

PRESENTATION OF THE TOWN PLANNING PROGRAM AND BY-LAWS

MUNICIPALITY OF MORIN-HEIGHTS
ADOPTED ON SEPTEMBER 14TH , 2022

PRESENTATION OF THE TOWN PLANNING PROGRAM AND BY-LAWS

1. Introduction and presentation
2. Setting and context
3. The Planning program, its objectives and main changes
4. Town planning by-laws and their main changes
5. Adoption procedures and timeline
6. Date of public consultation meeting (comments and questions)
7. Conclusion





SETTING AND CONTEXT

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 in order to develop, together, a planning vision allowing Morinheighters to enhance their relationship in harmony with nature;
- This process led to a complete overhaul of the town planning by-laws, in order to provide ourselves with a regulatory framework that meets our immediate needs and protects our environnement for the future.



SETTING AND CONTEXT:

OTHER FACTORS THAT INFLUENCED THE PROCESS

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





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

THE TOWN PLAN PROGRAM

What is a Town Planning program and why is it important?





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.

THE TOWN PLANNING PROGRAM

The revision of the Town
Planning program is
optional, so why do it?





THE TOWN PLANNING PROGRAM

- 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.
- Having 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.

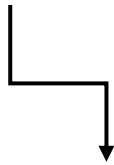
THE TOWN PLANNING PROGRAM

A scenic view of a forested valley with autumn foliage. The foreground is framed by tree branches with some yellow and orange leaves. The middle ground shows a dense forest of trees with varying shades of green, yellow, and orange. In the background, there are rolling hills under a cloudy sky. The text "THE TOWN PLANNING PROGRAM" is overlaid on the left side of the image.

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

Recreational and conservation

- Corresponds to the aerobic corridor

Local Commercial – Industrial

- Corresponds to the production sector located along Village Road

Agro-Forestry

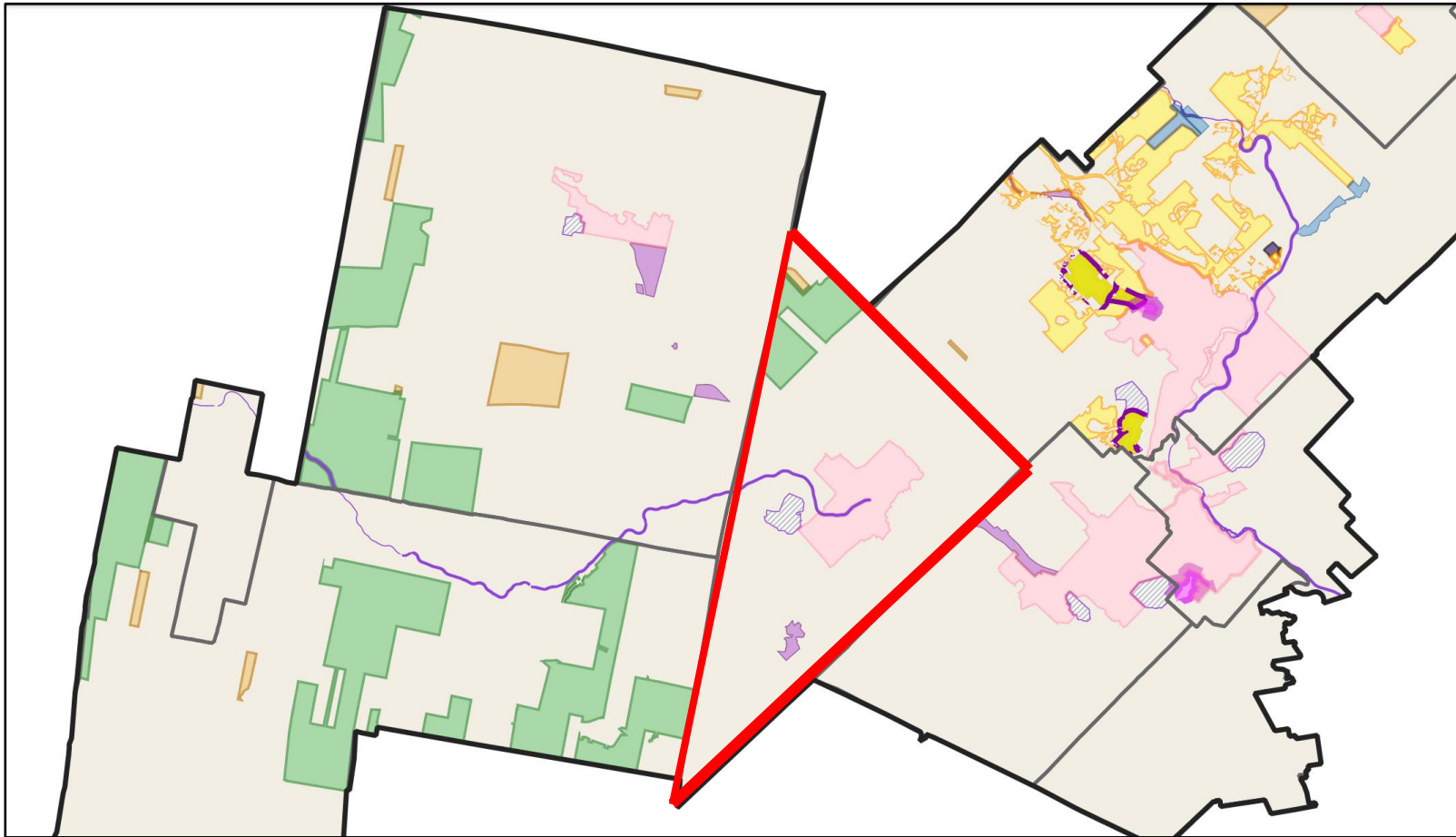
- Corresponds to public lands under supply and forest management contract

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



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.

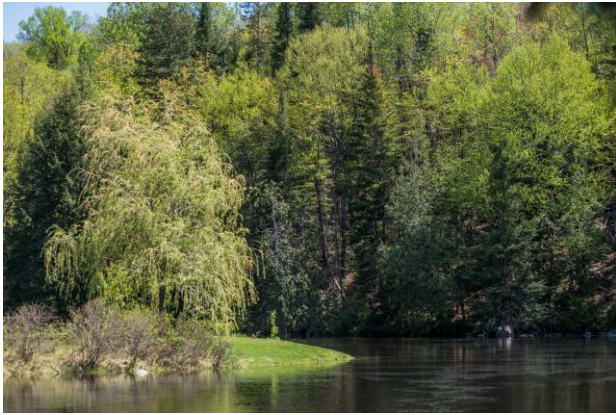
ORIENTATIONS AND OBJECTIVES

- 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.



