

***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, November 12<sup>th</sup>, 2025 at which were present:

Councillor Jean-Marc Lacoste  
Councillor Gillian Hartley  
Councillor Leigh MacLeod  
Councillor Nicolem Bélanger-King  
Councillor Gilles Saulnier  
Councillor Carole Patenaude

forming quorum under the chairmanship of Mayor Louise Cossette.

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:

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**438.11.25 TABLING – RESULTS OF THE COUNTING OF VOTES FOR THE GENERAL ELECTION OF NOVEMBER 2<sup>ND</sup>, 2025**

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The Director general presents the results of the counting of the votes following the election of November 2<sup>nd</sup>, 2025.

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**439.11.25 TABLING – PROCLAMATION OF ELECTION OF COUNCIL MEMBERS**

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The Director general presents the proclamation of election for all council members.

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### **440.11.25 TABLING – OATH OF OFFICE OF COUNCIL MEMBERS**

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The Director general presents the oaths of office for all council members which were sworn-in following the election of November 2<sup>nd</sup>, 2025.

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### **441.11.25 ADOPTION OF THE AGENDA**

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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**
  - 1 1 Tabling – Results of the counting of votes for the general election of November 2<sup>nd</sup>, 2025
  - 1 2 Tabling – Proclamation of election of council members
  - 1 3 Tabling – oath of office of council members
- 2 ADOPTION OF THE AGENDA**
- 3 APPROVAL OF THE MINUTES**
  - 3 1 Minutes of the regular meeting of October 1<sup>st</sup>, 2025
  - 3 2 Minutes of the Planning advisory committee of October 21<sup>st</sup>, 2025
  - 3 3 Minutes of the local heritage council meeting of October 8<sup>th</sup>, 2025
- 4 DIRECTOR GENERAL'S MONTHLY REPORT**
  - 4 1 Report regarding the follow-up of dossiers
  - 4 2 Report regarding the use of delegated power
  - 4 3 Report regarding budgetary transfers
- 5 FINANCES AND ADMINISTRATION**
  - 5 1 Expense statements
  - 5 2 Statement of financial activities
  - 5 2 1 Comparative statement of revenues and expenses to September 30<sup>th</sup>, 2025
  - 5 2 2 Comparative statement of revenues and expenses for the current fiscal year as of October 31<sup>st</sup>, 2025 compared to the current year's budget
  - 5 3 Human resources
  - 5 3 1 End of probation – Ms. Geneviève Beaudry-Boudreault
  - 5 4 By-laws and various resolutions
  - 5 4 1 Notice of motion and tabling of draft By-law (783-2025) regarding taxes, tariffs, service and compensation costs for the 2026 financial year
  - 5 4 2 Authorization to submit the 2024-2028 TECQ program – version 1
  - 5 4 3 Opening of a brokerage account reserved for receiving donations in securities
- 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 Nomination of Mr. Philippe Tremblay-Brien as lieutenant of the Public safety and fire department
  - 6 4 By-laws and various resolutions
  - 6 4 1 Adoption - By-law (782-2025) amending By-law (771-2025) decreeing work for the expansion of the fire hall providing for the financing of such work and decree of a loan for this purpose
  - 6 4 2 Authorization – Fire training programs
- 7 PUBLIC WORKS AND INFRASTRUCTURES**
  - 7 1 Director's monthly report
  - 7 2 Public works, buildings and facilities

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- 7 2 1 Adoption - By-law (781-2025) amending By-law (770-2025) providing for the financing of roadwork for 2025, 2026 and 2027 and decree of a loan for this purpose
- 7 2 2 Contract - Purchase of a grader with snow plow (CFT 2025-22)
- 7 2 3 Contract - Snow removal of roofs 2026-2027-2028 (CFT 2025-19)
- 7 2 4 Final acceptance - corrective work to bring the Lac Peter dam up to standard
- 7 3 Environmental hygiene
- 7 4 Report regarding the treatment of petitions and requests
- 7 5 Human resources
- 7 5 1 Hiring of three labourer-drivers for the winter season
- 7 5 2 Hiring of an electromechanic
- 7 6 By-laws and various resolutions
- 7 6 1 Amendment - By-law (618-2021) providing for the financing of work to upgrade the level of the Lac Peter dam and the decree of a loan for this purpose
- 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 - 72, rue Alpino
- 8 4 2 SPAIP - Extension of rue du Montagnard and the creation of 5 more lots
- 8 4 3 Minor exemption - Projected lot 1 (Part of lot 6 533 232)
- 8 4 4 Minor exemption - Projected lot 2 (Part of lot 6 533 232)
- 8 4 5 SPAIP - Village core - 7, rue de la Légion
- 8 4 6 SPAIP - Lot 6 441 619, Promenades des Cervidés
- 8 5 Human resources
- 8 5 1 End of probation - Mr. Alex Mallette
- 8 6 By-laws and various resolutions
- 8 6 1 Tabling - Results of the procedure for registering qualified voters regarding By-law (777-2025) which modifies By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning
- 8 6 2 Adoption - By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning
- 8 6 3 Tabling - Results of the procedure for registering qualified voters regarding the specific construction, alteration or occupancy proposal for an immovable (SCAOP) for 335, chemin du Lac-Écho
- 8 6 4 Specific construction, alteration or occupancy proposal for an immovable (SCAOP) for 335, chemin du Lac-Écho
- 8 6 5 Tabling - Public consultation report regarding the Specific construction, alteration or occupancy proposal for an immovable (SCAOP) for lot 3 735 210, rue Riviera
- 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 5 1 Support for the Grande semaine des tout-petits (GSTP)
- 9 6 Human resources
- 9 7 By-laws and various resolutions
- 9 7 1 Motion - Mr. André Côté's 101<sup>st</sup> birthday
- 10 MONTHLY CORRESPONDENCE**
- 10 1 Authorization to purchase lot 3 206 359, rue du Cottage
- 10 2 Notice of motion and tabling of draft By-law (784-2025) regarding ethics and good conduct of elected representatives
- 10 3 Request municipal consent for a public utility servitude in favor of Hydro-Québec and Bell Canada - Lot 6 491 850, rue Pagé
- 10 4 Request for municipal consent for a public utility servitude in favor of Hydro-Québec and Bell Canada - Lots 4 186 899 and 4 186 900

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- 11 COUNCILLORS' DECLARATION
- 12 MAYOR'S REPORT
- 13 QUESTION PERIOD
- 13 1 Oral questions and answers
- 13 2 Written questions and answers

**END OF THE MEETING**

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**442.11.25 MINUTES OF THE REGULAR MEETING OF OCTOBER 1<sup>ST</sup>, 2025**

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The minutes of the regular meeting of October 1<sup>st</sup>, 2025 were notified to Council members, by means of the electronic assembly file folder.

