



MORIN-HIGHTS
1855

By-Law 641-2022 Regarding the Urbanism Plan

Entry into force on February 27th 2023

*In case of contradiction between the French version and
the English version of the urban planning regulations, the
provisions of the French version prevail.*



A word from the mayor

“In harmony with nature.” Developing this slogan, which defines our municipality, for 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.

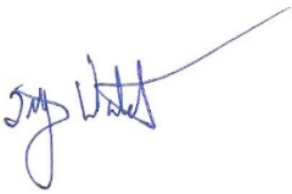
This document updates the portrait of our wonderful municipality. It has been fifteen years since the previous plan was adopted, in 2007. Morin-Heights has evolved significantly since then, so a major revision was needed to make this document a reference tool for the application of all of the municipality's 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 manifold. Because Morin-Heights has evolved. Because society in general has changed. Because 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 document updates the allocation areas within our region. 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, in order 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 therefore represents a collective achievement of which we can be very proud. I would therefore like to thank all those who have contributed, in different capacities and at different levels, to enriching this urbanism plan.



Tim Watchorn, P.eng.
Mayor

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1. BACKGROUND

1.1 Introduction

Since 2017, the Municipality of Morin-Heights has been engaged in an exercise of reflection to develop a plan that will allow Morinheighters to continue strengthening their harmonious relationship with nature.

This process led to the adoption of the *Strategic Vision Statement 2020–2030* in 2018 and the resulting *2018–2023 Action Plan*. In 2022, the municipal council adopted the *Environmental and Transitional Policy*, developed by the Morin Heights Environmental Advisory Committee. The municipality was also assisted by an advisory committee of residents, which held workshops to evaluate the current planning and regulatory tools. All of this work, carried out by numerous stakeholders from Morin-Heights communities, has helped to identify the concerns and orientations that should be addressed in an informed and forward-looking revision of the by-laws. This revision therefore aims at improving residents' quality of life by ensuring a vibrant and attractive living environment for all, along with harmonious and sustainable development.

The urbanism plan is a mandatory planning document for a municipality, and its revision requires policy decisions. *By-Law 641-2022 Regarding the Urbanism Plan* revises By-Law 415 (*Plan d'urbanisme*), which came into force in 2007 and has governed land use planning for more than 15 years.

It should be remembered that an urbanism plan is a tool developed from a global vision that provides guidelines for physical and spatial organization. Updating this program represents an opportunity for a municipality—a local government body—to take a critical look at the trends that have marked the development of its social, community, environmental, economic, and built fabric. It is an occasion to take stock of the Municipality today to anticipate the challenges of tomorrow

and to present priorities for action, in order to shape the region's planning and development. The urbanism plan guides the coordination of public and private interventions implemented under urban planning by-laws like the zoning and subdivision by-laws.

It should be noted that municipalities must adopt an urbanism plan (called a "planning program" in the law) under the *Act respecting land use planning and development* (CQLR c. A-19), and that the programs must include: the major development orientations; the general policies on land uses and land occupation densities; planned layout and the type of the principal thoroughfares and transport systems; and identification of heat islands and measures to mitigate their harmful effects. This aligns with the objectives of the RCM of Les Pays-d'en-Haut's land use and development plan, as well as the provisions of the plan's complementary document.

Consequently, the present urbanism plan accounts for regional needs while also highlighting the exceptional assets that have fostered Morinheighters' sense of belonging towards their community.

The urbanism plan is organized into four main chapters:

1. Background
2. Portrait of the municipality
3. Planning choices
4. Implementation

1.2 Regional positioning

Morin-Heights is one of the ten municipalities that make up the RCM of Les Pays-d'en-Haut, and is located in the heart of the Laurentides administrative region. Within its RCM, the triangular municipal territory of Morin-Heights is surrounded by the municipalities of Sainte-Adèle and Saint-Sauveur to the east, and Saint-Adolphe-d'Howard and Wentworth-Nord to the west. A portion of Morin-Heights is also adjacent to the municipalities of Val-Morin (RCM of Laurentides) to the north and Mille-Îles (RCM of Argenteuil to the south).

According to the RCM, Morin-Heights is considered a village agglomeration (*agglomération villageoise*). In other words, from a functional perspective it ranks between a regional hub (*pôle régional*) and a village. This functional description is appropriate to Morin-Heights because its businesses serve local needs, and because the majority of the RCM's population, businesses, and services are located in the adjacent municipalities (and regional hubs) of Saint-Sauveur and Sainte-Adèle. Additionally, it should be noted that the population of the RCM can rely on the government, hospital, commercial, and specialized services of the City of Saint-Jérôme. In the same administrative region of Laurentides, the City of Lachute provides the citizens of Morin-Heights with certain regional services.

The regional spatial organization acknowledges the golf course and its ski resort, as well as the multitude of developed trails in the regional park. These numerous trails criss-cross the municipal territory, and some extend beyond its boundaries. These include the Viking cross-country ski club, the entire municipal trail system, and the Parc du Corridor Aérobique Interconnexion trail. Also known as the Vélodrome route, this trail connects the linear parks of the P'tit Train du Nord, which starts in Piedmont, and the Corridor Aérobique, which runs from Morin-Heights to Amherst. By enabling outdoor activities such as cross-country skiing, mountain biking, hiking, and snowshoeing, these infrastructures and facilities enhance the image of Morin-Heights within the region.

Morin-Heights can be reached via routes 364 and 329, which intersect in the town core. At that point, Route 329 becomes Chemin du Village, the town's main street, with the majority of its businesses, gathering places, and entrances to outdoor trails. Route 364 connects to Montréal in less than an hour by car in ideal conditions, making it the most direct link to the Autoroute des Laurentides (A-15).

THE MUNICIPALITY

→ **Founded in 1855**

→ **Covers 59.38 km²**

→ **Has 4,759 residents (2022)**

Source: Ministère des Affaires municipales et de l'Habitation (MAMH), 2022



1.3 Background

1.3.1 RCM of Les Pays-d'en-Haut's land use and development plan

The RCM of Les Pays-d'en-Haut's land use and development plan (LUDP) came into effect in 2005.

The LUDP guides many of the broad strokes of the urbanism plan, including major land uses. Land use in the region is articulated in this urbanism plan as well as in zoning decisions. This makes it possible to specify authorized uses based on compatibility between an activity and an allocation in the LUDP.

The eight orientations set out in the LUDP also guide local land use planning. These orientations address urbanization management, integrated resource development, and the strengthening of municipal structures in both natural and urban environments. The major themes of the plan address recreation and tourism, the natural environment and landscape, non-motorized trail networks, economic diversification, the built environment, and the protection of people and property. Therefore, the development decisions found in this urbanism plan are based on the regional context and account for the municipality's particular features.

1.3.2 Environmental and Transitional Policy

This policy was developed by the Environmental Advisory Committee and adopted by the municipal council in 2022. It is aimed at ensuring quality leadership by elected officials while mobilizing and empowering the citizens of Morin-Heights. The *Environmental and Transition Policy* targets six priority environmental areas:

1. Protection of forest cover
2. Preservation of wetlands and aquatic environments
3. Respect for biodiversity and protection of fragile environments
4. Reduction of pollution
5. Maintenance of an optimal quality of life

Several objectives and resulting actions are identified for each of these areas, all aimed at

improving and preserving the richness of the environment. To help achieve the overall goal, the Morin-Heights municipal council has opted to publish the actions being taken to achieve its objectives.



Figure 1. Fall landscape of Morin-Heights

Source: Municipality of Morin-Heights, 2021

1.3.3 Family and Seniors Policy

This policy, which came into effect in 2008, was implemented in a context of significant demographic growth in the municipality. The strategic vision statement includes family values in order to ensure that these continue to be a priority for actions and contribute to the flourishing of Morin-Heights.

The 2020–2022 action plan of the *Family and Seniors Policy*, revised in 2020, identifies different areas of concern and proposes coherent objectives:

1. Promote the implementation of a residence for semi-autonomous seniors.
2. Promote the economic development of the town.
3. Revitalize the public library.
4. Provide more parking spaces to facilitate access to infrastructure, events, and the outdoor network.
5. Improve pedestrian crossings, sidewalks, and street lighting, and slow traffic in the municipality.
6. Improve, restore, develop, and maintain existing recreational infrastructure.



Figure 2. The Family and Environment Festival
Source: Municipality of Morin-Heights photo album, 2019

1.3.4 COVID-19 pandemic and land use planning

This urbanism plan was written during the COVID-19 pandemic, and it is still too early to make an informed assessment of its impacts on development. However, certain changes in Morin-Heights, which are likely to persist, bear mentioning.

As many media outlets have reported, the prolonged lockdowns to limit the spread of the virus have led many city dwellers to migrate to more rural municipalities. The Institut de la Statistique du Québec (ISQ) reported that between July 2019 and July 2020, the island of Montréal lost more than 35,931 residents to adjacent suburbs and remote intermediate regions. Population growth in the city dropped from 1.8% in 2018–2019 to 0.2% in 2019–2020. It is hardly surprising, therefore, that the Laurentides region experienced one of the largest increases in population between 2019 and 2020. The region also attracted a population more inclined to stay (ISQ, 2021).¹

This accelerated urban exodus and the attractiveness of rural landscapes and natural spaces appears to be putting pressure on the real estate market in the Laurentides region (translation) (Le Devoir, 2021). In Morin-Heights, the number of residential and resort development projects and the unprecedented number of applications for new buildings reflect this trend. Furthermore, the increase in the use of outdoor infrastructures in the municipality may be partly related to the widespread adoption of telecommuting. We know that a portion of Morin-Heights' population consists of non-permanent residents or people who own a second home. Since government orders have required people in a multitude of sectors to work remotely, it is possible that the so-called weekend population now lives in the municipality on a full-time basis.

The arrival of these populations could influence economic vitality and municipal services.

¹ Institut de la Statistique du Québec (January 14, 2021). *Press release: Population growth slowed sharply in Montréal in 2019-2020, while it accelerated in several other Québec regions.*

[<https://statistique.quebec.ca/en/communiqué/population-growth-slowed-sharply-in-montreal-in-2019-2020-while-it-accelerated-in-several-other-quebec-regions>].

2. PORTRAIT OF THE MUNICIPALITY

2.1 Development history

The recent book *L'histoire de Morin-Heights et des villages voisins* by Donald Stewart, as well as the numerous reference articles produced by the Morin-Heights Historical Association, greatly inspired the choice of key moments in the following history.

2.1.1 Constitution of the territory

In 1852, Augustin-Norbert Morin, government minister and later Joint Premier of the Province of Canada, was responsible for the creation of the "Township of Morin." The territory included today's municipalities of Val-David, Val-Morin, Sainte-Adèle, a portion of Sainte-Agathe, and Morin-Heights. In 1855, the Township of Morin was split in two, and the southern part became "Municipality of the Southern Part of the Township of Morin," and was later changed to the Municipality of Morin-Heights. This municipality consisted of four hamlets: Christieville, Britonville, Leopold/Pleasant Valley, and Morin Flats. Morin Flats was eventually renamed Morin-Heights, a name better suited to the local hills that attracted ski enthusiasts.

The first European settlers arrived in the Laurentides region (then called Mille-Isles) around 1840. Long before that, however, the Weskarini, an Indigenous group that was wiped out in 1653, had established summer camps of a few hundred people along the Ottawa River. First Nations hunters and trappers probably passed through Morin Heights as well, but the region seems never to have been the site of permanent camps. Irishman Thomas Seale was the first European settler to come and clear land in the Township of Morin, on the shores of Echo Lake. Most immigrant families came from Ireland and Scotland until 1855, when a wave of Francophone settlers arrived from Saint-Eustache, Saint-Jérôme, and Saint-Sauveur.

In 1861, Charles Sinclair, a farmer, traversed the region's rough and hilly terrain to compile its first census. At the time, Morin-Heights had a population of 470 residents with an average age of 19. Due to the rocky soil, these locals had to live off subsistence farming and by selling potash, the only local product, which required a three-day hike to Montréal. With the opening of schools, sawmills, post offices, general stores, and a blacksmith shop, the four hamlets of the southern part of the Township of Morin were equipped to grow their populations.

2.1.2 Resort activities and skiing drive regional development

The arrival of the Canadian National Railway in 1895 put an end to Morin's isolation. Businesses were now able to ship their raw materials to grow and strengthen the local economy. The trains brought an even more important cargo, however: passengers. Vacationers were now able to discover Morin-Heights. The area had few driveable roads in at the time, but by 1920 the train was bringing in visitors in summer and winter, and the local economy became focused on the development of the ski industry.



Figure 3. Morin-Heights train station, 1940
Source: BAnQ

The first tourists who came to Morin-Heights for short vacations and outdoor activities sought food and lodging at the Campbell farmhouse. In exchange, they would often help around the farm. Some residents of the town core would also offer accommodation in boarding houses to the skiers who arrived at the Morin-Heights train station. In the early 1930s, European families with experience in the hotel business opened establishments such as the Bellevue and Le Châtelet, mostly at the foot of the ski slopes.

Figure 4. View of the Bellevue hotel from the top of the Mont-Bellevue ski resort, date unknown

Source: Collection of the Société d'histoire et de Généalogie des Pays-d'en-Haut



In 1931, the first ski tow led to a surge in the popularity of downhill skiing, especially at the Mont-Bellevue ski resort. A system of sleds and carts was used to shuttle visitors between accommodations and the ski slopes and trails.



Figure 5. The ski tow at the Mont-Bellevue ski resort, circa the 1950s

Source: BAnQ

Morin-Heights was now well equipped to become a top tourist destination for outdoor activities. While most neighbouring municipalities were experiencing a population decline, their residents drawn away by farmland in the western provinces and industrial jobs in urban centres, Morin-Heights had its thriving tourism industry to drive its growth.