ORIENTATIONS AND OBJECTIVES

Orientation 1 – Establish a quality of life 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.
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ACTIONS

- Limit areas suitable for residential development to areas of least impact on the natural environment;
- Promote the integration of innovative and sustainable practices for new constructions and developments;
- 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);
- 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.

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

- Strictly regulate interventions in and around wetlands, water ways and flood prone areas;
- 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;
- Set a target of 20% in order to increase green space conservation on the territory of the municipality;
- Establish a regulatory framework for adequate control and management of short-term rentals on the territory.

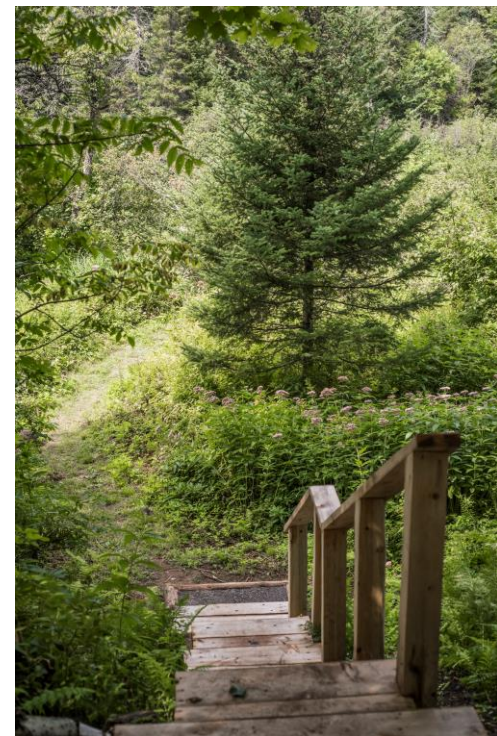
ORIENTATIONS AND OBJECTIVES

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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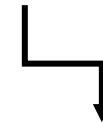
ACTIONS

- 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.).



THE TOWN PLANNING PROGRAM

HOW DOES THE MUNICIPALITY ENSURE THAT ITS STRATEGIC VISION,
OBJECTIVES AND ORIENTATIONS AS DEFINED IN THE PLANNING
PROGRAM ARE RESPECTED?



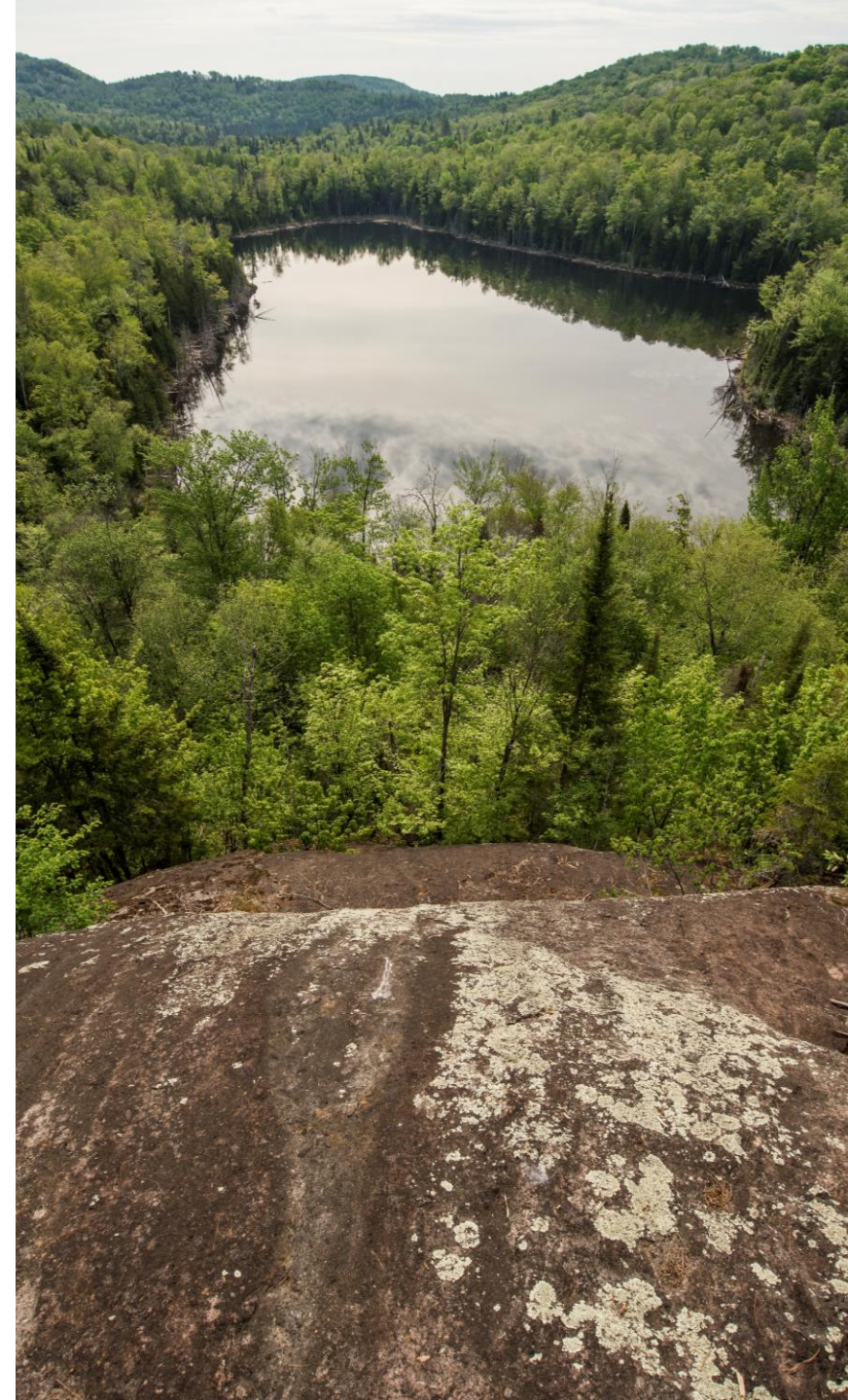
TOWN PLANNING BY-LAWS AND REGULATIONS



THE TOWN PLANNING BY-LAWS AND REGULATIONS

THE MAIN CHANGES

- Complete overhaul of the town planning regulations;
 - New structure of the regulations allowing a simplified understanding and comprehension of the document;
 - Use of familiar, concise and comprehensive vocabulary;
 - Addition of several tables, illustrations, graphs or diagrams allowing a clear and schematic understanding of the regulation;
 - Addition of a larger lexicon of definitions;
 - Ensure consistency between municipal regulations and provincial laws;
 - Ensure consistency between the Municipality's Environmental Policy and its new proposed by-laws.
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REPLACED BY-LAWS (2007)