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

TO ADOPT the minutes of the regular meeting of October 1<sup>st</sup>, 2025.

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**443.11.25 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF OCTOBER 21<sup>ST</sup>, 2025**

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The Director general presents the minutes of the latest Planning advisory committee meeting of October 21<sup>st</sup>, 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 October 21<sup>st</sup>, 2025 and make the pertinent recommendations.

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**444.11.25 MINUTES OF THE LOCAL HERITAGE COUNCIL MEETING OF OCTOBER 8<sup>TH</sup>, 2025**

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The Director general presents the minutes of the local heritage council committee meeting of October 8<sup>th</sup>, 2025 via the electronic file;

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

TO ADOPT the minutes of the local heritage council committee meeting of October 8<sup>th</sup>, 2025 and make the pertinent recommendations.

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**445.11.25 DIRECTOR GENERAL'S MONTHLY REPORTS**

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

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**446.11.25 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS**

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The Director general presents his monthly activities report.

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**447.11.25 REPORT REGARDING THE USE OF DELEGATED POWER**

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

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**448.11.25 REPORT REGARDING BUDGETARY TRANSFERS**

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

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**449.11.25 EXPENSE STATEMENT**

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

The Director, Finance and administration studied the dossier.

It is proposed by Councillor Jean-Marc Lacoste  
And unanimously resolved by all councillors:

TO APPROVE the accounts as detailed on the lists presented.

<b>Expense statements from October 1<sup>st</sup> to 31<sup>st</sup>, 2025</b>	
Purchases of the month	<b>\$ 3 710 567,00</b>
Total supplier purchases	<b>\$ 3 710 567,00</b>
Direct bank payments	<b>\$ 2 723,00</b>
Sub-total – purchases and direct payments	<b>\$ 3 713 290,00</b>
Net salaries	<b>\$ 384 552,00</b>
<b>GRAND TOTAL (October 2025)</b>	<b>\$ 4 097 842,00</b>

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

**450.11.25 STATEMENT OF FINANCIAL ACTIVITIES**

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

**451.11.25 COMPARATIVE STATEMENT OF REVENUES AND EXPENSES TO SEPTEMBER 30<sup>TH</sup>, 2025**

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According to Article 176.4 of the Municipal Code, the Director general presents Council who acknowledge receipt, of the comparative statement of revenues and expenses to September 30<sup>th</sup>, 2025 compared to the same period of the previous year.

**452.11.25 COMPARATIVE STATEMENT OF REVENUES AND EXPENSES FOR THE CURRENT FISCAL YEAR AS OF OCTOBER 31<sup>ST</sup>, 2025 COMPARED TO THE CURRENT YEAR'S BUDGET**

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In accordance to Article 176.4 of the Municipal Code, the Director general presents Council, who acknowledge receipt, of the comparative statement of revenues and expenses for the current year, as of October 31<sup>st</sup>, 2025 compared to the budget for the current year.

**453.11.25 END OF PROBATION – MRS. GENEVIÈVE BEAUDRY-BOUDREAU**

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WHEREAS Mrs. Geneviève Beaudry-Boudreault was hired as assistant-clerk in the Clerk's department on March 10<sup>th</sup>, 2025, by Council's resolution number 43.03.25;

CONSIDERING THAT the eight (8) month probationary period has been completed;

CONSIDERING Mrs. Geneviève Beaudry-Boudreault's positive evaluation of November 6<sup>th</sup>, 2025 by the Director General;

WHEREAS there is a positive recommendation to end Mrs. Beaudry-Boudreault's probationary period;

It is proposed by Councillor Gilles Saulnier  
IT IS UNANIMOUSLY RESOLVED:

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THAT the preamble form an integral part of this resolution;

TO AUTHORIZE the end of Mrs. Geneviève Beaudry-Boudreault's probationary period in accordance with the terms and conditions of the collective agreement in effect for the Municipality's white-collar employees.

**A.M. 17.11.25      NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW  
(783-2025) REGARDING TAXES, TARIFFS, SERVICE AND COMPENSATION  
COSTS FOR THE 2026 FINANCIAL YEAR**

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Notice of motion is given by Councillor Carole Patenaude that By-law (783-2025) regarding taxes, tariffs, service and compensation costs for the 2026 financial year will be presented at a future council meeting.

Draft by-law (783-2025) regarding taxes, tariffs, service and compensation costs for the 2026 financial year is presented herewith.

**454.11.25      AUTHORIZATION TO SUBMIT THE 2024-2028 TECQ  
PROGRAM – VERSION 1**

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WHEREAS the Municipality has reviewed the Guide to the terms and conditions for the payment of the government contribution under the Gas Tax and Quebec Contribution Program (TECQ) for the years 2024 to 2028;

CONSIDERING THAT the municipality must comply with the terms and conditions of this guide that apply to it in order to receive the government contribution that was confirmed in a letter from the Minister of Municipal Affairs and Housing;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLED:

THAT the preamble form an integral part of this resolution;

THAT the Municipality agrees to comply with the terms and conditions of the guide that apply to it;

THAT the Municipality undertakes to be solely responsible and to release the Government of Canada and the Government of Quebec, as well as their ministers, senior officials, employees, and agents, from any liability for claims, demands, losses, damages, and costs of any kind based on injury to a person, death of a person, damage to property, or loss of property attributable to a deliberate or negligent act arising directly or indirectly from investments made using financial assistance obtained under the TECQ 2024-2028 program;

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THAT the Municipality approve the content and authorize the submission to the Department of Municipal Affairs and Housing of the attached work schedule no. 1 and all other documents required by the Department in order to receive the government contribution confirmed in a letter from the Minister of Municipal Affairs and Housing;

THAT the Municipality undertakes to meet the minimum capital expenditure threshold imposed on it for the entire five (5) years of the program;

THAT the Municipality undertakes to inform the Department of Municipal Affairs and Housing of any changes made to the work schedule approved by this resolution;

WHEREAS the Municipality hereby certifies that the attached work schedule no. 1 contains accurate actual costs and reflects the estimated costs of eligible work.

**455.11.25 OPENING OF A BROKERAGE ACCOUNT RESERVED FOR RECEIVING DONATIONS IN SECURITIES**

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CONSIDERING section 203 of the Municipal Code of Quebec (RLRQ, c. C-27.1);

WHEREAS the Municipality wishes to open a brokerage account in order to receive, hold, and administer donations in the form of securities, including but not limited to Canadian and American stocks;

WHEREAS the opening of such an account is necessary to facilitate the receipt and management of this type of donation;

It is proposed by Councillor Gillian Hartley

IT IS RESOLVED:

That the preamble form an integral part of this resolution;

TO AUTHORIZE the Mayor and the Director of Finance and Administration, and they are hereby authorized, to sign, for and on behalf of the Municipality, all documents relating to the opening and administration of the cash brokerage account with Desjardins Securities Inc. (VMD);

TO AUTHORIZE the Mayor and the Director of Finance and Administration, and they are hereby authorized, to carry out any transaction related to the management and sound administration of the account, including, in particular, purchasing, selling, assigning, transferring, and signing all checks, notes, or other securities related to any securities attached to this account.