Figure 6. Skiers return to the streets of Morin-Heights after a day on the slopes

Source: Morin-Heights Historical Association

The Viking cross-country ski club in Morin-Heights helped to revive the sport's popularity in the 1970s, especially by organizing the Loppet winter competition starting in 1972. Winding over several hundred acres, the Viking club's trails were used to host the Canadian Cross-Country Championships, the Nordic World Ski Championships, and the World Masters Championships, as well as the Shell Cup from 1970 to 1983. In 2002, the Viking club partnered with the Municipality of Morin-Heights and opened the annual Loppet event to fans as an affordable family activity. In 2017, ownership of the trails was transferred to the municipalities of Morin-Heights and Sainte-Adèle to protect them from the pressures of urban development (Source: Viking Loppet, Morin-Heights, 2021).



Figure 7. 37th Viking Loppet in Morin-Heights, 2009
Source: Municipality of Morin-Heights photo album

With the construction of roads and the rising popularity of the automobile, tourists began to build homes and settle in the region. The last train departed from Morin-Heights in 1962. The railroad tracks were eventually dismantled, making way for the Parc linéaire du Corridor aérobique, which offered a new way to display Morin-Heights' stunning natural beauty. Cyclists and skiers can now travel 58 km from Morin-Heights to the Municipality of Amherst, in summer and winter alike, discovering the extraordinary landscapes of the Laurentides region along the way.

Today, the Municipality of Morin-Heights maintains a network of trails for cross-country skiing, snowshoeing, hiking, and cycling, totalling more than 200 linear kilometres. Since more than 80% of this network crosses private property, its range would not be possible without the cooperation of local residents.

2.1.3 Timeline of Morin-Heights history from founding to today

Here are some key dates and events in the history of the Municipality of Morin-Heights:

1848	Arrival of the first settlers at Echo Lake
1852	Creation of the Township of Morin
1855	Constitution of the Municipality of the Southern Part of the Township of Morin
1857	Opening of the first post office in Morin-Heights
1860	Opening of the first school in the Township of Morin
1861	Construction of Trinity Anglican Church; over 90 families and 470 residents counted in the census by Charles Sinclair
1875	First meeting of the Morin-Heights Municipal Council
1880	Construction of the United Church of Canada/Methodist Church
1895	Arrival of the first steam train at the Morin Flats station
1904	Construction of the first cottage at Echo Lake
1911	“Morin Flats” becomes “Morin Heights”; arrival of cars in the region
1925	Opening of an English-speaking school near the current intersection of Route 364 and Chemin du Village
1935	Opening of the first downhill ski slope
1938	Opening of Marché Vaillancourt on rue Principale (chemin du Village)
1950	Opening of Town Hall on rue Principal (chemin du Village)
1957	Creation of Sunset Hill, the first residential development
1962	Departure of the last train from Morin-Heights station
1964	Opening of the Autoroute des Laurentides, which connects to Sainte-Adèle
1966	Closure of the Seale sawmill, the region’s largest employer
1972	Opening of Le Studio by André Perry
1976	Opening of Route 364 between Morin-Heights and Saint-Sauveur
1981	Opening of Ski Morin-Heights
1982	Creation of Gourmet du Village spice blends
1983	Morin-Heights joins the RCM of Les Pays-d’en-Haut
1985	Opening of a seniors residence
1990	Opening of the Balmoral golf club and start of real estate boom
1997	Addition of the Corridor Aérobie to the Parc linéaire des Laurentides
2000	Relocation of Town Hall and conversion of the former building to a public library
2001	Opening of an SAQ and a pharmacy
2005	Celebration of the Municipality’s 150th anniversary and creation of a historical tour
2014	Replacement of the general store by Mickey’s Café
2017	Repurposing of the seniors’ residence to the Chalet Bellevue community centre

Source: Donald Stewart, 2021

2.2 Socio-demographics

HIGHLIGHTS

- **Population of 4,759 in 2022²**
- **Estimated seasonal population of 1,500 in 2021 (approximately 600 residences)**
- **630 new households are expected during the next 20 years (2021–2041)**

2.2.1 Morin-Heights remains attractive

Although Morin-Heights experienced a meteoric growth of 2,103 residents (82%) between 2001 and 2021, this growth is expected to slow down slightly. The ISQ projects that between 2021 and 2041, Morin-Heights will welcome 1,133 new residents (24%). The demographic projections indicate a five-year increase of approximately 4–8%.

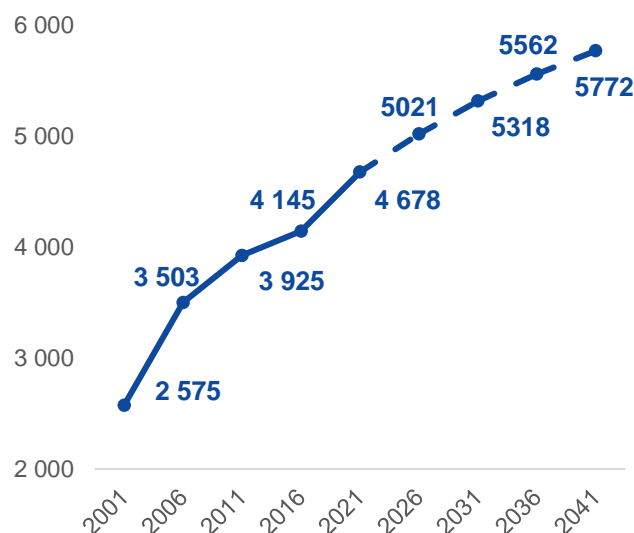


Figure 8. Actual and projected growth of Morin-Heights' population

Source: Statistics Canada 1996 Census of Population and ISQ, 2019

This five-year growth is still above that of the RCM. The trend is also expected to continue for the next 20 years (between 2021 and 2041): the RCM's growth is forecast at 20%, which is 4% lower than that forecast for Morin-Heights.

As a result, the Municipality of Morin-Heights is expected to make up 10.4% of the RCM's population by 2041, up from its current 10%.

Morin-Heights grew by 1,050 new households (91%) between 2001 and 2021—a larger increase, proportionally, than that of the population (82%). Like the population, the ISQ estimates that this growth will slow down between now and 2041, but will remain higher than that of the RCM. While the RCM is expected to have a 21% increase in households between 2021 and 2041, Morin-Heights is expected to have a 28% increase. This translates to 630 new households over a 20-year period, or 528 new households between 2021 and 2036.

Also, like the population, Morin-Heights' households as a percentage of the RCM's has increased steadily between 2001 and 2021, rising from 8.1% to 9.4%. It is expected to continue to increase until 2041, reaching a proportion of 10.3% of households in the region.

Approximately 31 new households will be created per year in Morin-Heights over the next 20 years. However, considering the effects of the COVID-19 pandemic, it is plausible that these population projections will be revised upward.

² MAMH (December 29, 2021). "Décret de population numéro 1516-2021," based on estimates made by the ISQ as of July 1, 2021, Gazette officielle du Québec.

2.2.2 Aging population

The latest Bulletin Sociodémographique published by the ISQ³ reminds us that Québec society will need to cope with an aging population in the coming years. It also notes that this concern is accentuated in more rural areas. Morin-Heights is no exception; the aging population has been an issue since 2001.

Between 2001 and 2006, the 45–64 age group was the largest in the municipality; however, this is expected to change in 2026, when the 65+ age group will overtake it. The 65+ age group has been gaining ground since 2001, having grown by 12% relative to the total population since then.

It is projected that between 2001 and 2041, the 65+ age group will experience growth of almost 68%. This is significant, particularly in comparison with the region and the province: in Québec and the RCM, the 65+ age group grew by 41% and 66%, respectively.

In 2021, the 45- to 65-year-old population was still the largest demographic group in Morin-Heights.

Those 25 and under represented less than half of the population (38%), a proportion comparable to the regional level.

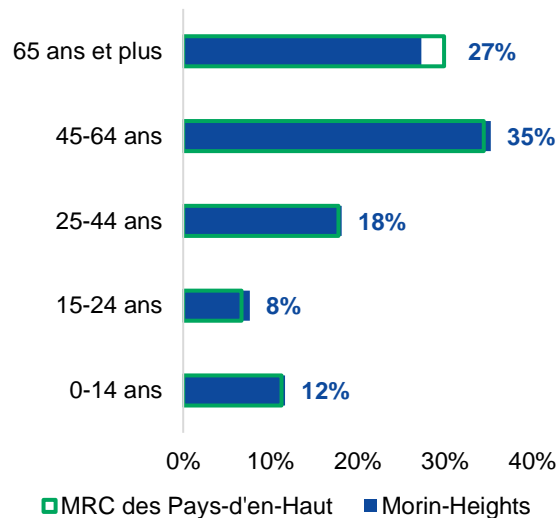


Figure 9. Distribution of age groups in Morin-Heights and the RCM
Source: Statistics Canada, Census Profile 2021

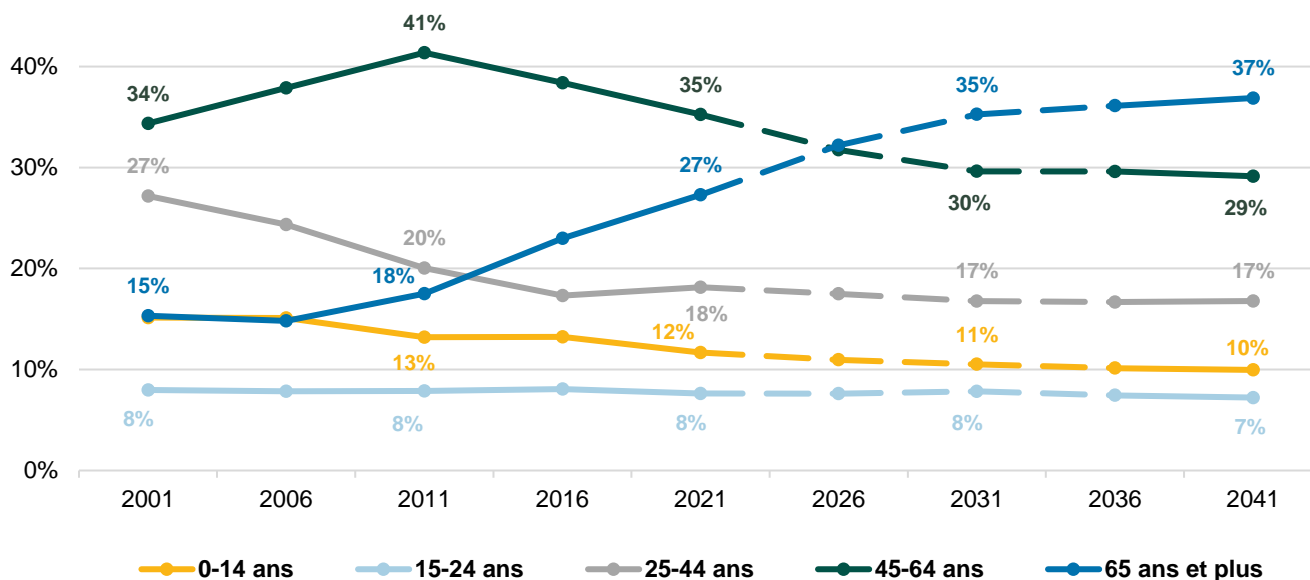


Figure 10. Age group changes and projections

Source: Statistics Canada, census profiles 2001 to 2021 and ISQ, projections published in September 2021

³ ISQ (July 4, 2022). "Mise à jour 2022 des perspectives démographiques du Québec et de ses régions, 2021-2066," Bulletin Sociodémographique, volume 26, number 4.

2.2.3 Bilingual population

In 2021, nearly eight out of ten Morinheighters (79%) had knowledge of English and French at home. This proportion, which has increased since 2011 (+10%), is greater than that of other municipalities in the RCM (68%).

Of Morin-Heights' population, 27% speaks only French and 6% speaks only English.

Although more than 79% of the population speaks French most often at home, this proportion is well below the RCM-wide figure of 91%. Some 21% of Morinheighters speak English at home; this figure is more than double that of the entire RCM of Les Pays-d'en-Haut (9%). The Municipality also has a community of approximately 35 people who most often speak a non-official language in Canada, such as Arabic, Dutch, or Spanish at home.

While Morin-Heights is the only municipality in the RCM with an English-speaking community, the English- and French-speaking populations are now equal in importance.

2.2.4 Larger families than the RCM

In 2021, families of two represented the majority (67%) in Morin-Heights; this proportion was lower than that in the RCM. Families of three represented 15% of the population, as did families of four. Families of five or more made up 5% of the population. The percentage of families of two to three was equal to or less than that in the RCM. The percentage of families of four or more was larger than that in the RCM.

The same observation can be made with regard to household size: households of two or fewer people represented the majority (76%), but this percentage was smaller than that of the RCM. Also, the percentage of households of three, four, and five or more was higher than that at the RCM level.

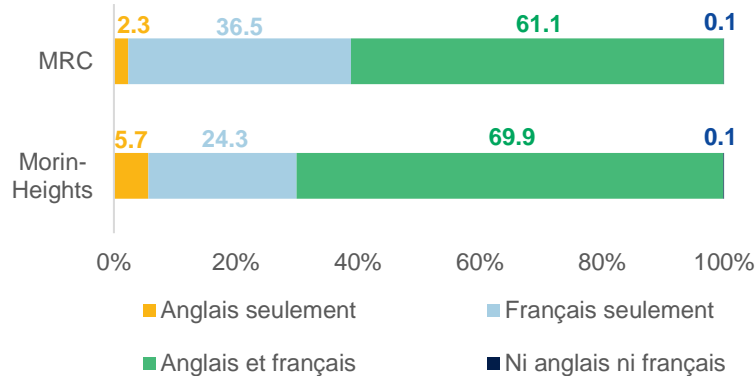


Figure 11. Population distribution by knowledge of official languages

Source: Statistics Canada, Census Profile 2021

2.2.5 Higher education

In 2016, more than half of people in Morin-Heights aged 15 and older had an education level higher than high school; 28% of these people had university-level education.

