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*NEWS RELEASE
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***SPECIAL PLANNING PROGRAM FOR THE NORTH SECTOR:
AN ENVIRONMENTALLY RESPONSIBLE, ECONOMICALLY VIABLE PLAN THAT SERVES
THE INTERESTS OF ALL OUR CITIZENS***

SAINTE-ANNE-DE-BELLEVUE, January 24, 2017 – During the week of January 16, 2017, a group of developers with certain vested interests, known by the acronym DISAB, launched a campaign that has been circulating inaccurate and incomplete information about the North Sector development project. Guided by the belief that its citizens are entitled to fact-based information, and in keeping with the consistent commitment to full transparency that it has displayed in developing the *Plan particulier d'urbanisme* (Special Planning Program, or SPP), the City of Sainte-Anne-de-Bellevue wishes to set the record straight.

The developers claim that the City would be required to purchase the land belonging to them, or expropriate it, for an amount that they estimate at more than \$30 million; i.e., \$20 million in charges plus lost profits. That information is false.

The City of Sainte-Anne-de-Bellevue has no intention of purchasing or expropriating the developers' land, nor is it under any legal obligation to do so.

The City's planned SPP allows the developers to build on their land. Under current law, the conservation zone cannot be equated to disguised expropriation when it enables a property owner to benefit from the land that it owns.

In developing the SPP, we relied on environmental, biodiversity, traffic, infrastructure and economic studies, and we worked closely with our legal counsel throughout the process.

It is also important to note that, since the developers acquired the lots in question in the fall of 2012, new government policies have been introduced via the Metropolitan Land Use and Development Plan (known by its French acronym PMAD), which have in turn resulted in new development standards. As well, both the Supreme Court of Canada and the Quebec Court of Appeal have repeatedly recognized environmental protection as a fundamental value, a collective issue that can place restrictions on the right to property ownership. The courts also acknowledge that municipalities must play a frontline role in matters of environmental protection.

As such, we are convinced that the SPP is compliant with the orientations of the PMAD as well as those of the Montreal Urban Agglomeration Land-Use and Development Plan.

The SPP is the outcome of a carefully considered, responsible process. It reflects the interests of the City and of its citizens. It is therefore clear that the planned SPP does not correspond to the project proposed by the developers in 2014. The City, however, is within its rights to shape development of land on its territory.

In summary, there would be a situation of disguised expropriation only if the city's planning by-laws were to prevent an owner from benefiting from all of the profitable uses of its asset, even where less profitable, private uses remain available.

The planned PPU therefore allows DISAB to develop its land in a manner compliant with the orientations of the PMAD and with the case law established by the Supreme Court of Canada and the Quebec Court of Appeal.

Though it may displease certain vested interests, the planned SPP for the North Sector is the result of the Municipal Council's commitment to implementing a responsible project that emphasizes environmental responsibility, sustainable economic development, and citizen participation. Throughout the work to develop the SPP, the Municipal Council has displayed transparency and attributed the greatest possible importance to the legal aspects of the process.

We have done our homework, and our statements, in their entirety, are based on thorough, objective studies as well as on sound legal advice. As a result, we can attest that the Municipal Council is aware of the multiple issues involved in this file, and intends to see this process through with respect for the rights of all parties involved. We have submitted a worthy project, designed to meet expectations and address the current and future needs of the City and its citizens.

**FOR A VISION OF THE NORTH SECTOR
THAT UNITES US AND REFLECTS WHO WE ARE!**

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