

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

Councillor Carole Patenaude  
Councillor Leigh MacLeod  
Councillor Gilles Saulnier  
Councillor Louise Cossette

forming quorum under the chairmanship of Mayor Tim Watchorn.

Councillor Claude P. Lemire and Peter MacLaurin are absent.

The Director general, Mr. Hugo Lépine is present.

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

**78.03.25    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**

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|---|---|---|
| 1 |   | <b>OPENING OF THE MEETING AND WORD OF WELCOME</b>                                 |
| 2 |   | <b>ADOPTION OF THE AGENDA</b>   |
| 3 |   | <b>APPROVAL OF THE MINUTES</b>  |
| 3 | 1 | Minutes of the regular meeting of February 12 <sup>th</sup> , 2025                |
| 3 | 2 | Minutes of the Environment advisory committee of February 26 <sup>th</sup> , 2025 |
| 4 |   | <b>DIRECTOR GENERAL'S MONTHLY REPORT</b>  |
| 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 |   | <b>FINANCES AND ADMINISTRATION</b>  |
| 5 | 1 | Expense statements  |

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

5	2	Statement of financial activities
5	3	Human resources
5	4	By-laws and various resolutions
5	4 1	Modification to the TECQ 2019-2023 – Work programming section
5	4 2	Report – Application of the Contractual management By-law (571-2019) in 2024
5	4 3	Tabling – 2025 organization chart
5	4 4	Appointment of a member of the Access to information and privacy committee
6		<b>PUBLIC AND FIRE SAFETY</b>
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	Intermunicipal mutual assistance agreement regarding fire protection, disasters and rescues beyond the MRC
6	4 2	Tabling – Results of the procedure of those able to vote regarding By-law (769-2025) providing funding for the acquisition of a fire engine and decree of a loan for this purpose
7		<b>PUBLIC WORKS AND INFRASTRUCTURES</b>
7	1	Director's monthly report
7	2	Public works, buildings and facilities
7	2 1	Contract – 2025 pavement marking services and optional years 2026 and 2027
7	2 2	Contract – supply of granular material
7	2 3	Contract – grass maintenance for 2025
7	2 4	Contract – Supply of asphalt for 2025
7	3	Environmental hygiene
7	3 1	Contract - Professional Services - Geotechnical study and environmental site assessment Phase 1 and Environmental site characterization Phase 2
7	4	Report regarding the treatment of petitions and requests
7	5	Human resources
7	6	By-laws and various resolutions
7	6 1	Notice of motion and tabling of draft By-law (770-2025) providing for 2025, 2026 and 2027 roadworks and decree of a loan for this purpose
8		<b>URBANISM AND ENVIRONMENT</b>
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	5	Human resources
8	6	By-laws and various resolutions
8	6 1	Tabling of the results of the procedure for registering qualified voters regarding By-law (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides
8	6 2	Adoption - By-law (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides
9		<b>RECREATION, CULTURE AND COMMUNITY LIFE</b>
9	1	Director's monthly report
9	2	Recreation
9	2 1	Addendum to the intermunicipal agreement on course fees for non-residents
9	3	Culture
9	3 1	Authorization to use \$5,000 from the restricted operating surplus to purchase books for the library
9	4	Outdoor network
9	5	Events
9	5 1	Special traffic and parking measures for PENTAPIC 2025

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- 9 6 Human resources
- 9 7 By-laws and various resolutions
- 9 7 1 Motion – Mr. Guy Rondeau’s 100 birthday
- 9 7 2 Request to support the MRC des Laurentides' bid to host the 2026 International Median Cities Innovation Summit
- 10 MONTHLY CORRESPONDENCE
- 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

**79.03.25 MINUTES OF THE REGULAR MEETING OF FEBRUARY 12<sup>TH</sup>, 2025**

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The minutes of the regular meeting of February 12<sup>th</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 February 12<sup>th</sup>, 2025;

**80.03.25 MINUTES OF THE ENVIRONMENT ADVISORY COMMITTEE OF FEBRUARY 26<sup>TH</sup>, 2025**

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The Director general presents the minutes of the latest Environment advisory committee meeting of February 26<sup>th</sup>, 2025 via the electronic file;

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

TO ADOPT the minutes of the latest Environment advisory committee meeting of February 26<sup>th</sup>, 2025 and make the pertinent recommendations.