Compared to the RCM, Morin-Heights had a slightly lower proportion of people with no certificate, diploma, or degree (-2%), and a slightly higher proportion of people with a university education (+1%).

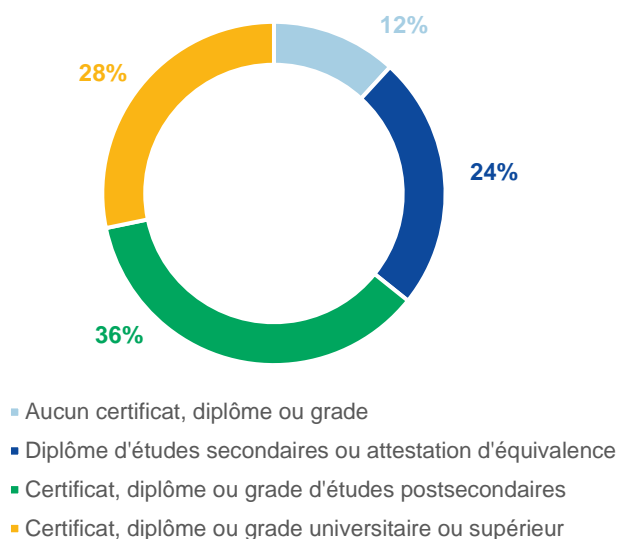


Figure 12. Distribution of the population aged 15 years and over by their highest level of education (certificate, diploma, or degree)

Source: Statistics Canada, Census Profile 2016

2.2.6 High income

The most common income bracket in Morin-Heights, representing 25% of the population over the age of 15 (1,015 people) is between \$10,000 and \$29,000. The second most common income bracket, representing 23% of the population, is between \$30,000 and \$49,999. These are the only two income brackets that represent a smaller percentage than in the RCM.

The proportion of people aged 15 and over with a total annual income of \$80,000 was higher than at the regional level in 2020. The average employment income was \$53,900 in Morin-Heights, while it was \$47,240 in the RCM of Les Pays-d'en-Haut.

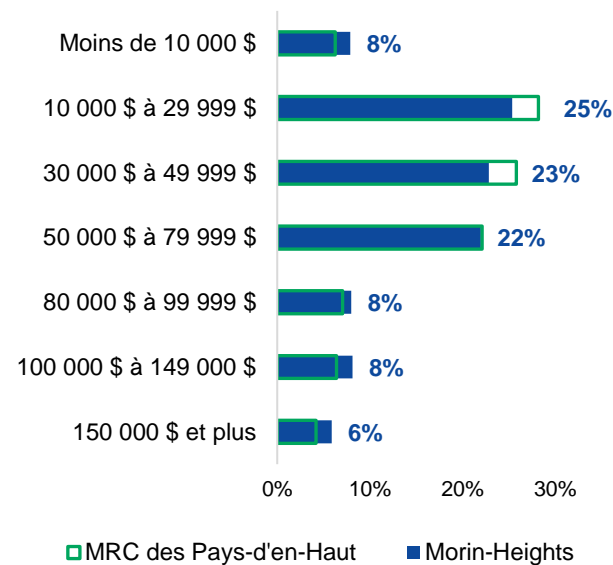


Figure 13. Population distribution by income bracket
Source: Statistics Canada, 2021

2.3 Where we live

2.3.1 Residences

As previously mentioned, the first places of residence were built around Echo Lake and the town core of Morin-Heights. Because local development was strongly influenced by the resort areas, residential zones were created near the lakes, ski slopes, and eventually the Balmoral golf club.

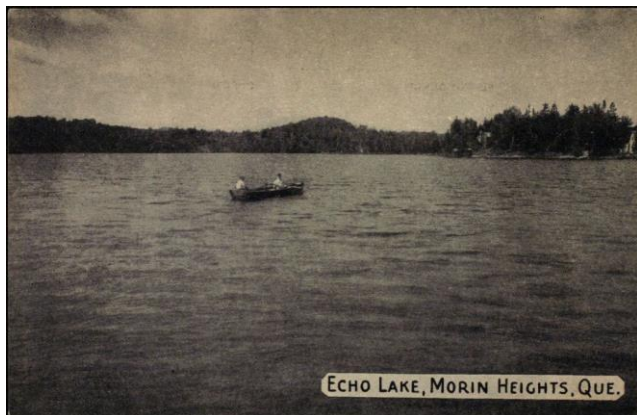


Figure 14. Postcard of Echo Lake between 1903 and 1940
Source: BAnQ

This trend continues today, as some of the development projects now underway will be located near recreation destinations. Homes are also being built there as primary residences. Whether the homes are primary or secondary, they integrate into the natural environment of Morin-Heights, which it is above all the main attraction of the area ("In harmony with nature").

PORTRAIT OF HOUSING IN MORIN-HEIGHTS

Residential typologies in the municipality (2021)

- Single-family detached home: 1,870 dwelling units (85%)
- Single-family semi-detached home and row housing: 60 dwelling units (3%)
- Two-family home 155 dwelling units (7%);
- Multi-family home (more than three units): 100 dwelling units (5%)
- Mobile home: 25 dwelling units (1%)

Ownership (2016)

More than 84% of households owned their dwelling, while only 16% rented.

Housing values (2016)

The average value of a dwelling in Morin-Heights, all types combined, was \$344,689.00.

Number of bedrooms (2016)

More than 71% of dwellings in Morin-Heights had two or three bedrooms, and 45% had three bedrooms. Nineteen percent of dwellings had four or more bedrooms, and 10% had one bedroom.

Construction date (2016)

Half of the dwellings were built before 1990, 37% before 1980, and 18% before 1960. Eighteen percent of the dwellings were built between 1991 and 2005, and 22% were built between 2006 and 2016.

2.3.2 Transportation

Regional roads cross through the centre of the municipality: Route 329 runs north-south and Route 364 runs east-west. At their intersection is the town core, an area that requires a special planning approach. The majority of the municipality's multi-unit dwellings are located in this area; the rest of the municipality is mainly populated by single-family buildings.

Most local streets are concentrated on either side of Route 364, between the town core and the municipality of Saint-Sauveur. It is in this area that the local street grid is densest and most interconnected. However, there are few streets that allow people to move from one residential area to another, as the street pattern was created organically and most streets have dead ends. Outside of this area, streets and roads are primarily intended for access to waterfronts (Map 1 – Road network).

Currently, no collector streets or regional or bypass roads are targeted for extension. As part of ongoing development projects in the Municipality of Morin-Heights, however, several local roads will be developed. As required by the *Act respecting land use planning and development*, in regards to non-motorized thoroughfares, Map 3 – Gathering places and recreation areas illustrates the trails that are part of the proposed outdoor network.

2.3.3 Businesses

The commercial life of Morin-Heights is most concentrated between the town core and the intersection of routes 364 and 329. Morin-Heights is located near the municipalities of Saint-Sauveur and Sainte-Adèle, which are the two regional centres of the RCM of Les Pays-d'en-Haut and have more extensive commercial services. Therefore, these municipalities are Morin-Heights' main source of basic consumer goods. The commercial offer in Morin-Heights is proportional to the municipality's nature as a village agglomeration, and features a variety of service points.

Some residents in Morin-Heights offer professional services in their homes. Others are continuing the

tradition of André Perry's Le Studio recording studio. Tourist accommodations, hotels, and spas also make up part of Morin-Heights' economic landscape.

Chemin du Village, between its intersection with the Corridor Aérobie and Route 364, features food and beverage, retail, and cultural services. These services are located at street level, sometimes in closely packed buildings that were originally intended for residential use.

Partly because of this built landscape, the main street has a historical ambiance, echoing the foundational role of the area. At the intersection of Chemin du Village with Route 364, which connects to the Autoroute des Laurentides (A-15), a commercial built environment serves automobile drivers and reflects a more modern age. Two service stations, a hotel and a second supply point are located in front of their parking lot.

A nearby shopping centre has a Société des alcools du Québec, a bakery, and a pharmacy. Continuing farther along Chemin du Village north of Route 364, several businesses coexist with institutions, educational facilities, and homes. At a certain point, homes start to dominate the landscape. In 2021, the Municipality's economic landscape consisted of approximately 160 companies.

2.3.4 Producers

The businesses located along the 1.5 kilometres of Chemin du Village are focused on production. Their activities include construction, food production, storage, and automotive and horticultural services. Some of these establishments conduct their activities inside their building and present few constraints to cohabitation with other uses, though some present certain constraints related to noise and traffic.

The places of production that present the greatest challenges for cohabitation between uses are the establishments linked to extractive activities. These are located outside the urban perimeter (Map 2 - Land use).

Notwithstanding the rest of this section, industrial activities must stay a certain distance away from residential, resort, or institutional (health and education) activities.

2.3.5 Gathering places and recreation areas

A vibrant community life is a key part of Morin-Heights' development vision, as it contributes to residents' sense of belonging.

The network of infrastructures and facilities aims to support cultural programming, promote recreational activities, and create gathering places that meet morinheighters' diverse needs.

While most of the public facilities and infrastructures are accessible from within the urban perimeter, many of Morin-Heights' recreation sites take advantage of the outdoor opportunities found in the surrounding environment. Because one of the Municipality's priorities is to foster a dynamic social fabric, Morin-Heights repurposed the chalet at the former Bellevue ski hill into a community centre in 2017 (Map 3 – Gathering places and recreation areas).

PORTRAIT OF THE MUNICIPALITY'S GATHERING PLACES AND RECREATION AREAS

Public facilities

Morin-Heights bilingual public library, Chalet Bellevue community centre, Morin-Heights Elementary school, municipal garage, town hall, and the Parc linéaire du Corridor aérobique visitor centre

Municipal parks

Parc Basler, Parc du Geai Bleu, Parc Lummis, Parc Rivière-à-Simon, Parc des Bouleaux, the elementary school soccer field, and the Royal Canadian Legion baseball field

Public lands

Timber Supply and Forest Management Agreement (TSFMA) and intramunicipal lands

Outdoor network

The Parc linéaire du Corridor aérobique, existing and planned cross-country ski and snowshoe trails, mountain bike trails, the Interconnexion Trail (Vélocité route which connects the P'tit Train du Nord linear park to Piedmont and the Parc linéaire du Corridor aérobique), summer hiking trails, and the motorized recreational trail

Local community life

Blue Hills Association, the Heights Road homeowners' association, the Domaine Balmoral homeowners' association, the Lac-Noiret Property Owners Association, the Lac Anne association, the Echo Lake Homeowners Association, the Lac-Bouchette association, the Lac des Castors association, the Lac Franc association, the Green Acres association, the Morin Heights Historical Association, the Cozy Corner, and the SORE Cooperative

Private facilities

Sommet Morin-Heights ski resort and its camping, Balmoral golf course, and the Girl Guides of Canada camp (Camp Wa-Thik-Ane)

2.4 Natural landscape

Morin-Heights' natural landscape is shaped by its topography of plains and valleys, over which grows an impressive forest. This forest is fed by wetlands and hydrous environments and is home to abundant terrestrial and aquatic flora and fauna.

The richness of this landscape and its resources has not only been the driving force behind the development of the territory and its resort industry, but it also allowed the establishment of infrastructures and local tourism facilities whose influence is regional. It is part of the morinheighters identity and its protection is a tradition prioritized to prevent degradation for the benefit of urbanization.

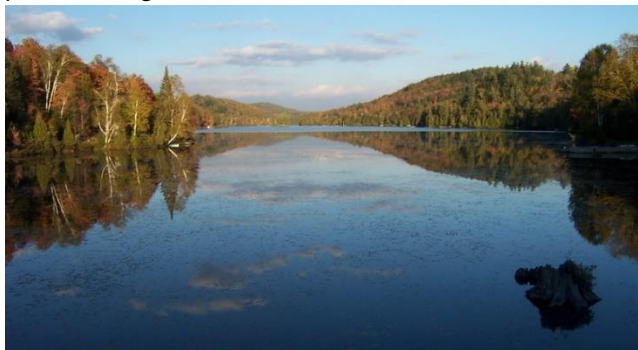


Figure 15. Lac Bouchette

Source: Municipality of Morin-Heights photo album

2.4.1 Topography and forest cover

Located in the Laurentian Highlands, Morin-Heights' topography consists of a dissected plateau terrain, with severely eroded areas that characterize its valleys and plains. Some plateaus are bounded by steep cliffs up to 150 metres in height.

Consequently, while the flatter areas generally host residential, consumption, and production sites, the steeper areas are more conducive to recreational activities like downhill skiing.

Between colonization and the transition to a resort economy, Morin-Heights' forests suffered significant losses, as the area's main source of income came from the lumber and sawmill industry. Despite this, the forest still extends over the vast majority of the municipal territory, and its trees range from 50 to 70 years old.

2.4.2 Water environments

The hydrographical network in Morin-Heights includes about twenty small and large lakes, the main ones being surrounded by homes. These include lakes Echo, Bouchette, Théodore, Cook, Perry, Franc, Margaret, and Corbeil, to name but a few. Largely developed for vacationing, these waterfront areas are a key part of the municipality's identity. Also noteworthy is Jackson Creek, which crosses a conservation area.

