

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, October 1st, 2025 at which were present:

- Councillor Gilles Saulnier
- Councillor Claude P. Lemire
- Councillor Peter MacLaurin
- Councillor Leigh MacLeod
- 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:

391.10.25 ADOPTION OF THE AGENDA

It is proposed by Councillor Carole Patenaude
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 September 10 th , 2025 |
| 3 2 | Minutes of the special meeting of September 22 nd , 2025 |
| 3 3 | Minutes of the Planning advisory committee of September 16 th , 2025 |
| 3 4 | Minutes correction – By-law (SQ-2023) regarding traffic, parking, peace and order |
| 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 |

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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 Concordance and short-term resolution to a loan by bills in the amount of \$ 2 806,000 to be completed on October 21st, 2025
- 5 4 2 Loan from the operating fund for the purchase of audio and video equipment for the municipal council room
- 5 4 3 Loan from the operating fund for the exterior painting of the municipal library

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 Remembrance day
- 6 4 2 Support for a safe and complete return to roadside inspection activities in Quebec
- 6 4 3 Intermunicipal agreement regarding the exchange of services concerning fire and disaster protection with the Town of Saint-Jérôme
- 6 4 4 Intermunicipal agreement regarding the exchange of services concerning fire and disaster protection with the Town of Prévost
- 6 4 5 Intermunicipal agreement regarding the exchange of services concerning fire and disaster protection with the Municipality of Saint-Hippolyte
- 6 4 6 Notice of motion and tabling of draft 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

7 PUBLIC WORKS AND INFRASTRUCTURES

- 7 1 Director's monthly report
- 7 2 Public works, buildings and facilities
- 7 2 1 Final acceptance – 2023 pavement repair work – rue Bennett
- 7 2 2 Notice of motion and tabling of draft 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 3 Environmental hygiene
- 7 4 Report regarding the treatment of petitions and requests
- 7 5 Human resources
- 7 6 By-laws and various resolutions
- 7 6 1 Contract – Supply of diesel – 2025-2030 (CFT 2025-18)

8 URBANISM AND ENVIRONMENT

- 8 1 Director's monthly report
- 8 2 Report regarding permits and certificates
- 8 3 Animal protection and control society's activity report
- 8 4 Minor exemption and SPAIP
- 8 4 1 SPAIP – Projected lot 5 887 986, rue des Trois-Pierre
- 8 4 2 Minor exemption – 214, chemin Old Settler's Est
- 8 5 Human resources
- 8 6 By-laws and various resolutions
- 8 6 1 Tabling – Public consultation report regarding By-law (780-2025) which modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application
- 8 6 2 Adoption of By-law (780-2025) which modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application
- 8 6 3 Tabling – Public consultation report 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

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- 864
- Adoption of second draft By-law (777-2025) which modifies Zoning By-law (642-2022) to regulate uses related to natural constraints, acquired rights relating to building expansion and land use planning
- 865
- Tabling – Public consultation report regarding By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road
- 866
- Adoption of By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road
- 867
- Tabling – Public consultation report regarding By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications
- 868
- Adoption of By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications
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- Mandate to Groupe Conseil UDA Inc. to provide assistance with the subsidy program and develop the Protection plan as part of the Program for the development of drinking water source protection plans (PEPPSEP)
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- Contribution for park, playground or natural space purposes - Lot 3 206 828, Chemin des Trois-Lacs
- 8611
- Tabling – Public consultation report regarding the Specific construction, alteration or occupancy proposal for an immovable (SCAOPI) for 335, chemin du Lac Écho
- 8612
- Second draft resolution - Specific construction, alteration or occupancy proposal for an immovable (SCAOPI) for 335, chemin du Lac Écho
- 8613
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- Renewal of the intermunicipal agreement regarding the construction and operations of an ecocenter
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- END OF THE MEETING

392.10.25 MINUTES OF THE REGULAR MEETING OF SEPTEMBER 10TH, 2025

The minutes of the regular meeting of September 10th, 2025 were notified to Council members, by means of the electronic assembly file folder.

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

TO ADOPT the minutes of the regular meeting of September 10th, 2025.

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393.10.25 MINUTES OF THE SPECIAL MEETING OF SEPTEMBER 22ND, 2025

The minutes of the special meeting of September 22nd, 2025 were notified to Council members, by means of the electronic assembly file folder.

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

TO ADOPT the minutes of the special meeting of September 22nd, 2025.

394.10.25 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF SEPTEMBER 16TH, 2025

The Director general presents the minutes of the latest Planning advisory committee meeting of September 16th, 2025 via the electronic file;

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

TO ADOPT the minutes of the latest Planning advisory committee meeting of September 16th, 2025 and make the pertinent recommendations.

395.10.25 MINUTES OF CORRECTION – BY-LAW (SQ-2023) REGARDING TRAFFIC, PARKING, PEACE AND ORDER

In accordance with Article 202.1 of the *Municipal Code of Québec*, the Director general presents the municipal council with the following minutes of correction for By-law (SQ-2023) regarding traffic, parking, peace and order as it appears in the documents submitted to the municipal council.

396.10.25 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.

397.10.25 REPORT REGARDING THE FOLLOW-UP OF DOSSIERS

The Director general presents his monthly activities report.

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398.10.25 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.

399.10.25 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.

