



MORIN-HIGHTS
1855

RESUME OF THE TOWN PLANNING PROGRAM

MUNICIPALITY OF MORIN-HIGHTS

BY-LAW 641-2022

ENTRY INTO FORCE ON FEBRUARY 27TH, 2023

A WORD FROM THE MAYOR



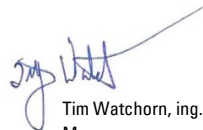
“In harmony with nature.” Conveying this slogan, which defines our municipality, through a document as important as the urbanism plan was quite a challenge. Finally, after five years of work, we are very proud to present the result: a new and up-to-date urbanism plan that reflects our current reality and, above all, our identity. It is a program that Morinheighters can rely on and one that articulates a vision of the future.

This document updates the portrait of our wonderful municipality. It has been fifteen years since the previous plan was adopted in 2007. Morin-Heights has evolved significantly since then, so a major revision was needed to make this document a reference tool for the application of all of the municipality’s town planning by-laws. This revision also aims to outline the development we want to achieve in the coming years. As you will see, this revision of the 2007 version has essentially expanded into a redesign. Why? The answer is that Morin-Heights has evolved. Society in general has changed. Municipal responsibilities have increased. And above all, because many people have gotten involved in the project: members of the municipal council, municipal employees, external consultants, and the citizens of Morin-Heights, who want to make their municipality even more beautiful and enhance the quality of life in their community.

The development of our territory has been considered with an eye to the future. We strongly believe that the development of Morin-Heights should take place in harmony with nature: a credo which, as you already know, is in our DNA. Beyond its role as a legally binding document, this new urbanism plan is a vital and essential tool designed to meet the needs of an ambitious municipality that cares deeply about its long-term planning. Since this is the era of sustainable development, one of the pillars of the new 2022 version of the Morin-Heights urbanism plan is to formally integrate the principles of sustainable development into our municipal by-laws.

Naturally, creating an urbanism plan is a complicated endeavour. However, the council members and I wanted to take as much time as necessary and also involve citizens as much as possible to draft a document of the highest quality. In 2018, the council appointed a working committee that created a report. After this report was analyzed, a more formal revision framework was implemented to give us all the resources necessary to complete the process. We wanted to use all available means to communicate the relevant information to everyone in Morin-Heights, to ensure that the new urbanism plan has broad support and is the result of a true compromise between differing perspectives on matters related to the Municipality’s urban planning and development.

This new urbanism plan unites all Morinheighters around the major orientations of our regional development and represents a collective achievement of which we can be very proud. Therefore, I would like to thank all those who have contributed to enriching this urbanism plan in different capacities and at different levels.


Tim Watchorn, ing.
Mayor

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ACTORS AND PARTICIPANTS

- Hélène Doyon – Urban planner (consultant)
- Jennifer Durand – Urban planner (Director of the Town Planning and Environment Department)
- Hugo Lépine – Director general and registrar-treasurer
- The Mayor and Council members
- The Planning Advisory Committee (PAC)
- The Environment Advisory Committee (EAC)
- The Village Core Revitalization Committee
- The citizens

SETTING AND CONTEXT

- For several years now, we have noticed the need to update our procedures, in order to adequately respond to the current transformation and development issues of our territory. To do so, the current objectives, the strategic development vision of Morin-Heights and our town planning by-laws require a complete revision;
- Since 2020, the Municipality of Morin-Heights has been engaged in a reflection exercise to develop, together, a planning vision allowing Morinheighters to enhance their harmonious relationship with nature;
- This process led to a complete overhaul of the town planning by-laws to provide ourselves with a regulatory framework that meets our immediate needs and protects our environment for the future.



OTHER FACTORS THAT INFLUENCED THE PROCESS

- Significant demographic changes and development pressures in recent years:
 - Decrease in seasonal residents and increase in permanent population;
 - Significant increase in construction sites.
- Importance of environmental issues:
 - Promotion of sustainable development and activities;
 - Preservation of natural areas, wetlands, water and sensitive environments;
 - Climate change.





WHAT IS THE TOWN PLANNING PROGRAM?

- It is the Municipality's most important official document in terms of planning and development of its territory;
- It is a planning document that establishes the guidelines for the spatial and physical organization of a municipality and presents an overall vision for the development of its territory;
- It contains the planning policies established by Town Council that will guide its decision-making process in the future.