List of amended by-laws to be replaced:

- Town Planning Program no. 415
 - Zoning by-law no. 416
 - Subdivision by-law no. 417
 - Construction by-law no. 418
 - Permits and Certificates no. 419
 - Site planning and architectural integration program (SPAIP) no. 420
 - Minor Exemptions no. 459
 - Interim Control Regulations 607-2020 and 626-2021
 - Specific construction, alteration or occupancy proposals for an immovable (SCAOPi) n° 607-2020
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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

TOWN PLANNING REGULATIONS: PERMITS AND CERTIFICATES BY-LAW

ALLOWS MUNICIPALITIES TO ESTABLISH THE ADMINISTRATIVE TERMS AND CONDITIONS THAT GOVERN THEM AND THAT AUTHORIZE THE REALIZATION OF PROJECTS COVERED BY THE PLANNING BY-LAWS AS WELL AS THE CONDITIONS REQUIRED TO OBTAIN A PERMIT OR CERTIFICATE.

- Revision of the duration and validity periods for permits and certificates (ex: 6 months for subdivision permit);
 - Revision of the renewal possibilities for permits and certificates (only 1 renewal is possible) ;
 - Addition of required elements to be identified on the site plan for new constructions, such as: the location of the trees and natural areas to be protected, the percentage of natural spaces conservation, the level curve lines, the average slope of the lot, as well as the percentage of ground occupation, calculated by a land surveyor;
 - Withdrawal of the possibility of construction via a road known as “drivable or practicable”; all lots to be built must be adjacent to a public road or a private road on the list of those recognized by the Municipality;
 - Addition and improvement of terminology and definitions;
 - Addition of diagrams and sketches for a better interpretation;
 - General upgrades, adjustments and concordances with other bylaws.
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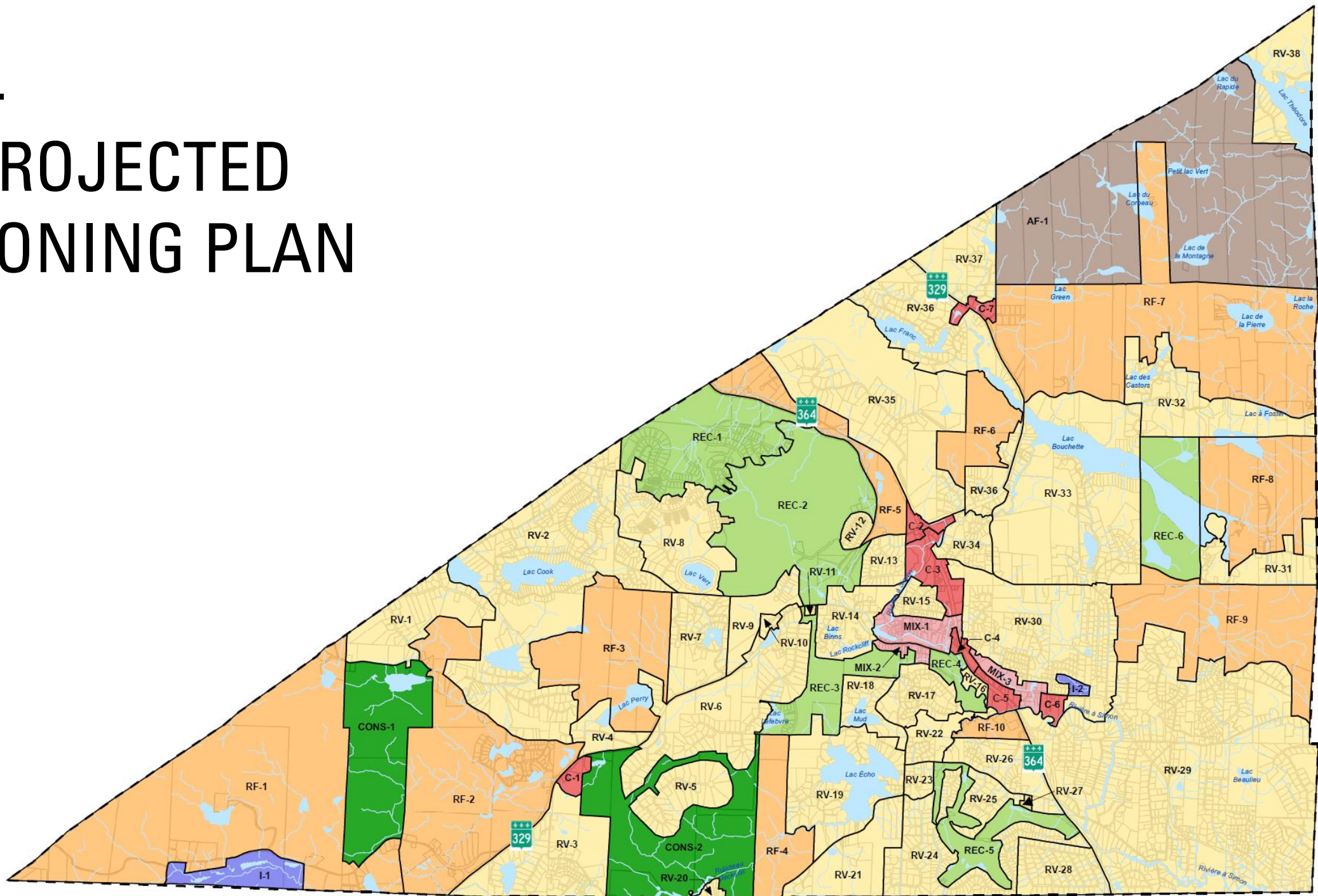
TOWN PLANNING REGULATIONS: ZONING BY-LAW

ALLOWS THE TERRITORY TO BE DIVIDED INTO ZONES, IN ORDER TO CONTROL THE USE OF LAND, BUILDINGS, AS WELL AS THE IMPLEMENTATION, SHAPE AND VOLUME OF CONSTRUCTIONS.

