



Montréal—Pierre Elliott Trudeau International Airport Zoning Regulation





AIRPORT ZONING REGULATIONS

1. *Zoning Regulation*
2. Responsibilities
3. *Zoning Regulation* and Owners
4. Key Changes
5. Restrictions
6. Next Steps



1. **ZONING REGULATION**

The *Aeronautics Act* grants the authority to the Governor in Council to make regulations :

- Limiting the height of objects that could be hazardous to aircraft operations in the vicinity of the airport.
- Preventing lands in the vicinity of the airport from being used in a manner that would be incompatible with the safe operations of the airport or aircraft.



1. ***ZONING REGULATION (CONT'D)***

- Restrictions contained in the *Zoning Regulation* limit the right of ownership of the land owners located in the airport's vicinity. These restrictions are established in the public interest (air safety).
- The *Zoning Regulation* comes into force as soon as it is deposited at the Land Registry Office of the applicable Land Registration Division.



1. ZONING REGULATION (CONT'D)

Regulatory process :

- Publication of the proposed *Zoning Regulation* in the *Canada Gazette* – Part I;
- Publication of a notice in the newspaper to inform the land owners of the publication of the proposed *Zoning Regulation* in the *Canada Gazette* - Part I and to afford the opportunity to make comments and representations and to attend information sessions;
- 60 day period starting from the publication date of the proposed *Zoning Regulation* in the *Canada Gazette* – Part I to collect comments and representations from the interested persons;
- Compilation of comments and representations received from interested persons;



1. ZONING REGULATION (CONT'D)

- Final review of the text of the *Zoning Regulation*;
- Making of the *Zoning Regulation* and publication in the *Canada Gazette – Part II*;
- Publication of a notice in the newspaper to inform the land owners of the making of the *Zoning Regulation* and of its publication in the *Canada Gazette - Part II*;
- Review of the list of lots affected by the *Zoning Regulation*;
- Deposit of a copy of the *Zoning Regulation*, together with a plan and description of the lands signed by a land surveyor, at the Land Registry Office of the applicable Land Registration Division after the publication of the *Zoning Regulation* in the *Canada Gazette – Part II*.



2. RESPONSIBILITIES

Transport Canada:

- has the mandate to ensure aviation safety, including the safety of aircraft passengers and the public on the ground; and
- has the duty to monitor and enforce federal regulations

Owners:

- are responsible for understanding the restrictions; and
- must ensure they remain compliant with the *Regulation*.



3. ZONING REGULATIONS AND OWNERS

- Limits the height or additions to buildings, structures and objects
- Limits the height of the natural growth of vegetation
- Prohibits the disposal or accumulation of any source of food that could attract wildlife
- Prevents electronic interference with communications

RÈGLEMENT DE ZONAGE
AÉROPORT INTERNATIONAL
PIERRE-ELLIOTT-TRUDEAU DE MONTRÉAL

MONTREAL PIERRE ELLIOTT TRUDEAU
INTERNATIONAL AIRPORT
ZONING REGULATIONS



ZONAGE ACTUEL ET CARTIERVILLE

LÉGENDE	LEGEND
<p>LIMITÉ DU ZONAGE AÉROPORT ACTUEL - ACTUEL ZONAGE AÉROPORT</p> <p>LIMITÉ DU ZONAGE AÉROPORT DE CARTIERVILLE - ACTUEL ZONAGE AÉROPORT DE CARTIERVILLE</p> <p>LIMITÉ DE PROPRIÉTÉ DE L'AÉROPORT - PROPERTY LIMIT OF THE AIRPORT</p>	<p>ACTUEL ZONAGE AÉROPORT DE MONTRÉAL - PIERRE ELLIOTT TRUDEAU AIRPORT</p> <p>ACTUEL ZONAGE AÉROPORT DE MONTRÉAL - PIERRE ELLIOTT TRUDEAU AIRPORT</p> <p>ACTUEL ZONAGE AÉROPORT DE MONTRÉAL - PIERRE ELLIOTT TRUDEAU AIRPORT</p>

