

# PUBLIC MEETING

Consultation on the draft Order respecting  
the declaration of a **special planning zone (SPZ)**  
to promote better management of flood zones

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Sainte-Marthe-sur-le-Lac

4 juillet 2019

# OUTLINE OF THE PRESENTATION



1. Purpose of the meeting
2. Organization and conditions governing participation
3. Review of recent flooding in Québec
4. Presentation of the proposed special planning zone
5. Government land-use planning action plan pertaining to flooding
6. Forthcoming phases
7. Question period and comments
8. Conclusion of the meeting

# 1. PURPOSE OF THE MEETING

- Receive comments from individuals and organizations concerned by the proposed **special planning zone**.
- ✓ A consultation report will be published on the MAMH website at:  
[www.mamh.gouv.qc.ca](http://www.mamh.gouv.qc.ca)

## 2. ORGANIZATION AND CONDITIONS GOVERNING PARTICIPATION



- The presentation should last roughly 30 minutes to afford participants as much time as possible to speak.
- Three hours have been allotted for questions and comments.
- Conditions governing participation:
  - first, each individual or representative of an organization is entitled to speak for not more than two minutes;
  - second, time permitting, individuals and the representatives of organizations can speak again.

### 3. REVIEW OF RECENT FLOODING IN QUÉBEC

2017	2019
<ul style="list-style-type: none"><li>▪ <b>293</b> municipalities affected in 15 regions</li><li>▪ More than <b>5 300</b> homes flooded</li><li>▪ More than <b>4 000</b> people evacuated</li><li>▪ Roughly <b>500</b> homes sustained significant damage that made them uninhabitable</li></ul>	<ul style="list-style-type: none"><li>▪ The scope of flooding was comparable to that in 2017</li><li>▪ At least <b>250</b> municipalities affected in 16 regions</li><li>▪ More than <b>7 000</b> homes flooded</li><li>▪ More than <b>10 000</b> people evacuated</li></ul>

312 municipalities were affected by flooding in 2017 or in 2019.

## 4. PRESENTATION OF THE PROPOSED SPZ



- Pursuant to the *Act respecting land use planning and development*, the Government may, by order, declare part of Québec's territory a *special planning zone*.
- An SPZ seeks to resolve a planning or environmental problem whose urgency or seriousness warrants intervention.

## 4. PRESENTATION OF THE PROPOSED SPZ

- The spring freshet in 2019 caused major flooding in several municipalities, which significantly damaged numerous homes and other buildings.
- This marks the second time in two years that major flooding has occurred.
- The Government believes that it is a planning problem whose seriousness warrants its intervention.
- To ensure the security of individuals and property in the future, the Cabinet adopted on June 10, 2019 a draft Order to establish an SPZ to promote better management of flood zones.

## 4. PRESENTATION OF THE PROPOSED SPZ

### Objectives

- Ensure the security of persons and property.
- Promote stringent management of flood zones.
- Impose a moratorium on construction and reconstruction for the period that precedes the elaboration by the Government of a new normative framework and its implementation by the municipalities.
- Ensure the uniform application of the provisions in the *Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains*.



## 4. PRESENTATION OF THE PROPOSED SPZ

### Territory of application

- **Mapped 0-to-20-year flood-prone areas** (or delimited by flood elevations) in land use planning and development plans and the interim control by-laws of the RCMs for Québec overall.
- **Sectors flooded in the spring freshet of 2017 and 2019** as the Government mapped them according to the information available.
- All told, **813 municipalities** are covered by the Government's draft Order.

## 4. PRESENTATION OF THE PROPOSED SPZ

### Territory of application

- Individuals must contact their municipality to ascertain whether their buildings are located in the territory of the SPZ.
- Maps of the sectors flooded in 2017 and 2019 can be consulted online at: [www.cehq.gouv.qc.ca/zones-inond/carto-zones-inondees-2017-2019.htm](http://www.cehq.gouv.qc.ca/zones-inond/carto-zones-inondees-2017-2019.htm)

## 4. PRESENTATION OF THE PROPOSED SPZ

### Special provisions for Sainte-Marthe-sur-le-Lac



- The specific situation of Sainte-Marthe-sur-le-Lac requires the adoption of adapted measures.
- The draft Order authorizes the reconstruction of buildings destroyed by flooding in Sainte-Marthe-sur-le-Lac.
- Construction is prohibited on lots that were vacant as of June 10, 2019 located in the zone flooded in 2019, until the Government has elaborated the new normative framework governing flood-prone areas and it has been integrated into municipal by-laws.

