



Le 18 octobre 2022

## Rapport de consultation publique

### Questions/Comments/Suggestions:

Mr. Gérard Baril:

- Suggestion: He would like to suggest that the consultation process is done a little differently. He would have enjoyed a document that provided the exact articles that supported the municipal urban objectives that were presented.
- Comment: Allowing recreative activities in all zones is fantastic.
- Comment: The new regulation that allows the municipality to ask for a piece of land for a park or a piece of land to have a public access to a lake when there is a large subdivision request is also fantastic.
- Comment: The new PIIA regulation for those who are above 350 m in elevation is also a very good idea to protect our mountain peaks.
- Suggestion: For the urban objective #2, could we add "mobilité active" since the trails are considered "loisir" but it can be for transport as well. Empty lots can be served to restore trails and maybe we could add smaller ones that connect different "cartiers" together instead of having to take one big trail.
- Question: "Droit de pré-emption": do we have to pronounce in advance? Can we add one to all the 350 elevations in MH?
- Suggestion/Question: Regarding the "revitalization of the village core" could we look into installing or partnering with Communauto? Morin-Heights could maybe do a study with them to see if there is enough interest here to start one.
- Comment: Don't forget that citizens can play a role to help accelerate the servitudes and the trails that could interconnect the different "cartiers".

Mr. Normand Bouillon:

- Question: Regarding the "Lotissement" regulation, Article 18 → Is the Municipality going to be able to get a servitude for public access for the existing trails?
- Question: The residence of Morin-Heights find that the development of vacant lots is happening very quickly, does the Municipality think they could put in place a regulation that could slow down even more the development of vacant land? Example, if the 2/3 of a large lot is already subdivided and built on by the promoter could we have a regulation that stops them there? Add a certain maximum % that can be developed?
- Question: In regard to the PPCMOI regulation can the Municipality oblige promoters to hold a public consultation like tonight in order to present their project to the public?
- Suggestion: There are a lot of trails in Blue Hills – close to Lac Cook and Corbeil, the residence use these trails, but they are not "known" by the Municipality. He suggests that we recognize them so they won't be developed. He will send an email to Jennifer.

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- Question: Could we please explain in detail what the lotissement regulation article 51 on Projet Intégré means?

Maurice Jean):

- Suggestion: Regarding the "Lotissement" regulation Article 48 – The minimum "frontage" is now 50m on the lakefront. This is a good idea but suggests that the regulation be changed to having an average width of 50m so that the lots on a lake don't start looking like triangles, where the last few lots hardly touch the lake and don't have enough room to have a dock but will use it anyways.
- Suggestion: Regarding the PIIA regulation for lots that are located at 350m and above, is a good idea, but it should not only be based off the topography lines of MH, his suggestion is that whole roads should be placed in this category even if they are not in the 350m or higher buffer.
- Question: Do promoters always have the right to continue with their projects even if it was accepted 10 years ago and they still haven't built anything?

Ian Shrier

- Suggestion: Regarding the article that states when the regulations contradict or there is a conflict between them the one that is the strictest will apply, he suggests that they should be choosing the regulations that best applies to the objectives of the town and not necessarily the strictest. This ensures that our regulations will have our objectives at the core of them and if there is a conflict between two regulations at least there can be one that overrides both and keeps the Municipalities main objectives a priority.
- Suggestion/Question: Is the Municipality looking into reducing the number of flat roofs that will be allowed in new construction? They are not very useful when it comes to snow removal.  
**might have been Mr Bouillion**

Dan Kneeshaw:

- Question: How is the Municipality planning on reaching their 20% conservation goals?
- Question: The regulation regarding the tree cutting fines, the maximum penalty is only 10,000\$ which is nothing, why can't we put it higher?
- Question/Suggestion: The new regulation regarding the "bande de protection riveraine" is now at 15m which is not sufficient, can the Municipality be the leader within our MRC and either keep it at 20 or increase it to 25m? Why are we going backwards in our environmental aspects? His proposition is that we put it back to 20m.
- Question: Could we please explain to him why the Municipality can be stricter compared to the "Schéma" and in other cases cannot be more strict and just have to follow what they say?

Audrey Smargiassi:

- Comment: Concerned with the Municipalities efforts to densify the village core and areas around. The lots are too big and too expensive to have new young families afford to live here. The Municipality is going to have to put in a larger effort to ensure that young families can establish here because the lodging is just not affordable and there is not enough of it.
- Question/Comment: These promoters are making a lot of money with their subdivision and building permits. Is there no way that we can divide the zones into sections so that they are only allowed to develop a certain % of the Morin-Heights area and keep the rest for affordable housing, because there is a big lack of "logements".

Marjolie Valiquette?:

- Question: Will this change in regulation be dynamic in the way that when a change is needed the Municipality will take action to adapt to our current needs, or will it simply stay the way that it is for the next 15 years until a new regulation is needed?
- Suggestion: Should we make a "commuté" like the CCE for the planning of trails that interconnect different "cartiers"? → There already is one called the "Qualité de vie" which is withing the CCE.
- Question: Are there any regulations regarding solar panels ?

Doirs Poirier:

- Question: Concerning the new "Carte de zonage" is there only her lots that are considered "conservation"? → (Conservaton 1 on the map is hers). So actualment we have 14% and we want 20%.