There is little public access to these bodies of water, except at Parc Lummis, where visitors can enjoy the banks of the Rivière à Simon.

For the most part, this water network drains into the Rivière à Simon, which is the sub-watershed that covers most of the municipal territory. The edges of the Ruisseau Saint-Louis, Rivière aux Mulets, and Rivière de l'Ouest sub-watersheds overlap at the edges of the municipal territory.

Due to the unfavourable terrain and related high construction costs, the Municipality of Morin-Heights has no sewer system. The primary municipal water supply system covers most of the urban perimeter.

A portion of Morin-Heights' residents are served by the other independent municipal water supply systems (those of Alpino, Bastien, Beaulieu, Salzborg, and Balmoral), which are located east of the urban perimeter. These systems cover a similar range, with the exception of the water supply system covering the Balmoral golf course sector, which is the second largest in the Municipality (Map 4 – Water supply system).

All the municipal systems are supplied from underground sources. Due to their capacity being reached, the Municipality of Morin-Heights does not intend to extend some of its networks. In areas outside of those served by these systems, groundwater is collected via individual and private wells.

2.4.3 Wetlands

Intertwined with this water network, Morin-Heights has a number of wetlands of different types and sizes. These environments, all of which are flooded or saturated with water for part of the year and are extraordinarily biodiverse, perform beneficial functions for the community, notably at the hydrological, biogeochemical, ecological, and socio-economic levels (CRE Laurentides, 2013).⁴ Under the *Act respecting the conservation of wetlands and bodies of water*, Québec's RCMs must develop regional wetlands and watercourses plans (plans régional des milieux humides et hydriques) in consultation with the Conseils régionaux de l'environnement (CRE) and Organismes de bassins versants. These plans are guided by the following principles: "no net loss" for these environments, coherent management of each watershed, and integration of issues related to climate change. Morin-Heights will be positioned to collaborate in this regional plan project, with the objective of understanding, conserving, and managing these ecosystems sustainably. The tools created by Ducks Unlimited, in partnership with the Ministry of the Environment and the Fight against Climate Change (MELCC), can be seen online until the project is completed in 2022 or 2023.

2.4.4 Natural habitats

Morin-Heights is known to be home to many different types of wildlife. Walking through the region, you may see moose, white-tailed deer, black bears, and small fur animals such as beavers.

In an exercise on a regional scale, the Centre de données sur le patrimoine naturel du Québec (CDPNQ) is compiling its observations on the watersheds of the four rivers and streams within Morin-Heights' territory: Ruisseau Saint-Louis, Rivière de l'Ouest, Rivière aux Mulets, and Rivière à Simon. It is interesting to note that the majority of existing plant and wildlife species have been observed for more than 25 years. However, some of these species that have a long history of documented sightings are now designated as

vulnerable. These include the wood turtle and the black maple.



Figure 16. Southern flying squirrel

Source: Biogenus, Fondation Monique Fitz-Back

According to the *Act Respecting Threatened or Vulnerable Species* (e-12.01), a species, subspecies, or wildlife population is considered vulnerable if its situation is precarious, even though it is not expected to go extinct in the short or medium term. Morin Heights also provides habitat for wildlife species such as the green snake, pickerel frog, chimney swift, southern flying squirrel, northern sunfish and southern bog lemming. In terms of plant species, the northern adder's-tongue is noteworthy.

⁴ Conseil régional de l'environnement des Laurentides (2013). "*Milieux humides*". Retrieved online [<https://crelaurentides.org/liens-utiles/milieux-humides>].

2.4.5 Protected natural areas

Under the *Natural Heritage Conservation Act* (CQLR c. C-61.01), a protected area is defined as “a clearly defined geographical space, recognized, dedicated and managed, through legal or other effective means, to achieve the long-term conservation of nature with associated ecosystem services and cultural values.” The objective of this act is to safeguard the character, diversity, and integrity of Québec’s natural heritage.

In 2021, Québec’s protected area network consisted of just under 5,000 regulated natural sites managed under more than 33 legal or administrative designations (MELCC, 2021).⁵ The designations include wildlife habitat, national park, refuge, reserve, and humanized landscape.

In 2019, Morin-Heights spearheaded the creation of the Ruisseau Jackson Nature Reserve. Although half of the area is shared between the municipalities of Saint-Sauveur and Mille-Isles, the Reserve has allowed Morin-Heights to increase its municipal green space by 4.25%, to reach nearly 14% of its municipal territory (or 1,844 acres). This collaboration between a municipality, a developer, and a citizen’s group has made it possible to identify rare forest stands and species that are susceptible to becoming threatened or vulnerable. This project is also supported by the Fondation de la faune du Québec, the Echo Foundation, and the Nature Conservancy of Canada. This reserve has 1.27 km² of wetlands, 143 acres of water bodies, unique biological diversity, and 62 built homes, but the predominant use is forested land. Specifically, the Ruisseau Jackson Nature Reserve and the adjacent development project are protected by eco-servitudes that dictate what activities are permitted or prohibited on the trails and prohibit certain activities, such as hunting and fishing, off-trail.



Figure 17. Ruisseau Jackson Nature Reserve

Source: Ruisseau Jackson Organization

Since Morin-Heights already has over 150 km of trails dotted with municipal parks, the Ruisseau Jackson Nature Reserve is a key part of the creation of a series of interconnected natural spaces intended to preserve networks and the environment. It connects to the 125-acre Parc Basler, acquired in 2007 and located in the centre of the Municipality, and to the 311 acres that was donated to Morin-Heights to protect the Viking ski club’s trail network, a little further south. Ultimately, it will be possible to connect these nature areas to the exceptional wetland of Lac Bouchette, north of the municipal territory.

⁵Government of Québec, Ministère de l’Environnement et de la Lutte contre les changements climatiques (2021). *Les aires protégées au Québec*. https://www.environnement.gouv.qc.ca/biodiversite/aires_protegees/aires_quebec.htm

These green spaces make a major contribution to the region's ecological corridors, a type of passage that connects natural environments, allowing wildlife and plant species to travel despite obstacles such as roads.⁶ The creation of a conservation area in Morin-Heights could also contribute to the regional vision of the Éco-Corridors laurentiens, which will link Parc National d'Oka to Parc National de Mont-Tremblant.⁷

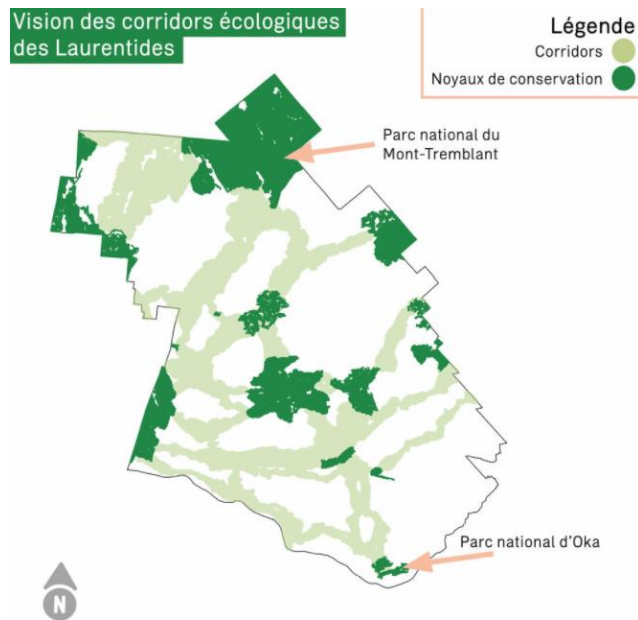


Figure 18. Vision for the Éco-Corridors laurentiens

Source: Éco-corridors laurentiens, 2021

In the coming years, Morin-Heights intends to acquire areas of interest in its territory with the aim of helping to protect its green spaces.

⁶Government of Québec, Ministère de l'Environnement et de la Lutte contre les changements climatiques (2021). *Glossaire*. [<https://www.environnement.gouv.qc.ca/jeunesse/chronique/glossaire-petit.htm#biodiversite>].

⁷ Éco-corridors Laurentiens (2021). *Les éco-corridors*. [<https://ecocorridorslaurentiens.org/les-eco-corridors>].

2.5 Morin-Heights' collective heritage

2.5.1 Built heritage

One of the important aspects of the Municipality as a member of the RCM is its religious heritage. Chemin du Village, the main street of Morin-Heights, has the United Church of Canada/Methodist Church, the Trinity Anglican Church surrounded by its cemetery, and its neighbour, the Hillside Chapel. Farther north on rue Belisle and a bit farther from the town core is the Jehovah's Witnesses' Kingdom Hall.



Figure 19. Trinity Church and its cemetery

Source: Municipality of Morin-Heights photo album

The municipality's main street features various institutional and commercial buildings that have contributed to Morinheighters' cultural heritage. These include the former Mickey's general store, a venerable town institution that existed for 115 years before its closure in 2013. Built in 1898, Mickey's was the place where locals bought everyday goods such as groceries and hardware. By the 1960s, it was where townspeople could do their laundry, buy shoes and clothes, have a coffee, and chat with friends and neighbours. Today, the reconstructed building housing Mickey's Café serves as a community meeting place.⁸



Figure 20. The former Mickey's Café building, opened as a café in 1960 and demolished in 2014

Source: Morin-Heights Historical Association

On the other side of Chemin du Village sits the municipal library, once the municipality's main building and town hall, as well as the fire station.

Several other local streets connect to the main street and are home to buildings that still bear traces of the past. For example, the house of the founding father, Augustin-Norbert Morin, still stands at the intersection of Chemin du Village and Chemin du Lac Écho. Chemin Watchorn leads to the Newton Mill House, a local fixture that has played a vital role in the town's life over the years.

Outside the urban perimeter, a number of properties around Echo Lake display architectural features that harken back to the first residences in the Municipality.

Nine historical plaques commemorating the sites were installed as part of the Municipality's 150th anniversary celebrations (1855–2005), honouring most of Morin-Heights' built heritage. These plaques create a walkable historical route through the heart of the town core, marking some of the most important sites in the municipality.

⁸ Morin-Heights Historical Association (2020). "Farewell to the oldest store in Morin Heights: the Mickey's story."

2.5.2 Musical heritage⁹

When John Lennon and Yoko Ono were in Montréal for a bed-in in the spring of 1969, it was André Perry that recorded and edited the legendary song Give Peace a Chance. In 1976, Perry's Le Studio was built on the shores of Lac Perry. With the beauty of the landscape, the tranquility of the site, and the quality of the recording facilities, Le Studio attracted the biggest names in the Québec and international music scene. Its success made a huge contribution to the Municipality's artistic and cultural development.

By 1960, artists from Le Studio were performing in Morin Heights' many hotels and bars, such as Common's, a lively spot where revellers could gather and dance to live music almost every night of the week. With a concert hall on the first floor and a bar in the basement, the hotel-bar hosted numerous artists until it closed in 2005. Nanette Workman and Corey Hart are just a few who graced its stage.

Another place that must be mentioned is Rose's Cantina, whose property is now occupied by a childcare centre. Rose's was a small café famous for hosting weekend performances by the top folk singers of the age. In the 1970s, Rose's Cantina built on its success by organizing outdoor concerts, as well as a musical parade through the streets of the municipality. The legacy of that era is still going strong with events like the SuperFolk festival, which has attracted thousands of attendees each year since 2017. SuperFolk also produced a short documentary about Penny Rose and her historic role in fostering the folk music community.

By putting musicians of all genres in the spotlight, Le Studio and Rose's Cantina made immeasurable contributions to Morin-Heights' musical heritage.

Visiting artists, from David Bowie to Julien Clerc to Robert Charlebois, spent time in the region, occasionally even building cottages there. Le Studio closed its doors in 1988, and its building burned down in 2019. However, the musical legacy of this mythical place lives on through annual music

festivals and the existence of other recording studios in Morin-Heights.



Figure 21. David Bowie during a recording session at André Perry's Le Studio

Source: André Perry, 2021

⁹ Morin-Heights Historical Association (2016). "Morin Heights: a lively musical heritage," article.

2.5.3 Environmental and landscape heritage

Morin-Heights' local environment and natural landscapes are the region's greatest treasures and a major draw for visitors. Their fragile beauty must be preserved.

Beyond the exceptionally biodiverse forest, the area features a number of iconic locations that continue to play an important role in Morinheighters' sense of identity. These include natural environments such as the marsh of Lac Bouchette (the largest lake in the Municipality), the Ruisseau Jackson Nature Reserve, and the Christieville dam, all sites of great ecological interest.

The outdoor network of cross-country ski, hiking, cycling, and snowshoeing trails also forms a significant part of this environmental and landscape heritage. From key points like the Chalet Bellevue, the Corridor Aérobieque visitor centre, and the Sommet Morin-Heights, nature lovers of all ages can explore and enjoy physical activity on the network of municipal trails, the Fondeurs trail, Viking trails, and backcountry trails. This network of trails totals more than 200 kilometres.

Among these, the Viking Ski Club trail network, one of the oldest in North America, is renowned for cross-country skiing and competitive events. This network is also known as the Réserve Sheldon, because the Sheldon family donated the land to ensure future generations could enjoy it as well. Another noteworthy feature in the area is the Western cross-country ski trail, one of the oldest trails in the Laurentides region. It takes skiers through a wealth of beautiful, diverse landscapes, especially at the approach to Lac Théodore, north of Morin-Heights. The Western trail is currently accessible from the neighbouring municipality of Val-Morin. (Map 5 – Collective heritage of Morin-Heights).