400.10.25 EXPENSE STATEMENT

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

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

TO APPROVE the accounts as detailed on the lists presented.

Expense statements from September 1 st to 30 th , 2025	
Purchases of the month	\$ 769,277.00
Total supplier purchases	\$ 769,277.00
Direct bank payments	\$ 1,720.00
Sub-total – purchases and direct payments	\$ 770, 997.00
Net salaries	\$ 254,820.00
GRAND TOTAL (September 2025)	\$ 1,025,817.00

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

401.10.25 STATEMENT OF FINANCIAL ACTIVITIES

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

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**402.10.25 CONCORDANCE AND SHORT-TERM RESOLUTION TO A LOAN
BY BILLS IN THE AMOUNT OF \$ 2 806,000 TO BE COMPLETED BY OCTOBER
21ST, 2025**

WHEREAS, in accordance with the following borrowing by-laws and for the amounts indicated for each of them, the Municipality of Morin-Heights intends on issuing a series of bonds, one bond per maturity for a total amount of \$ 2,806,000 which will be realized on October 21st, 2025, broken down as follows:

Borrowing by-laws #	For an amount of \$
513-2014 Paving work in Domaine des Bories and a loan of \$ 261,400	\$ 142 800
500-2012 Infrastructure and paving work in Domaine Balmoral	\$ 749 300
590-2020 Providing financing for the increase of the operating fund and decree of a loan for this purpose	\$ 514 900
618-2021 Providing financing for the upgrading work on the Lac Peter dam and decree of a loan for this purpose	\$ 224 000
769-2025 Providing financing for the purchase of a fire truck and decree of a loan for this purpose	\$ 1 175 000

WHEREAS it is necessary to amend the borrowing regulations accordingly;

WHEREAS, in accordance with the 1st paragraph of Article 2 of the Act respecting municipal debts and loans (RLRQ, chapter D- 7), for the purposes of this bond issue and for loan by-law numbers 513-2014 – Paving work in Domaine des Bories and a loan of \$261,400 for this purpose, 500-2012 – Infrastructure and paving work in Domaine Balmoral, 618-2021 - Providing financing for the upgrading work on the Lac Peter dam decree of a loan for this purpose and 769 2025 - Providing financing for the purchase of a fire truck and decree of a loan for this purpose, the Municipality of Morin Heights wishes to issue for a shorter term than that originally set out in these by-laws;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED:

TO FINANCE the loan regulations indicated in the first paragraph of the preamble by bonds, in accordance with the following:

1. the bonds, one bond per maturity date, shall be dated October 21st, 2025;
2. interest shall be payable semi-annually, on April 21st and October 21st of each year;
3. the bonds shall not be redeemable prior to maturity; however, they may be redeemed with the consent of the holders in accordance with the Municipal Debts and Loans Act (CQLR, chapter D 7);

Municipality of Morin-Heights

4. the bonds shall be registered in the name of CDS Clearing and Depository Services Inc. (CDS) and shall be deposited with CDS;

5. CDS will act on behalf of its participants as book-entry agent, bondholder agent, paying agent, and agent responsible for transactions to be carried out on behalf of its participants;

6. CDS will transfer funds in accordance with the legal requirements of the bond. To this end, the board authorizes the registrar-treasurer or treasurer to sign the document required by the Canadian banking system entitled "Authorization for the Pre-Authorized Debit Plan for Businesses";

7. CDS will make principal and interest payments to participants by electronic funds transfer and, for this purpose, CDS will directly debit the required amounts from the following account:

C.D. DE LA VALLEE DES PAYS D'EN HAUT
218, RUE PRINCIPALE
SAINT SAUVEUR, QC J0R 1R0

8. That the bonds be signed by the mayor and the registrar-treasurer. The Municipality of Morin Heights, as permitted by law, has mandated CDS to act as financial authenticating agent, and the bonds will come into effect only once they have been authenticated;

TO SET, with regard to the annual capital amortizations scheduled for the years 2031 and thereafter, the term provided for in borrowing by-law numbers 513-2014, 500- 2012, 618-2021, and 769-2025 is shorter than that originally set, specifically, for a term of **five (5) years** (as of October 21st, 2025), instead of the term prescribed for said amortizations, each subsequent issue being for the balance or part of the balance due on the loan;

403.10.25 LOAN FROM THE OPERATING FUND FOR THE PURCHASE OF AUDIO AND VIDEO EQUIPMENT FOR THE MUNICIPAL COUNCIL ROOM

CONSIDERING the Municipality's audio and video equipment needs for the room used by the municipal council to hold council meetings;

CONSIDERING By-law (571-2019) on Contract management;

CONSIDERING the Purchasing Policy and the request for prices;

CONSIDERING Articles 6 to 7.3 of By-law (571-2019) regarding Contract management and the Municipality's Purchasing and procurement policy, which require at least two (2) written service offers after validation of needs and cost estimates;

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WHEREAS the most advantageous written service proposal is that of M2 Domotique Inc. in the amount of \$32,060.47, including taxes;

CONSIDERING THAT Regulation (586-2019) on the working capital fund and the Municipal Code (RLRQ, c. C-27.1) provide that any borrowing from the working capital fund must be approved by a resolution of the council;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

TO PROCEED with a loan from the Operating fund in the amount of at most, \$30,000.00, to be reimbursed over a period of five (5) years, to finance the purchase of audio and video equipment for the council room;

TO PROCEED with the payment of the balance via the General fund in the amount of \$2,060.47.