Mr Chartrand :

- Comment: Regarding "l'orientation 3 – Noyeaux Villagois" – he thinks tha this very interesting and hopes it will developped in a proper way to suit all the needs of Morin-Heights. He also really enjoyed the terme : "placatoire" reminded him of the European vibe.
- Comment: Claim minier ??– he is worried about them.

Louis Vadeboncoeur:

- Comment: Clame minier?? do not touch "conservation naturelle", so maybe the council can explore more natural reserve properties. \*\* he has helped other municpllaites for "des réserve naturelle" if we need help" \*\* urban its 10m just outside is 15m and then in the outskirts that people want to protect is 20m.
- Suggestion: He suggests that we study the science. Some natural areas, having a protection buffer of 10m is sufficient whereas others need 20m. If we could conduct a study and then separate our zones depending on the environmental needs, maybe our buffer zones can vary.

Anne-Isabelle Cuvillier

- Question: Regarding our goal of densifying the village core, what is the Municipalities plan to ensure that young families can establish in MH? The Municipality seems to be limiting the access to young families by augmenting their minimum lot sizes, which are then unaffordable to the regular family.
- Suggestion/Question: Has the acceptability of larger projects been investigated? There is so much development, is there a way that we could hold a council meeting for all larger projects so that the citizens can have a say and know what is happening?
- Question: Regarding the "zonage" regulation, are we now allowed to place a "serre" or "green house" wherever we want on the property? Especially where there is more sun so that we don't have to have people cutting down more trees to make room for their green house? It seems that a garage and carport are allowed in the front yard, but a green house is not. \*\*MAKE SURE THAT THE SERRE CAN BE IN THE FRONT YARD, JUST LIKE A GARAGE, AND AN ABRI D'AUTO\*\*
- Suggestion/Question: Could the Municipality look into creating a trail that allows residence to get to the village core on foot without having to cross the very busy 364? There is a trail that leads into Carver Hill that starts at Pionniers and Bélisle that is not known to the Municipality byt maybe could be used as a safe passage for people on foot to get to IGA and the village.

Lena Measures:

- Comment: Regarding the English version of the regulations, it seems very unfair for the English people to read them only the day before, she noticed in the urban plan that it has taken 5 years for the Municipality to revise them, yet the citizens have only had 3 weeks.
- Question: Why is the Municipality in a rush to adopt the new regulations? Why couldn't we wait a little longer?
- Comment: There are many grammar and translation errors in the English version that should be looked at.
- Comment: The fines that can be given are too little, they should be augmented.
- Comment: The elevation map is very low quality.
- Question/Comment: It is mentioned that the Municipality wants to identify the rock falls and erosion areas, is there anyway that we could make that a priority since there are certain places such as above her home, if people start dynamiting, there will be huge boulders that will roll down the mountain.
- Question: Regarding the "density" only allowing 3 homes per 10,000m<sup>2</sup> isn't that a little small?
- Comment: There are certain terms that are not defined in the regulation, such as a "tree cluster". It is mentioned that we would like to protect them but there is no definition as to what a "tree cluster" is.
- Question/Comment: It is stated that the water supply in the aqueducts are at their maximum then why are we allowing the Kicking Horse project to continue?
- Comment: There are way too little conservation areas that are connected by wildlife corridors. There is a lack of natural space for these animals, they then end up coming close to our homes, or getting hit by cars.
- Question: Why is the "ski Morin-Heights" zoning separated into two?
- Question: Regarding map 8 on the Urbanisme plan, it is zoned residential et forestier, does that mean that there will be residential and logging?

Gilles Filiatrault :

- Question: Does the Municipality know how many meters squared of vacant land is left in the Municipality?
- Question: How is the Municipality planning on enforcing all these new regulations? There are already so many issues and now we are adding more rules to follow.

Claude Côté:

- Question: Once we can identify the wildlife corridors is the Municipality planning on preserving them and keeping most if not all human contact away from them?
- Question: If the Municipality is planning on densifying the village core, are we putting anything in place that will protect the river from all the new runoff such as "des basins de décontamination)?

Richard Cusson:

- Comment: The faster we get this regulation adopted the better, because it is 100x better than the old one. Yes there are changes to make and it is not perfect but at least if we adopt it now, there will be less time wasted on the old regulation that does not respect the needs of MH anymore. If we wait to make everything perfect before adopting it, then more damage will be done.

Michelle Prévost

- Question: Now that the bande riveraine has been put at 15m instead of 20m how do the citizens ask for it to be placed back to 20m?

Carole Péladeau:

- Question: Now that there are a lot of trails, is the Municipality looking into better identifying the trails as "pedestrians" or "cyclists" because not everything respects the rules and sometimes it is dangerous.

**Resume of most questions and concerns:**

1. Park trails
2. Densifying the village core
3. Promoters taking over all the vacant lots
4. Environnemental issues :
  - a. Raising the "bande de protection riveraine" back to 20m.
  - b. Conservation areas
  - c. Wildlife corridors

**Things to check:**

1. Make sure that green houses "serres" can be placed in the front yard as well. (Asked by Madame Cuivilier).