of one dollar (\$1.00);

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

206.05.25 ACQUISITION OF LOTS 3 736 689 AND 3 736 691 – MONTÉE D'ALSACE – DOMAINE DES BORIES

WHEREAS Les Constructions Raymond & Fils Inc. has offered to sell lots 3 736 689 and 3 736 691 to the Municipality, for a consideration of one dollar (\$1.00);

WHEREAS Council has made it a condition of any transaction that it be carried out without any obligation to maintain the Domaine des Bories billboard currently located on one of these lots;

CONSIDERING the draft notarized deed of sale submitted by the Director general, which the latter recommends for approval;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED:

Municipality of Morin-Heights

TO APPROVE the draft notarized deed of sale for lots 3 736 689 and 3 736 691 between the Municipality and Les Constructions Raymond & Fils Inc;

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 deed.

207.05.25 GENTILÉ FRANCOPHONE DE MORIN-HEIGHTS

WHEREAS the citizens of Morin-Heights do not presently have a French gentile;

WHEREAS only the English gentilé is currently recognized, namely “morinheighter”;

WHEREAS Council wishes to have a French-speaking gentile in the future;

WHEREAS the Municipality consulted the population via a survey in which none of the proposed names received the preference of the majority of participants;

WHEREAS on April 15th, 2025, Council requested an opinion from the Commission de toponymie du Québec;

WHEREAS on April 28th, 2025, the Commission de toponymie forwarded an analysis of gentiles proposed in the survey;

It is proposed by Councillor Carole Patenaude

Councillor Leigh MacLeod request a vote.

Councillor Carole Patenaude votes for the proposal
Councillor Leigh MacLeod votes against the proposal
Councillor Gilles Saulnier votes for the proposal

IT IS RESOLVED BY MAJORITY:

TO DECREE that the French gentile of Morin-Heights will be “Haut-Morinois, Haut-Morinoise”;

TO COMMUNICATE said gentile to the Commission de toponymie du Québec.

QUESTION PERIOD

Council answers questions posed by the public.

Municipality of Morin-Heights

208.05.25 **END OF THE MEETING**

The agenda having been completed, it is proposed by Councillor Leigh MacLeod that the meeting end at 21h02.

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



Louise Cossette
Mayor



Hugo Lépine
Director general / Registrar-treasurer

Thirteen people attended the meeting.