WHY REVISE THE TOWN PLANNING PROGRAM?

- To better respond to the needs of our citizens, particularly with regard to:
 - Housing and construction;
 - Environmental protection;
 - Revitalization of the village core;
 - Harmonization and compatibility of land uses.
- To have a simpler, clearer and more understandable regulation for all, and to:
 - Give a more sensible and adequate meaning to the regulations with its updating;
 - Move from an outdated and purely regulatory urbanism to an innovative urbanism adapted to our reality.



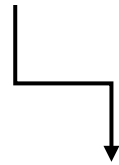
STRATEGIC VISION

MORIN-HEIGHTS IS A BILINGUAL
MUNICIPALITY WITH A STRONG
SENSE OF BELONGING THAT LIVES
IN HARMONY WITH NATURE, ITS
HISTORY, ITS CULTURE AND ITS
FAMILY VALUES.

LAND USES

(IMPOSED BY RCM)

Predominant use:



Residential



Urban

- Corresponds to the urbanization perimeter (village core)

Residential

- Corresponds to the majority of the territory outside the urbanization perimeter

Recreational

- Corresponds to the Morin-Heights ski resort and the golf club

Recreational and conservation

- Corresponds to the Morin-Heights outdoor trail network, parks and nature reserves

Local Commercial – Industrial

- Corresponds to the production sector located along Village Road

Agro-Forestry

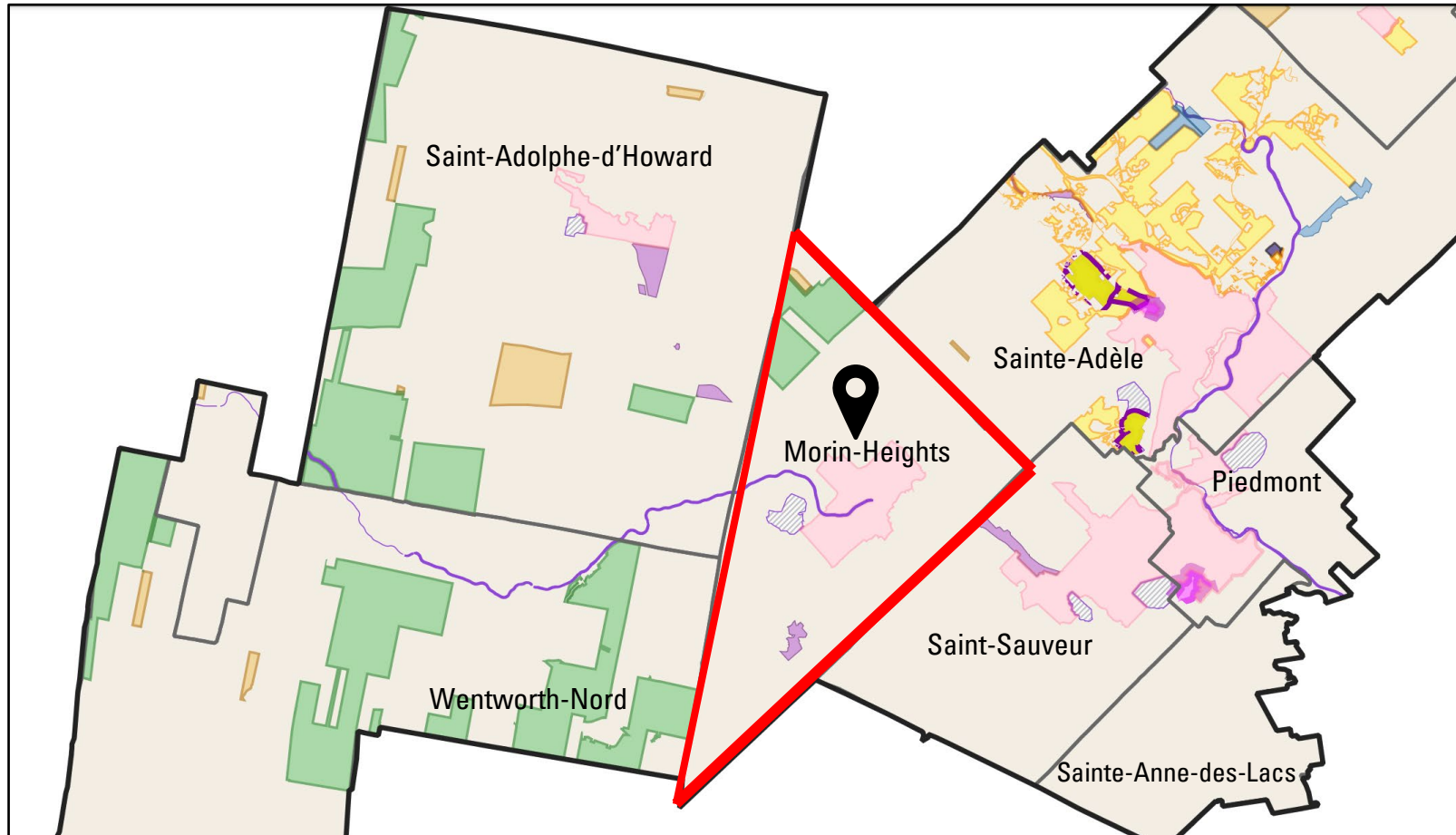
- Corresponds to public lands under supply and forest management contract