404.10.25 LOAN FROM THE OPERATING FUND FOR THE EXTERIOR PAINTING OF THE MUNICIPAL LIBRARY

WHEREAS the Municipality's 2025-2026-2027 three-year capital program includes exterior painting work of the municipal library;

CONSIDERING that the exterior of the municipal library, located in the heart of the village, had become outdated;

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

CONSIDERING the Purchasing policy and the request for prices;

CONSIDERING Articles 6 to 7.3 of By-law (571-2019) regarding Contract management and the Municipality's Purchasing and procurement policy, which require at least two (2) written service offers after validation of needs and cost estimates;

WHEREAS the most advantageous written service offer is that of Les Peintures A.A.A. Inc. in the amount of \$ 36,217.13, including taxes;

CONSIDERING resolution 364.09.25 granting the contract to Les Peintures A.A.A. Inc.;

CONSIDERING THAT By-law (586-2019) regarding the Operating fund and the Municipal Code (RLRQ, c. C-27.1) provide that any borrowing from working capital must be approved by a resolution of the council;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

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TO PROCEED with a loan from the Operating fund in the amount of at most, \$32,000.00, repayable over a period of five (5) years to undertake the work for the exterior painting of the municipal library.

TO PROCEED with the payment of the balance via the General fund in the amount of \$6,217.13.

405.10.25 MONTHLY REPORT FROM THE DIRECTOR

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

406.10.25 SÛRETÉ DU QUÉBEC POLICE DEPARTMENT'S MONTHLY REPORT

General management hasn't received any documents.

407.10.25 REMEMBRANCE DAY

CONSIDERING Council has received a request from the Royal Canadian Legion, Local 171 for the closing of Village road during the Remembrance day parade which will be held on Saturday, November 8th, 2025 between 9:45 and 11:45;

WHEREAS the Royal Canadian Legion, section 171 intends on holding their fundraiser on November 1st and/or 2nd, 2025 at the corner of chemin du Village and Route 364;

CONSIDERING the Royal Canadian Legion is responsible for asking for the Minister of transport's authorization as well as the Sûreté du Québec's assistance for the holding of this event;

It is proposed by Councillor Peter MacLaurin
And unanimously resolved:

TO SUPPORT the Royal Canadian Legion, local 171, in its steps with the Ministère des Transports du Québec for the holding of this Remembrance day 2025 commemoration.

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**408.10.25 SUPPORT FOR A SAFE AND COMPLETE RETURN TO
ROADSIDE INSPECTION ACTIVITIES IN QUEBEC**

WHEREAS Quebec highway inspectors play an essential role in public safety, notably by monitoring heavy vehicles, ensuring compliance with hazardous materials transportation standards, conducting speed checks, and ensuring the safety of school buses and passenger transportation;

CONSIDERING THAT since the decision rendered on March 6th, 2025, by the Administrative Labor Tribunal (TAT), a significant portion of highway patrol officers' activities has been suspended or greatly reduced, particularly due to the confinement of these officers to checkpoints (weigh stations);

CONSIDERING THAT the summer period and the start of the school year are critical times on the road network due to heavy traffic, tourist transportation, and the massive return of school buses carrying children;

CONSIDERING THAT the Quebec government's inaction since the TAT ruling is a cause for concern and that concrete measures are needed to restore the full capacity of traffic controllers to intervene;

CONSIDERING THAT road safety is a responsibility shared between levels of government and that municipalities are committed to the safety of their citizens;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO SUPPORT the request made to the Government of Quebec to act without delay on the decision rendered by the Administrative Labor Tribunal on March 6th, 2025, by implementing the necessary measures to ensure the full and safe return of road inspectors to work throughout Quebec;

TO FORWARD this resolution:

- To the Quebec Ministry of Transport and Sustainable Mobility
- To the Quebec Ministry of Public Security
- To the office of the Premier of Quebec
- To the interim CEO and chair of the board of directors of the SAAQ.

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409.10.25 INTERMUNICIPAL AGREEMENT REGARDING THE EXCHANGE OF SERVICES CONCERNING FIRE AND DISASTER PROTECTION WITH THE TOWN OF SAINT-JÉRÔME

WHEREAS Articles 569 et following of the Municipal Code of Quebec prescribe the parameters to be respected for the conclusion of intermunicipal agreements;

WHEREAS the obligations related to the implementation of the fire safety risk coverage plan of the MRC des Pays-d'en-Haut, as well as all of its provisions;

WHEREAS the Municipality of Morin-Heights and the Town of Saint-Jérôme have held discussions to enter into an agreement regarding fire, disaster and rescue protection outside of the MRC;

WHEREAS the Town of Saint-Jérôme and the Municipality would like to provide mutual assistance regarding fire safety matters and stipulate the terms;

WHEREAS Council members have taken notice of the draft intermunicipal agreement presented by the director generals of both municipalities concerned;

WHEREAS, with the conclusion of this intermunicipal agreement, the municipalities intend on building a sustainable partnership and improve the quality of services for the benefit of all of the population served;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble forms an integral part of this resolution;

TO APPROVE the conclusion of an intermunicipal agreement with the Town of Saint-Jérôme for mutual assistance services regarding fire protection, disaster and rescue pursuant to the parameters of the draft agreement submitted to Council members;

TO AUTHORIZE the Mayor and the Director General, and they are hereby authorized, to sign, for and on behalf of the Municipality, any document resulting from this resolution with the Town of Saint-Jérôme.

