

Gouvernement du Québec

**O.C. 1592-96, 18 December 1996**

An Act respecting land use planning and development (R.S.Q., c. A-19.1)

**Ville de La Baie**  
**— Declaration of special planning zones in the territory**

Declaration of special planning zones in the territory of Ville de La Baie

WHEREAS on 19 and 20 July 1996, torrential rains caused total or substantial losses to several immovables located in certain parts of the territory of Ville de La Baie;

WHEREAS it is urgent to intervene rapidly in order to provide the disaster victims with land on which new homes may be built;

WHEREAS the zoning by-laws presently applicable in those parts of the territory of the town do not provide for housing development;

WHEREAS in accordance with section 158 of the Act respecting land use planning and development (R.S.Q., c. A-19.1), the Government may, by order, declare any part of the territory of Québec to be a “special planning zone” in order to solve a development or environmental problem the urgency or seriousness of which, in the opinion of the Government, justifies its intervention;

WHEREAS section 160 of that Act provides that the order shall include the land use planning and development controls applicable in that zone;

WHEREAS due to the urgency and seriousness of the development problems with which the town and its citizens are confronted, it is important to amend the land use planning and development controls applicable to those parts of the territory;

WHEREAS by Resolution 96-479, adopted on 13 September 1996, the town requested that the Minister of Municipal Affairs adopt an Order in Council declaring certain parts of its territory special planning zones;

WHEREAS under section 161 of the Act respecting land use planning and development, the Draft Order in Council was published in the *Gazette officielle du Québec* of 6 November 1996;

WHEREAS on 3 December 1996, under section 163 of that Act, the representative designated by the Minister

held a consultation on the content of the Draft Order in Council;

WHEREAS subsequently to that consultation, the description of Zone 2 provided for in the Draft Order in Council has to be altered to take into account the fact that the Commission de protection du territoire agricole, by Decision 94040-242058 dated 1 November 1996, authorized the non-agricultural use of only one of the nine residential sites proposed for that zone;

WHEREAS it is expedient to make the Order in Council as originally proposed, with an amendment in respect of the perimeter of Zone 2 to take into account the decision of the Commission de protection du territoire agricole;

IT IS ORDERED, therefore, upon the recommendation of the Minister of Municipal Affairs:

THAT the parts of the territory of Ville de La Baie described below be declared “special planning zones” and that their perimeter be described as follows:

**Zone 1**

Zone 1 consists of two strips. One strip lies along the west edge of chemin de la Rivière, while the other strip lies along the east edge.

The west strip is 60 metres deep and 150 metres in length along the west edge of chemin de la Rivière, and its southern limit is the line dividing lots 313 and 314 of the cadastre of the Paroisse de Saint-Alexis.

The east strip is 60 metres deep and 150 metres in length along the east edge of chemin de la Rivière, and its southern limit is the line dividing lots 313 and 314 of the cadastre of the Paroisse de Saint-Alexis.

**Zone 2**

Zone 2 consists of a strip 60 metres deep and 50 metres in length along chemin de la Rivière, straddling lots 308 and 309 of the cadastre of the Paroisse de Saint-Alexis, and its southern limit lies 56 metres from the right of way of chemin de la Rivière, measured along the line dividing lots 308 and 309 of the cadastre of the Paroisse de Saint-Alexis.

**Zone 3**

Zone 3 consists of a strip 80 metres deep and 120 metres in length along the east edge of the new chemin de la Rivière, and its southern limit is the line dividing lots 286 and 290 of the cadastre of the Paroisse de Saint-Alexis.

**Zone 4**

Zone 4 consists of a strip 80 metres deep and 400 metres in length along the west edge of chemin de la Rivière, and its southern limit is the line dividing lot 289 of the cadastre of the Paroisse de Saint-Alexis and lot 85 of the cadastre of Ferland.

**Zone 5**

Zone 5 consists of a strip 60 metres deep and 470 metres in length along the north edge of the new chemin Saint-Jean, and its western limit is the line dividing lots 320 and 321 of the cadastre of the Paroisse de Saint-Alexis.

**Zone 6**

Zone 6 consists of a strip 60 metres deep and 200 metres in length along the northwest edge of the new chemin Saint-Jean, and its southwestern limit is the line dividing lots 331 and 332 of the cadastre of the Paroisse de Saint-Alexis.

**Zone 7**

Zone 7 consists of a strip 60 metres deep and 1300 metres in length along the east edge of chemin Saint-Bruno, and its northern limit is the line dividing lots 68 and 69 of the cadastre of the Paroisse de Saint-Alexis before the cadastral revision.

**Zone 8**

Zone 8 consists of a strip 60 metres deep and 1950 metres in length along the west edge of chemin Saint-Bruno, and its southern limit is the line dividing lots 351 and 352 of the cadastre of the Paroisse de Saint-Alexis.

**Zone 9**

Zone 9 consists of a strip 60 metres deep and 825 metres in length along the north edge of chemin des Chutes, and its eastern limit is the line dividing lots 569 and 568 of the cadastre of the Paroisse de Saint-Alphonse.

**Zone 10**

Zone 10 consists of a strip 60 metres deep and 150 metres in length along the north edge of chemin des Chutes, and its eastern limit is the line dividing lots 555 and 554 of the cadastre of the Paroisse de Saint-Alphonse.

**Zone 11**

Zone 11 consists of lots 3712-1 to 3712-58 and lots 837-1, 594-5, 594-3, 594-2, 594-1, 837-2 and 837-3 of the cadastre of Ville de La Baie;

THAT the objectives pursued be stated as follows:

(1) to provide land to the disaster victims as rapidly as possible, allowing them to rebuild a dwelling as soon as possible;

(2) to promote the return of families to their former neighbourhood;

(3) to avoid the creation of prejudices, in particular financial loss and psychological distress for persons already greatly affected by the total or partial loss of their property;

(4) to avoid speculation on land in the territory of Ville de La Baie;

THAT the land use planning and development controls applicable within the perimeters constituting the “special planning zones” described above be as follows:

The uses allowed are:

(1) In zones 1 to 10: residential use allowing the installation of single-dwelling buildings;

(2) In Zone 11: low-density residential use allowing the installation of detached buildings containing one to three dwellings or buildings containing four dwellings in a row;

THAT the Ville de La Baie be designated as the authority responsible for the administration of the land use planning and development controls applicable within the perimeters constituting the “special planning zones”;

THAT the land use planning and development controls applicable within those zones be amended, reviewed or repealed in accordance with the procedure provided for in sections 123 and following of the Act respecting land use planning and development (R.S.Q., c. A-19.1).

MICHEL CARPENTIER,  
*Clerk of the Conseil exécutif*

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