**81.03.25 DIRECTOR GENERAL’S MONTHLY REPORT**

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

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

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The Director general presents his monthly activities report.

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83.03.25 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.

84.03.25 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.

85.03.25 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of February 2025 was given to Council members by means of the electronic assembly as well as the list of authorized expenses for the month as per By-law (577-2019) regarding financial administration.

Councillor Claude P. Lemire studied the dossier.

It is proposed by Councillor Louise Cossette  
And unanimously resolved by all councillors:

TO APPROVE the accounts as detailed on the lists presented.

Expense statements from February 1 <sup>st</sup> to 28 <sup>th</sup> , 2025	
Purchases of the month	\$ 1 464 166.00
Total supplier purchases	\$ 1 464 166.00
Direct bank payments	\$ 3 164.00
Sub-total – purchases and direct payments	\$ 1 467 330.00
Net salaries	\$ 219 423.00
GRAND TOTAL (February 2025)	\$ 1 686 753.00

*Mayor Timothy Watchorn has denounced his employment with the company 9129-6558 Québec Inc. – known as David Riddell Excavation / Transport, has refrained from voting, left the premises during deliberations and has not taken part in the discussions regarding the dossier pertaining to the company.*

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



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

### **86.03.25      STATEMENT OF FINANCIAL ACTIVITIES**

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The Director general presents Council who acknowledges receipt of the statement of financial activities to February 28<sup>th</sup>, 2025 and comments on them.

### **87.03.25      MODIFICATION TO THE TECQ 2019-2024 – WORK PROGRAMMING SECTION**

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WHEREAS the municipality has taken cognizance of 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 2019 to 2024;

WHEREAS the Municipality must respect the terms and conditions of this guide that apply to it in order to receive the government contribution that has been confirmed in a letter from the Minister of Municipal Affairs and Housing;

It is proposed by Councillor Gilles Saulnier

IT IS RESOLVED :

TO CONFIRM the commitment of the Municipality to respect the terms of the guide that apply to it;

TO CONFIRM the commitment of the Municipality to be solely responsible for and to release the Government of Canada and the Government of Quebec as well as their ministers, senior officials, employees and agents from all liability for claims, demands, losses, damages and costs of any kind based on injury to or death of any person, damage to or loss of property due to a deliberate or negligent act arising directly or indirectly from investments made with financial assistance obtained under the TECQ 2019-2024 program;

TO APPROVE the content and authorize the sending to the Ministère des Affaires municipales et de l'Habitation of the attached Work Program No. 7 and all other documents required by the Ministère in order to receive the government contribution confirmed in a letter from the Minister of Municipal Affairs and Housing;

TO CONFIRM the Municipality's commitment to reach the minimum capital expenditure threshold imposed on it for the entire five-year program;

TO CONFIRM the Municipality's commitment to inform the Ministère des Affaires municipales et de l'Habitation of any changes that will be made to the work program approved by this resolution;

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TO CERTIFY, by this resolution, that the attached Schedule of Work No. 7 contains true realized costs and reflects the projected costs of eligible work;

**88.03.25      REPORT – APPLICATION OF THE CONTRACTUAL  
MANAGEMENT BY-LAW (571-2019) IN 2024**

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The Director general presents council, who acknowledge receipt of the report regarding the application of the Contractual management By-law (571-2019) in 2024.

**89.03.25      TABLING – 2025 ORGANIZATION CHART**

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The Director general presents Council with the Municipality's 2025 organization chart.