Avril 2016

PRELIMINAIRE

RÈGLEMENT DE ZONAGE
AÉROPORT INTERNATIONAL
PIERRE-ELLIOTT-TRUDEAU DE MONTRÉAL

MONTREAL PIERRE ELLIOTT TRUDEAU
INTERNATIONAL AIRPORT
ZONING REGULATIONS



ZONAGE ACTUEL, NOUVEAU ET CARTIERVILLE

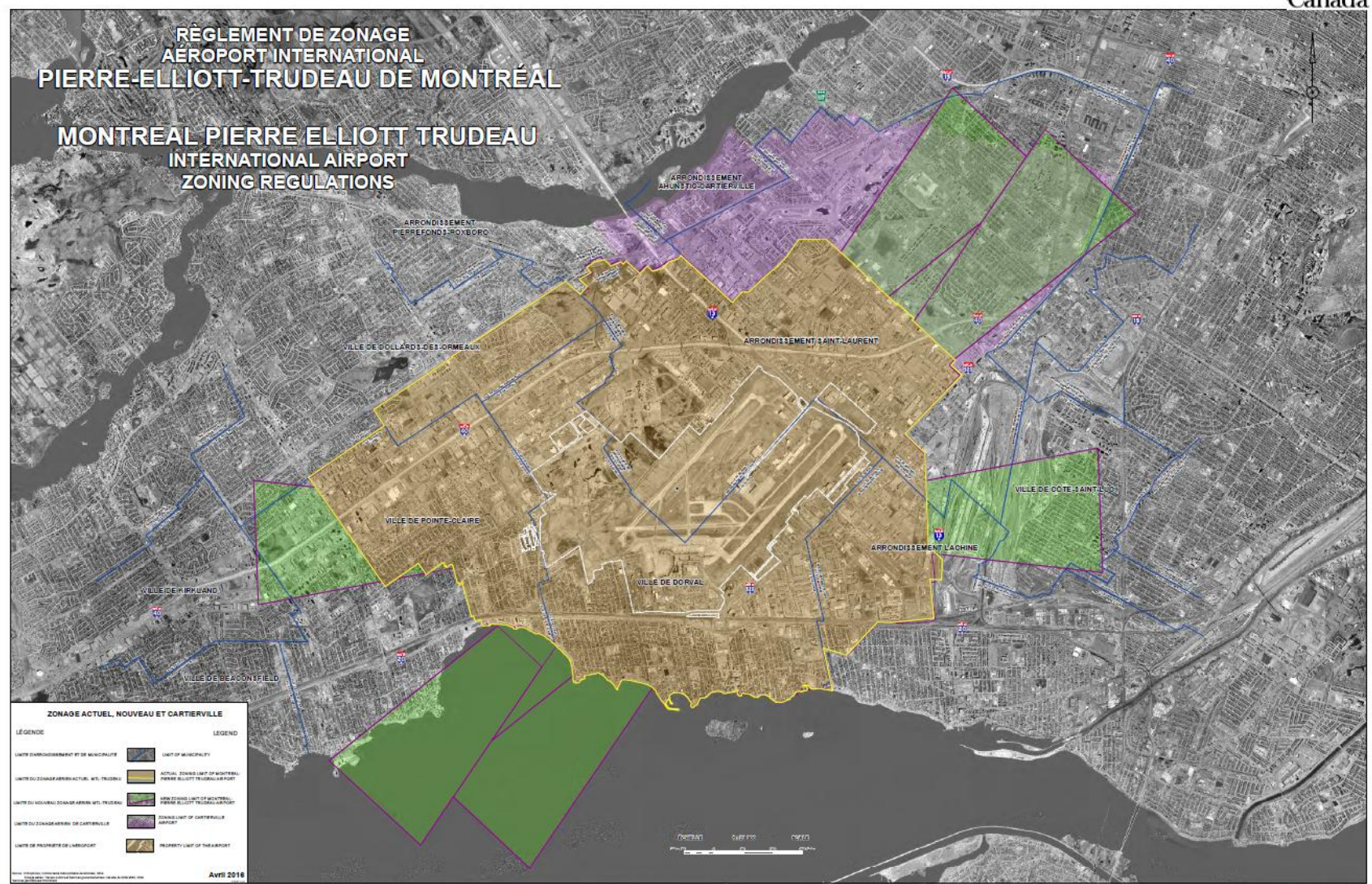
LÉGENDE	LEGEND
<p>■ LIMITE DU ZONAGE AÉROPORT ACTUEL, NTL TRUDEAU ■ LIMITE DU ZONAGE AÉROPORT NOUVEAU, NTL TRUDEAU ■ LIMITE DU ZONAGE AÉROPORT DE CARTIERVILLE ■ LIMITE DE PROPRIÉTÉ DE L'AÉROPORT</p>	<p>■ ACTUAL ZONING LIMIT OF MONTREAL PIERRE ELLIOTT TRUDEAU AIRPORT ■ NEW ZONING LIMIT OF MONTREAL PIERRE ELLIOTT TRUDEAU AIRPORT ■ ZONING LIMIT OF CARTIERVILLE NEIGHBORHOOD ■ PROPERTY LIMIT OF THE AIRPORT</p>