***Municipality of Morin-Heights***

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**456.11.25      MONTHLY REPORT FROM THE DIRECTOR**

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

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**457.11.25      SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY REPORT**

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General management hasn't received any documents.

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**458.11.25      NOMINATION OF MR. PHILIPPE TREMBLAY-BRIEN AS LIEUTENANT OF THE PUBLIC SAFETY AND FIRE DEPARTMENT**

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WHEREAS Mr. Philippe Tremblay-Brien is currently eligible to become a lieutenant with the Public Safety and fire department;

WHEREAS Mr. Tremblay-Brien has passed all the tests and exams required by government regulations to become a lieutenant with the department;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO APPOINT Mr. Philippe Tremblay-Brien as Lieutenant of the Municipality's Public Safety and fire department.

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**459.11.25      ADOPTION – BY-LAW (782-2025) AMENDING BY-LAW (771-2025) DECREEEING WORK FOR THE EXPANSION OF THE FIRE HALL PROVIDING FOR THE FINANCING OF SUCH WORK AND DECREE OF A LOAN FOR THIS PURPOSE**

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

It is proposed by Councillor Leigh MacLeod

And unanimously resolved by all councillors:

TO ADOPT the French and English versions of By-law (782-2025) amending By-law (771-2025) decreeing work for the expansion of the fire hall providing for the financing of such work and decree of a loan for this purpose.

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**By-law (782-2025)**  
**amending By-law (771-2025) decreeing work for the expansion of the**  
**fire hall providing for the financing of such work and decree**  
**of a loan for this purpose**

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**EXPLANATORY NOTE**

*This By-law amends By-law 771-2025 in order to increase the amount of authorized work to 2 484 000\$ and the loan to \$ 2 173 294.*

*It provides for amendments regarding the contribution to the TECQ grant program, Quebec gasoline tax and contribution for the financing of the mandated work.*

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CONSIDERING Articles 1060.1 and following of the Municipal Code (RLRQ, ch. C-27.1) as well as Articles 1 and 3 of the Municipal works Act (RLRQ, ch. T-14);

CONSIDERING THAT Article 1063 of this Act provides for the possibility for Council to adopt a borrowing By-law by defining a matter in general terms ;

CONSIDERING the Act respecting municipal debts and loans (RLRQ, ch. D-7) and the Municipal powers Act (RLRQ, ch. C-47.1) which grants power to the Municipality in matters of road maintenance ;

WHEREAS THAT the 2025-2026-2027 three year capital expenditure program provides for the expansion of the Fire department's fire hall ;

CONSIDERING the Federal and Provincial government's various infrastructure financing programs ;

WHEREAS a notice of motion was given by Councillor Leigh MacLeod at the regular Council meeting of October 1<sup>st</sup>, 2025 ;

WHEREAS THAT the present By-law was tabled and presented by the Director general at the regular meeting of October 1<sup>st</sup>, 2025 ;

CONSEQUENTLY, the municipal council decrees the following:

**CHAPTER I : AMENDING PROVISIONS**

1. ***Preamble*** – The preamble forms an integral part hereof.
2. ***Authorized work*** – Article 2 of the By-law is replaced by the following : « Council authorizes the work for the expansion of the Fire department's fire hall as specified in Annex A amended and prepared on October 30<sup>th</sup>, 2025 by Mr. Pierre Aubé, Director, Public works and infrastructure and Mr. Michel Grenier, Director, Finance and Administration and evaluated at \$ 2 484 000. ».

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3. ***Loan*** – Article 3 is amended with the replacement of the number « \$ 1 770 000 » by the number « \$ 2 173 294 ».

**CHAPTER II : FINAL PROVISIONS**

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

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Louise Cossette  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

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**460.11.25 AUTHORIZATION – FIRE TRAINING PROGRAMS**

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WHEREAS paragraph 1 of Article 3 of By-law (379-2004) concerning the establishment of the Fire safety Department of the Municipality of Morin-Heights stipulates that it is the duty of the director of this department to ensure its expertise and competence;

WHEREAS the director of the Public safety and Fire Department wishes to provide ongoing training for the municipality's firefighters through twelve (12) internal training programs;

WHEREAS these training programs are part of an effort to ensure that the municipality has teams of firefighters with the skills and abilities necessary to respond effectively in emergency situations;

WHEREAS the Municipality plans to train all firefighters in the following programs over the next year in order to respond effectively and safely to emergency situations within its territory:

- Self-protection measures;
- Public awareness;
- Response and protective equipment and accessories;
- Inspection and maintenance of fire hydrants;
- Municipal regulations;
- Response vehicles;
- Incident assessment and analysis;
- Water supply;
- Preparation of response plans;
- Inspection of medium-, high-, and very high-risk buildings;
- Training, drills, and occupational health and safety;
- Smoke detector inspection

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It is proposed by Councillor Leigh MacLeod  
IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO AUTHORIZE the Director of Public safety and Fire Services to provide training for all firefighters in the Municipality.

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**461.11.25      MONTHLY REPORT FROM THE DIRECTOR**

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

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**462.11.25      ADOPTION – BY-LAW (781-2025) AMENDING BY-LAW (770-2025) PROVIDING FOR THE FINANCING OF ROADWORK FOR 2025, 2026 AND 2027 AND DECREE OF A LOAN FOR THIS PURPOSE**

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

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

TO ADOPT the French and English versions of By-law (781-2025) amending By-law (770-2025) providing for the financing of roadwork for 2025, 2026 and 2027 and decree of a loan for this purpose.