Multi resources

- Corresponds to intermunicipal lands

LAND USES

(IMPOSED BY RCM)



LEGEND

-  Municipal limits
-  Urban
-  Local commercial – industrial
-  Recreational
-  Recreational and conservation
-  Multiresources
-  Residential
-  Agro-Forestry

The major land uses represent the desired vocations for each part of the territory of Morin-Heights. In order to make them operational, the zoning by-law will have to provide for zones in which the use or uses to be authorized are compatible with those identified according to the allocation areas.

ORIENTATIONS AND OBJECTIVES

- The strategic vision is based on three major development orientations that affect the living environment, the collective heritage and the village core;
- From the strategic vision stem three major development orientations that are accompanied by objectives and means of action;
- The actions can be implemented within the framework of regulatory tools (such as urban planning by-laws), but also through promotional and policy tools as well as tools for partner collaboration.



ORIENTATIONS AND OBJECTIVES

Orientation 1 – Living in a quality environment



Objectives

1. Control the occupation of the territory in order to contribute to the fight against climate change;
 2. Enhance opportunities for outdoor activities and recreation;
 3. Adequately regulate areas where land use is subject to special constraints for reasons of public safety or health, environmental protection and general wellness;
 4. Support a supply of social, affordable and family housing
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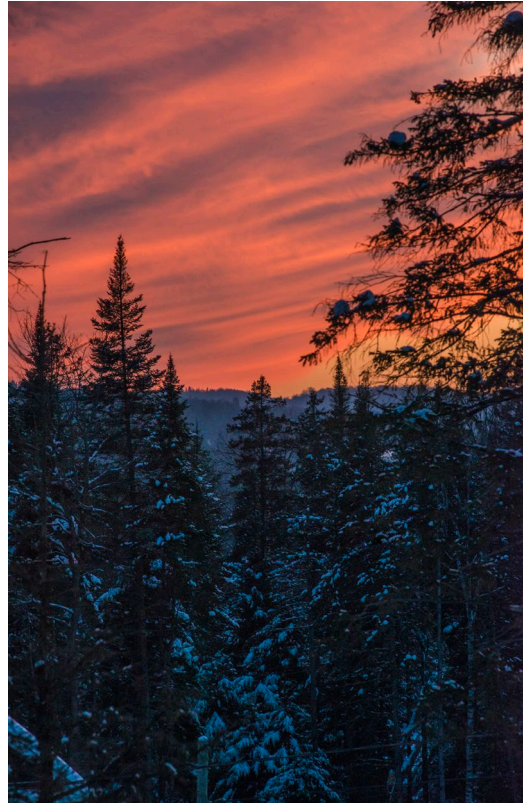


ACTIONS

- Limit areas suitable for residential development to areas of least impact on the natural environment;
- Adopt regulations applicable to residential developments that reflect the values of Morin-Heights, such as quality of living and environment protection;
- Adopt an adequate regulatory framework for land development and the conservation of private wooded areas (natural space);
- Promote the integration of innovative and sustainable practices for new constructions and developments;
- Adopt a Site Planning and Architectural Integration Program (SPAIP) bylaw establishing objectives and criteria relating to the impact of the height and clearance of constructions on the landscape;
- Promote the development of social and affordable housing in the territory.