Avril 2016

PRELIMINAIRE

RÈGLEMENT DE ZONAGE
AÉROPORT INTERNATIONAL
PIERRE-ELLIOTT-TRUDEAU DE MONTRÉAL

MONTREAL PIERRE ELLIOTT TRUDEAU
INTERNATIONAL AIRPORT
ZONING REGULATIONS

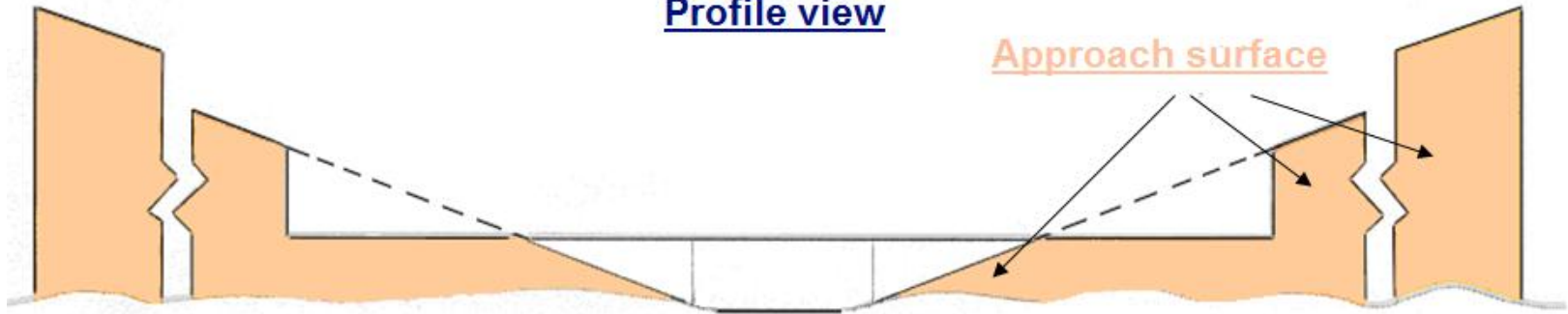


ZONAGE ACTUEL, NOUVEAU ET CARTIERVILLE

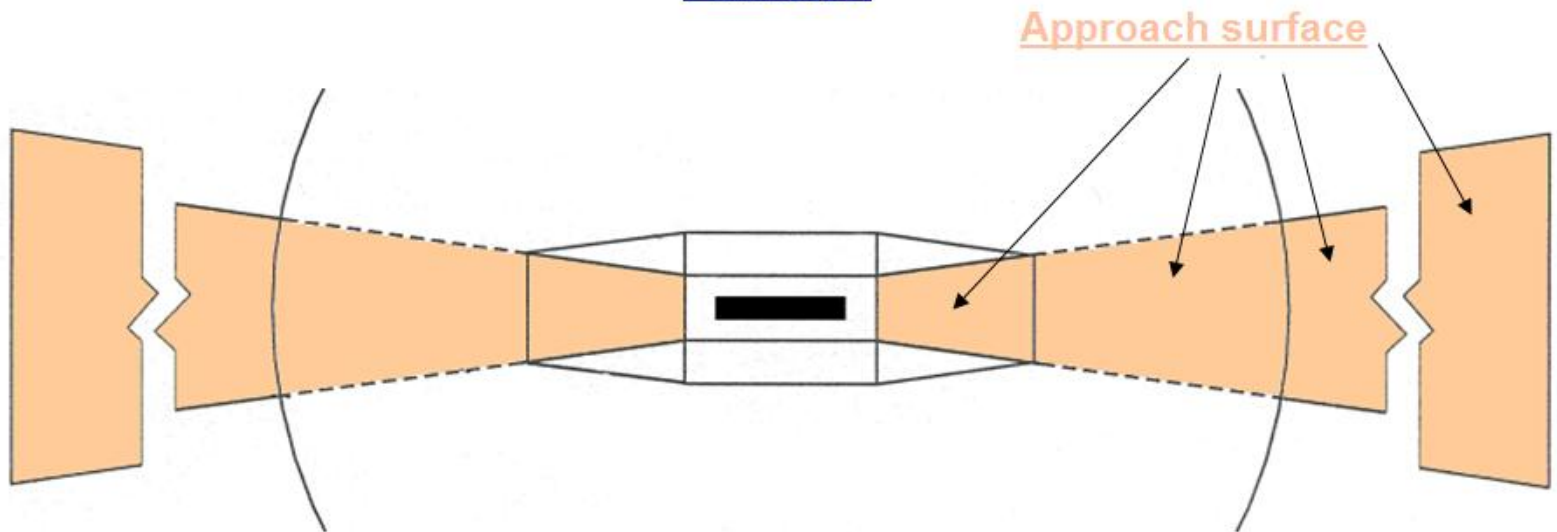
LÉGENDE	LEGEND
LIMITE D'AMBIENNEMENT ET DE MUNICIPALITÉ	LIMIT OF MUNICIPALITY
LIMITES DU ZONAGE ACTUEL, VTL TRUDEAU	ACTUAL ZONING LIMIT OF MONTREAL, PIERRE ELLIOTT TRUDEAU AIRPORT
LIMITES DU NOUVEAU ZONAGE AÉROPORT VTL TRUDEAU	NEW ZONING LIMIT OF MONTREAL, PIERRE ELLIOTT TRUDEAU AIRPORT
LIMITES DU ZONAGE AÉROPORT DE CARTIERVILLE	ZONING LIMIT OF CARTIERVILLE AIRPORT
LIMITES DE PROPRIÉTÉ DE L'AÉROPORT	PROPERTY LIMIT OF THE AIRPORT