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410.10.25 INTERMUNICIPAL AGREEMENT REGARDING THE EXCHANGE OF SERVICES CONCERNING FIRE AND DISASTER PROTECTION WITH THE TOWN OF PRÉVOST

WHEREAS Articles 569 et following of the Municipal Code of Quebec prescribe the parameters to be respected for the conclusion of intermunicipal agreements;

WHEREAS the obligations related to the implementation of the fire safety risk coverage plan of the MRC des Pays-d'en-Haut, as well as all of its provisions;

WHEREAS the Municipality of Morin-Heights and the Town of Prévost have held discussions to enter into an agreement regarding fire, disaster and rescue protection outside of the MRC;

WHEREAS the Town of Prévost and the Municipality would like to provide mutual assistance regarding fire safety matters and stipulate the terms;

WHEREAS Council members have taken notice of the draft intermunicipal agreement presented by the director generals of both municipalities concerned;

WHEREAS, with the conclusion of this intermunicipal agreement, the municipalities intend on building a sustainable partnership and improve the quality of services for the benefit of all of the population served;

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED:

THAT the preamble forms an integral part of this resolution;

TO APPROVE the conclusion of an intermunicipal agreement with the Town of Prévost for mutual assistance services regarding fire protection, disaster and rescue pursuant to the parameters of the draft agreement submitted to Council members;

TO AUTHORIZE the Mayor and the Director General, and they are hereby authorized, to sign, for and on behalf of the Municipality, any document resulting from this resolution with the Town of Prévost.

411.10.25 INTERMUNICIPAL AGREEMENT REGARDING THE EXCHANGE OF SERVICES CONCERNING FIRE AND DISASTER PROTECTION WITH THE MUNICIPALITY OF SAINT-HIPPOLYTE

WHEREAS Articles 569 et following of the Municipal Code of Quebec prescribe the parameters to be respected for the conclusion of intermunicipal agreements;

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WHEREAS the obligations related to the implementation of the fire safety risk coverage plan of the MRC des Pays-d'en-Haut, as well as all of its provisions;

WHEREAS the Municipality of Morin-Heights and the Municipality of Saint-Hippolyte have held discussions to enter into an agreement regarding fire, disaster and rescue protection outside of the MRC;

WHEREAS the Town of Prévost and the Municipality would like to provide mutual assistance regarding fire safety matters and stipulate the terms;

WHEREAS Council members have taken notice of the draft intermunicipal agreement presented by the director generals of both municipalities concerned;

WHEREAS, with the conclusion of this intermunicipal agreement, the municipalities intend on building a sustainable partnership and improve the quality of services for the benefit of all of the population served;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED:

THAT the preamble forms an integral part of this resolution;

TO APPROVE the conclusion of an intermunicipal agreement with the Municipality of Saint-Hippolyte for mutual assistance services regarding fire protection, disaster and rescue pursuant to the parameters of the draft agreement submitted to Council members;

TO AUTHORIZE the Mayor and the Director General, and they are hereby authorized, to sign, for and on behalf of the Municipality, any document resulting from this resolution with the Municipality of Saint-Hippolyte.

A.M. 15.10.25 NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW (782-2025) AMENDING BY-LAW (771-2025) DECREETING THE WORK FOR 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 (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 will be presented at a future council meeting.

Draft 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 is presented to Council forthwith.

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412.10.25 MONTHLY REPORT FROM THE DIRECTOR

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

413.10.25 FINAL ACCEPTANCE – 2023 PAVEMENT REPAIR WORK – RUE BENNETT

CONSIDERING resolution 143.04.23 regarding the awarding of a contract for the repair of the roadway on rue Bennett to Monco Construction Inc.;

CONSIDERING By-law (571-2019) on Contract management;

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

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

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO ACCEPT final acceptance of the work provided for in the contract awarded in Resolution 143.04.23 relating to the award of a contract for the repair of the roadway on rue Bennett and the release of the retention in the amount of \$15,655.94, including taxes, as recommended by the Director of Public Works and Infrastructure and the project engineers;

WHEREAS, if contract termination notices have been sent to the Municipality in accordance with the Act, payment of this statement shall be conditional upon receipt of all required receipts and letters of compliance from the CNESST and CCQ.

A.M. 16.10.25 NOTICE OF MOTION AND TABLING OF DRAFT 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

Notice of motion is given by Councillor Claude P. Lemire that 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 will be presented at a future council meeting.

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Draft 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 is presented to Council forthwith.

414.10.25 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 September 30th, 2025.