Figure 22. Western cross-country ski trail

Source: ZoneSki (Québec ski guide), 2020



Figure 23. 37th Viking Loppet in Morin-Heights

Source: Municipality of Morin-Heights photo album, 2009



Figure 24. Entrance to the Corridor Aérobieque

Source: Municipality of Morin-Heights photo album

COLLECTIVE HERITAGE IN MORIN-HEIGHTS

1. Parc linéaire du Corridor aérobique and its station
2. Chalet Bellevue at 27 Rue Bellevue
3. 73 Chemin du Lac Écho, former location of Common's
4. Maison Augustin-Norbert Morin at 898 Chemin du Village
5. United Church of Canada/Methodist Church at 831 Chemin du Village

According to the 2003 inventory by the Conseil du patrimoine religieux and the Ministère de la Culture et des Communications, it was built in 1880.

6. 834 Chemin du Village, where the former Mickey's general store was located
7. Municipal library at 823 Chemin du Village
8. Trinity Anglican Church and cemetery at 757 Chemin du Village
9. Hillside Chapel at 755 Chemin du Village (according to the 2003 inventory by the Conseil du patrimoine religieux and the Ministère de la Culture et des Communications, it was built in 1895)
10. Royal Canadian Legion at 127 Chemin Watchorn
11. Sainte-Eugène Roman Catholic church at 148 Chemin Watchorn
12. 201 Rue Perry, the former location of Le Studio André Perry
13. Lac Bouchette marsh
14. Ruisseau Jackson Nature Reserve
15. Built environment around Echo Lake
16. Viking ski club at 393 Chemin Jackson

2.6 Constraints to land use

The region of Morin-Heights has some natural and anthropogenic constraints, such as heat islands, where land occupation is subject to particular restrictions for reasons of safety or public health, environmental protection, or general well-being. Regulations therefore govern or prohibit certain land uses, structures, or works, in light of the proximity of these constraints (Map 6 – Natural and anthropogenic constraints).

2.6.1 Natural constraints

Areas are categorized as having natural constraints if they are located in or near wetlands or bodies of water. Morin-Heights has a flood zone along the Rivière à Simon.

A number of wetlands and water bodies of various sizes are located throughout the Municipality. By 2023, the RCM of Les Pays-d'en-Haut will have completed its regional wetlands and watercourses plan, making it possible to identify these features and to integrate their conservation into the land use planning with an emphasis on sustainable development.

“These environments are essential to help maintain the water quality of lakes and rivers, as well as for the protection of the plant and animal species that reside there, and their habitats.”¹⁰
(translation)

According to regional data, no landslide or rockfall hazard areas have been identified or mapped. That said, a certain distance around the foot of any mountain must be kept clear in order to limit danger from landslides. Regulatory provisions are also required for areas where the slope is 30% or more.

2.6.2 Anthropogenic constraints

A high-noise-level zone has been identified on both sides of the eastern portion of Route 364 due to road noise. The posted speed here, and on the entire section of the road that passes through the Morin-Heights region, is at least 80 km/h.

“Above certain levels, noise disturbs health and well-being (conversation, sleep, outdoor activities, etc.) and is generally perceived by the local population as an annoyance or nuisance.”¹¹
(translation)

As per the Ministère des Transports du Québec (MTQ) in its *Politique sur le bruit routier*, it is important to better protect the quality of life of people living near sections of roads that can create serious noise-related harm (for example, by producing outdoor noise exceeding 55 dB LAeq,24). Special provisions therefore apply to sensitive uses (like dwellings).

Water withdrawal facilities have also been identified, and measures for protection areas will be applied.

In accordance with regional requirements, separation distances must be applied for sensitive uses (e.g. industry and waste management activities).

A 120-kilovolt power line that runs through the municipalities of Saint-Sauveur, Piedmont, Sainte-Adèle, and Sainte-Marguerite-Estérel crosses a small piece of Morin-Heights' territory, near Saint-Sauveur and Route 364. Provisions must be introduced within the right-of-way and at the approaches to the line.

Several sites used for quarries and sand pits have been identified in Morin-Heights near Route 329 or its extension. Only the sites accessible from Chemin Kirkpatrick are active. Beyond the provincial regulations that apply to these sites, separation distances from sensitive uses must also be stipulated.

¹⁰ LUDP of the RCM of Les Pays-d'en-Haut, 2nd orientation: preserve the quality of the natural environment and support its regeneration (translated)

¹¹ Government of Québec (1987). *Combattre le bruit de la circulation routière*, Ministère des Transports, p. 15.

It should be noted that the RCM of Les Pays-d'en-Haut is in the process of carrying out its planning exercise to identify the areas that are incompatible with mining activity, including the minimum separation distances for quarries, sandpits, and other mining sites. This exercise is part of the government's policy orientations in this area, and the urban planning tools will need to be adjusted to take this into account.

2.6.3 Urban heat islands

The Government of Québec is intensifying its efforts to combat climate change in order to confront this global crisis that has real impacts on the province. One example of this is the 2030 Plan for a Green Economy, Québec's first policy framework for electrification and the fight against climate change. Another is the government's ongoing efforts to develop a provincial strategy that recognizes urban and land use planning as a tool to fight climate change. According to the Intergovernmental Panel on Climate Change (IPCC), "eleven of the twelve warmest years have occurred from 1995 to 2006." In Québec, the ten hottest years of the century were recorded from the 1980s onward. This steady rise in temperature will only exacerbate the urban heat island (UHI) phenomenon. This is defined by a temperature difference of up to 12 degrees Celsius, and can shift from day to day depending on weather conditions and human activities.

The Government of Québec's Institut national de santé publique has identified several causes for the emergence and intensification of UHIs, such as greenhouse gas emissions, the progressive loss of forest cover, soil surface sealing and the resulting thermal properties, the size and morphology of cities, and anthropogenic heat.

In recent years, the consequences on the environment and human health have led to the development of educational, regulatory, and

cartographic tools to factor these causes into the planning of our living environments.

"Research has shown that rising average summer temperatures in Québec could lead to an increase in the summer mortality rate (from non-traumatic causes) in the order of 2% by 2020 and 10% by 2080."¹² (translation)

Bill 67¹³ provides for an improvement in the territorial planning regime, notably by requiring municipalities to identify any part of their territories that are poorly vegetated, have intense soil surface sealing, or have UHIs in their urbanism plans within the next three years. Municipalities are also required to describe any measures to mitigate the adverse or undesirable effects of these features. As part of measure 21 of its 2006–2012 Climate Change Action Plan (CCAP), the Government of Québec mapped urban heat and cold islands and surface temperature. However, it did not map the territory of Morin-Heights. Even in 2021, few mapping tools are available to clearly identify urban heat islands, particularly for municipalities with smaller populations. However, an interactive atlas of vulnerability to heat waves has been produced by Université Laval, the Ouranos consortium, and the Institut national de santé publique du Québec (INSPQ). This research project treats population vulnerability as a condition resulting from physical, economic, social, and environmental factors. By including aspects such as sensitivity and coping capacity, the index illuminates the social and environmental inequalities that result from climate change.

While the map only provides information on the inhabited and residential portions of municipalities in Québec, it does indicate the environments likely to be adversely affected by a UHI. Map 7 recapitulates the information from the atlas and shows that the index indicates only medium to

¹² Doyon, B.; Bélanger, D.; Gosselin, P. (2008). The potential impact of climate change on annual and seasonal mortality for three cities in Québec, Canada. *International Journal of Health Geographics*, vol. 7, n° 23.

¹³ Bill 67, *An Act to establish a new development regime for the flood zones of lakes and watercourses, to temporarily grant municipalities powers enabling them to respond to certain needs and to amend various provisions*, first session, 42nd legislature, Québec, 2021, assented to 25 March 2021.

moderate vulnerability in Morin-Heights (on a scale from very low to very high vulnerability).

For Morin-Heights, the areas most likely to experience the common consequences of UHIs are those with the most soil surface sealing and loss of

forest cover. Planting vegetation, developing green infrastructure, and developing a consistent regulatory framework can help to combat the effects that may originate from these areas.

3. PLANNING CHOICES

3.1 Vision of the future

Through its *Strategic Vision Statement 2020–2030*, the Municipality of Morin-Heights developed a vision consistent with its 165 years of existence. The statement affirms the values of kindness, empathy, pride, and vitality, and is intended to guide the priority development orientations for the Municipality.

VISION OF MORIN-HEIGHTS' FUTURE

“Morin-Heights is a bilingual municipality with a strong sense of belonging, which lives in harmony with nature, with its history, its culture and family values.”

3.2 Development orientations, objectives, and actions

This vision has given rise to three major development orientations that address the living environment, the collective heritage, and the town core.

Each orientation is accompanied by objectives and actions. 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.

3.2.1 Orientation 1: Ensuring a quality living environment

The first orientation, “Ensuring a quality living environment,” is accompanied by four objectives and a set of actions.

Objective 1.1: Control land use in order to fight climate change.

The actions are as follows:

1. Develop measures to ensure integrated water management.
2. Develop awareness tools to optimize the management of rain runoff on private property.
3. Limit the areas intended for residential and resort development to those with the least impact on the natural environment.
4. Consolidate residential locations by ensuring low-density land use outside of development areas.
5. Regulate residential development in a way that reflects a quality environment that is consistent with Morin-Heights’ values. This regulation includes:
 - a) A regulatory framework that governs architecture, land development, and the preservation of natural areas
 - b) Objectives and evaluation criteria in the *By-Law Regarding Site Planning and Architectural Integration Programs* for certain sectors
6. Promotion of the integration of innovative and sustainable practices for construction and development (LEED certificate, Novoclimat, energy performance, etc.)
7. Adopt regulatory provisions for shoreline renaturalization.

8. Develop educational tools to share information on the environmental, economic, recreational, and community benefits of maintaining a natural riparian zone
9. Implement measures to ensure a minimum distance between industrial activities and sensitive uses

Objective 1.2: Enhance opportunities for outdoor activities and recreation.

The actions are as follows:

1. Identify the land crossed by the trails in Morin-Heights' outdoor network.
2. Develop a master plan for Morin-Heights' parks and outdoor network.
3. Plan the integration of developed trails and recreation sites into the network.
4. Adopt a land acquisition plan to support the sustainability of the outdoor network, including interconnection trails with neighbouring municipalities, based on planning established by the Société de plein air des Pays-d'en-Haut (SOPAIRE) and the RCM.
5. Improve the network of developed trails in Morin-Heights.
6. Plan bicycle and pedestrian links allowing, as far as possible, to provide service to the various neighborhood sectors and to connect the different sectors within them.
7. Evaluate the possibility of developing a bicycle and pedestrian link to bypass Route 329 between the Blue Hills coast and Lummis Park;
8. Collaborate in the creation of a regional park within public lands (CAAF) and intramunicipal public lands;
9. Establish a regulatory framework that allows for adequate control of short-term rentals in the territory.

10. Create a park-and-ride lot near the Parc du Geai Bleu to improve accessibility.
11. Collaborate in the implementation of high-speed internet coverage.

Objective 1.3: Secure areas where land use is subject to special constraints for reasons of public safety, public health, environmental protection, or general welfare.

The actions are as follows:

1. Regulate interventions in and around wetlands and bodies of water.
2. Regulate interventions within the floodplain.
3. Regulate interventions in landslide hazard areas and sloping areas.
4. Regulate interventions in the road noise zone.
5. Implement provisions for water withdrawal facility protection zones.
6. Stipulate a distance between certain uses (such as industries and extractive activities) and sensitive uses.
7. Work with the RCM to determine areas that are incompatible with mining activity and the distances to be maintained in the vicinity of quarries, sandpits, and other mining sites.
8. Regulate interventions in and around the right of way for the 120 kV and higher power line.

Objective 1.4: Support a supply of social, affordable and family housing.

The actions are as follows:

1. Pursue the steps under the Rénovation Québec program.
2. Authorize additional dwellings of the accessory dwelling unit type (intergenerational dwelling, additional dwelling and guest house).
3. Promote the development of social and affordable housing in the territory.

4. Encourage developers to create larger units for families.

3.2.2 Orientation 2: Preserving the collective heritage of Morin-Heights

The second orientation, “Preserving the collective heritage of Morin-Heights,” is accompanied by two objectives and a set of actions, namely:

Objective 2.1: Preserve the built heritage.

The actions are as follows:

1. Collaborate with the RCM of Les Pays-d'en-Haut in completing the regional heritage inventory, which must be adopted by the RCM no later than April 1, 2026, in accordance with the new provisions of the *Cultural Heritage Act* (CQLR c. P-9.002).
2. Enhance the network of historical interpretive signs accordingly.
3. Control the demolition of heritage buildings through the *By-Law Regarding the Demolition of Immovables* in accordance with the new provisions of the *Cultural Heritage Act* (CQLR, c. c. P-9.002).
4. Provide incentives for building renovation/conversion and land development, for example through the creation of a revitalization program.
5. Regulate the occupation and maintenance of buildings in accordance with the new provisions of the *Cultural Heritage Act* (CQLR c. P-9.002).

Objective 2.2: Preserve the environmental and landscape heritage.

The actions are as follows:

1. Complete the identification of the components of Morin-Heights’ environmental and landscape heritage.
2. Set a target of 30% conservation in the Municipality of Morin-Heights.
3. Develop tools to raise awareness of the environmental, economic, physical, mental, and social benefits of preserving the forest.
4. Acquire land for conservation purposes that is accessible from the town core.
5. Collaborate in the development of the RCM of Les Pays-d'en-Haut’s regional wetlands and watercourses plan.
6. Stipulate a percentage of natural spaces for preservation.
7. Characterize landscapes of interest by describing them; identifying their aesthetic, environmental, historical, and community value; and classifying them according to their degree of vulnerability to change.
8. Regulate interventions in elevation areas based on specific objectives and criteria (*By-Law Regarding Site Planning and Architectural Integration Programs*).