**By-law (781-2025)  
amending By-law (770-2025) providing for the financing of roadwork  
for 2025, 2026 and 2027 and decree of a loan for this purpose**

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**EXPLANATORY NOTE**

*This By-law amends By-law (770-2025) in order to bring the amount of the authorized work and loan to \$ 3 000,000.*

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CONSIDERING Articles 1060.1 and following of the Municipal Code (RLRQ, ch. C-27.1) as Articles 1 and 3 of the Municipal works Act (RLRQ, ch. T-14);

CONSIDERING that Article 1063 of this Act provides for the possibility for the Council to adopt a borrowing by-law by defining its purpose in general terms;

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CONSIDERING the Act respecting municipal debts and borrowings (RLRQ, ch. D-7) and the Act respecting municipal powers (RLRQ, ch. C-47.1) which grants powers to the Municipality in matters of public works;

CONSIDERING the Municipality's 2025-2026-2027 three-year capital program includes various roadwork on streets and roads that are not eligible for provincial government funding;

CONSIDERING the various federal and provincial government infrastructure funding programs;

WHEREAS a notice of motion was given by Councillor Claude P. Lemire at the regular council meeting of October 1<sup>st</sup>, 2025;

WHEREAS the present By-law was tabled and presented by the Director general at the regular meeting of October 1<sup>st</sup>, 2025;

CONSEQUENTLY, the municipal council decrees the following:

**CHAPTER I : AMENDING PROVISIONS**

1. ***Preamble*** – The preamble forms an integral part hereof.
2. ***Authorized work*** – Article 2 of the By-law is replaced with the following: « The Council authorizes various road work as listed in Annex A, amended and prepared on October 1<sup>st</sup>, 2025 by Mr. Pierre Aubé, Director of Public works and Infrastructure and Mr. Michel Grenier, Director, Finance and Administration and evaluated at \$ 3,000 000. ».
3. ***Loan*** – Article 3 is amended with the replacement of the number « \$ 1 500,000 » by the number « \$ 3 000,000 ».

**CHAPTER II : FINAL PROVISIONS**

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

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Louise Cossette  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

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**463.11.25 CONTRACT – PURCHASE OF A GRADER WITH SNOW PLOW  
(CFT 2025-22)**

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CONSIDERING the Municipality's requirements and needs with regards to the purchase of vehicles and the renewal program for rolling equipment;

CONSIDERING the Municipality's 2024-2025-2026 triennial capital assets program;

CONSIDERING the estimate of costs of a contract for the purchase of a grader with snow plow, year 2018 or over based on a study of the automobile market status for this type of vehicle;

WHEREAS on October 1<sup>st</sup>, 2025, the Administration proceeded with a public call for tenders via SEAO for the purchase of a grader with snow plow, year 2018 or more;

WHEREAS By-law (571-2019) regarding contractual management and its rules of conduct regarding call for tenders for contracts over \$ 133,800;

CONSIDERING the Municipality has received two (2) quotes within the delays stipulated in the specifications, specifically:

Name	Price (including taxes)
René Blais Ltée	314 399.14\$
Toromont Cat	362 171.25\$

CONSIDERING Article 936 of the Quebec municipal code;

CONSIDERING a preliminary analysis was done with the two (2) tenderers in order to evaluate the proposed grader;

CONSIDERING the offers received did not comply with the tender;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO REJECT all offers received within the call for tender number 2025-22 for the purchase of a grader with snow plow.

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**464.11.25 CONTRACT – SNOW REMOVAL OF ROOFS 2026-2027-2028  
(CFT 2025-19)**

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CONSIDERING By-law (571-2019) regarding contractual management;

CONSIDERING THAT on October 1<sup>st</sup>, 2025, the Municipality proceeded with call for tenders number (CFT 2025-19) by invitation and has invited the following businesses to present offers for the snow removal on roofs for the 2026, 2027 et 2028:

Carruthers/2740-8640 Québec Inc.
Les Pelouses Di Bello Inc.
Toitures P.B.

CONSIDERING THAT the Municipality has received the following two (2) offers :

Names	Price (including taxes)
Carruthers/2740-8640 Québec Inc.	\$ 149 697,45
Les Pelouses Di Bello Inc.	\$ 155 216,25

CONSIDERING THAT sufficient credits are available in the 2025 budget;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

TO PROCEED with the granting of the contract for the removal of snow on roofs to the only bidder in conformity, Carruthers/2740-8640 Québec Inc., for 2026, 2027 and 2028 for an amount of \$ 149 697,45, including taxes, as per the terms of the specifications;

**465.11.25 FINAL ACCEPTANCE – CORRECTIVE WORK TO BRING THE LAC PETER DAM UP TO STANDARD (CFT 2023-02)**

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CONSIDERING resolution 523.09.23 concerning the awarding of a contract for the corrective work to bring the Lac Peter dam up to standard to Indy-Co Inc.;

CONSIDERING By-law (571-2019) respecting contract management;

WHEREAS the work under this contract has been 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 said recommendation and the supporting documents attached hereto;

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It is proposed by Councillor Gillian Hartley

IT IS RESOLVED:

THAT the preamble forms an integral part hereof;

TO ACCEPT the final acceptance of the work provided for in the contract awarded under resolution 523.09.23 for the corrective work to bring the Lac Peter dam up to standard and the release of the holdback in the amount of \$15,987.92, taxes included, as recommended by the Director of Public Works and Infrastructures and the project engineers;

THAT, if any denunciations of contract have been transmitted to the Municipality in accordance with the Law, payment of this settlement is conditional upon receipt of all required releases and letters of compliance from CNESST and CCQ.

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**466.11.25 REPORT REGARDING THE TREATMENT OF PETITIONS AND REQUESTS**

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

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**467.11.25 HIRING OF THREE LABOURER-DRIVERS FOR THE WINTER SEASON**

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WHEREAS three (3) day labourer-driver positions for the winter season in the Public Works and Infrastructure Department need to be filled;

WHEREAS the Public Works and Infrastructure Department, in accordance with current policies and the blue-collar collective agreement, has issued a call for applications to fill these positions as seasonal day labourers-drivers for the winter season;

WHEREAS these unionized positions are 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 relating to recruitment and the description of the duties and skills required;

It is proposed by Councillor Jean-Marc Lacoste

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

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TO AUTHORIZE the hiring of Mr. Pierre Bourassa, retroactive to November 3<sup>rd</sup>, 2025, Mr. Patrick Suprenant, retroactive to November 10<sup>th</sup>, 2025 and Mr. Raphaël Lauzon-Robinson, effective November 17<sup>th</sup>, 2025, as day labourers/drivers with temporary employee status for the winter season, in accordance with the terms and conditions of the above-mentioned collective agreement currently in effect;

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

## 468.11.25 HIRING OF AN ELECTROMECHANIC

WHEREAS the vacancy of a permanent full-time electromechanic position for the Public works and infrastructure department;

WHEREAS THAT the Selection committee mandated to receive and analyze candidacies, has proceeded with the appropriate interviews and a recommendation was presented;

WHEREAS THAT the unionized position is submitted by the regulations stipulated in the collective agreement applicable and entered into between the Municipality and local 3950 of the (CUPE) Canadian union of public employees and the provisions regarding the recruiting and description of required tasks and competency;

It is proposed by Councillor Leigh MacLeod  
AND IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO AUTHORIZE the hiring of Alexandre Loyer to the position of temporary labourer-driver, as of November 24<sup>th</sup>, 2025, pursuant to the terms of the above-mentioned collective agreement in effect and the 2025 hourly rate taking into account the applicable probation period and the evaluation of these terms.

