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# NATIONAL ASSEMBLY

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FIRST SESSION

FORTY-FIRST LEGISLATURE

Bill 85

**An Act to establish two logistics hubs  
and an economic development corridor  
along Autoroute 30 and develop the  
industrial port zones in the Montréal  
metropolitan area**

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**Introduction**

**Introduced by  
Mr. Pierre Moreau  
Minister of Municipal Affairs and Land Occupancy**

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## **EXPLANATORY NOTES**

*This bill provides for the creation of a single government window intended to facilitate the establishment of logistics sector enterprises along Autoroute 30 in the Montérégie region and in two logistics hubs in the territories of Municipalité des Cèdres and Ville de Contrecœur, and to facilitate investment projects in the industrial port zones in the Montréal metropolitan area.*

*It allows the Government to prescribe, within defined territories, planning rules to promote the establishment of logistics sector enterprises. It also allows the Government to prescribe, with respect to such territories, rules derogating from the Act respecting the preservation of agricultural land and agricultural activities.*

## **Bill 85**

### **AN ACT TO ESTABLISH TWO LOGISTICS HUBS AND AN ECONOMIC DEVELOPMENT CORRIDOR ALONG AUTOROUTE 30 AND DEVELOP THE INDUSTRIAL PORT ZONES IN THE MONTRÉAL METROPOLITAN AREA**

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

#### **DIVISION I**

##### **PURPOSE**

**1.** The purpose of this Act is to promote the establishment of logistics sector enterprises

- (1) in a logistics hub in the territory of Municipalité des Cèdres;
- (2) in a logistics hub in the territory of Ville de Contrecoeur; and
- (3) along Autoroute 30 in the Montérégie region.

It also seeks to foster the development of the industrial port zones in the Montréal metropolitan area.

The expression “logistics sector enterprises” means enterprises whose activities consist in the operation of distribution centres for products related to the manufacturing and retail sectors, and enterprises providing those distribution centres with services directly related to their operation.

#### **DIVISION II**

##### **SINGLE WINDOW**

**2.** The Minister of Economic Development, Innovation and Export Trade provides a single government window in order to facilitate the establishment of logistics sector enterprises

- (1) in a logistics hub in the territory of Municipalité des Cèdres;
- (2) in a logistics hub in the territory of Ville de Contrecoeur; and
- (3) along Autoroute 30 in the Montérégie region.

The single government window is also intended to facilitate investment projects in the industrial port zones in the Montréal metropolitan area and, if the Minister considers it appropriate, in industrial port zones elsewhere in Québec.

### **DIVISION III**

#### **SPECIAL MEASURES TO PROMOTE THE ESTABLISHMENT OF LOGISTICS SECTOR ENTERPRISES**

**3.** The Government may, by order, prescribe the planning rules that are applicable within any area it delimits within the territories shown on the map tabled in the National Assembly on (*insert the date of the tabling*) as Sessional Paper No. (*insert the number*) and filed with the office of the Surveyor-General of Québec.

The planning rules must be of such a nature as to promote the establishment of logistics sector enterprises.

The rules prescribed by the order are deemed to form part of the planning by-laws of the local municipality that has jurisdiction with respect to the territory concerned.

The rules prescribed by the order prevail over any inconsistent provision of a by-law of a local municipality, a regional county municipality or the Communauté métropolitaine de Montréal.

**4.** The Government may prescribe any rule governing the administration, amendment, review or repeal of the rules prescribed by the order made under section 3. Such a rule may derogate from any provision of the Act respecting land use planning and development (chapter A-19.1).

**5.** The order made under section 3 may allow that an immovable situated within the agricultural zone be used for purposes other than agriculture and prescribe rules relating to its subdivision or alienation that derogate from the Act respecting the preservation of agricultural land and agricultural activities (chapter P-41.1).

**6.** When delimiting an area in accordance with section 3, the Government must select the immovables that are to form part of that area according to the following order of priority:

(1) immovables situated within an urbanization perimeter;

(2) immovables that do not form part of the agricultural zone established under the Act respecting the preservation of agricultural land and agricultural activities;

(3) immovables that form part of the agricultural zone and include class 6 to 7 lands according to the agricultural land capability classification system of the Canada Land Inventory; and

(4) immovables that form part of the agricultural zone and include class 1 to 5 lands according to the agricultural land capability classification system of the Canada Land Inventory.

The first paragraph does not apply to the part of the territory of Municipalité des Cèdres intended for the establishment of a logistics hub, as shown on the map mentioned in section 3.

**7.** The order made under section 3 must provide for the inclusion, in the agricultural zone, of immovables covering an area equivalent to that of the immovables that may be used for purposes other than agriculture under section 5.

The immovables so included must be situated within the territories of the regional county municipalities of Beauharnois-Salaberry, Roussillon and Vaudreuil-Soulanges.

An immovable may only be included in the agricultural zone with the consent of its owner, except in the case of an immovable owned by Hydro-Québec. Hydro-Québec must however be consulted beforehand.

**8.** Notice of the authenticated copy of the order made under section 3 is given to the Commission de protection du territoire agricole du Québec, to the Communauté métropolitaine de Montréal and to every regional county municipality and local municipality whose territory includes all or part of the delimited area.

**9.** If, 24 months after the coming into force of the order made under section 3, the Government considers that no significant project related to the logistics sector has been carried out or is in the process of being carried out within the delimited area, the Government may repeal the order.

## **DIVISION IV**

### **MISCELLANEOUS AND FINAL PROVISIONS**

**10.** When all or part of a unit of assessment situated within the area described in an order made under section 3 is included in the agricultural zone established under the Act respecting the preservation of agricultural land and agricultural activities, its value entered on the property assessment roll is determined without taking into account the effects of the order, despite subdivision 1 of Division II of Chapter V of the Act respecting municipal taxation (chapter F-2.1).

The first paragraph ceases to apply to a unit of assessment when a building intended for a use allowed by the effect of the order is entered on the roll under section 32 of the Act respecting municipal taxation. As of that time, the first paragraph also ceases to apply to any unit of assessment situated in whole or in part within the area and entered on the roll in the name of the same owner or in the name of a person to whom the owner is related within the meaning of the Taxation Act (chapter I-3). The value entered on the assessment roll is then modified, if applicable, for all the units of assessment. Modifications are made in the manner prescribed by Chapter XV of the Act respecting municipal taxation, with the necessary modifications, and come into force in accordance with subparagraph 5 of the first paragraph of section 177 of that Act.

**11.** The Minister of Municipal Affairs, Regions and Land Occupancy is responsible for the administration of this Act, except section 2, the administration of which comes under the responsibility of the Minister of Economic Development, Innovation and Export Trade.

**12.** This Act comes into force on *(insert the date of assent to this Act)*.