3.2.3 Orientation 3: Revitalizing the town core

The third orientation, “Revitalizing the town core,” is accompanied by three objectives and a set of actions, namely:

Objective 3.1: Make the town core attractive.

The actions are as follows:

1. Identify the boundaries of the town core.
2. Create a detailed plan for the town core (such as a specific urbanism program). This detailed plan should address issues and actions related to:
 - a) Improving public spaces and spaces of mobility (such as sidewalks and safe pedestrian crossings)
 - b) Developing outdoor terraces and parklets in public spaces, through appropriate regulation
 - c) Beautifying the town core with plants
 - d) Consolidating commercial and core activities for the community
 - e) Introducing specific signage to highlight attractions, public spaces, and networks accessible from the town core
 - f) Implementing economic measures to support merchants and businesses
 - g) Identifying redevelopment opportunities in vacant or underutilized spaces

h) Enhancing the built and designed landscape (commercial facades, landscaping, parking, signage, etc.)

i) Beautifying the street by installing signature furniture and painting paved surfaces

3. Promote cohabitation and a mix of residential, commercial, and institutional uses through appropriate regulations

Objective 3.2: Improve conditions for active mobility.

The actions are as follows:

1. Create bicycle and pedestrian links between service points in the town core and recreation areas.
2. Enhance signage for recreation areas with indicators for walking and biking distance.
3. Install signage to mark existing public parking lots with the aim of promoting walkability.
4. Install bike-friendly fixtures.

Objective 3.3: Encourage the creation of gathering places.

The actions are as follows:

1. Develop a tool to monitor the implementation of the family and seniors policy and the environmental and transition policy.
2. Plan the development of a new public access to the Rivière à Simon.

3.3 Conceptualization of land use

Below is the land use concept for the town core, provided to demonstrate the orientation and the objectives. Note that it is for illustrative purposes only. This diagram shows the potential to connect the ecological, active transport, and road networks that run through the municipal parks.

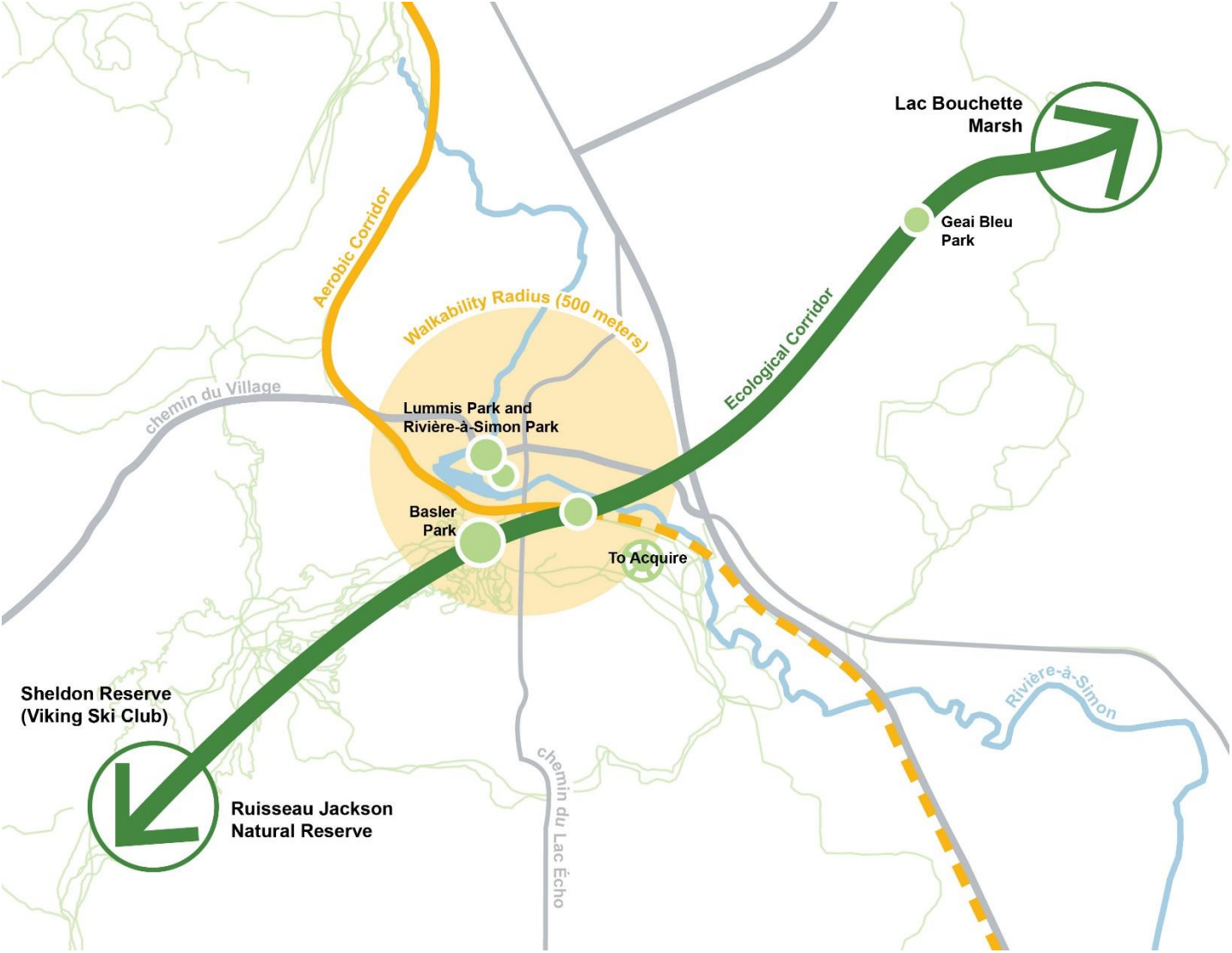


Figure 25. Conceptualization of land use
Source: Municipality of Morin-Heights

4. IMPLEMENTATION

4.1 Major land uses

The major land uses represent the desired purposes for each part of the territory of Morin-Heights. Eight major land uses have been identified (Map 8 – Land uses).

To make these uses operational, the zoning by-law will need to create zones in which the use(s) to be authorized match those identified for the allocation areas.

1. Agroforestry allocation area (AF)

Corresponds to public (CAAF) and intermunicipal (TPI) lands. Compatible uses: agroforestry and agriculture.

2. Commercial allocation area (C)

Corresponds to the commercial areas along Routes 364 and 329 and Chemin du Village. Compatible uses: commercial, light industrial, municipal services, public utilities, and some animal care and husbandry activities.

3. Conservation allocation area (CONS)

Corresponds to public properties devoted to conservation (or properties held by a conservation organization). Compatible uses: conservation.

4. Industrial (I) allocation area

Corresponds to industrial sectors. Compatible uses: light industrial, commercial, municipal services, and public utilities. Outside the urban perimeter, agroforestry industries and extractive activities are also compatible.

5. Mixed allocation area (MIX)

Corresponds to the areas of predominantly commercial, residential, and public function in the town core. Compatible uses: commercial, residential, and public.

6. Recreational allocation area (REC)

Corresponds to the areas where the primary function is recreation. Compatible uses: recreation-related businesses, accommodation and related activities, public.

7. Residential and forestry (RF) allocation area

Corresponds to very-low-density areas in the forest. Compatible uses: residential, outdoor-recreation-related businesses, accommodation (in limited areas), and agricultural.

8. Residential and resort (RV) allocation area

Corresponds to low-density areas in the resort area and medium-density areas within the urban perimeter. Compatible uses: residential and accommodation (within defined areas).

The following uses are compatible throughout the municipal territory: parks, playgrounds, green spaces, bicycle paths and lanes, non-motorized trails, community gardens, conservation and environmental management activities, energy infrastructures and networks, public transportation infrastructures.

Heavy industry is incompatible throughout the territory.

4.2 Land use density

The concept of land use density refers to the number of dwellings permitted on a given area of land (dwellings per hectare). Therefore, land use density can only be stipulated for residential uses.

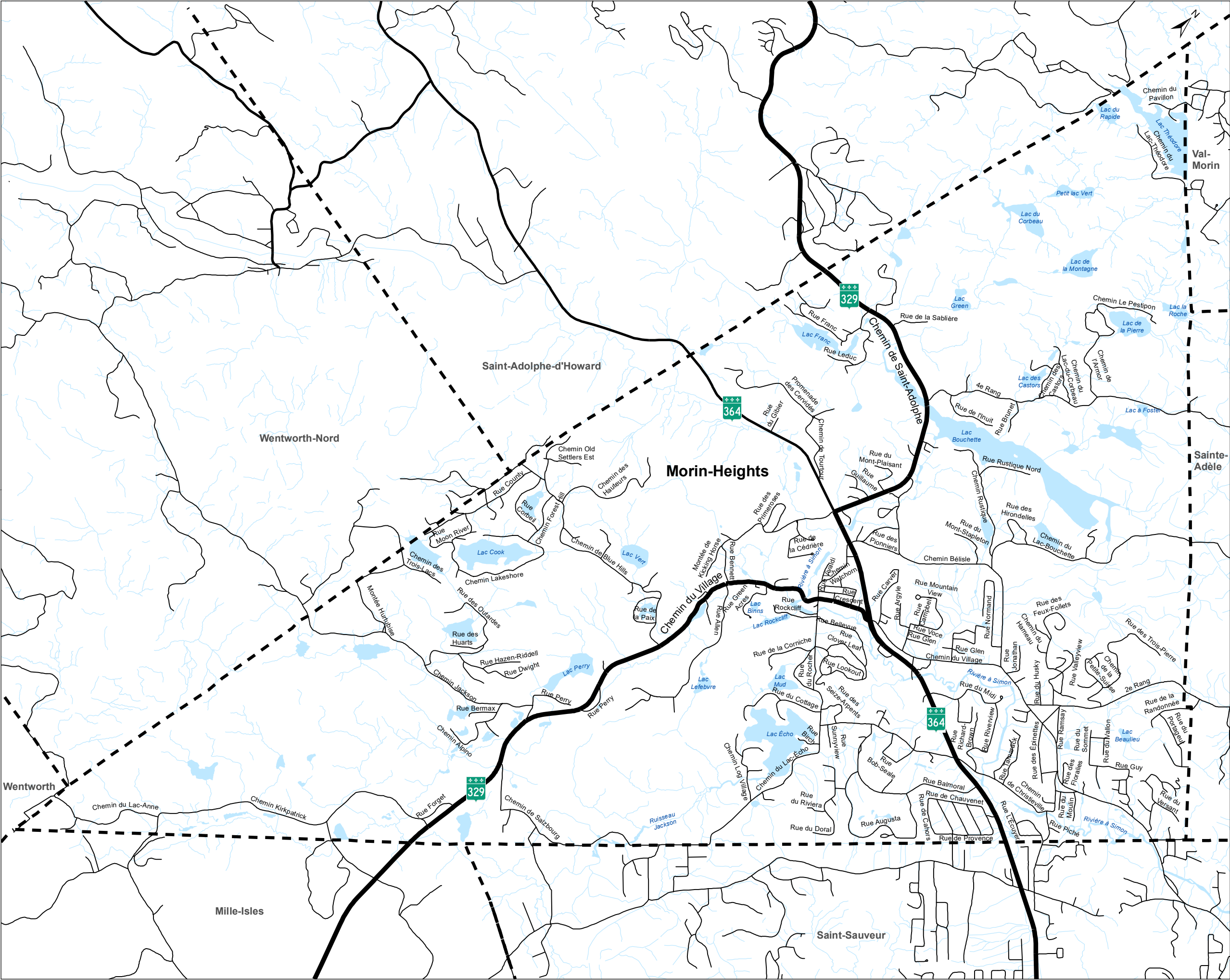
In accordance with regional requirements, the (gross) land use density is four or more dwellings per hectare within the urban perimeter. Outside the urban perimeter, the density cannot exceed three dwellings per hectare. Depending on its development choices, the Municipality also allows for variable subdivision standards, which means that the actual maximum density outside the urban perimeter may be lower.

In addition, there will be by-laws (such as those regarding site planning and architectural integration programs and specific construction proposals) that allow projects to be evaluated on a case-by-case basis, using specific objectives and criteria. Finally, the Municipality will provide a framework for certain interventions through the new mandatory by-laws concerning demolition and the occupancy and maintenance of buildings.

4.3 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 (zoning, subdivision, construction, and permits and certificates).