**469.11.25 AMENDMENT – BY-LAW (618-2021) PROVIDING FOR THE FINANCING OF WORK TO UPGRADE THE LEVEL OF THE LAC PETER DAM AND THE DECREE OF A LOAN FOR THIS PURPOSE**

WHEREAS By-law (618-2021) authorized an expenditure for the upgrading of the Peter Lake dam and decreed a loan accordingly;

WHEREAS the expenditures incurred under the said by-law proved to be higher than initially anticipated;

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WHEREAS the Ministry of Municipal Affairs and Housing (MAMH) is requesting that the Municipality amend Bylaw (618-2021) to increase the authorized expenditure and indicate the appropriate sources of funding;

WHEREAS the Municipality has the necessary funds to cover the cost overrun from the Financial Assistance Program for Municipal Dam Upgrades (PAFMAN);

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

TO AMEND the amount of authorized expenditures provided for in Article 2 of the By-law by \$450,891;

INSERT, following Article 4, the following article:

« 4.1. *Allocation to the reduction of the loan* - The Council shall allocate to the reduction of the loan decreed by this regulation any contribution or subsidy that may be paid to it for the payment of part or all of the expenditure decreed by this regulation. »;

TO APPROPRIATE the principal source of funding to the Financial Assistance Program for Municipal Dam Upgrades (PAFMAN).

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### **470.11.25 DIRECTOR'S MONTHLY REPORT**

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

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### **471.11.25 REPORT REGARDING PERMITS AND CERTIFICATES**

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

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### **472.11.25 ANIMAL PROTECTION AND CONTROL SOCIETY'S ACTIVITY REPORT**

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The Director general presents Council who acknowledge receipt, of the Animal protection and control society's activity report, municipal intervention reports as well as the follow-up of certain dossiers.

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**473.11.25 MINOR DEROGATION – 72, RUE ALPINO**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 19:54;
- 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 October 22<sup>nd</sup>, 2025 to intervene in this matter. The meeting ends at 19:58;

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;

WHEREAS the location is situated in the RF-2 residential and forestry zone;

CONSIDERING THAT the year of construction listed on the assessment roll is 1970;

CONSIDERING the certificate of location signed by Mrs. Nathalie Garneau, surveyor, dated September 3<sup>rd</sup>, 2025, file: NG0524-2, minute: 4962, plan: G6254 (JHL);

WHEREAS the application seeks to regulate the rear set-back of the main building from 1.1 meters, whereas current regulations require a minimum rear set-back of 10 meters;

CONSIDERING the request is also aimed at regulating the rear set-back of 1,2 meters for the construction of an accessory building (wood shed) while the regulation requires a minimum set-back of 1,5 meters;

CONSIDERING the request pertains to regulating the construction of an accessory building (spa) in the front yard, while the regulation requires that the construction be in the side or rear yard;

CONSIDERING that there is a limited area within the rear and side yards because of the existing shed;

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CONSIDERING the construction of the main building set back from chemin Alpino limits the surface area of the rear yard;

CONSIDERING THAT the application does not increase the risk to public health;

CONSIDERING THAT the application does not increase the risk to public safety;

CONSIDERING THAT the application does not adversely affect the quality of the environment or general well-being;

CONSIDERING THAT the applicant can comply with the regulations in force;

CONSIDERING THAT the exemption is minor;

CONSIDERING THAT the urban planning advisory committee has reviewed the application and recommends that the council approve it;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO GRANT the exemption requested at 72, rue Alpino (4481-72-2872) for :

-The rear setback of 1.1 meters from an existing main building, whereas current regulations require a minimum setback of 10 meters;

- The rear setback of 1.2 meters for an accessory structure (wood shed), whereas current regulations require a minimum setback of 1.5 meters; and

- The location of an accessory structure (spa) in the front yard, whereas current regulations require that it be located in the side or rear yard.

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**474.11.25 SPAIP – EXTENSION OF RUE DU MONTAGNARD AND THE CREATION OF 5 MORE LOTS – LOT 6 533 232**

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CONSIDERING THAT a request from the owner of lot 6 533 232, rue Montagnard in the RV-28 residential and resort zone, has been submitted for approval of a site plan and architectural integration plan;

CONSIDERING THAT the project is subject to By-law (647-2022) on SPAIPs;

CONSIDERING THAT the project consists of extending the private street Montagnard and creating five (5) lots;

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CONSIDERING THAT the project is also subject to Bylaw 753-2024 on agreements relating to municipal works and services;

CONSIDERING the commitment signed by the developer to transfer the street and its extension to the Municipality free of charge;

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

CONSIDERING THAT this resolution will lapse if the work is not carried out within the time limit set out in By-law (645-2022) on Permits and certificates;

CONSIDERING the subdivision plan signed by Mr. Philippe Bélanger, land surveyor, dated May 25<sup>th</sup>, 2023, with the third amendment dated August 28<sup>th</sup>, 2024, file no. PB2129, minute no. 7770, plan P12158 (LA);

CONSIDERING THAT the area of the proposed lots is 8,000 m<sup>2</sup> and more, ensuring the maintenance of forest cover;

CONSIDERING the request must respect the specific objectives and the evaluation criteria;

CONSIDERING THAT the application complies with the two (2) objectives applicable to the street, as well as eight (8) of the ten (10) evaluation criteria, and partially complies with two (2) (90%);

CONSIDERING the street construction plan prepared by Équipe Laurence, file no. 291809, dated September 13<sup>th</sup>, 2024, the latest version of which is dated July 8<sup>th</sup>, 2025;

CONSIDERING THAT the application complies with the two (2) objectives applicable to subdivisions of 5 lots or more, as well as six (6) of the seven (7) evaluation criteria, and partially complies with one (1) (93%);

CONSIDERING THAT the provisions of the regulations are complied with, with the exception of lots identified as 1 and 2, which are the subject of a minor exemption request;

CONSIDERING THAT the subdivision permit application will be submitted after approval by the municipal council;

CONSIDERING THAT the contribution for parks, playgrounds, or natural areas by the owner must be paid to the Municipality in an amount representing 10% of the value of the site;

CONSIDERING THAT the Urban Planning Advisory Committee has reviewed the proposal and recommends that Council accept it;

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It is proposed by Councillor Gillian Hartley  
And unanimously resolved by the councillors:

TO APPROVE the PIIA (subdivision and street) application for the extension of rue Montagnard and the creation of five (5) building lots, lot 6 533 232 (5086-27-6645) in accordance with the plans and documents submitted and conditional upon the payment of fees for parks, playgrounds, or natural spaces in cash.