Avril 2018

Profile view

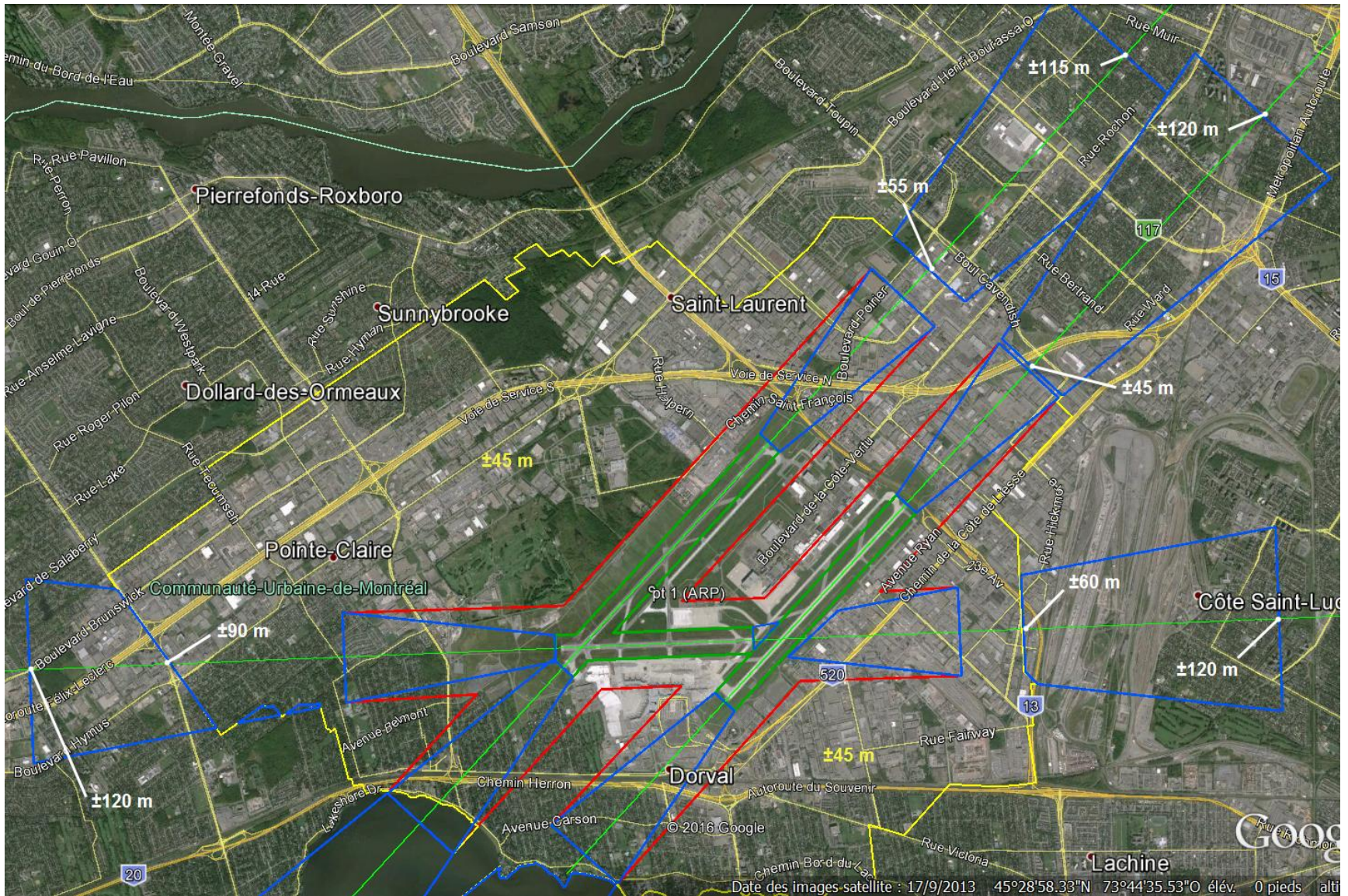


Plan view





FOR INFORMATION





4. KEY CHANGES

WHY:

- Following the provincial cadastral reform
- Closing of the Cartierville Airport
- Harmonization of *Zoning Regulations* with Transport Canada standards;



4. KEY CHANGES (CONT'D)

- Extension of zones at each end of the runway to reach 6 km;
- Extension of runway 10 was cancelled;
- Construction of a fourth runway was cancelled; and
- Addition of the following restrictions:
 - Interference with communications;
 - Vegetation; and
 - Wildlife hazard.



5. RESTRICTIONS

- The *Zoning Regulation* comes into force with respect to the immovables to which it applies once a copy thereof, together with a plan and description of the affected immovables signed by a land surveyor, is deposited at the Land Registry Office of the applicable Land Registration Division.
- A mention of the registration of the *Zoning Regulation* is made by the Land Registrar on the index of immovables of every immovable to which the *Zoning Regulation* applies.



5. RESTRICTIONS (CONT'D)

- Notaries usually insert a mention in the title deeds of the immovables affected by the *Zoning Regulation* stating that the *Zoning Regulation* applies to the immovables, in order to inform land owners that restrictions affect their immovables.
- The reference in the title deeds with regards to the *Zoning Regulation* is made for reference purposes only and does not prevent the authority of the Governor in Council to amend the *Zoning Regulation*, if need be, nor to eventually repeal it.
- The absence of a mention in the title deeds to the effect that the immovables are affected by the *Zoning Regulation* does not prevent the *Zoning Regulation* from applying to these immovables.