415.10.25 CONTRACT – SUPPLY OF DIESEL – 2025-2030 (CFT 2025-18)

CONSIDERING By-law (571-2019) on Contract management and its provisions concerning public tenders, as well as Articles 934 and following of the Municipal Code of Québec (RLRQ, c. C-27.1);

CONSIDERING By-law (571-2019) on Contract Management and its rules on the conduct of calls for tenders for contracts exceeding \$133,800;

CONSIDERING THAT on August 20th, 2025, the Municipality issued a public call for tenders via the SEAO for the supply of diesel fuel for the years 2025 to 2030;

CONSIDERING THAT the Municipality received three (3) compliant offers within the prescribed delays of the tender, specifically:

Names	Price (including taxes)
Mazout G. Bélanger	\$ 146 374,88
Énergie Sonic Inc.	\$ 152 845,00
Harnois Énergies Inc.	\$ 155 834,36

CONSIDERING that a selection committee has analyzed the bids received and submitted its report;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED:

TO AWARD a contract for the supply of diesel fuel to Mazout G. Bélanger for the years 2025 to 2030, in the amount of \$146,374.88, including taxes, according to the terms of the estimate;

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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416.10.25 DIRECTOR'S MONTHLY REPORT

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

417.10.25 REPORT REGARDING PERMITS AND CERTIFICATES

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

418.10.25 ANIMAL PROTECTION AND CONTROL SOCIETY'S ACTIVITY REPORT

The Director general hasn't received any report.

419.10.25 SPAIP – PROJECTED LOT 5 887 986, RUE DES TROIS-PIERRE

CONSIDERING THAT a request from the owner of projected lot 5 887 986, rue des Trois-Pierre in the RV-28 residential and resort zone, and that the lot is located in whole or in part within a 350 meter or more elevation, is subject to approval of a site plan and architectural integration plan;

CONSIDERING the proposal submitted by the owner to proceed with the construction of the main building of the residential groups (single family dwelling) under By-law (647-2022) on SPAIPs;

CONSIDERING THAT this resolution will lapse if the permit application is not submitted 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 site plan certificate signed by Mr. Yannick Doré, land surveyor, dated August 28th, 2025 minute: 829;

WHEREAS the application must comply with the objectives and evaluation criteria;

WHEREAS the application complies with the objective as well as five (5) of the eight (8) evaluation criteria applicable to the elevation sectors and partially respects three (3) (81.25%);

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CONSIDERING the construction plan prepared by Mrs. Isabelle Garceau, designer and technologist, dossier: 2025-17, dated December 10th, 2019, last modification dated August 25th, 2025;

CONSIDERING THAT the provisions of the regulations are complied with;

CONSIDERING THAT the permit application was submitted on August 29th, 2025 (2025-00539) and that the work 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 Peter MacLaurin
And unanimously resolved by the councillors:

TO APPROVE the SPAIP application for projected lot 5 887 986, rue des Trois-Pierre (4987-41-5501) for the construction of a main building for residential group (single family dwelling) in accordance with the plans and documents submitted.

420.10.25 MINOR EXEMPTION – 214, CHEMIN OLD SETTLERS EST

- The President of the meeting opens the consultation meeting concerning the minor derogation at 19:50;
- The President of the meeting invites the Director General to read the proposal and explain the content of the requested derogation;
- The President of the meeting invites interested parties who were duly convened to this meeting by public notice dated September 16th, 2025 to intervene in this matter. The meeting ends at 19:51;

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-2 residential and resort zone;

CONSIDERING THAT the year of construction listed on the assessment roll is 1964;

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CONSIDERING THAT the minor exemption request aims to regularize the rear setback of the main building of 8.8 meters, whereas the regulations require a minimum rear setback of 10 meters;

WHEREAS the application also seeks to regularize the width of the main building from 6.8 meters, whereas current regulations require a minimum width of 8 meters;

WHEREAS the expansion of the main building was the subject of permit number 1441, issued on August 18th, 1981;

CONSIDERING THAT the expansion was carried out in the area occupied by Gatineau Power easement number 112 100 and that demolition work will be carried out on the part occupying the easement;

CONSIDERING THAT this part of the building is dilapidated;

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 significant;

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

It is proposed by Councillor Claude P. Lemire

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

TO GRANT the exemption requested at 214, chemin Old Settlers Est (4383-09-9878) for the rear setback of the main building of 8.8 meters, whereas the regulations require a minimum rear setback of 10 meters, and the width of the main building of 6.8 meters, whereas the regulations in force require a minimum width of 8 meters.

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**421.10.25 TABLING – PUBLIC CONSULTATION REPORT REGARDING
BY-LAW (780-2025) WHICH MODIFIES BY-LAW (645-2022) REGARDING
PERMITS AND CERTIFICATES TO CLARIFY THE CONDITIONS APPLICABLE TO
THE SUBMISSION OF PLANS AS PART OF A PERMIT APPLICATION**

The Director general presents Council who acknowledge receipt of the results of the public consultation held regarding By-law (780-2025) which modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application.

**422.10.25 ADOPTION OF BY-LAW (780-2025) WHICH MODIFIES BY-LAW
(645-2022) REGARDING PERMITS AND CERTIFICATES TO CLARIFY THE
CONDITIONS APPLICABLE TO THE SUBMISSION OF PLANS AS PART OF A
PERMIT APPLICATION**

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

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

TO ADOPT the French and English versions of By-law (780-2025) which modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application.

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

EXPLANATORY NOTE

The present by-law modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application.

It amends Article 26, table 2, line 8 to require the submission of sealed plans to ensure the quality and compliance of the work performed.

It modifies Article 14 in order to comply with the modifications made to the Act respecting land use planning and development (RLRQ, C. A-19.1) relating to fines for tree felling.