- Increased penalties and fines for failure to comply with a regulation (fines have doubled);
 - Stricter by-law framework for maintaining a percentage of natural space per lot;
 - More restrictive construction guidelines; regardless of the said average slope of a property, a building platform with a slope of less than 30%, must be demonstrated for all new constructions ;
 - Requirement to maintain the natural topography of the site and limit excavation and backfill to the construction area only;
 - Maintenance of a 15 meter riparian protection strip over the entire territory, regardless of the slope;
 - Addition of regulations prohibiting translucent shades and the obligation to direct the light flow downwards;
 - Addition of regulations with reference to agricultural uses for residential purposes (hobby farm) and agrotourism, such as "farm stays" and "farm tables";
 - Addition of the possibility to build guest house on the same lot (minimum lot size required: 8 000 sqm);
 - Complete prohibition of integrated residential projects; only existing projects can be completed;
 - Revision of the zones permitting short-term rentals and reduction of the previous minimum bedroom requirement (5);
 - Complete update of acquired rights (grandfathering) standards;
 - Revision of authorized uses by zone in order to promote better cohabitation between uses and limit the potential for nuisances;
 - Creation of "conservation" and "very low density residential" areas;
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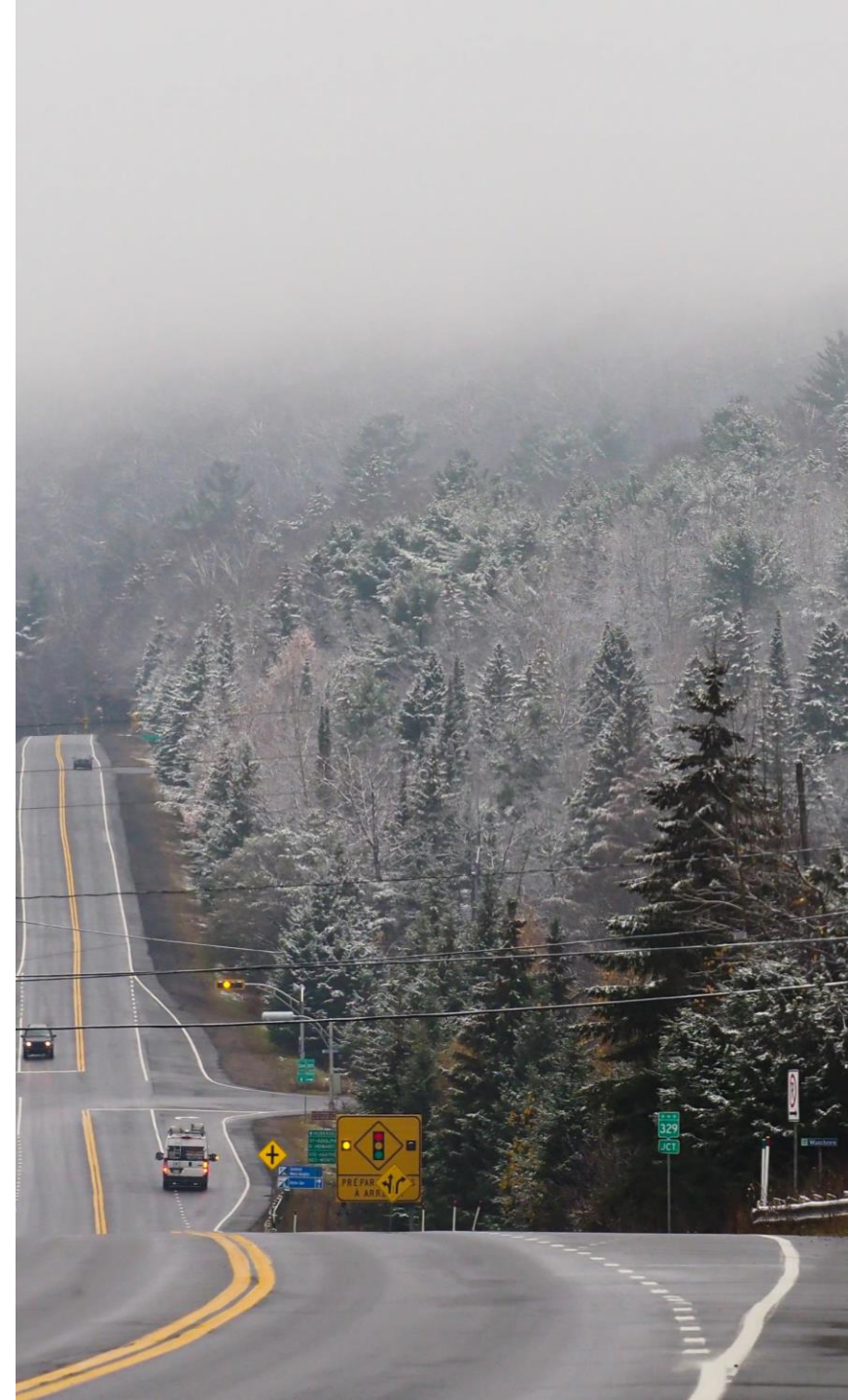
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TOWN PLANNING REGULATIONS: SUBDIVISION BY-LAW

ALLOWS FOR THE DEFINITION OF STANDARDS RELATING TO THE DIVISION OF LOTS AND THE DEVELOPMENT OF THE ROAD NETWORK AS WELL AS THE REGULATION OR PROHIBITION OF CERTAIN CADASTRAL OPERATIONS WHILE IMPOSING CONDITIONS TO BE RESPECTED FOR THE APPROVAL OF A PLAN RELATING TO A CADASTRAL OPERATION.

- Increase in the minimum land area needed to subdivide in certain sectors to 16 000 sqm or 20 000 sqm, particularly in the REC and RF zones, i.e. the very low-density zones;
 - Increase in minimum lot widths and frontages (50m without services or 20m with partial services);
 - Addition of a minimum back lot width requirement for properties adjacent to a lake (50 m);
 - Addition of norms requiring the creation of more standard and uniform lot shapes, calling for the minimum depth of the lot to be measurable in three different areas;
 - Increase in the contribution required for parks, playgrounds and natural areas to 10%, the value of which, is calculated by an accredited appraiser according to the concepts applicable to expropriation at the expense of the applicant;
 - Addition of the possibility as a condition to the approval of a cadastral operation, that the applicant transfer to the Municipality a lot for public access to a lake or watercourse;
 - Complete prohibition of the opening of new private streets; only the completion of existing private streets is authorized to create a roundabout, if nonexistent or to connect to an existing road;
 - Additional condition for the layout of streets, requiring new streets to be not only 60 m from lakes and watercourse, but also 60 m from all wetlands of 500 sqm or more;
 - General upgrades of the provisions in force, adjustments and concordances with other bylaws.
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TOWN PLANNING REGULATIONS: CONSTRUCTION BY-LAW

ALLOWS A MUNICIPALITY TO REGULATE THE BUILDING AND ITS CONSTRUCTION, BUT ONLY TO ADOPT HIGHER STANDARDS OR STANDARDS FOR BUILDINGS OR ELEMENTS THAT ARE NOT COVERED BY THE QUEBEC CONSTRUCTION CODE.