ORIENTATIONS AND OBJECTIVES

Orientation 2 – Preserve the collective heritage of Morin-Heights



Objectives

1. Preserve the existing built heritage;
2. Preserve the environmental and landscape heritage.



ACTIONS

- Develop a master plan guiding the growth of Morin-Heights' parks and outdoor network of trails and paths;
- Develop a land acquisition plan to ensure the sustainability of the outdoor paths network, including interconnection trails with neighboring municipalities;
- Establish a regulatory framework for adequate control and management of short-term rentals on the territory;
- Strictly regulate interventions in and around wetlands, water ways and flood prone areas;
- Set a target of 30% in order to increase green space conservation on the territory of the municipality.

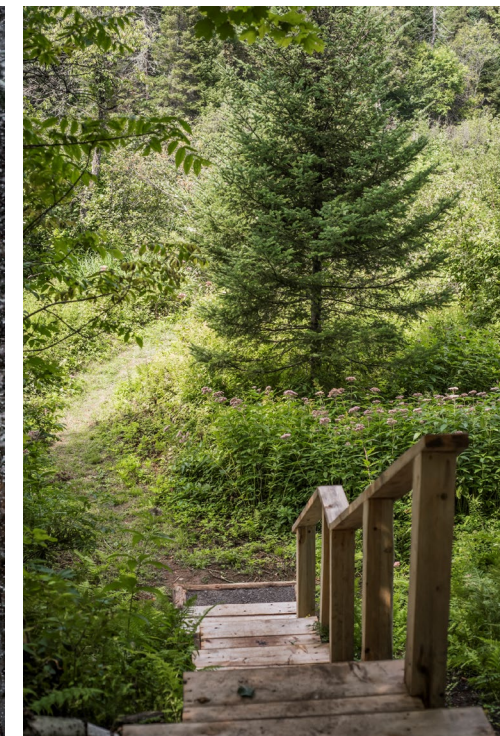
ORIENTATIONS AND OBJECTIVES

Orientation 3 – Revitalize the village core



Objectives

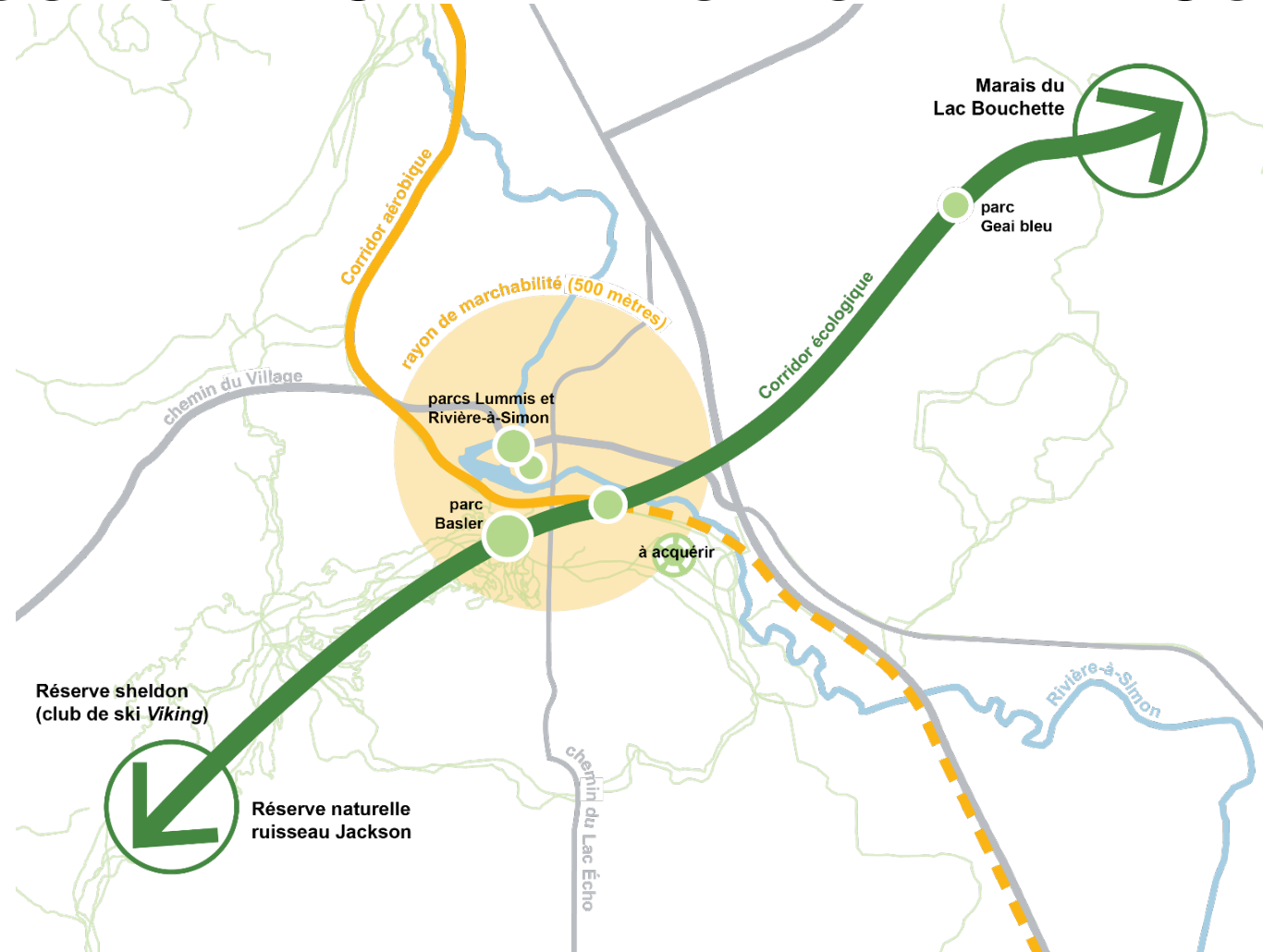
1. Enhance attractiveness of the village core ;
 2. Improve conditions for active mobility ;
 3. Encourage the creation of places for gathering.
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ACTIONS

