

Minutes of the September 1, 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:

Mayor Marc Poirier, 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.

1. ESTABLISHMENT OF QUORUM AND OPENING OF THE MEETING

Marc Poirier, 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 5:30 p.m.

2. ADOPTION OF AGENDA

2026-09-139

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 Third 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 Third adoption - Bylaw 312-2026 relating to specific construction, alteration or occupancy proposals for an immovable (SCAOPI)

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;

WHEREAS the municipal council adopted in second adoption bylaw 111.1-2026 at the August 18 2026 special meeting;

WHEREAS notice was published to interested persons on August 19, 2026 in conformity with article 132 of the Land Use Planning and Development act, and that no request was received regarding approval of an article of the bylaw by persons having the right to vote;

WHEREAS town council, at this September 1 2026 special meeting deems it appropriate to adopt in third adoption bylaw 111.1-2026, with identical text as per the second adoption;

2026-09-140

THEREFORE, it is moved by Councillor Daniel Fournier 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 Third adoption - Bylaw 312-2026 relating to specific construction, alteration or occupancy proposals for an immovable (SCAOPI)

WHEREAS the Municipality of Arundel wishes to establish a mechanism that provides the flexibility to carry out specific projects which, while deviating from certain provisions of the urban planning regulations, comply with the objectives of the urban plan and contribute to the quality of the living environment;

WHEREAS council takes note of sections 145.36 to 145.40 of the Act respecting land use planning and development;

WHEREAS a notice of motion and the tabling of the draft by-law took place at the regular meeting of April 14, 2026;

WHEREAS first adoption of this draft bylaw occurred on May 12, 2026 with a subsequent public consultation on July 14, 2026;

WHEREAS second adoption of the draft bylaw occurred at the regular meeting of the town council on August 11, 2026, with no changes made to the text, except for the addition of section 5.2 establishing the fee schedule for applications;

WHEREAS notice was published to interested persons on August 18, 2026 in conformity with article 132 of the Land Use Planning and Development act, and that no request was received regarding approval of an article of the bylaw by persons having the right to vote;

WHEREAS town council, at this September 1 2026 special meeting deems it appropriate to adopt in third adoption bylaw 312-2026;

2026-09-141 **THEREFORE**, it is proposed by Councillor Jonathan Morgan and unanimously resolved by those to:

ADOPT Bylaw 312-2026 relating to specific construction, alteration or occupancy proposals for an immovable

THAT the French-language text of this bylaw may be found in the french-language meeting minutes of this day's assembly.

5. ADJOURNMENT OF MEETING

2026-09-142 It is **MOVED** by councillor Carole Brandt and unanimously **resolved** by those councillors present:

THAT the meeting be adjourned at 5:32 PM.

(S) Marc Poirier, mayor

(S) Philip Toone, Clerk-treasurer