**90.03.25      APPOINTMENT OF A MEMBER OF THE ACCESS TO  
INFORMATION AND PRIVACY COMMITTEE**

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CONSIDERING the creation and appointment of members to the Committee on access to documents and the protection of personal information by resolution 298.09.22;

CONSIDERING the need to appoint a new member following the resignation of Mrs. Nathalie Morneault;

It is proposed by Councillor Leigh MacLeod  
RESOLVED :

TO APPOINT Mrs. Jessica Leblanc as a member of the Committee on access to documents and the protection of personal Information;

**91.03.25      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 February from the Director, Fire department and the list of authorized expenses for the month as per By-law (577-2019) regarding financial administration.

***Municipality of Morin-Heights***

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

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General management has received a few informative press releases and made a presentation of them.

**93.03.25      INTERMUNICIPAL MUTUAL ASSISTANCE AGREEMENT  
REGARDING FIRE PROTECTION, DISASTERS AND RESCUES  
BEYOND THE MRC**

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WHEREAS Articles 569 et seq. of the Quebec Municipal Code prescribe the parameters to be respected when entering into intermunicipal agreements;

CONSIDERING the obligations related to the implementation of the Fire Safety Cover 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 Mont-Tremblant have held discussions in order to reach an agreement concerning fire protection, disasters and rescues outside the MRC;

WHEREAS the Town of Mont-Tremblant and the Municipality of Mont-Tremblant wish to provide mutual assistance in matters of fire safety and to establish the terms and conditions thereof;

WHEREAS Council members have had the opportunity to review the draft intermunicipal agreement submitted by the General Managers of the two municipalities concerned;

WHEREAS, by entering into this intermunicipal agreement, the municipalities wish to build a lasting partnership and improve the quality of services for the benefit of the entire population served;

It is proposed by Councillor Leigh MacLeod  
IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO AUTHORIZE the conclusion of an intermunicipal agreement with the Town of Mont-Tremblant for mutual assistance services related to fire, disaster and rescue protection, in accordance with 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 in the name of the Municipality, the above-mentioned intermunicipal agreement with the Town of Mont-Tremblant;

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**94.03.25      TABLING – RESULTS OF THE PROCEDURE OF THOSE ABLE TO  
VOTE REGARDING BY-LAW (769-2025) PROVIDING FUNDING  
FOR THE ACQUISITION OF A FIRE ENGINE AND DECREE OF A  
LOAN FOR THIS PURPOSE**

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The Director general presents Council who acknowledge receipt of the secretary-treasurer's certificate regarding the procedure of registration of qualified voters for By-law (769-2025) providing funding for the acquisition of a fire engine and decree of a loan for this purpose;

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

**95.03.25      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 February 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.

**96.03.25      CONTRACT – 2025 PAVEMENT MARKING SERVICES AND  
OPTIONAL YEARS 2026 AND 2027**

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CONSIDERING the Municipality’s requirements and needs with regards to the tracing of lines;

CONSIDERING the estimate of costs of a contract for the tracing of lines based on previous years’ history as well as an assessment of market conditions;

WHEREAS the call for tenders number 2025-02 via SEAO was sent on January 28<sup>th</sup>, 2025;

WHEREAS By-law (571-2019) regarding contractual management and its regulations for the process of call for tenders and contracts of more than \$ 50,000 and less than \$ 133,800;

CONSIDERING the Municipality has received four quotes within the delays stipulated in the specifications, specifically:

Name	Price (including taxes) Year 2025	Price (including taxes) Year 2026 (Optional)	Price (including taxes) Year 2027 (Optional)
9709789 Canada Inc. (Proligne)	63 906,44 \$	66 371,74 \$	70 517,16 \$
Entreprise Techline Inc.	69 185,64 \$	69 185,64 \$	69 185,64 \$
9254-8783 Québec Inc. (Lignes Maska)_	70 767,97 \$	74 168,36 \$	77 902,79 \$
Entreprises T.R.A. (2011) Inc.	92 699,17 \$	94 680,76 \$	96 760,09 \$