CONSIDERING Articles 123 and following of the Act respecting land use planning and development (RLRQ, c. A-19.1) concerning the procedure for amending an urbanism by-law;

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WHEREAS the council wishes to make certain adjustments to the by-law regarding permits and certificates in order to require the submission of plans signed and sealed by a professional in certain cases, so as to ensure the quality, compliance, and harmonious integration of the proposed work in relation to the objectives of the urban plan as well as comply with the requirements of the Act respecting land use planning and development regarding fines for tree felling;

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

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. ***Purpose*** – The purpose of this by-law is to ensure the quality and compliance of the construction or renovation work by reinforcing the requirements linked to the presentation of plans at the time of the issuance of permits.
2. ***Objective*** – The provisions of this regulation aim to provide stricter guidelines for the documents required when applying for permits, specifying the requirements for sealed plans in order to ensure better compliance with applicable professional standards, while promoting rigorous evaluation of submitted projects.

CHAPTER 2 : AMENDING PROVISIONS

3. ***Plans for the proposed construction*** – Paragraph 2, line 8, table 2, Article 26 is replaced by the following: « Plans must be signed and sealed by a professional who is a member in good standing of a recognized professional association in the following cases: construction, expansion, addition of a dwelling, or any renovation that alters the load-bearing structure of a main building, as well as the construction of an accessory building with a floor area exceeding 25 m². ».
4. ***Fines and penalties regarding trees*** – Paragraph 1, line 1, Article 14 is amended by the replacement of the following amounts: « \$ 100 » by « \$ 500 », « \$ 200 » by « \$ 1,000 » and « \$ 5,000 » by « \$ 15,000 » and paragraph 2, line 1, Article 14 is amended by the replacement of the following amounts: « \$ 5,000 » by « \$ 15, 000 » and « \$ 15,000 » by « \$ 100,000 ».

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CHAPTER 3 : FINAL PROVISION

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

Louise Cossette
Mayor

Hugo Lépine
Director general / Registrar-treasurer

423.10.25 TABLING – PUBLIC CONSULTATION REPORT REGARDING (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

The Director general presents Council who acknowledge receipt of the results of the public consultation held 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.

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

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 Carole Patenaude votes for the proposal.
Councillor Leigh MacLeod votes for the proposal.
Councillor Peter MacLaurin votes for the proposal.
Councillor Claude P. Lemire votes for the proposal.
Councillor Gilles Saulnier votes against the proposal.

And resolved by majority:

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

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**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**

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.

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 m², 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 m² :	10 %
Entre 1 000 m² et 1 499 m² :	15 %
Entre 1 500 m² et 1 999 m² :	20 %
Entre 2 000 m² et 2 499 m² :	30 %
Entre 2 500 m² et 2 999 m² :	35 %
Entre 3 000 m² et 3 499 m² :	40 %
Entre 3 500 m² et 3 999 m² :	50 %
Entre 4 000 m² et 4 999 m² :	60 %
Entre 5 000 m² et 6 999 m² :	70 %
Entre 7 000 m² et 14 999 m² :	80 %
15 000 m² et plus :	90 %

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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-metre 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 100m² of the floor space;

»

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Extension of a main building located on the shore – Paragraph 3 of Article 226 is replaced by the following : « The extension may not exceed 100m² 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.

Louise Cossette
Mayor

Hugo Lépine
Director general / Registrar-treasurer

425.10.25 TABLING – PUBLIC CONSULTATION REPORT REGARDING BY-LAW (778-2025) WHICH MODIFIES SUBDIVISION BY-LAW (643-2022) TO ALLOW THE CREATION OF LOTS FROM EXISTING IRREGULAR CADASTRES AND TO RECOGNIZE A PRIVATE ROAD

The Director general presents Council who acknowledge receipt of the results of the public consultation held regarding By-law (778-2025) which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road.

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

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

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

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

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By-law (778-2025)

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

EXPLANATORY NOTE

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

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

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

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

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

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

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** – The purpose of the present by-law is to ensure the proper application of certain provisions of the Subdivision by-law particularly with regards to the recognition of an existing private street and the interpretation of standards applicable to lot shapes in accordance with the urban plan.

2. **Objective** – The provisions of this By-law shall be interpreted in such a way as to promote flexible and consistent application of subdivision standards, particularly in relation to land with irregularities in the existing cadastre while ensuring the harmonious integration of recognized private streets into the municipal territory.

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CHAPTER 2 : AMENDING PROVISIONS

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

«

Name of the street	Description or correspondence to the number of lots
Street without a name (4 ^e rang)	3 737 722

»

Form of lots – Article 41 is amended by adding the following paragraph 4 after paragraph 3:

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

CHAPTER 3 : FINAL PROVISION

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

Louise Cossette
Mayor

Hugo Lépine
Director general / Registrar-treasurer

427.10.25 TABLING – PUBLIC CONSULTATION REPORT REGARDING BY-LAW (779-2025) WHICH MODIFIES BY-LAW (644-2022) REGARDING CONSTRUCTION TO CLARIFY CERTAIN DETAILS CONCERNING THE PLANS SUBMITTED WITH PERMIT APPLICATIONS

The Director general presents Council who acknowledge receipt of the results of the public consultation held regarding By-law (779-2025) which modifies By-law (644-2022) regarding construction to clarify certain details concerning the plans submitted with permit applications.

