



EXCERPT OF THE MINUTES

Minutes of the regular session of the municipal council of Morin-Heights held at Chalet Bellevue at 27, rue Bellevue on Wednesday, February 11th, 2026 at which were present:

Councillor Jean-Marc Lacoste

Councillor Gillian Hartley

Councillor Leigh MacLeod

Councillor Nicolem Bélanger-King

Councillor Anne Villeneuve

Councillor Carole Patenaude

forming quorum under the chairmanship of Mayor Louise Cossette.

79.02.26 FIRST DRAFT RESOLUTION – SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR LOTS 3 737 024, 3 967 592 AND 3 737 013, CHEMIN DU VILLAGE

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

WHEREAS the objectives of the urban plan have been met;

CONSIDERING THAT the project complies with the objectives of the MRC des Pays-d'en-Haut land use and development plan and the provisions of the supplementary document to this plan;

CONSIDERING THAT the committee reviewed the SCAOPI application on October 21st, November 18th, 2025 and January 20th, 2026;

CONSIDERING THAT the site is located in residential and resort zones RV-29 and mixed-use zone MIX-3;

WHEREAS the project consists of constructing six (6) buildings with six (6) units, 10% of which will be reserved for affordable housing;

WHEREAS the three (3) construction plans prepared by Exode, architect Inc., file no. A25-014, dated December 15th and 19th, 2025;

CONSIDERING THAT the application also seeks to authorize the construction of main buildings of the Multifamily Dwelling (H4) type within the portion of the land zoned RV 29;

CONSIDERING THAT the regulations in force authorize the construction of main buildings of the Single-Family Dwelling (SDF) type, two-family dwelling (TDF) type, and three-family dwelling (TFD) type;

CONSIDERING THAT the application also seeks to authorize the construction of main buildings with three (3) stories;

CONSIDERING THAT current regulations authorize a maximum of two (2) stories;

CONSIDERING the site plan signed by Étienne Dallaire, land surveyor, dated January 12th, 2026, file: 251128, minute: no. 1814;

CONSIDERING THAT the request is to authorize the development of an integrated project for residential use;

CONSIDERING THAT current regulations only allow for integrated projects of a commercial nature;

WHEREAS the parking spaces encroach on the front yard;

CONSIDERING THAT current regulations prohibit parking in front yards for multifamily residential use (H4);

CONSIDERING the site development plan entitled "Study of Implementation" and including the planting table, prepared by Deva 6, latest version dated December 15th, 2025;

CONSIDERING THAT the application also seeks to authorize a natural space percentage of 61%;

CONSIDERING THAT current regulations require a natural space percentage of 90%;

WHEREAS the amendments recommended by the committee have been taken into consideration;

WHEREAS the architectural quality of the project has been modified to make it more compatible with the surrounding environment;

CONSIDERING THAT the projected height of the buildings has been reduced to 10.5 meters and complies with regulations;

CONSIDERING THAT a financial guarantee in the form of a performance bond must be submitted to ensure that the landscaping will be carried out in accordance with the plans submitted;

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

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

TO ADOPT the first draft resolution concerning the specific project for the construction, modification, and occupancy of a building (SCAOPI) for lots 3 737 024, 3 967 592, and 3 737 013, chemin du Village (4785-12-4874 and 4785-11-2198), conditional upon compliance with the following conditions of approval:

- THAT a financial guarantee in the form of a performance bond in the amount of fifty thousand dollars (50,000 \$) be paid and that it be reimbursed when the landscaping is completed and complies with the plans submitted;
- THAT ten percent of the units (10% / four (4) units) be reserved and rented according to the key standards and characteristics of affordable housing, based on the criteria of the Canada Mortgage and Housing Corporation (CMHC) and Quebec standards.

CERTIFIED TRUE COPY SIGNED ON FEBRUARY 13TH, 2026



Hugo Lépine

Director general and Registrar-treasurer