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CONSIDERING Article 936 of the Quebec municipal code;

CONSIDERING THE offer presented complies with the specifications;

CONSIDERING THAT the verifications required by Law were done and that the tenderer has the certification required by the Quebec Revenue agency and is not listed in the non-authorized business registry;

It is proposed by Councillor Leigh MacLeod  
IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO GRANT the contract for the marking of lines for the year 2025 to 9709789 Canada Inc. (Proligne) in the amount of \$63,906.44 including taxes;

TO RESERVE the right to renew the renewal option for the year 2026, in the amount of \$ 66,371.74, taxes included, and for the year 2027, in the amount of \$ 70,517.16, taxes included, in accordance with the tender documents.

TO AUTHORIZE the Director general be authorized to sign the service agreement as per the terms of the document attached herewith forming an integral part hereof.

**97.03.25      CONTRACT – SUPPLY OF GRANULAR MATERIAL**

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The Mayor divulges his interest in the present dossier and withdraws from the meeting.

The acting mayor, Carole Patenaude presides over the meeting for this article of the agenda.

CONSIDERING the Municipality's requirements and needs with regards the purchase of granular material;

CONSIDERING the estimate of costs of a contract for the granular material based on previous years' history;

WHEREAS the need for granular material is recurrent but the quantity, pace and frequency of acquisition are uncertain;

WHEREAS THAT Article 936.0.1.3 of the Municipal Code (RLRQ, ch. C-27.1) allow for the Municipality to enter into purchase order contracts,

WHEREAS the call for tenders number 2025-04 by invitation was sent on February 6<sup>th</sup>, 2025, to six potential suppliers;

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- 9129-6558 Québec Inc. / David Riddell Excavation et transport
- Lafarge Canada Inc.
- Carrières Laurentienne Div. Carrière Unijac Inc.
- Uniroc Inc.
- Les entreprises Claude Rodrigue Inc.
- BauVal Sable LG

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

CONSIDERING the Municipality has received four quotes within the delays stipulated in the specifications, specifically:

- Entreprises Claude Rodrigue Inc.
- Uniroc Inc.
- 9129-6558 Québec Inc. / David Riddell  
Excavation Transport
- Lafarge Canada Inc.

CONSIDERING Article 936 of the Quebec municipal code;

CONSIDERING THE offer presented complies with the specifications;

CONSIDERING THAT the verifications required by Law were done and that the tenderer has the certification required by the Quebec Revenue agency and is not listed in the non-authorized business registry;

It is proposed by Councillor Louise Cossette

IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO AUTHORIZE the Public works and infrastructures department to call upon the services of the suppliers having presented the lowest offer in conformity to the applicable Laws, as shown in the minutes of the opening of offers attached herewith forming an integral part hereof;

TO AUTHORIZE the payment will be made after verification of quantities and price per unit submitted on the forms;

TO REQUIRE the delivery, if necessary, be made during the Public works and infrastructures department's regular hours in accordance to By-law SQ-2023 regarding traffic, parking, peace and order;

TO AUTHORIZE the Director general and he is hereby authorized, to sign for and in the Municipality's name, any document to follow-up on this resolution;

The Mayor returns to the meeting and presides over the debates.