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**475.11.25 MINOR EXEMPTION – PROJECTED LOT 1 (PART OF LOT 6 533 232), RUE MONTAGNARD**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 20:00;
- 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 October 22<sup>nd</sup>, 2025 to intervene in this matter. The meeting ends at 20:05;

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;

WHEREAS the location is situated in the RV-28 residential and resort zone;

CONSIDERING that the lot covered by the minor exemption request is identified as "1" on the cadastral map signed by Mr. Philippe Bélanger, land surveyor, dated May 25<sup>th</sup>, 2023, with the third amendment dated August 28<sup>th</sup>, 2024, file no. PB2129, minute no. 7770, plan P12158 (LA);

CONSIDERING THAT the application concerns the creation of proposed lot no. 1 (part of lot 6,533,232), whose angle of connection between the left side line and the street is 161°;

CONSIDERING THAT current regulations require that the side lines of a lot be perpendicular (90°) to the street right-of-way or have an angle between 75° and 105° to the street right-of-way;

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CONSIDERING THAT, according to the applicant, the perpendicular line is sacrificed in order to favor a layout that has minimal impact on the forest cover, maximizes the number of possible lots, and ensures that the minimum required area of 8,000 square meters is achieved.

CONSIDERING THAT the application does not increase the risk to public health;

CONSIDERING THAT the application does not increase the risk to public safety;

CONSIDERING THAT the application does not adversely affect the quality of the environment or general well-being;

WHEREAS this resolution shall become null and void if the holder of the resolution does not file an application for a subdivision permit within 12 months of the date of the resolution;

WHEREAS the applicant can comply with the regulations in force;

WHEREAS the exemption is minor;

CONSIDERING THAT the urban planning advisory committee has reviewed the application and recommends that the council approve it;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO GRANT the exemption requested at part of lot 6 533 232, extension of Montagnard Street, identified as "1" on the cadastral map (5086-27-6645) for the creation of a lot whose angle of connection between the left side line and the street is 161°, whereas the regulations in force require that the side lines of a lot must be perpendicular (90°) to the street right-of-way or have an angle between 75° and 105° in relation to the street right-of-way, and this, over the minimum depth required for the lot.

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**476.11.25 MINOR EXEMPTION - PROJECTED LOT 2 (PART OF LOT 6 533 232), RUE MONTAGNARD**

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- The President of the meeting opens the consultation meeting concerning the minor derogation at 20:00;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;

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- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated October 22<sup>nd</sup>, 2025 to intervene in this matter.

The meeting ends at 20:05;

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;

WHEREAS the location is situated in the RV-28 residential and resort zone;

CONSIDERING the lot aimed at in the request for minor exemption is identified as

« 2 » on the cadastral plan signed by Mr. Philippe Bélanger, surveyor, dated May 25<sup>th</sup>, 2023 for which the amendment is dated August 28<sup>th</sup>, 2024, file number PB2129, minute no. 7770, plan P12158 (LA);

CONSIDERING THAT the application concerns the creation of proposed lot no. 2 (part of lot 6,533,232), whose angle of connection between the left side line and the street is 18°;

CONSIDERING THAT current regulations require that the side lines of a lot be perpendicular (90°) to the street right-of-way or have an angle between 75° and 105° to the street right-of-way;

CONSIDERING THAT, according to the applicant, the perpendicular line is sacrificed in order to favor a layout that has minimal impact on the forest cover, maximizes the number of possible lots, and ensures that the minimum required area of 8,000 square meters is achieved;

CONSIDERING THAT the application does not increase the risk to public health;

CONSIDERING THAT the application does not increase the risk to public safety;

CONSIDERING THAT the application does not adversely affect the quality of the environment or general well-being;

CONSIDERING THAT the applicant can comply with the regulations in force;

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CONSIDERING THAT the exemption is significant;

CONSIDERING THAT the urban planning advisory committee has reviewed the application and recommends that the council approve it;

It is proposed by Councillor Gillian Hartley

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO GRANT the request for an exemption for part of lot 6 533 232, extension of Montagnard Street, identified as "2" on the cadastral map (5086-27-6645) for the creation of a lot whose angle of connection of the left side line to the street is 18° whereas the regulations in force require that the side lines of a lot must be perpendicular (90°) to the street right-of-way or have an angle between 75° and 105° to the street right-of-way, over the minimum depth required for the lot.

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**477.11.25 SPAIP – VILLAGE CORE – 7, RUE DE LA LÉGION**

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CONSIDERING THAT a request from the owner of 7, rue de la Légion, in commercial zone C-3 located in the village core, has been submitted for approval of a site plan and architectural integration plan;

CONSIDERING the proposal submitted by the owner to proceed with the exterior renovation of the main building of the Habitation group (single-family residence) under By-law (647-2022) on SPAIPs;

CONSIDERING THAT this resolution will lapse if the work is not carried out within the time limit set by By-law (645-2022) on Permits and certificates;

CONSIDERING THAT the application must comply with the objectives and evaluation criteria;

CONSIDERING THAT the application meets the objectives of two(2) as well as four (4) evaluation criteria applicable to the village core (100%);

WHEREAS the description of the work submitted by the applicant relates to the replacement of the materials and colors of the exterior cladding of the residence and the modification of the shape, dimensions, and appearance of the accessory structure (balcony);

WHEREAS the provisions of the regulations are being complied with;

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CONSIDERING THAT a renovation permit has been issued (2025-00512) for interior renovation work and that the work subject to the PIIA will be added to it and must be carried out within the time limit set by the By-law (645-2022) on Permits and certificates;

CONSIDERING THAT the Planning Advisory Committee has reviewed the proposal and recommends that Council approve it;

It is proposed by Councillor Gillian Hartley  
And unanimously resolved by the councillors:

TO APPROVE the SPAIP application for 7, rue de la Légion (4685-34-8509) for the exterior renovation of the main building of the Habitation group (single-family residence) in accordance with the plans and documents submitted.

**478.11.25 SPAIP – PROJECTED LOT 6 441 619, PROMENADE DES CERVIDÉS**

CONSIDERING THAT a request from the owner of lot 6 441 619, in the RV-34 residential and resort zone, and that the lot is located, in whole or in part, in an area with an elevation of 350 meters or more, is subject to the approval of a site plan and architectural integration plan;

CONSIDERING the proposal submitted by the owner to proceed with the construction of a main building in the Housing group (single-family residence) under By-law (647-2022) on SPAIPs;

CONSIDERING THAT this resolution will lapse if the work is not carried out within the time limit set out in By-law (645-2022) on Permits and certificates;

CONSIDERING THAT the application must comply with the objectives and evaluation criteria;

CONSIDERING the site plan certificate signed by Mr. Pierre Bélanger, land surveyor, dated September 26<sup>th</sup>, 2025, file no. PB2723-3, minute no. 9864, plan P13996 (AL);

CONSIDERING THAT the application must comply with the objective pursued and the evaluation criteria;

CONSIDERING THAT the application complies with the objective and the eight (8) evaluation criteria applicable to elevation sectors (100%);

CONSIDERING the construction plan prepared by Mr. Steve St-Hilaire, professional technologist, project: 1550, dated September 25<sup>th</sup>, 2025;

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CONSIDERING THAT the provisions of the regulations are complied with;

WHEREAS the building permit application was filed on October 7<sup>th</sup>, 2025 (2025-00652) and the work subject to the PIIA will be added to it and must be carried out within the time limit set out in By-law (645-2022) on permits and certificates;

CONSIDERING THAT the Planning Advisory Committee has reviewed the proposal and recommends that Council approve it;

It is proposed by Councillor Gillian Hartley  
And unanimously resolved by the councillors:

TO APPROVE the PIIA application for lot 6 441 619, Promenade des Cervidés (4987-41-5501) for the construction of a main building in the Housing group (single-family residence), in accordance with the plans and documents submitted.