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428.10.25 ADOPTION – BY-LAW (779-2025) WHICH MODIFIES BY-LAW (644-2022) REGARDING CONSTRUCTION TO CLARIFY CERTAIN DETAILS CONCERNING THE PLANS SUBMITTED WITH PERMIT APPLICATIONS

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

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

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

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

EXPLANATORY NOTE

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

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

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

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

WHEREAS a notice of motion was given by Councillor Peter MacLaurin at the regular Council meeting on August 13th, 2025, and this draft bylaw was tabled and explained by the Director General;

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** – The purpose of the present By-law is to ensure proper enforcement of the requirements for the submission of plans in connection with permit applications in accordance with the laws governing professional practices in the construction industry.

Municipality of Morin-Heights

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

CHAPTER 2 : AMENDING PROVISIONS

3. **Compliance with building codes** – Article 13 is amended by the replacement of paragraph 2 with the following: « Plans must be signed and sealed by a professional who is a member in good standing of a recognized order in the following cases: construction, expansion, addition of a dwelling, or any renovation that alters the load-bearing structure of a main building, as well as the construction of an accessory building with a surface area greater than 25 m². » and the addition of the following paragraph 3: « When required by the Architects Act (RLRQ, c. A-21), the Engineers Act (RLRQ, c. I-9) or any other law or regulation, plans must be signed and sealed by the professional referred to in those laws or regulations. ».

CHAPTER 3 : FINAL PROVISION

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

Louise Cossette
Mayor

Hugo Lépine
Director general / Registrar-treasurer

429.10.25 MANDATE TO GROUPE CONSEIL UDA INC. TO PROVIDE ASSISTANCE WITH THE SUBSIDY PROGRAM AND DEVELOP THE PROTECTION PLAN AS PART OF THE PROGRAM FOR THE DEVELOPMENT OF DRINKING WATER SOURCE PROTECTION PLANS (PEPPSEP)

WHEREAS the Municipality has reviewed the regulatory framework detailing the rules and standards of the Program for the development of drinking water source protection plans (PEPPSEP);

CONSIDERING THAT the Municipality wishes to submit an individual application to the Ministry of the Environment and the Fight against climate change (MELCC) under the Program for the development of drinking water source protection plans;

WHEREAS the Municipality wishes to mandate Groupe Conseil UDA Inc. to assist it with the subsidy program and the development of the drinking water source protection plan;

It is proposed by Councillor Gilles Saulnier
IT IS RESOLVED:

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THAT the preamble form an integral part of this resolution;

TO MANDATE Groupe Conseil UDA Inc. to develop the PEPPSEP Drinking water source protection plan, conditional upon the grant for said program being awarded to the Municipality;

TO AUTHORIZE the submission of an application for financial assistance under the PEPPSEP;

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.

430.10.25 CONTRIBUTION FOR PARK, PLAYGROUND OR NATURAL SPACE PURPOSES – LOT 3 206 828, CHEMIN DES TROIS-LACS

CONSIDERING THAT the Urbanism and Environment received a request for a subdivision aimed at the creation of four (4) lots from the same actual lot 3 206 828, chemin des Trois-Lacs;

CONSIDERING the draft subdivision plan for lot 3 206 828 aims at creating four (4) lots signed by Mr. Stéphane Jeansonne, land-surveyor dated June 4th, 2025, dossier: 94 662-A-1, minute 10 435;

CONSIDERING THAT the Urbanism and Environment department as well as the Recreation, culture and community life department proceeded with the analysis of two (2) contribution proposals for park fees;

CONSIDERING THAT the proposal recommended by the Urbanism and Environment and the Recreation, culture and community life departments as a contribution to the costs of parks, playgrounds or natural spaces is mixed, specifically 5.4% in the form of a « four-season» easement and 4.6% in the form of a monetary contribution from the owner, for a total of \$ 58,867.30, representing 10% of the area of the site in question;

CONSIDERING the Urbanism and Environment department recommends to Council that the contribution costs of parks, playgrounds or natural areas required by Article 20 of Subdivision By-law (643-2022) be transferred to the Municipality as a mixed contribution;

It is proposed by Councillor Carole Patenaude
IT IS RESOLVED:

TO ACCEPT the project's contribution for park fees as mentioned above and
TO ACCEPT the proposed transfer of servitudes and monetary contributed for this purpose conditional to the costs of the notarized deed and land registration be paid by the transferring property owner;

Municipality of Morin-Heights

TO MANDATE the Director general and the Director, Urbanism and Environment department to negotiate the terms of payment of said servitudes and make recommendations to Council for their approval.

431.10.25 TABLING – PUBLIC CONSULTATION REPORT REGARDING THE SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR 335, CHEMIN DU LAC-ÉCHO

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 335, chemin du Lac-Écho.

432.10.25 SECOND DRAFT RESOLUTION – SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR 335, CHEMIN DU LAC-ÉCHO

CONSIDERING the present SCAOPI request was processed following the provisions of By-law (648-2022) regarding SCAOPIs;

CONSIDERING the objectives of the urbanism plan have been respected;

CONSIDERING the location is within the residential and resort zone RV-18;

CONSIDERING the application involves the reconstruction of accessory structures such as a terrace and porch within a steep slope area;

CONSIDERING the application involves the addition of an accessory structure such as a three-season veranda within a steep slope area;

CONSIDERING the project is aimed at completely upgrading the derogatory constructions protected by acquired rights;

CONSIDERING the request aims at further stabilizing the embankment within a steep slope area;

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 the proposed landscaping will be of higher quality than the existing landscaping, due to the increased planting area;

CONSIDERING the serious harm that could be caused to the applicant if the application is denied;

CONSIDERING the urbanism advisory committee studied the project and recommend and express a favorable opinion;

Municipality of Morin-Heights

WHEREAS the Municipality held a public consultation meeting on September 24th, 2025;

CONSIDERING THAT the urban planning advisory committee has reviewed the project and the request and has issued a favorable opinion;

It is proposed by Councillor Peter MacLaurin

And unanimously resolved by all councillors:

TO ADOPT the second draft resolution regarding the specific construction, alteration or occupancy proposal for an immovable (SCAOPI) for 335, chemin du Lac-Écho (4783-39-1936) for the reconstruction of accessory constructions such as gallery and terrace as well as the addition of an accessory construction, such as a three (3) season veranda within a steep slope area.