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**98.03.25      CONTRACT – GRASS MAINTENANCE FOR 2025**

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CONSIDERING the Municipality’s 2025 operating budget;

CONSIDERING By-law (571-2019) regarding contractual management and its regulations pertaining to call for tenders estimated between \$ 50,000 and less than \$ 133,800;

CONSIDERING THAT the Municipality proceeded with the call for tenders by invitation number 2025-03 sent on February 20th, 2025 for grass maintenance for the year 2025 for four potential suppliers, specifically:

- Serres et pelouses Croque-Herbes Inc.
- Entretien paysager Nordique
- Les pelouses Di Bello Inc.
- Les aménagements Au Phil du temps

CONSIDERING THAT the Municipality has received the following two compliant offers:

Name	Price (including taxes) Section 1	Price (including taxes) Section 2	Price (including taxes) Section 3	Price (including taxes) Section 4	TOTAL (4 sections)
Les Pelouses Di Bello Inc.	45 964,44 \$	7 179,57 \$	15 840,99 \$	20 439,99 \$	89 424,99 \$
Serres et Pelouse Croque-Herbes Inc.	57 142,58 \$	7 358,40 \$	26 789,18 \$	34 492,50 \$	125 782,65 \$

CONSIDERING the selection committee analyzed the offers received and presented its report and commend the granting of the contract to the lowest bidder in conformity;

It is proposed by Councillor Carole Patenaude  
IT IS RESOLVED:

THAT the preamble form an integral part hereof;

TO GRANT the contract a one-year contract to Les Pelouses Di Bello Inc. for the amount of \$ 89,424.99 including taxes for the maintenance of grass for the year 2025 for the entire contract (4 sections);

TO AUTHORIZE the Director general, and he is hereby authorized, to sign for and in the Municipality’s name, any document to follow-up on the present resolution;

**99.03.25      CONTRACT – SUPPLY OF ASPHALT FOR 2025**

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WHEREAS the Municipality's 2025 operating budget provides for budgetary appropriations to fund repair work on the Municipality's roads and highways, including the replacement of asphalt;

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CONSIDERING By-law 571-2019 respecting contract management;

CONSIDERING the Purchasing Policy and the price request TP-DP-2025-02;

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

WHEREAS the most advantageous written offer of services is that of Uniroc Inc. in the amount of \$ 27,293.63, including taxes;

It is proposed by Councillor Leigh MacLeod  
IT IS RESOLVED:

THAT the preamble be an integral part hereof;

TO AWARD a contract for the supply of asphalt to Uniroc Inc. in the amount of \$27,293.63, including taxes;

TO AUTHORIZE the Director, Public works and infrastructures, to carry out this resolution;

100.03.25

CONTRACT – PROFESSIONAL SERVICES FOR A  
GEOTECHNICAL STUDY AND ENVIRONMENTAL SITE  
ASSESSMENT PHASE 1 AND ENVIRONMENTAL SITE  
CHARACTERIZATION PHASE

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CONSIDERING THAT the Municipality's 2025-2026-2027 three-year capital expenditure program calls for preliminary studies and funding for the development of a snow disposal site;

CONSIDERING THAT this project requires the issuance of an environmental certificate of authorization pursuant to the Environment Quality Act (RLRQ, c. Q-2);

WHEREAS the call for tenders by invitation number 2025-05 launched on January 28<sup>th</sup>, 2025 to the following seven potential suppliers:

Enviro-experts, génie conseil
Solmatech Inc.
Groupe ABS Inc.
GMT Lab
Groupe SCP Environnement Inc.
GIE - 841 8748 Canada Inc.
DEC Enviro Inc.

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



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WHEREAS the Municipality received the following five offers within the timeframe prescribed by Law, specifically:

Name	Price (including taxes)
GIE – 841 8748 Canada Inc.	\$ 51 164,00
DEC Enviro Inc.	\$ 42 195,83
Groupe ABS Inc.	\$ 42 023,36
Le Groupe SCP Environnement Inc.	\$ 39 558,06
Solmatech Inc.	\$ 42 144,09

WHEREAS these five bids were in conformity with the specifications;

CONSIDERING article 936 of the Quebec Municipal Code;

It is proposed by Councillor Carole Patenaude  
IT IS RESOLVED:

THAT the preamble be and is an integral part hereof;