- More restrictive framework for burned, unsafe, or unoccupied or dilapidated buildings;
 - Addition of standards for the maintenance and upkeep of buildings;
 - Addition of a sustainable building standards section;
 - Addition of erosion control and the installation of a sediment barrier for work carried out in proximity to the shoreline;
 - Addition of a requirement for an electric vehicle charging station on all new constructions;
 - Addition of a requirement for the installation of a low-flow toilet (6 L / flush) for all new constructions and replacement of existing installations;
 - Addition of the possibility to build a green or living roof;
 - General upgrades of the provisions in force, adjustments and concordances with other bylaws.
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TOWN PLANNING REGULATIONS: SPAIP (FRENCH: PIIA)

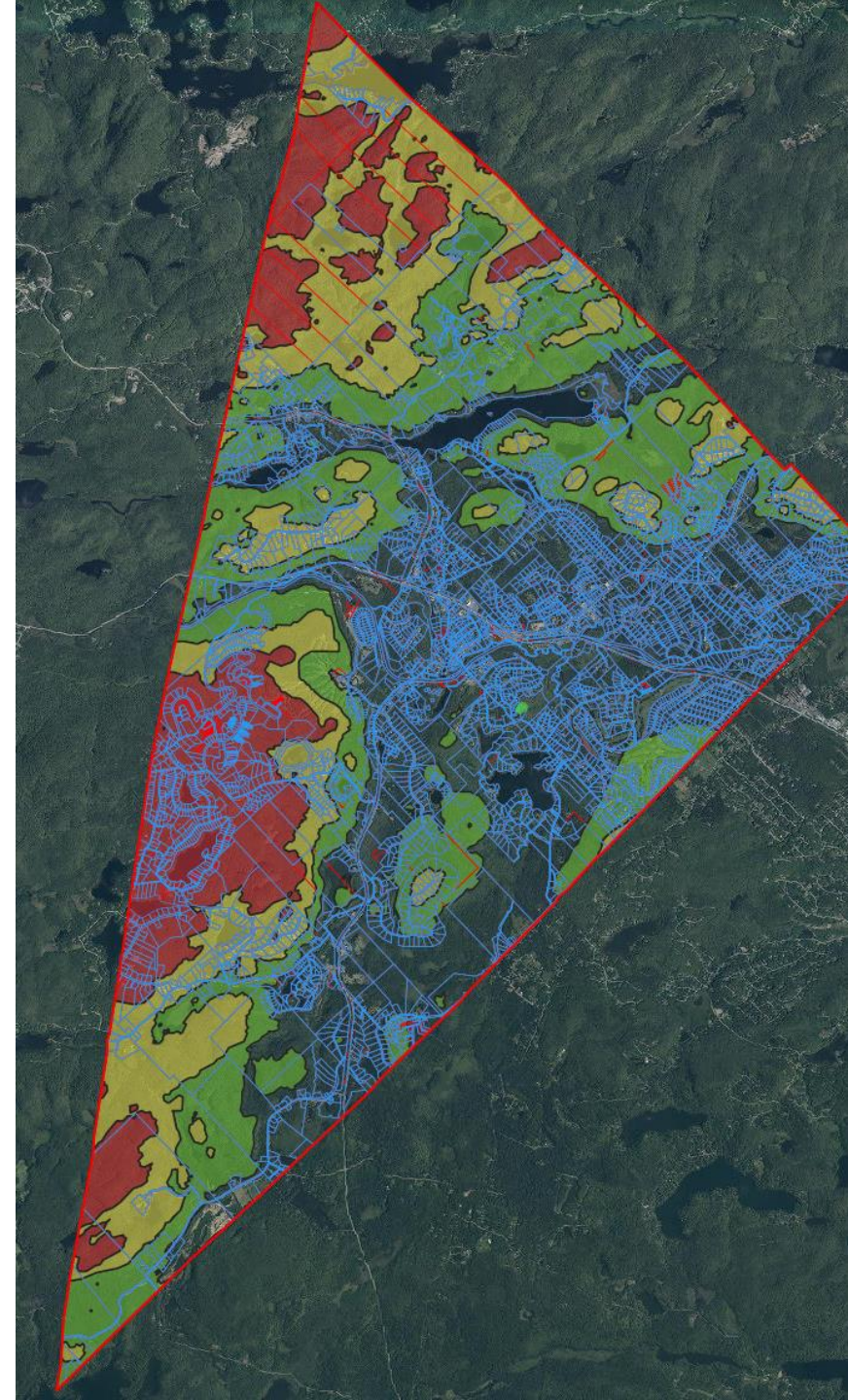
ALLOWS A MUNICIPALITY TO ENSURE THE QUALITY OF THE IMPLEMENTATION AND ARCHITECTURAL INTEGRATION IN CERTAIN AREAS OR CERTAIN CATEGORIES OF PROJECTS SUBJECT TO A QUALITATIVE EVALUATION AT THE TIME OF A PERMIT OR CERTIFICATE REQUEST, WHILE TAKING INTO ACCOUNT THE PARTICULARITIES OF EACH SITUATION.

