

SPRING FLOODING 2019



IMPLEMENTATION OF A SPECIAL PLANNING ZONE (SPZ)

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 Sainte-Marthe-sur-le-Lac.

TERRITORY OF APPLICATION

- The SPZ applies to zero-to-20-year flood-prone areas as delimited in the planning tools of the municipalities, and in the territory flooded by the 2017 and 2019 spring freshets as delimited by the Government.
- Individuals can 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 THE TERRITORY OF SAINTE-MARTHE-SUR-LE-LAC

- The reconstruction of buildings destroyed by flooding is allowed;
- Construction is prohibited on lots that were vacant as of April 1, 2019, until the government has elaborated the new prescriptive framework and it has been integrated into municipal bylaws.

ADJUSTMENT

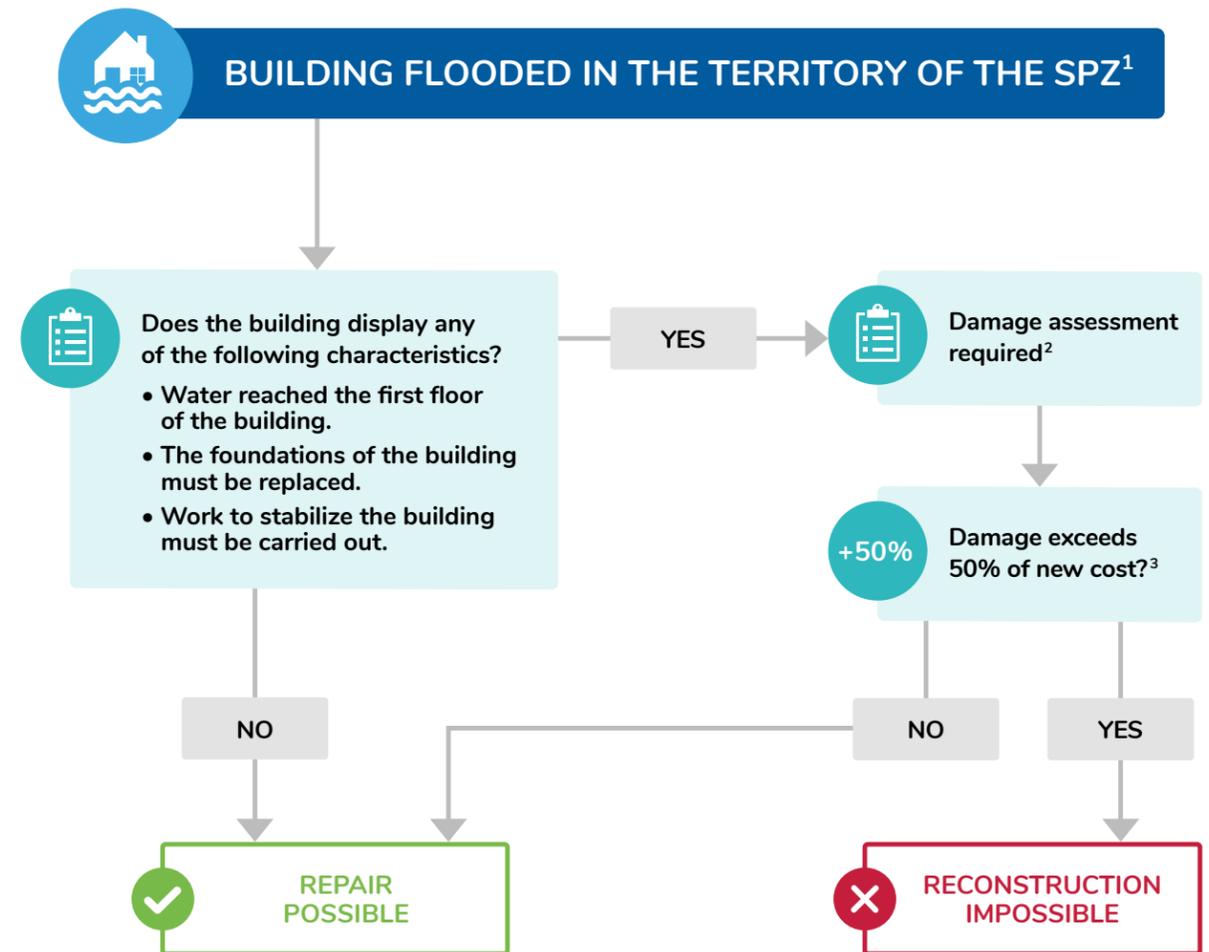
- Power of the Minister of Municipal Affairs and Housing to amend, revise or revoke by order the applicable regulations.

FOLLOW-UP AND ACCOUNTABILITY

- Transmission to the regional county municipality (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) The rules do not apply to Sainte-Marthe-sur-le-Lac in respect of the portion of the territory that is excluded from the SPZ.

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.