TO AWARD a contract to Le Groupe SCP Environnement Inc. for professional services for a geotechnical study and environmental site assessment Phase 1 and environmental site characterization Phase 2, in the amount of \$39,558.07, taxes included, as per the terms and conditions of the tender;

TO AUTHORIZE the Director General, and he is hereby authorized, to sign for and in the name of the Municipality, all documents ratifying the present resolution;

**101.03.25      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 February 28<sup>th</sup>, 2025.

**A.M. 04.03.25    NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW (770-2025) PROVIDING FOR THE 2025, 2026 AND 2027 ROADWORK AND DECREE OF A LOAN FOR THIS PURPOSE**

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Notice of motion is given by Councillor Gilles Saulnier that By-law (770-2025) providing for the 2025, 2026 and 2027 roadwork and decree of a loan for this purpose will be presented at a future council meeting.

Draft by-law (770-2025) providing for the 2025, 2026 and 2027 roadwork and decree of a loan for this purpose is presented herewith.

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**102.03.25          DIRECTOR'S MONTHLY REPORT**

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

**103.03.25          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 February 28<sup>th</sup>, 2025.

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

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The Director general has not received any reports.

**105.03.25          TABLING OF THE RESULTS OF THE PROCEDURE FOR  
REGISTERING QUALIFIED VOTERS REGARDING BY-LAW (768-2025)  
AMENDING ZONING BY-LAW (642-2022) IN ORDER TO ADD VARIOUS USES  
IN ZONE I-2 AND TO SPECIFY THE PROVISIONS CONCERNING  
CONSTRUCTION IN ZONES AT RISK OF LANDSLIDES**

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The Director general presents Council who acknowledge receipt of results of the procedure for registering qualified voters regarding By-law (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides.

**106.03.25          ADOPTION OF BY-LAW (768-2025) AMENDING ZONING BY-  
LAW (642-2022) IN ORDER TO ADD VARIOUS USES IN ZONE I-2 AND TO  
SPECIFY THE PROVISIONS CONCERNING CONSTRUCTION IN ZONES AT RISK  
OF LANDSLIDES**

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The Director general presents the by-law with underlined amendments, 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 (768-2025) amending Zoning By-law (642-2022) in order to add various uses in Zone I-2 and to specify the provisions concerning construction in zones at risk of landslides.

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**BY-LAW 768-2025**

**amending Zoning By-law (642-2022) in order to add various uses in  
Zone I-2 and to specify the provisions concerning construction  
in zones at risk of landslides**

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EXPLANATORY NOTE

*This By-law amends Zoning By-law (642-2022) to add the following uses in Zone I-2: C1-03, C1-04, C1-05, C1-06, C1-12, C1-13, C1-14, C1-15, C2-01, C2-02, C2-03, C2-04, C2-05, C3-03, C3-04, C3-05, C3-06, C3-07, C3-08, C3-09, C3-10, C3-11, C3-12, C3-13, C3-14, C4-02, C4-08, C4-09, C4-16, C7-01, C7-05, P1-01, P1-02, P1-03, P1-04, P1-05, P1-06 and P1-07, I1-02, I1-03, I1-05, I1-07, I1-10, I1-11.*

*It clarifies the scope of article 182 by prohibiting any work within a landslide zone.*

*It replaces existing article 182.1 with a new text concerning steep-slope areas.*

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

CONSIDERING THAT this By-law contains provisions subject to approval by those eligible to vote;

WHEREAS Council wishes to make certain adjustments to the Zoning By-law to add certain uses in Zone I-2 in compliance with the objectives of the Urbanism Plan and to specify construction standards in zones at risk of landslides;

WHEREAS THAT a notice of motion was given by Councillor Carole Patenaude at the regular council meeting of January 15<sup>th</sup>, 2025 and that the draft by-law was presented and tabled 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 add uses to Zone I-2 and to specify construction standards in areas at risk of landslides.
2. **Objectives** – The provisions of the By-law must be interpreted in such a way as to promote the economic development of the Municipality by encouraging harmonious development that respects the local environment and coexistence with nearby residential neighbourhoods.