- Offer incentives for the renovation or transformation of buildings such as through the establishment of a revitalization program;
- Establish bicycle and pedestrian links between the service points of the village core and recreational areas, while promoting the concept of walkability;
- Identify development opportunities on vacant or underutilized spaces in the village core;
- Create a new public access to the Rivière à Simon;
- Improve the public domain and mobility spaces (sidewalks, safe pedestrian crossings, outdoor terraces and walkways, bike racks, etc.).

CONCEPTUALIZATION OF LAND USE



- In order to illustrate the orientation and the objectives pursued, here is the concept of organization of the territory relating to the village core;
- This diagram shows the potential to connect the ecological, active transport, and road networks that run through municipal parks.



THE TOWN PLANNING
BY-LAWS AND
REGULATIONS

TOWN PLANNING BY-LAWS

- To support the implementation of part of the urbanism plan, the Municipality is using the revision of this urbanism plan as an opportunity to review its town planning by-laws such as :
 - Zoning;
 - Subdivision;
 - Construction;
 - Permits and certificates.
- In addition, there will be by-laws that allow projects to be evaluated on a case-by-case basis, using specific objectives and criteria such as :
 - Site planning and architectural integration programs (SPAIP);
 - Specific construction, alteration or occupancy proposal of an immovable (SCAOPI);
 - Minor exemptions.
- Finally, the Municipality will provide a framework for certain interventions through the new mandatory by-laws concerning the demolition and the occupancy and maintenance of buildings.





LIST OF NEW TOWN PLANNING BY-LAWS

Town Planning program n° 641-2022

Zoning By-law n° 642-2022

Subdivision By-law n° 643-2022

Construction By-law n° 644-2022

Permits and Certificates By-law n° 645-2022

Minor Exemption By-law n° 646-2022

Site planning and architectural integration By-law (SPAIP) (French : PIIA) n° 647-2022

Specific construction, alteration or occupancy proposal of an immovable (SCAOPI) (French: PPCMOI) n°648-2022

**MOVING
FORWARD**



MOVING FORWARD

The coming into force of the Municipality of Morin-Heights' new Town Planning Program allows us to update our land use planning practices towards more sound and sustainable practices in order to better respond to today's needs, while ensuring the preservation of our environment for years to come.

The orientations and objectives outlined in the Planning Program are focused on improving the quality of life of our citizens and creating complete living environments, ensuring accessibility to essential businesses and services, directing development towards sectors of lesser impact, protecting the natural environment and the landscapes of our magnificent municipality, while remaining a proximity government that listens to and cares about the well-being of its residents.



IN HARMONY WITH NATURE!

Thanks to Paul Mackay, Derek Shearer and Francis Di Salvio for the beautiful pictures of our village!