- Complete update of this regulation;
 - Creation of various sectors and types of interventions subject to the SPAIP:
 - New constructions at an elevation of more than 350 m above sea level;
 - New constructions and exterior renovations in the village core;
 - New constructions on a section of the 364 and 329 roadways;
 - Major cadastral operations of 5 lots or more;
 - Cadastral operations resulting in the creation of a street.
 - The general objectives are to:
 - Preserve the environment;
 - Limit deforestation;
 - Limit stream crossings;
 - Ensure the integration of the constructions in the existing natural landscape;
 - Ensure the protection of mountain peaks.
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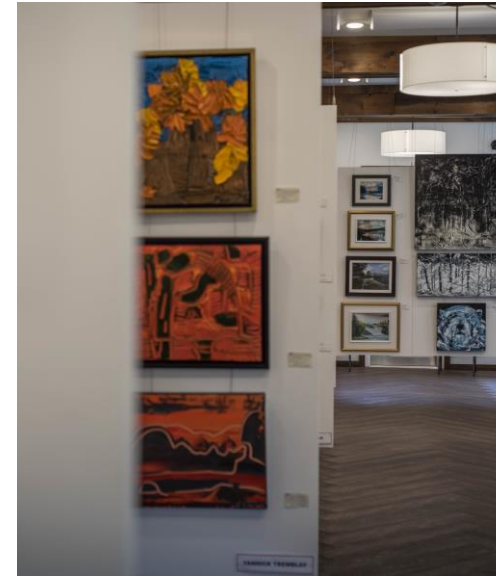
SPAIP (CONT'D)

- **Elevation sectors:**
 - **Objective:**
 - Ensure the harmonious integration of the main building into the existing landscape.
 - **Evaluation criteria:**
 - The project must aim to preserve the natural topography by avoiding blasting and minimizing backfill and excavation;
 - The project favors an implementation on the site where the building can be naturally hidden by the existing vegetation and where the deforestation is limited;
 - The choice of colors for the exterior walls and roof harmonizes with the surrounding natural components in summer and winter seasons;
 - The lighting proposal is subdued and limited to security purposes only, therefore limiting the number of exterior lights;
- **Cadastral operations having the effect of creating a street or 5 or more lots:**
 - **Objective:**
 - Plan the road network by considering the natural and existing landscape characteristics of the area;
 - Design a subdivision plan that is adapted to the natural and existing landscape characteristics of the area.
 - **Evaluation criteria:**
 - The alignment of the street follows the areas of least impact on natural, water and wetland environments;
 - The chosen route avoids blasting and minimizes backfill and excavation;
 - The chosen route allows for the construction of ditches and, where appropriate, stormwater retention structures;
 - The shape and size of the lots allow for the preservation of tree clusters and continuous forest cover between the lots in order to maintain wildlife movement corridors;
 - **Additional documents required :**
 - A hydrogeology study signed by a professional demonstrating that the project will be able to accommodate such a development by considering the groundwater supply and its impact on the aquifer and other users of the water resource;
 - A report signed by a professional demonstrating the site's ability to treat and purify wastewater;
 - Plans and specifications of proposed works, water management methods and measures to control erosion and runoff;



SPAIP (CONT'D)

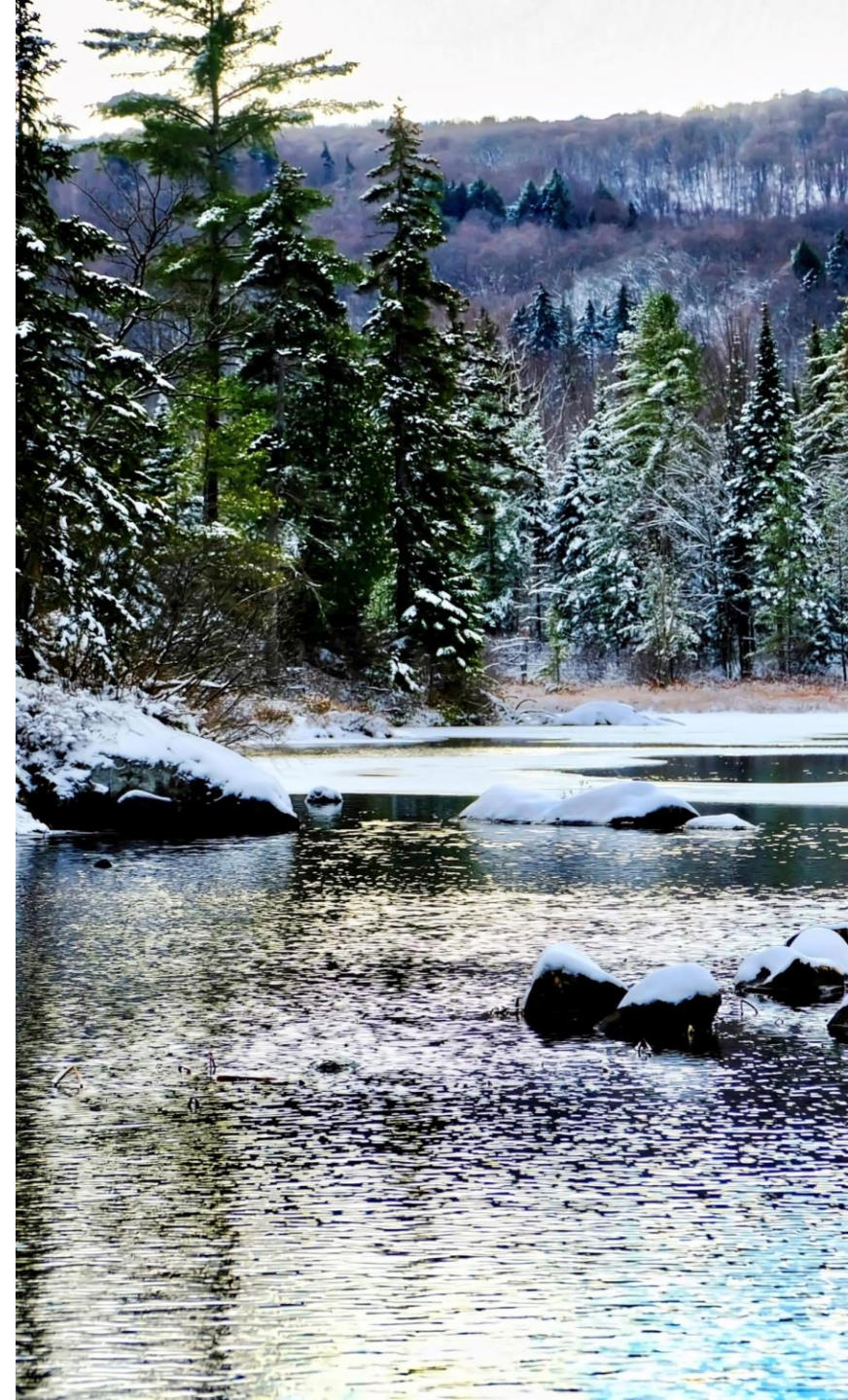
- **Village core:**
 - **Objective:**
 - Promote interventions that contribute to the village atmosphere and develop a quality architectural proposal adapted to the village core of the Morin-Heights.
 - **Evaluation criteria:**
 - The proposed building volume is proportional to the volumes of adjacent properties;
 - The building's lighting equipment is discreet and contributes to the warm atmosphere of the village core;
 - The proposed architectural details and colors contribute to a coherent and harmonious whole;
 - For a commercial or public building, the fenestration on the front façade is generous, contributing to the animation of the village core;
 - The site layout is planned in such a way as to ensure the continuity of the existing built environment and to respect a coherent alignment with the buildings located nearby.
- **Mural:**
 - **Objective:**
 - Propose an artistic work that contributes to the living environment of Morin-Heights.
 - **Evaluation Criteria:**
 - The content of the mural is inspired by the history of Morin-Heights, its community or a place, an event or an element of interest for the community;
 - The content of the mural is in harmony with the landscape and built environment;
 - The mural project is visually accessible to the public from the public domain.