**Municipality of Morin-Heights**

**CHAPTER 2 : AMENDING PROVISIONS**

3. ***Uses added*** – The Zone I-2 specifications grid in Appendix B of Zoning By-law (642-2022) is amended by adding the following uses: C1-03, C1-04, C1-05, C1-06, C1-12, C1-13, C1-14, C1-15, C2-01, C2-02, C2-03, C2-04, C2-05, C3-03, C3-04, C3-05, C3-06, C3-07, C3-08, C3-09, C3-10, C3-11, C3-12, C3-13, C3-14, C4-02, C4-08, C4-09, C4-16, C7-01, C7-05, P1-01, P1-02, P1-03, P1-04, P1-05, P1-06 and P1-07, I1-02, I1-03, I1-05, I1-07, I1-10, I1-11.

4. ***Landslide hazard zones*** – Article 182 is amended by adding the following paragraph after the first paragraph:

« No work is authorized within said landslide zone. ».

5. ***Steep-slope zones*** – The text of Article 182.1 is replaced by the following :

« Any building with a surface area of 25 square metres or more is prohibited within 15 metres of the foot of a slope or the top of a slope 5 metres or more high with a gradient of 30% or more.

The minimum distance prescribed in the first paragraph may be reduced if a report attesting to the absence of risk, signed by an engineer, is submitted with the permit application. The report must indicate the minimum distance required, taking into account the presence of the slope and the risk.

Notwithstanding the above, a minimum slope protection distance of 5 meters is required at all times. This area must remain in its natural state, without any construction, development or work, both in the steep slope zone and within the minimum slope protection distance (5 meters).

Buildings, constructions and structures must be designed in such a way that they do not encroach into the minimum protection distance of the slope. ».

**CHAPTER 3 : FINAL PROVISION**

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

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Tim Watchorn  
Mayor

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Hugo Lépine  
Director general/Registrar-treasurer

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

### **107.03.25     MONTHLY REPORT FROM THE DIRECTOR**

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The Director presents Council, who acknowledge receipt of her monthly report from the Director, Recreation, culture and community life as well as the lists of authorized expenses during the month of February 2025 as per By-law (577-2019) regarding financial administration.

### **108.03.25     ADDENDUM TO THE INTERMUNICIPAL AGREEMENT ON COURSE FEES FOR NON-RESIDENTS**

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WHEREAS articles 569 et following of the Municipal Code (RLRQ, ch. C-27.1) prescribe, among other things, the terms and conditions for adopting and amending intermunicipal agreements;

WHEREAS the intermunicipal agreement signed in 2023 between the municipalities and towns of Morin-Heights, Piedmont, Sainte-Adèle, Sainte-Anne-des-Lacs, Sainte-Marguerite-du-Lac-Masson and Saint-Sauveur concerning course fees for non-residents;

WHEREAS the addendum to this agreement approved by resolution 372.09.24 of the Municipal Council to the effect that the Municipal Council authorizes the Municipality of Saint-Adolphe-d'Howard to adhere to this agreement;

WHEREAS the Municipality of Piedmont requests the withdrawal of the application of discounts such as family discounts or discounts according to age categories, if existing;

It is proposed by Councillor Leigh MacLeod  
IT IS RESOLVED:

TO AUTHORIZE the signature of the addendum to the protocol concerning the modification of the last paragraph of article 1 so that it now reads as follows:

« Participants from Cities and Municipalities will be considered as residents for pricing purposes. The agreement does not apply to family discounts or age discounts, if any, or to the registration period for residents » ;