APPENDICES – MAPS



MORIN-HEIGHTS
1855

Plan 1 :The Road Network

Planning program bylaw



Municipal Limit

Hydrography

Waterway (River)

Lake

Road Network

Road Network

Collector Route

Local Road

Entry into force : February 27, 2023

Scale: 1 : 40 000

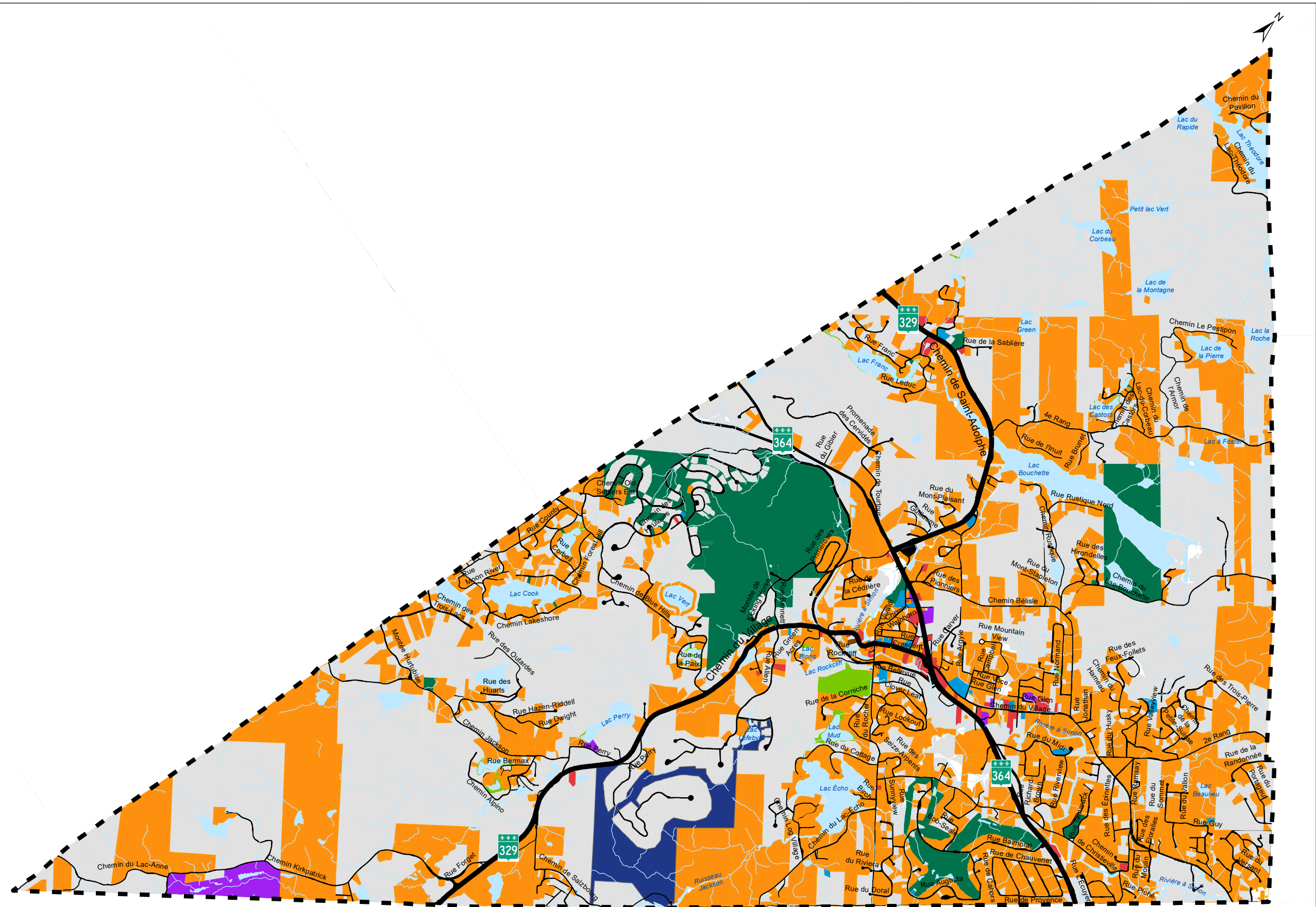
Source: MRC des Pays-d'en-Haut.

Plan Amendment

Bylaw N° :

Entry into force :

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Plan 2 : Land Use*
Planning program bylaw

- Legend**
- Municipal Limit
 - Land Use (2021)**
 - Other (agriculture, unoccupied or vacant land or floor space and burned building)
 - Commercial
 - Conservation
 - Industrial
 - Institutional
 - Parks and Natural Areas
 - Recreation
 - Road Network
 - Residential
 - Parking
 - Hydrographie**
 - Waterway (River)
 - Lake
 - Road Network**
 - Regional Route
 - Collector Route
 - Local Road

Entry into force : February 27, 2023
Scale: 1 : 40 000
Source: MRC des Pays-d'en-Haut.

Plan Amendment	
Bylaw N° :	Entry into force :

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*for information purposes only

Gathering and Recreation Places

Private facilities

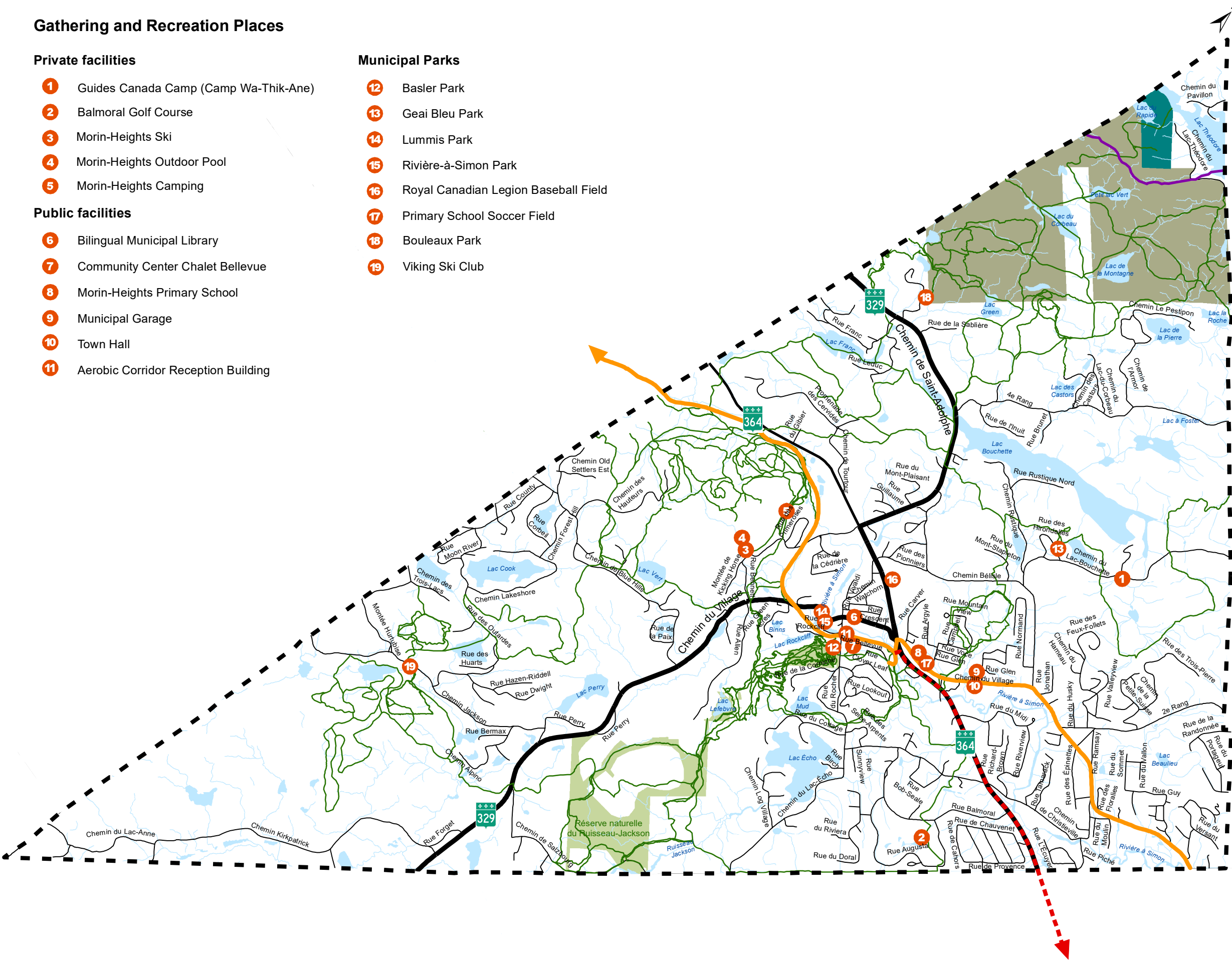
- 1 Guides Canada Camp (Camp Wa-Thik-Ane)
- 2 Balmoral Golf Course
- 3 Morin-Heights Ski
- 4 Morin-Heights Outdoor Pool
- 5 Morin-Heights Camping

Public facilities

- 6 Bilingual Municipal Library
- 7 Community Center Chalet Bellevue
- 8 Morin-Heights Primary School
- 9 Municipal Garage
- 10 Town Hall
- 11 Aerobic Corridor Reception Building

Municipal Parks

- 12 Basler Park
- 13 Geai Bleu Park
- 14 Lummis Park
- 15 Rivière-à-Simon Park
- 16 Royal Canadian Legion Baseball Field
- 17 Primary School Soccer Field
- 18 Bouleaux Park
- 19 Viking Ski Club



Plan 3:
Gathering and Recreation
Places
Planning program bylaw

- Municipal Limit
- Outdoor Network
 - Existing Trail
 - Projected Trail
 - Interconnection Trail
 - Laurentians Linear Park - Aerobic Corridor
 - Motorised Trail
- Public Lands
 - SFMC
 - Intramunicipal
- Hydrography
 - Waterway (River)
 - Lake
- Road Network
 - Regional Route
 - Collector Route
 - Local

Entry into force : February 27, 2023
Scale: 1 : 40 000
Source: MRC des Pays-d'en-Haut.

Plan Amendment

Bylaw N° :	Entry into force :

0 250 500 1000 m



MORIN-HEIGHTS
1855

Plan 4 : Water Supply Network

Planning program bylaw

- Municipal Limit
- Aqueduc Network
- Urbanization Perimeter
- Hydrography

Waterway (River)

Lake
- Road Network

Regional Route

Collector Route

Local Road

Entry into force : February 27, 2023

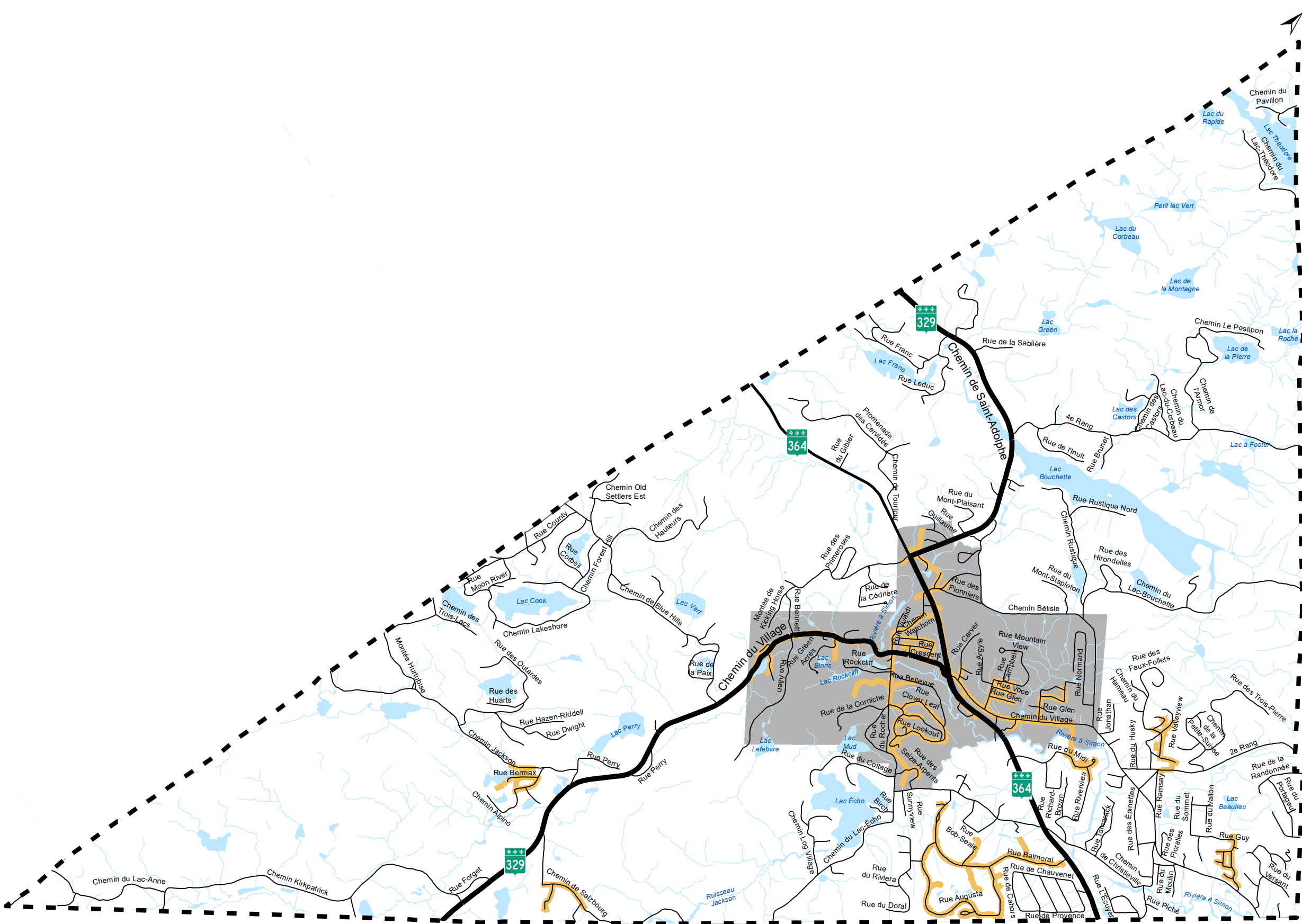
Scale: 1 : 40 000

Source: MRC des Pays-d'en-Haut.