433.10.25 FIRST DRAFT RESOLUTION – SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR LOT 3 735 210, RUE RIVIERA

WHEREAS this SCAOPI application has been processed in accordance with the provisions of By-law (648-2022) on SCAOPIs;

WHEREAS the objectives of the urban plan are being met;

WHEREAS the site is located in the RV-23 residential and resort zone;

CONSIDERING THAT the application aims to regularize the depth of a lot so that a residence from the Habitation group can be built there;

CONSIDERING THAT the lot was subdivided into a portion of a lot when the Le Balmoral subdivision project was filed;

CONSIDERING THAT the right side line has a depth of 49 meters;

CONSIDERING that current regulations require that the minimum depth of 60 meters of a lot be respected at each of the side lines of a lot as well as from the center point of the front line toward the interior of the lot;

CONSIDERING THAT serious harm could be caused to the applicant if the request is denied;

CONSIDERING THAT the urban planning advisory committee has reviewed the project and the request and has issued a favorable opinion;

It is proposed by Councillor Claude P. Lemire

IT IS RESOLVED:

THAT the preamble form an integral part of this resolution;

Municipality of Morin-Heights

APPROVE the request from SCAOPI, lot 3 735 210, rue Riviera (4883-03-0712) for a depth of the lot of 49 meters, whereas the regulations in force require 60 meters, for the planned construction of an isolated detached single-family dwelling.

434.10.25 RENEWAL OF THE INTERMUNICIPAL AGREEMENT REGARDING THE CONSTRUCTION AND OPERATIONS OF AN ECOCENTER

WHEREAS the intermunicipal agreement relating to the construction and operation of an ecocentre entered into between the Municipality of Piedmont, the Municipality of Morin-Heights, and the Town of Saint-Sauveur on February 20th, 2007, is expiring;

WHEREAS the Municipality of Morin-Heights has expressed its desire to extend the agreement for an additional year;

It is proposed by Councillor Leigh MacLeod
IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO AUTHORIZE the extension of one (1) year to the intermunicipal agreement regarding the construction and operation of an ecocenter;

TO AUTHORIZE the Mayor and the Director general and they are hereby authorized, to sign any relevant document to the present resolution, for and in the Municipality's name.

435.10.25 MONTHLY REPORT FROM THE DIRECTOR

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

436.10.25 AGREEMENT REGARDING THE CIRCONFLEXE PROGRAM OFFERED BY LOISIRS LAURENTIDES

WHEREAS Loisirs Laurentides received a mandate from the Quebec Ministry of Education (MEQ) to set up the Circonflexe program in order to develop a provincial group network for the borrowing of sports, recreational and adapted equipment destined to all Quebec citizens;

Municipality of Morin-Heights

WHEREAS the Circonflexe program aims at rendering equipment accessible, free of charge, to citizens within the entire Laurentians region and province of Quebec;

WHEREAS Loisirs Laurentides would like to set up many Circonflexe centers within all of the Laurentians from now until the conclusion of the present agreement with the MEQ, ending in 2027;

WHEREAS the agreement entered into between Loisirs Laurentides and the MRC for the financial assistance agreement and the partnership agreement for the set up and management of a Circonflexe equipment loan center (annex A);

WHEREAS resolution 464.11.24, adopted at the regular meeting of the Municipal Council on Wednesday, November 13th, 2024, commits the Municipality to participating in and authorizes the implementation of the Circonflexe program offered by Loisirs Laurentides within its territory;

WHEREAS the draft agreement to be entered into between the Municipality, the Town of Estérel, the Municipality of Piedmont, the Town of Sainte-Adèle, the Municipality of Sainte-Marguerite-du-Lac-Masson, the Town of Saint-Sauveur and the Municipality of Wentworth-Nord regarding the implementation of the Circonflexe project;

WHEREAS the Towns and Municipalities would like to be implicated and unload the MRC of certain responsibilities pertaining to the MRC's mobile station;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

TO APPROVE the draft agreement regarding the set up of the Circonflexe program;

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

MAYOR'S REPORT

On behalf of the members of the municipal council, Mayor Louise Cossette thanks and congratulates Councillor Peter MacLaurin for his many years of service as a council member to the citizens of the Municipality of Morin-Heights and wishes him a happy retirement.

QUESTION PERIOD

Council answers questions posed by the public.

437.10.25 END OF THE MEETING

The agenda having been completed, it is proposed by Councillor Claude P. Lemire that the meeting end at 20:37.

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



Louise Cossette
Mayor



Hugo Lépine
Director general /
Registrar-treasurer

Fifteen people attended the meeting.