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

***Municipality of Morin-Heights***

**109.03.25** AUTHORIZATION TO USE \$ 5,000 FROM THE RESTRICTED  
OPERATING SURPLUS TO PURCHASE BOOKS FOR THE  
LIBRARY

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CONSIDERING the Recreation, culture and community life department would like to acquire more books than budgeted for in the 2025 budget;

It is proposed by Councillor Louise Cossette

IT IS RESOLVED:

TO AUTHORIZE the appropriation, from the restricted operating surplus, of an amount not exceeding \$ 5,000 for the purchase of new books for the library;

**110.03.25** SPECIAL TRAFFIC AND PARKING MEASURES FOR  
PENTAPIC 2025

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WHEREAS the PENTAPIC 2025 event will be held on April 5<sup>th</sup> and 6<sup>th</sup>, 2025 at Sommet Morin-Heights;

WHEREAS the By-law (SQ-2023) respecting traffic, parking, peace and order sets out various provisions governing traffic and parking;

WHEREAS, to facilitate the holding of this event, limited temporary exemptions are necessary in order to tolerate parking along rue Bennett and to allow one-way traffic westbound on this same street to facilitate the exit of participants in the same manner as during the holding of Canada Day activities on July 1st;

NOTWITHSTANDING Article 14 and in accordance with Annex Y of the above-mentioned by-law;

It is proposed by Councillor Leigh MacLeod

IT IS RESOLVED:

TO AUTHORIZE a one-way traffic restriction on westbound rue Bennett on April 5<sup>th</sup> and 6<sup>th</sup>, 2025;

TO REQUEST from the Service de police de la Sûreté du Québec, a parking tolerance along rue Bennett on April 5<sup>th</sup> and 6<sup>th</sup>, 2025;

TO ALLOW PENTAPIC event and Sommet Morin-Heights to extend the outdoor noise limit beyond 18:00;

***Municipality of Morin-Heights***

**111.03.25            MOTION – MR. GUY RONDEAU’S 100<sup>TH</sup> BIRTHDAY**

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WHEREAS on February 28<sup>th</sup>, Mr. Guy Rondeau celebrated his 100th birthday;

IT IS UNANIMOUSLY RESOLVED:

To ADOPT a motion to congratulate Mr. Guy Rondeau on his 100th birthday;

**112.03.25            REQUEST TO SUPPORT THE MRC DES LAURENTIDES’ BID  
TO HOST THE 2026 INTERNATIONAL MEDIAN CITIES  
INNOVATION SUMMIT**

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CONSIDERING THAT the MRC des Laurentides wishes to apply as a regional city to host the 4th edition of SIIViM in the fall of 2026;

CONSIDERING THAT SIIViM is a major international event, held alternately in France and Quebec, to promote innovation in the municipal sector, particularly in median cities;

CONSIDERING THAT this event is a lever for the creation of economic bridges between cities throughout Quebec and the Francophonie, and innovative companies from different territories;

WHEREAS SIIViM is the annual event that positions innovation as a response to the economic, environmental and social challenges facing cities, and showcases the ingenuity of innovative companies and start-ups developing original solutions for the municipal world;

CONSIDERING THAT the MRC des Laurentides wishes to hold the SIIViM on the territory of the Ville de Mont-Tremblant;

It is approved by Councillor Louise Cossette

IT IS RESOLVED:

THAT the preamble form part of this resolution;

TO SUPPORT the MRC des Laurentides' bid to host the 5th edition of the International Innovation Summit for Medi-Cities (SIIViM) in the fall of 2026;

TO INFORM the summit's selection committee that the Ville de Mont-Tremblant is a member of the Caucus des municipalités de centralité of the Union des municipalités du Québec;

**Municipality of Morin-Heights**

QUESTION PERIOD

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Council answers questions posed by the public.

**113.03.25**      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 20:10.

I have approved each and every  
resolution in these minutes



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Tim Watchorn  
Mayor



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Hugo Lépine  
Director general / Registrar-treasurer

Fifteen people attended the meeting.