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**479.11.25 END OF PROBATION – MR. ALEX MALLETTÉ**

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WHEREAS Mr. Alex Mallette was hired as an inspector with the Urban Planning and Environment Department on February 12<sup>th</sup>, 2025 by Council resolution number 66.02.25;

CONSIDERING THAT the eight-month probationary period has been completed;

CONSIDERING the positive evaluation of November 5<sup>th</sup>, 2025, of Mr. Mallette by the Director of Urban Planning and Environment;

WHEREAS the positive recommendation made to end Mr. Mallette's probation;

It is proposed by Councillor Carole Patenaude  
IT IS UNANIMOUSLY RESOLVED:

THAT the preamble form an integral part hereof;

TO AUTHORIZE the end of Mr. Alex Mallette's probation in accordance to the conditions and provisions of the collective agreement in effect for the Municipality's white collars;

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**480.11.25 TABLING OF THE RESULTS OF THE PROCEDURE FOR REGISTERING QUALIFIED VOTERS REGARDING BY-LAW (777-2025) WHICH MODIFIES ZONING B-LAW (642-2022) TO REGULATE USES RELATED TO NATURAL CONSTRAINTS, ACQUIRED RIGHTS RELATING TO BUILDING EXPANSION AND LAND USE PLANNING**

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The Director general presents Council who acknowledge receipt of results of the procedure for registering qualified voters regarding By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning.

**481.11.25 ADOPTION – BY-LAW (777-2025) WHICH MODIFIES ZONING BY-LAW (642-2022) TO REGULATE USES RELATED TO NATURAL CONSTRAINTS, ACQUIRED RIGHTS RELATING TO BUILDING EXPANSION AND LAND USE PLANNING**

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

It is proposed by Councillor Carole Patenaude

Councillor Gilles Saulnier requests a vote.

Councillor Nicolem Bélanger-King votes for the proposal.

Councillor Carole Patenaude votes for the proposal.

Councillor Leigh MacLeod votes for the proposal.

Councillor Gillian Hartley votes for the proposal.

Councillor Jean-Marc Lacoste votes for the proposal.

Councillor Gilles Saulnier votes against the proposal.

It is resolved by majority:

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

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

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**EXPLANATORY NOTE**

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

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

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

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

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

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

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

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

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

*It modifies the specifications grid in Zone RV-31 in order to authorize the use of a small farm within this zone.*

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

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

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

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WHEREAS a notice of motion was given by Councillor Carole Patenaude at the regular meeting of August 13th, 2025 and that a 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 regulate uses related to natural constraints, acquired rights for building extensions and land use planning;
2. ***Objectives*** – The purpose of the present by-law is to clarify and update certain provisions of the zoning by-law in order to provide a better framework for interventions in zones subject to natural constraints, acquired rights relating to building additions and certain aspects of land use planning, in order to reflect the evolution of municipal orientations and to respond to issues raised in the application of the zoning by-law.

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

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

« 49.2 Beekeeping for personal use

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

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

The hive must be located at a minimum distance of 7.5 metres from a street, lot lines and dwellings.»

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

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

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

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

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

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

« 154. Obligation to preserve natural areas

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

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

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

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

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

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

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

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

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

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

« 182. Landslide risk zones

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

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

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

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

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

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

11. **Authorization to have a small farm within zone RV-31** – Column 6, line 27 of the specifications grid for zone RV-31 is amended with the addition of, in this same column, an item, to allow for having a small farm within this zone.

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

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

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Louise Cossette  
Mayor

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Hugo Lépine  
Director general / Registrar-treasurer

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#### **482.11.25 TABLING – RESULTS OF THE PROCEDURE FOR REGISTERING QUALIFIED VOTERS REGARDING THE SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR 335, CHEMIN DU LAC-ÉCHO**

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The Director general presents Council who acknowledge receipt of results of the procedure for registering qualified voters regarding the specific construction, alteration or occupancy proposal for an immovable (SCAOPI) for 335, chemin du Lac-Écho.

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#### **483.11.25 SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR 335, CHEMIN DU LAC-ÉCHO (2025-40046)**

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WHEREAS SCAOPI application number 2025-40046 has been filed and consists of the reconstruction of three (3) season veranda-type accessory structures within a steep slope zone;

WHEREAS the following elements are exempt from the regulations in force:

- Current regulations prohibit the reconstruction of accessory structures protected by acquired rights;
- Current regulations require that no structures, developments, or works be built in an area with steep slopes;

***Municipality of Morin-Heights***

CONSIDERING THAT the project aims to bring structures that are exempt from regulations and protected by acquired rights into full compliance with standards;

CONSIDERING THAT the application aims to further stabilize a slope in an area with steep slopes;

CONSIDERING the added value of the project in terms of the superior and innovative quality of the materials used, especially for the retaining wall;

CONSIDERING THAT the proposed landscaping will be of higher quality than the existing landscaping, due to the increase in planting areas;

WHEREAS, with the exception of the regulatory provisions covered by this SCAOPI, the project complies with the provisions of the urban planning regulations in force;

WHEREAS this project complies with the objectives of the land use and development plan in force;

CONSIDERING THAT this project complies with the evaluation criteria set out in By-law (648-2022) on specific construction, modification, and occupancy projects for buildings (SCAOPI);

CONSIDERING THAT the Planning Advisory Committee has issued a favorable opinion on this project via Committee resolution 76-08-25;

WHEREAS the Municipality held a public consultation meeting on September 24<sup>th</sup>, 2025;

CONSIDERING THAT the Planning and Environment Department recommends approval of the specific project with certain conditions, in accordance with section 21 of By-law (648-2022) on SCAOPIs;

It is proposed by Councillor Carole Patenaude  
AND unanimously resolved by all councillors;

TO ADOPT the resolution concerning the specific project for the construction, modification, and occupancy of a building (SCAOPI) number 2025-40046 concerning the reconstruction of accessory structures such as a gallery and terrace, as well as the addition of an accessory structure such as a three (3) season veranda in an area with steep slopes.

