

Information Sheet on the PIIA Process

Generally, when a construction project or intervention subject to the regulation on site planning and architectural integration programs (PIIA) is implemented or carried out in an area with a natural slope between 15% and less than 30%, the project or intervention is subject to the PIIA process.

When analyzing a PIIA request, the municipal council, based on the recommendation of the Urban Planning Advisory Committee (CCU), makes its decision regarding the request according to the following objectives and analysis criteria:

Objectives:

- Guide interventions to minimize impacts on the natural environment.
- Adopt development and construction practices that minimize erosion.
- Preserve the natural topography of the site.
- Protect and preserve species habitats, forest cover, and natural landscapes.

Analysis Criteria:

- The location of a new construction or the expansion of any existing construction that increases the footprint must be as far as possible from the top and bottom of slopes while maintaining a protective strip.
- Any intervention must be planned to reduce encroachment in steep slope areas (15% to less than 30%) while minimizing disturbed or stripped areas.
- Any intervention must, as much as possible, respect the natural drainage pattern to minimize impacts on runoff water and sediment transport during and after the works.
- Tree felling necessary for the implementation of any works, structures, or constructions, including accessibility for machinery, must be limited to the minimum required to maintain the highest possible percentage of forest cover.
- At the top and bottom of slopes, the conservation of a vegetated strip should be prioritized.
- Any construction should be located as close as possible to the road or circulation alley to minimize tree felling on the site and impacts on vegetation (shrub and tree species).
- The layout of roads, access ways, and circulation alleys should integrate into the receiving environment and be located to minimize impacts on runoff water by staying as far as possible from steep slope areas.
- The width of the road and circulation alley should be reduced to the minimum while allowing emergency vehicle passage.
- Runoff and drainage outlet waters should be subject to retention measures to avoid directing them directly towards slopes.
- Runoff water from any building and any building expansion, regardless of the footprint area, should be directed to one or more rainwater retention structures with sufficient capacity.
- Excavation or fill works should be minimized, and excavation works should be prioritized over fill works.
- Locations should be adapted to the topography of the land.