

Minutes of the August 18, 2026 special meeting of the Council of the Municipality of the Township of Arundel, held at the Town hall, 2 rue du Village, Arundel.

Present at this meeting are:

Councillors Chantal Pieter, Carole Brandt, Yves Barrette, Terence Flanagan, Daniel Fournier and Jonathan Morgan.

The Director General and Clerk-Treasurer, Philip Toone, is also present.

Mayor Marc Poirier is absent.

1. ESTABLISHMENT OF QUORUM AND OPENING OF THE MEETING

Jonathan Morgan, pro-mayor, establishes quorum, confirms that the convening notices of this special meeting have been notified to all members of council in accordance with articles 152 and 156 of the Municipal Code, and welcomes those present and opens the special meeting. The time is 5:31 p.m.

2. ADOPTION OF AGENDA

2026-08-135

2.1 It is proposed by Councillor Carole Brandt and unanimously resolved by those councillors present to adopt the agenda.

1. ESTABLISHMENT OF QUORUM AND OPENING OF THE MEETING

2. ADOPTION OF AGENDA

3. QUESTION PERIOD

4. RESOLUTIONS

4.1 Second adoption - Bylaw No. 111.1-2026 amending Planning Bylaws Nos. 111 to 115 relating to Urban Planning, Subdivisions, Comprehensive Development Projects, and Site Planning and Architectural Integration Plans, and repealing Bylaw 285 relating to Site Planning and Architectural Integration Plans

4.2 Minor exemption – 165 ch de la Rouge – Lot 6653210

4.3 Request for road safety evaluation - Route 364

5. ADJOURNMENT OF MEETING

ADOPTED UNANIMOUSLY

3. QUESTION PERIOD

4. NOTICE OF MOTION AND BYLAWS

4.1 Second adoption - Bylaw No. 111.1-2026 amending Planning Bylaws Nos. 111 to 115 relating to Urban Planning, Subdivisions, Comprehensive Development Projects, and Site Planning and Site Planning Architectural Integration Plans, and repealing Bylaw 285 relating to Site Planning and Architectural Integration Plans

WHEREAS the municipal council wishes to amend its Urban Plan No. 111 to 115 via its By-law No. 111.1-2026, in conformity with the land use plan currently in effect;

WHEREAS an urban planning bylaw has been in effect within the territory of the Municipality of the Township of Arundel since the date of issuance of the certificate of compliance by the MRC des Laurentides;

WHEREAS the municipality of the Township of Arundel wishes to amend its zoning by-law in order to adjust the standards relating to minimum plot areas

and widths applicable to residential uses, with a view to better reflecting local conditions and planning objectives;

WHEREAS these amendments also aim to incorporate criteria relating to comprehensive development projects and to reduce the impact of regulations concerning site plans and architectural integration, all in accordance with the current land use plan;

WHEREAS a notice of motion and a tabling and presentation of draft bylaw 111.1-2026 were duly given at the special council meeting held on August 4, 2026;

WHEREAS the first draft by-law was duly adopted at the special council meeting held on 6 August 2026;

WHEREAS a public consultation on the draft by-law was held on 11 August 2026, enabling interested parties to express their views on the matter;

WHEREAS, following the comments received, the draft by-law was amended, notably by increasing the minimum areas prescribed for category h5 (PAE), by clarifying that only one main building is permitted per lot, and by making certain clerical adjustments;

2026-08-136

THEREFORE, it is moved by Councillor Carole Brandt and adopted unanimously by the councillors present:

THAT the Arundel Municipal Council hereby ADOPT in second adoption Bylaw No. 111.1-2026 amending Planning Bylaws Nos. 111 to 115 relating to Urban Planning, Subdivisions, Comprehensive Development Projects, and Site Planning and Site Planning Architectural Integration Plans, and repealing Bylaw 285 relating to Site Planning and Architectural Integration Plans

THAT the French language text of bylaw 111.1-2026 can be found in this day's assembly French language minutes.

4.2 Minor exemption – 165 ch de la Rouge – Lot 6653210

WHEREAS a request for Minor exemption has been received for the construction of a car shelter at 165, chemin de la Rouge;

WHEREAS Regulations Nos. 265 and 115 on minor exemptions and the Land Use Planning and Development Act set out the assessment criteria for an application of this type;

WHEREAS the Town Planning Advisory Committee (CCU) considered this matter at its meeting on 28 July 2026 and assessed the criteria applicable to the application, in particular:

- the minor exemption complies with the objectives of the town planning scheme;
- strict application of the regulations would cause serious harm to the applicant;
- the exemption does not adversely affect the enjoyment of neighbouring properties;
- the project blends in acceptably with the surrounding environment;
- the application for a minor exemption complies with all provisions of the building regulations and with those of the zoning and subdivision regulations that are not subject to a minor exemption;

- the minor exemption does not have the effect of increasing risks to public safety or health, or of adversely affecting the quality of the environment or general well-being;

WHEREAS the members of the CCU recommend that this application for a minor exemption be approved;

WHEREAS a notice was published on 31 July 2026 announcing that this application would be considered at this meeting of the municipal council;

In accordance with the regulations in force, those present who are interested in this application are invited to address the council;

There are no comments from those present.

WHEREAS the municipal council has considered the assessment criteria;

WHEREAS the municipal council considers that the application for a minor exemption meets the assessment criteria;

2026-08-137

THEREFORE, it is moved by Councillor Chantal Pieters and adopted unanimously by those councillors present:

APPROVE the application for a minor exemption on lot 6653210 of the Quebec Land Registry (165 Chemin de la Rouge);

ENTER the application for a minor exemption and the Council's resolution in the register established for this purpose;

FORWARD a copy of the resolution to the MRC des Laurentides in accordance with section 145.7 of the Land Use Planning and Development Act, where applicable.

4.3 Request for road safety evaluation - Route 364

The meeting president announces that this draft resolution will be tabled. No objections from the members of council.

5. ADJOURNMENT OF MEETING

2026-08-138

It is **MOVED** by councillor Carole Brandt and unanimously **resolved** by those councillors present:

THAT the meeting be adjourned at 5:56 PM.

(S) Marc Poirier, mayor

(S) Philip Toone, clerk-treasurer