Plan Amendment

Bylaw N° :	Entry into force :

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- 1

The Laurentian Linear Park "Aerobic Corridor" and station
- 2

Bellevue Cottage at 27 Bellevue Road
- 3

73 Echo Lake Road where Common's was located
- 4

Augustin-Norbert Morin House at 898 Village Road
- 5

The United Church of Canada or the Methodist Church at 831 Village Road
- 6

834 Village Road, where the former Mickey's general store was located
- 7

The Municipal Library at 823 Village Road
- 8

Trinity Anglican Churh and Cemetery at 757 Village Road
- 9

Hillside Chapel at 755 Village Road
- 10

The Royal Canadian Legion at 127 Watchorn Road
- 11

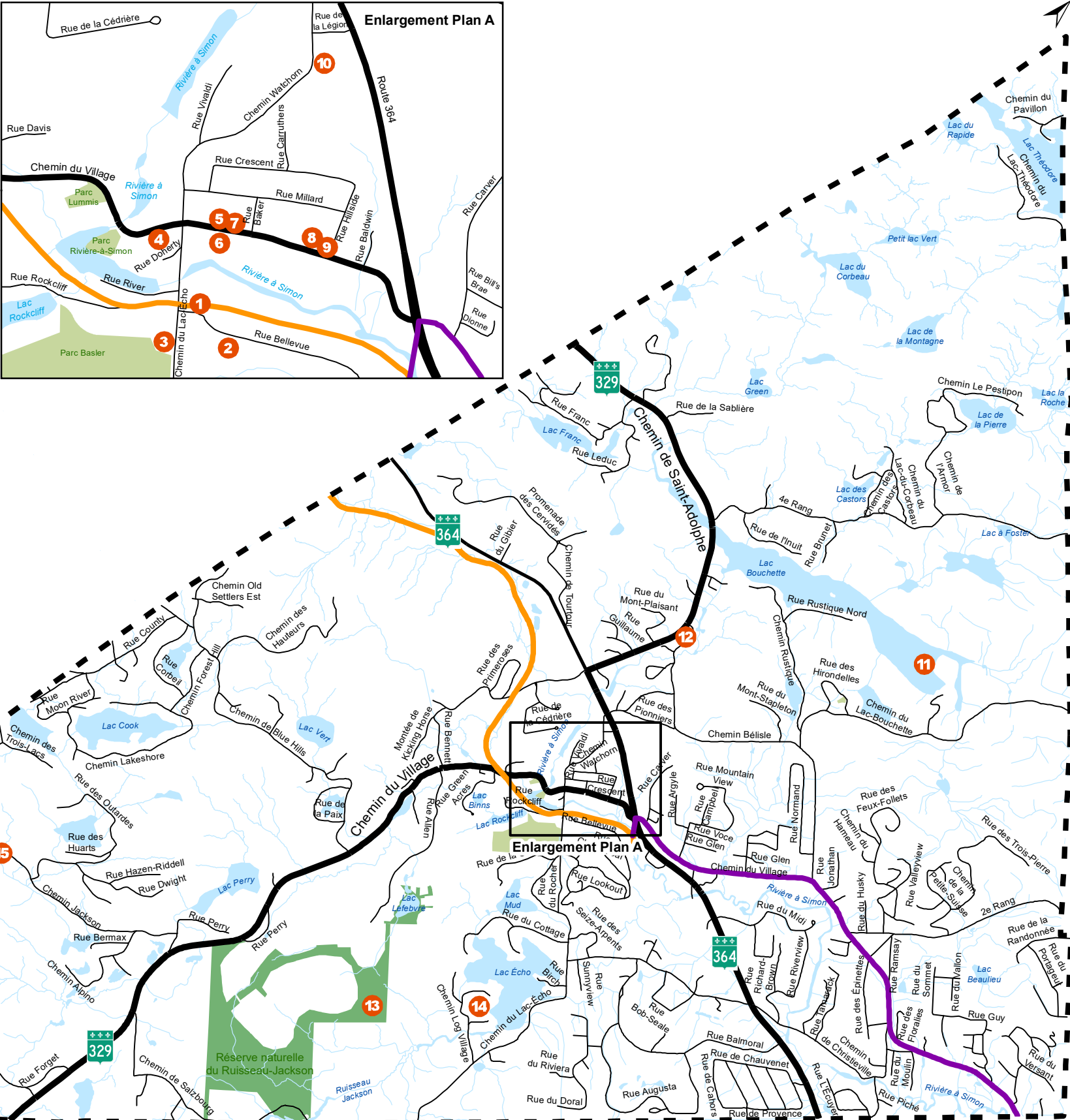
Bouchette Lake Marsh
- 12

Kingdom Hall of Jehovah's Witnesses at 700 Belisle Road
- 13

Jackson Creek Nature Reserve
- 14

The built environment around Echo Lake
- 15

The Viking ski club at 393 Jackson Road



MORIN-HEIGHTS
1855

Plan 5 : Collectif Heritage of Morin-Heights

Planning program bylaw

- Municipal Limit
- Laurentians Linear Park - Aerobic Corridor
- Velocity Path
- Hydrography
- Waterway (River)
- Lake
- Road Network
- Regional Route
- Collector Route
- Local Road

Entry into force : February 27, 2023

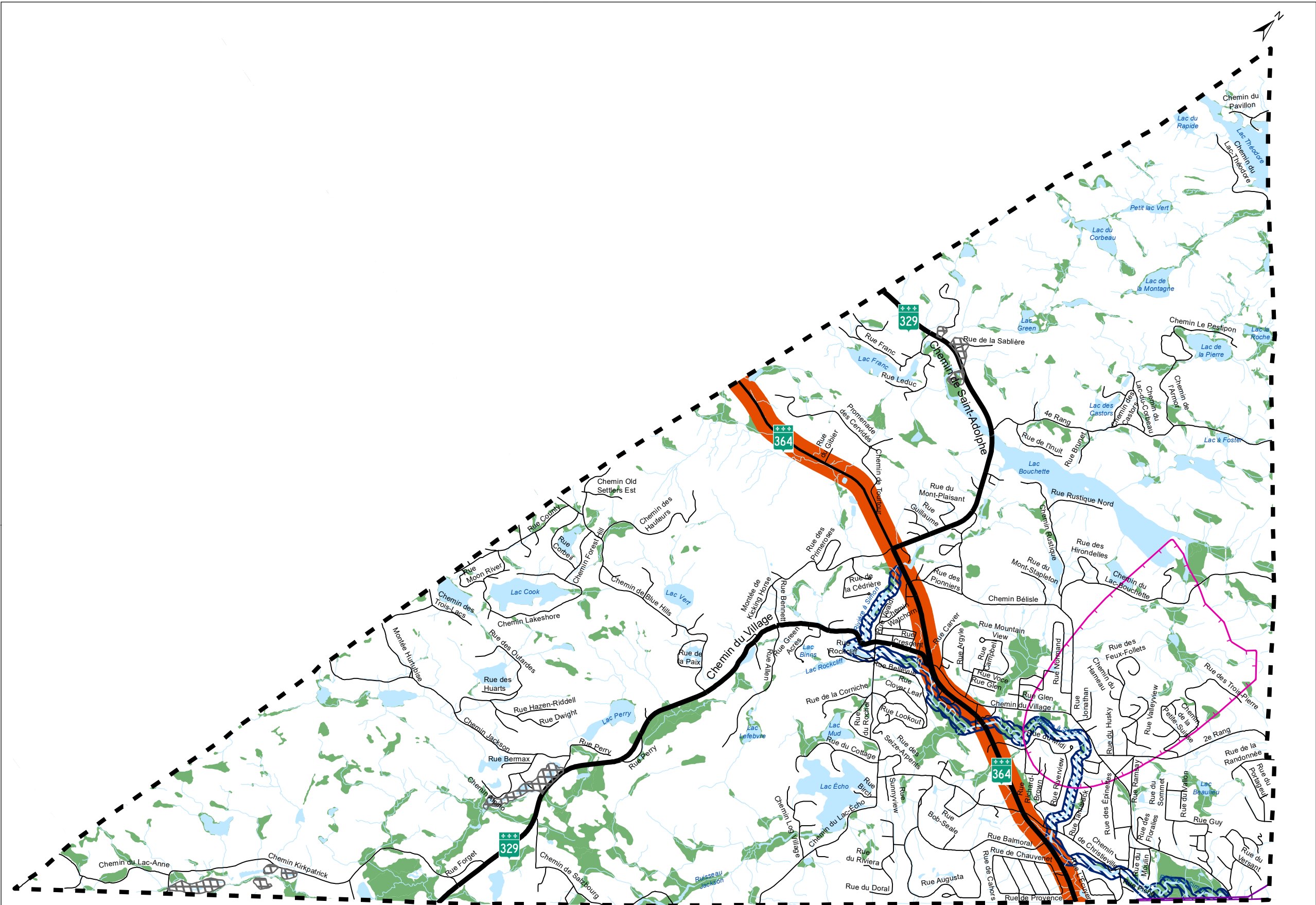
Scale: 1 : 40 000

Source: MRC des Pays-d'en-Haut.

Plan Amendment

Bylaw N° :	Entry into force :

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MORIN-HEIGHTS
1855

Plan 6 : Natural and Anthropogenic Constraints

Planning program bylaw

- Municipal Limit
- Antropogenic Constraints**
 - 120 KV Hydro-Quebec Power Transmission Line
 - High Road Noise Level Zone
 - Quarry and Sandpit
 - Protection area for water withdraw facilities
- Natural Constraints**
 - Wetland
 - Flood Zone -
For information purposes only
see maps attached to Zoning
 - Lake
 - Waterway (River)
- Road Network**
 - Regional Route
 - Collector Route
 - Local

Entry into force : February 27, 2023

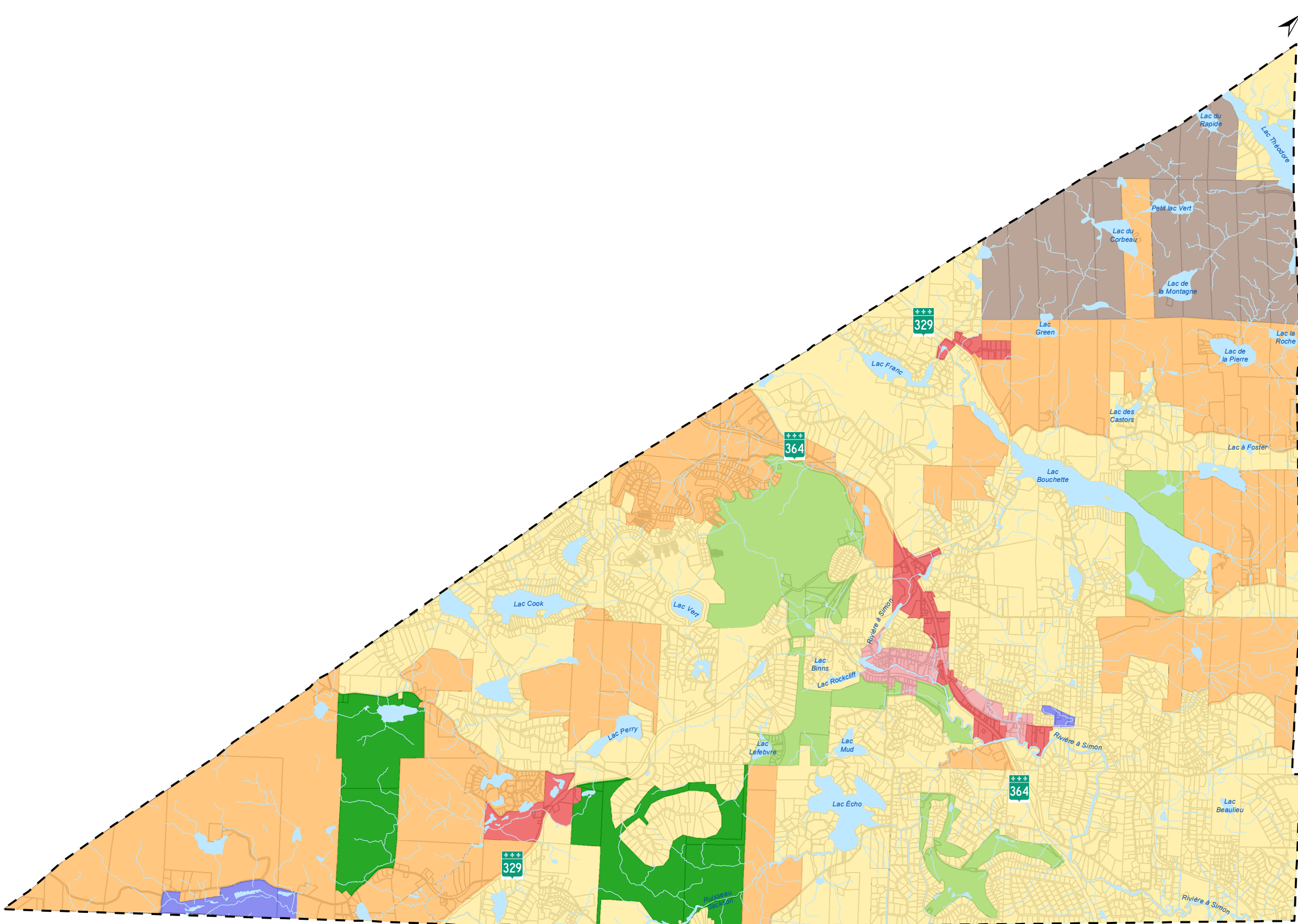
Scale: 1 : 40 000

Source: MRC des Pays-d'en-Haut.

Plan Amendment

Bylaw N° :	Entry into force :



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MORIN-HEIGHTS
1855

Plan 8 : Major Land Uses









Planning program bylaw

-  Municipal Limit
 Graphic Matrix (January 2022)

Hydrography

-  Waterway (River)
 Lake

Affectations

-  Agro-Forestery (AF)
 Commerciale (C)
 Conservation (CONS)
 Industrial (I)
 Mixed (M)
 Recreational (REC)
 Residential and Forestry (RF)
 Residential and Resort (RV)

Entry into force : February 27, 2023

Scale: 1 : 40 000

Source: MRC des Pays-d'en-Haut.

Plan Amendment

Bylaw N° :	Entry into force :

0 250 500 1000 m