

What we need to do

with regard to the guidelines regarding natural and naturalisable areas for
the Montreal Metropolitan land use and development plan
and the revision and updating of the
Montreal Master Urban Plan and the local city and borough urban plans
for the greater Montreal region

Why were these suggested guidelines written?

Preparing for the Montreal Metropolitan land use and development plan and for the City master plans

Over the next two years, with the coming into force of Bill 58, we will be entering the consultation phase that will lead to the adoption of the first land use and development plan of the Montreal Metropolitan Community (MMC). At the same time, there will be revisions and updates of the Montreal Master Urban Plan and the urban plans for the local cities and boroughs of the island of Montreal.

The Montreal Metropolitan land use and development plan is based on general guidelines that will then be used to determine specific aspects sector by sector, site by site. As a result, these general guidelines while identifying some of the sites to be protected, should present general policy directions, objectives and criteria which correspond to the environmental values of our groups and which will inspire the planning documents to be adopted.

Possibly for the first time ever in Quebec, Bill 58 includes the *protection and enhancement of the natural and built environment, and of landscapes* (article 2.24) as part of the considerations for the land use and development plan. This means that we now have a unique opportunity to create clear guidelines in regards to protecting and enhancing the natural environment. These guidelines will, as a result, have a huge impact since they will determine how all cities in the MMC deal with natural areas for years to come.

It is only through a spirit of collaboration that we will reach our common goals.

Together, our organisations represent thousands of residents. Though many will try to convince us otherwise, the values we share are representative of a large portion of the population. The simple fact that 1.9B\$ are spent by residents of the Metropolitan Montreal Community annually doing nature related activities demonstrate this clearly. That being said, we must combat a deeply engrained perception in the business and political communities that nature and natural areas do not have intrinsic economic or social value. This document will give us one common voice so that together our values will be amplified and not simply be drowned out by the other opinions which will be brought up throughout this consultation process.

At the same time we have to be aware that grand principles, however well articulated, do not effect change. Only action at the local level can do that. We must make sure that our policies can be easily translated into action, and insist that all decision-makers focus on their practical application.

Bill 58

An Act to amend the Act respecting land use planning and development and other legislative provisions concerning metropolitan communities

Bill 58 provides that the Metropolitan Montreal Community (MMC) must adopt a strategic vision statement according to article 2.3, for the *“cultural, economic, environmental and social development in its territory”*.

Bill 58 also requires that, according to article 2.23, *“every metropolitan community must at all times maintain in force a land use and development plan for its territory”*. The plan is called the *“Metropolitan land use and development plan”*.

This Metropolitan Plan, according to article 2.24, *“shall define policy directions, objectives and criteria to ensure the competitiveness and attractiveness of the territory of the metropolitan community, in keeping with sustainable development”*