## 4. PRESENTATION OF THE PROPOSED SPZ

### Freeze

- Section 162 of the *Act respecting land use planning and development* stipulates, in particular, that construction is prohibited as of the date of publication of the draft Order in the *Gazette officielle du Québec*. All new constructions, alterations, additions or installations therein would be prohibited as well as any new use of the land, except for agricultural purposes.
- The entire territory of Sainte-Marthe-sur-le-Lac covered by the SPZ is excluded from the freeze, except the lots in the territory that were vacant as of June 10, 2019.

## 4. PRESENTATION OF THE PROPOSED SPZ

### Application of and follow-up to the SPZ

- The municipalities would be responsible for the application of the provisions in the SPZ.
- Compatible municipal by-laws would still be applicable, including the by-laws that are more stringent than the provisions in the SPZ.
- Any more stringent municipal standards, prescribed by a regional county municipality or a metropolitan community in virtue of any legislative act, would be inoperative.

## 4. PRESENTATION OF THE PROPOSED SPZ

### Application of and follow-up to the SPZ

- Local municipalities must submit to their RCMs the construction permits granted, the damage assessments, and violations detected of the regulations stipulated in the SPZ.
- Every year, the RCMs should submit to the Minister of Municipal Affairs and Housing information on the permits issued and the violations detected as long as the SPZ is in force.

## 4. PRESENTATION OF THE PROPOSED SPZ

### Adjustment

- The SPZ would stipulate a power to enable the Minister of Municipal Affairs and Housing to amend, revise or abrogate by order the regulations applicable to a municipality.
- Such a power would make it possible to take into consideration certain specific situations in certain municipalities in order to establish specific, adapted regulations.

## 4. PRESENTATION OF THE PROPOSED SPZ

### Duration of the SPZ

- The SPZ would remain in force until the Government's new normative framework to manage flood-prone areas is fully integrated into the land use planning and development plans of local municipalities and the RCMs accountability reflects the sound administration of the SPZ.
- A power would allow the Minister of Municipal Affairs and Housing to lift the application of the SPZ by the RCM when such conditions are fulfilled.



## 5. GOVERNMENT LAND-USE PLANNING ACTION PLAN PERTAINING TO FLOODING

- Spring freshets in 2017 and 2019 also highlighted the need to engage in comprehensive action that must quickly lead to the implementation of longstanding measures to ensure the security of individuals and property in flood-prone areas in Québec.
- In this context, the Government intends to elaborate a land-use planning action plan pertaining to flooding in Québec. The plan will be completed in December 2019.
- One measure in the plan will review the land-use planning normative framework applicable to flood-prone areas.

## 6. IMPENDING PHASES

1. Submission to the authorities of comments and amendment of the draft Order, if warranted.
2. Adoption of the order and coming into force of the SPZ (mid-July).
3. Elaboration of the land-use planning action plan pertaining to flooding (December 2019).
4. Elaboration of a new normative framework governing land-use planning applicable to flood-prone areas.

## 7. QUESTION PERIOD AND COMMENTS

- Reminder of the procedure:
  - Participants should address questions to the chair, who will direct them to the appropriate interveners.
  - One intervention per person lasting not more than two minutes.
  - Time permitting, a person may intervene a second time.

## TO OBTAIN ADDITIONAL INFORMATION

- On the SPZ: [www.mamh.gouv.qc.ca](http://www.mamh.gouv.qc.ca)
- On the *Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains*: [www.environnement.gouv.qc.ca](http://www.environnement.gouv.qc.ca)
- On the maps of the sectors flooded in 2017 and 2019 covered by the draft Order: [www.cehq.gouv.qc.ca/zones-inond/carto-zones-inondees-2017-2019.htm](http://www.cehq.gouv.qc.ca/zones-inond/carto-zones-inondees-2017-2019.htm)
- On the financial assistance program: [www.securitepublique.gouv.qc.ca](http://www.securitepublique.gouv.qc.ca)

**THANK YOU TO ALL OF THE PARTICIPANTS!**

# Votre gouvernement



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