TOWN PLANNING REGULATIONS: MINOR EXEMPTION

ALLOWS FOR AN EXCEPTION PROCEDURE ESTABLISHED BY BY-LAW WHEREBY COUNCIL MAY AUTHORIZE THE CARRYING OUT OF PROPOSED WORK OR THE REGULARIZATION OF WORK IN PROGRESS OR COMPLETED, WHICH DOES NOT COMPLY WITH ALL PROVISIONS OF THE ZONING OR SUBDIVISION BY-LAW.

- Update of the list of required documents to be presented ;
 - Update of the list of applications that may be subject to a minor exemption request based on the zoning or land subdivision bylaw (with the exceptions provided by law) ;
 - Update following the recent changes imposed by Bill 67, namely the prohibition of granting a minor exemption when it is a regulatory provision taken for the purpose of environmental protection purposes (under paragraphs 16 and 16.1 of section 113 and paragraphs 4 and 4.1 of section 115 of the Act Respecting Land Use Planning and Development ;
 - Addition of a period of validity to the Town Council resolution authorizing the minor exemption (12 months) ;
 - General upgrades of the provisions in force, adjustments and concordances with other bylaws.
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TOWN PLANNING REGULATIONS: SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPATION PROPOSALS FOR AN IMMOVABLE (SCAOPI)

ALLOWS FOR AN EXCEPTION PROCEDURE ESTABLISHED BY REGULATIONS AND ALLOWING, UNDER CERTAIN CONDITIONS, THAT A PROJECT BE CARRIED OUT DESPITE THE FACT THAT IT DOES NOT CONFORM TO ONE OR MORE OF THE MUNICIPALITY'S URBAN PLANNING REGULATIONS. THE SCAOPI IS SUBJECT TO PUBLIC CONSULTATION AND TO COMPLIANCE WITH THE DEVELOPMENT PLAN OF THE RCM OF LES PAYS-D'EN-HAUT.