5. RESTRICTIONS (CONT'D)

- Land owners can consult the *Zoning Regulation*, the list of affected lots and the survey plans at the Land Registry Office of the applicable Land Registration Division, by visiting the on-line Quebec Land register site at:

www.registrefoncier.gouv.qc.ca

- Land owners can consult a notary in order to obtain information and legal advice with regards to the impact of the *Zoning Regulation* on their immovable.
- Land owners can also contact a land surveyor, an architect or an engineer to obtain more information regarding the height restrictions.



6. NEXT STEPS

1. 60 day period starting from the publication date in the *Canada Gazette* – Part I (February 27, 2016) to collect comments: April 26, 2016;
2. Compile received comments: summer 2016;
3. Final review of the *Zoning Regulation* text: fall 2016;
4. Making of the *Zoning Regulation* and publication in the *Canada Gazette* – Part II: winter 2017 (maximum of 18 months between publications in *Gazette I* and *Gazette II*);
5. Publication of a notice in the newspaper to inform the land owners of the making of the *Zoning Regulation* and of its publication in the *Canada Gazette* - Part II: winter 2017
6. Review of the list of affected lots: winter/spring 2017;
7. Publication at the Land Registry Office: winter/spring 2017.



Comments or observations **by April 26, 2016** at:

aerodromes.quebec@tc.gc.ca

or

Transport Canada

Technical Team Lead – Flight Operations (NAXC)

700 Leigh Capreol Place, 4th floor

Montreal, Quebec H4Y 1G7

To learn more, view the proposed text at:

<http://www.gazette.gc.ca/rp-pr/p1/2016/2016-02-27/html/reg1-eng.php>