



SPECIAL PLANNING ZONE (SPZ) - SPRING FLOODING 2019

OBJECTIVES

- Rigorous management of flood zones;
- Application of precautionary and prevention principles;
- Implementation of a moratorium on construction and reconstruction until a new prescriptive framework has been established;
- Uniform application of the *Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains*;
- Special provisions for Deux-Montagnes, Pointe-Calumet, and Sainte-Marthe-sur-le-Lac.

TERRITORY OF APPLICATION

- The SPZ applies to zero-to-20-year flood-prone areas as determined, as of June 10, 2019, in the planning tools of the regional county municipalities (RCMs), and in the territory flooded by the 2017 and 2019 spring freshets as delimited by the Government.
- Individuals must contact their municipality to ascertain whether their home is in a zero-to-20-year flood-prone area. The territory flooded by the 2017 and 2019 spring freshets can be displayed on the *ministère de l'Environnement et de la Lutte contre les changements climatiques* website.

CONSTRUCTION AND RECONSTRUCTION

- There is no possibility of constructing or reconstructing a building affected by flooding that has lost more than half of its value;
- No management plan;
- Flood-proofing measures to be applied in respect of major work.

ASSESSMENT OF FLOODED BUILDINGS

- The assessment method has been simplified, following the example of the *ministère de la Sécurité publique's* financial assistance program;
- Buildings that display any of the following characteristics must be subject to a damage assessment²:
 - > Water reached the first floor of the building;
 - > The foundations of the building must be replaced;
 - > Work to stabilize the building must be carried out;
- Buildings that display none of these characteristics are deemed not to have lost more than half of their value;
- The municipalities issue the permits.

SPECIAL PROVISIONS FOR DEUX-MONTAGNES, POINTE-CALUMET, AND SAINTE-MARTHE-SUR-LE-LAC

- The reconstruction of buildings destroyed by a flooding is allowed.
- The construction of buildings is prohibited on lots that were vacant on April 1, 2017, in Deux-Montagnes and Pointe-Calumet.
- The construction of buildings is allowed on lots that became vacant after April 1, 2017, in Deux-Montagnes and Pointe-Calumet.
- The construction of buildings is prohibited on lots that were vacant on April 1, 2019, in Sainte-Marthe-sur-le-Lac.
- The construction of buildings is allowed on lots that became vacant after April 1, 2019, in Sainte-Marthe-sur-le-Lac.
- No flood-proofing measures are required for buildings.

ADJUSTMENT

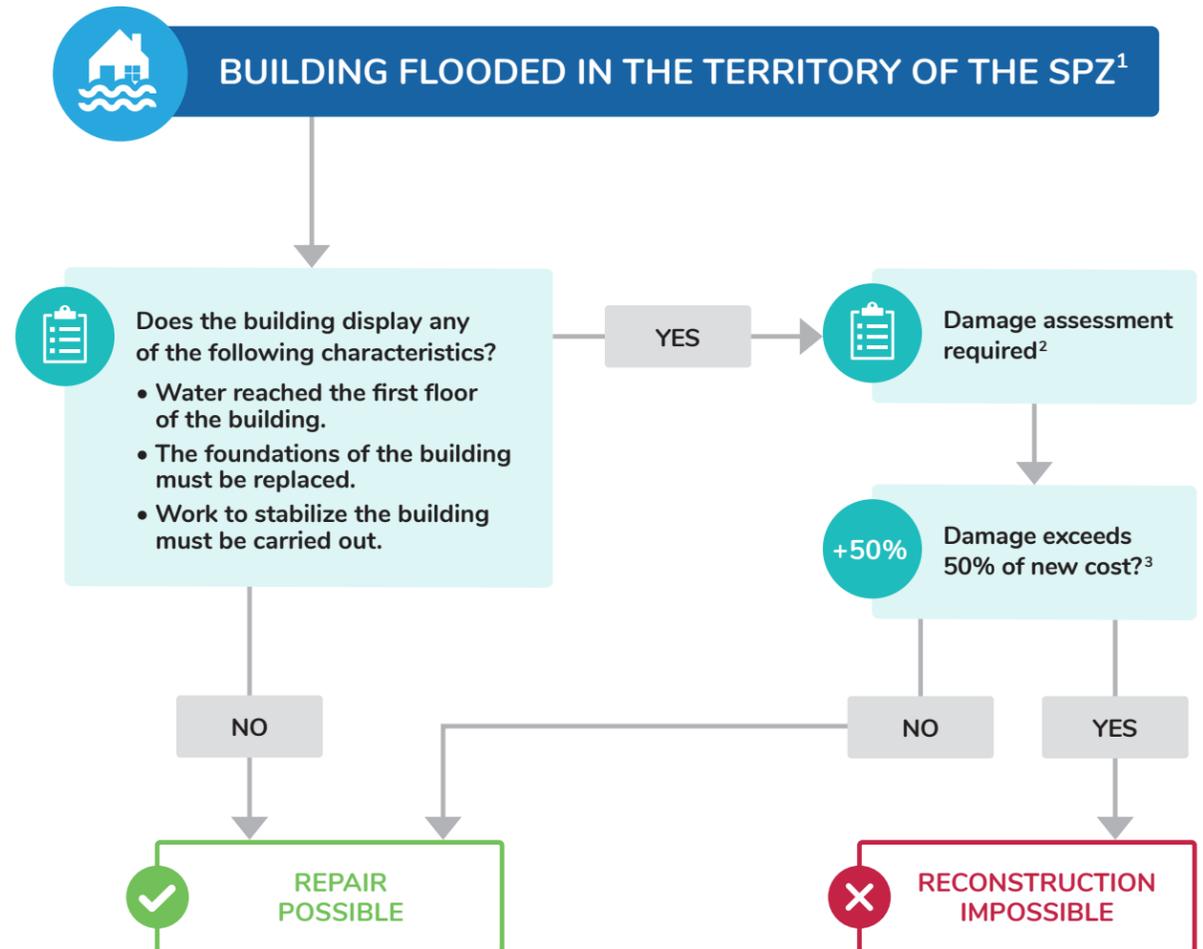
- Power of the Minister of Municipal Affairs and Housing to amend, revise or revoke by order the applicable regulations.

FOLLOW-UP AND ACCOUNTABILITY

- Transmission to the RCM of the permits granted by the municipalities.
- Report submitted by the RCMs to the Minister of Municipal Affairs and Housing concerning the building permits issued and any observed contravention to the regulations.

DURATION AND ABROGATION

- Power of the Minister of Municipal Affairs and Housing to lift the application of the SPZ, by RCM, when all the municipalities have integrated the new prescriptive framework to be established by the Government and accountability reflects the sound administration of the SPZ.



1) These rules do not apply to Deux-Montagnes, Pointe-Calumet, and Sainte-Marthe-sur-le-Lac.

2) The damage assessment must be conducted by a professional who possesses expertise in this field.

3) The municipality determines whether the damage exceeds 50% of the new cost according to the documents submitted.