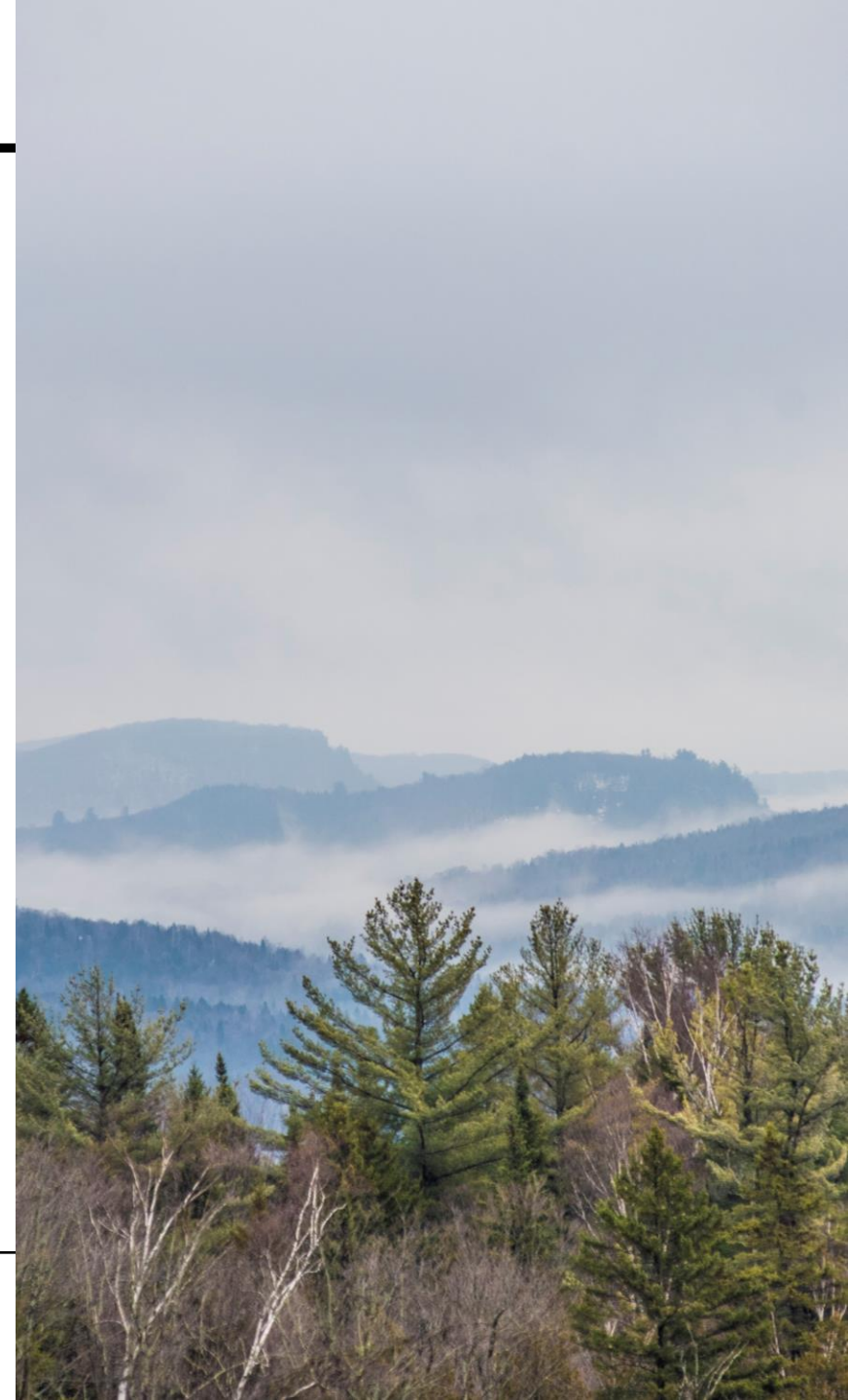
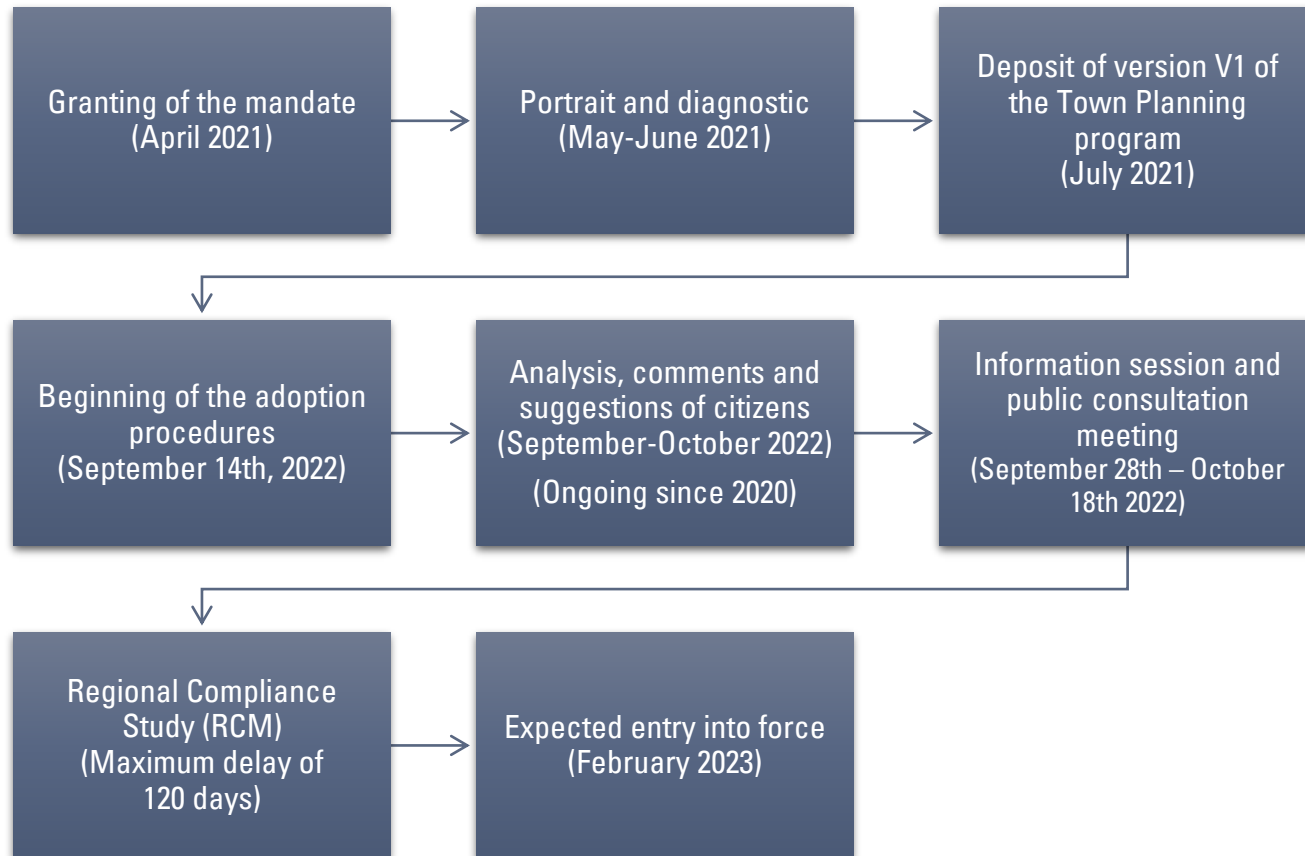
- Update of the list of required documents, such as :
 - A site plan prepared by a landsurveyor, illustrated the existing and planned construction, including all elements having an impact on the project, e.g : wetlands, water bodies, wooded areas, etc. ;
 - An illustration of the planned intervention using one or more visual perspectives;
 - A document justifying, for each of the exemptions request, the nature of the exemptions and their impact;
 - Update of applications that are eligible for an SCAOPI (all except park contributions and building by-law provisions);
 - Update of the evaluation criteria for a particular project;
 - Addition of a period of validity to the Town Council resolution authorizing the project (12 months).
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TIMELINE AND ADOPTION PROCEDURES

TIMELINE AND PROCEDURES





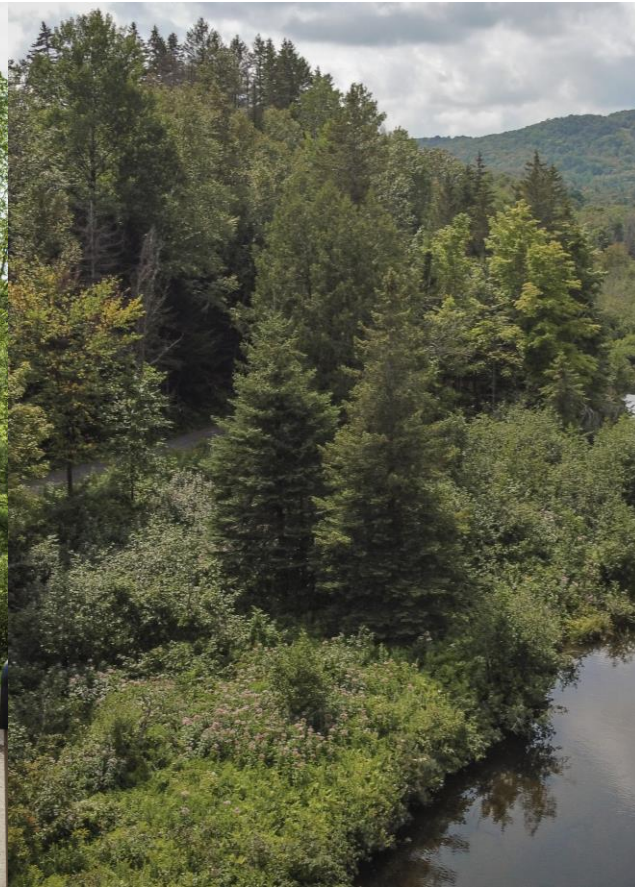
DATE OF PUBLIC
CONSULTATION MEETING:
OCTOBER 18, 2022



ALL COMMENTS AND SUGGESTIONS CAN BE SENT
IN WRITING TO:



CONSULTATIONS@MORINHEIGHTS.COM





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.





THANK YOU FOR YOUR PRESENCE!

Thanks to Paul Mackay and Derek Shearer for the beautiful pictures of our Village!