***Municipality of Morin-Heights***

**484.11.25 TABLING – PUBLIC CONSULTATION REPORT REGARDING THE SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR LOT 3 725 210, RUE RIVIERA**

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The Director general presents Council who acknowledge receipt of the results of the public consultation held regarding the Specific construction, alteration or occupancy proposal for an immovable (SCAOPI) for lot 3 735 210, rue Riviera.

**485.11.25 MONTHLY REPORT FROM THE DIRECTOR**

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

**486.11.25 SUPPORT FOR THE GRANDE SEMAINE DES TOUT-PETITS (GSTP)**

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WHEREAS the tenth edition of Grande semaine des tout-petits will be held from November 17<sup>th</sup> to 23<sup>rd</sup>, 2025;

WHEREAS all young children should be able to enjoy living conditions that allow them to develop their full potential;

CONSIDERING THAT this week's theme is « **10 years of progress and still so much to climb!** Together, let's give every young child the means to reach their peak »;

CONSIDERING THAT the Grande semaine des tout-petits aims in particular to:

- Provide information on the well-being of young children;
- Raise awareness among stakeholders in all sectors of society about the benefits and impact of collective measures and actions in early childhood and perinatal care;
- Mobilize stakeholders from all sectors of society on the importance of early intervention;
- Break down silos to better reach isolated families, from early pregnancy to age 5;
- Establish conditions that ensure the successful implementation of programs or public policies that promote the development of young children and their families.

CONSIDERING the Municipality's proximity to families and its direct impact on the quality of life and well-being of young children;

***Municipality of Morin-Heights***

CONSIDERING that the Municipality has the power to influence the living conditions of young families by developing programs and policies designed for them and aimed at providing them with accessible and appropriate services;

It is proposed by Councillor Nicolem Bélanger-King

IT IS RESOLVED:

TO DECLARE the week of November 17<sup>th</sup> to 23<sup>rd</sup>, 2025, as the Grande semaine des tout-petits;

TO AUTHORIZE the mayor to raise the Grande semaine des tout-petits (Early childhood week) flag.

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**487.11.25 MOTION – MR. ANDRÉ CÔTÉ’S 101TH BIRTHDAY**

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WHEREAS on November 14<sup>th</sup>, Mr. André Côté will celebrate his 101<sup>st</sup> birthday;

IT IS UNANIMOUSLY RESOLVED:

To ADOPT a motion to congratulate Mr. André Côté on his 101<sup>st</sup> birthday;

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**488.11.25 PURCHASE OF LOT 3 206 359 RUE DU COTTAGE**

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WHEREAS the Municipality is currently drafting an agreement in principle aimed at protecting and preserving the natural environment of Mud Lake, in particular through the acquisition of certain lots surrounding said lake including lot 3 206 359;

CONSIDERING THAT, with a view to conservation, the Municipality has sought the assistance of the charitable organization Société de protection foncière de Sainte-Adèle (SPFSA) to ensure the perpetual protection of the lots thus acquired;

WHEREAS this project consists of obtaining recognition of the perpetual nature reserve status of the lots acquired from the Ministry of the Environment and Climate Change (MELCC);

CONSIDERING THAT lot 3 206 359 was put up for sale by its owners;

CONSIDERING THAT the Municipality made an offer to purchase lot 3 206 359, which was accepted;

CONSIDERING THAT the acquisition of this lot is being financed through self-funding via donations from various donors to fully finance the nature reserve project in perpetuity, as promised in the agreement in principle. ;

***Municipality of Morin-Heights***

It is proposed by Councillor Jean-Marc Lacoste  
IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO AUTHORIZE the acquisition of lot 3 206 359, rue Cottage, under the terms and conditions agreed upon in the purchase offer accepted by the owners subject to obtaining full funding through the donations promised in the agreement in principle;

TO AUTHORIZE the mayor and the director general, and they are hereby authorized, to sign, for and on behalf of the Municipality, any document required to give effect to this resolution.

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**A.M. 18.11.25 NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW (784-2025) REGARDING ETHICS AND GOOD CONDUCT OF ELECTED REPRESENTATIVES**

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Notice of motion is given by Councillor Carole Patenaude that By-law (784-2025) regarding ethics and good conduct of elected representatives will be presented at a future council meeting.

Draft by-law (784-2025) regarding ethics and good conduct of elected representatives is presented herewith.

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**489.11.25 REQUEST MUNICIPAL CONSENT FOR A PUBLIC UTILITY SERVITUDE IN FAVOR OF HYDRO-QUÉBEC AND BELL CANADA – LOT 6 491 850, RUE PAGÉ**

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WHEREAS the Municipality has authorized the development of a real estate project on rue Pagé;

WHEREAS connection to Hydro-Québec's electrical grid and Bell Canada's «Bell» network is necessary;

CONSIDERING THAT Françoise Major, notary, has submitted a request to the Municipality for consent to a public utility easement on lot 6 491 850 (rue Pagé) in favor of Hydro-Québec and Bell in order to install their network;

WHEREAS it is in the Municipality's interest to grant such an easement to Hydro-Québec and Bell for the benefit of the project;

It is proposed by Councillor Leigh MacLeod  
IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

***Municipality of Morin-Heights***

TO AUTHORIZE the mayor and the director general, and they are hereby authorized, to sign, for and on behalf of the Municipality, any notarial deed required to give effect to this resolution.

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**490.11.25 REQUEST MUNICIPAL CONSENT FOR A PUBLIC UTILITY SERVITUDE IN FAVOR OF HYDRO-QUÉBEC AND BELL CANADA – LOTS 4 186 899 AND 4 186 900**

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WHEREAS Mario Beauchamps, notary, has submitted a request to the Municipality for consent to a public utility easement on lots 4,186,899 and 4,186,900 in favor of Hydro-Québec and Bell Canada “Bell” in order to install their network there;

WHEREAS connection to Hydro-Québec's electrical network and Bell's network is necessary for the general population;

WHEREAS it is in the Municipality's interest to grant such an easement to Hydro-Québec and Bell for the benefit of its population;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO AUTHORIZE the mayor and the director general, and they are hereby authorized, to sign, for and on behalf of the Municipality, any notarized deed giving effect to this resolution.

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**MAYOR'S REPORT**

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**QUESTION PERIOD**

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Council answers questions posed by the public.

***Municipality of Morin-Heights***

**491.11.25**

**END OF THE MEETING**

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The agenda having been completed, it is proposed by Councillor Leigh MacLeod that the meeting end at 20:27.

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



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Louise Cossette  
Mayor



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Hugo Lépine  
Director general /  
Registrar-treasurer

Twenty-three people attended the meeting.