

Québec's cadastral reform: it *is* your business!

In 1994, the Ministère des Ressources Naturelles et de la Faune (MRNF) launched a sweeping cadastral reform. This comprehensive process will bring the cadastral plan up-to-date for every private property in the Province of Québec. Funding comes largely from a special tax levied on all real estate transactions. In the Municipality of Kazabazua cadastral renewal has begun. It will be carried out by land surveyors from **Bussières Bérubé Genest Schnob** land surveyors on behalf of MRNF.

What is the Québec cadastre? Why does it need to be renewed?

The cadastre is a plan on which every private property in Québec appears along with its exact dimensions, total area, position relative to neighboring properties, and lot shape. The plan plays a crucial role in land title registration and protecting property owners' rights. Municipalities use the cadastre for tax purposes.

The current cadastre is incomplete, inaccurate, and no longer compliant with the Civil Code of Québec. It dates back to 1860, and accurately represents barely half the private properties in the province. What is more, the cadastre has never been regularly updated, which can lead to confusion and errors that sometimes result in substantial expenditures for owners building, renovating, or selling properties.

When cadastral renewal is complete, Québec will have a comprehensive, reliable, digital, and continuously updated cadastre.

What work will be done in the municipality of Kazabazua?

The mandate of the land surveyors, the only professionals authorized to work on cadastral renewal, is to represent every private property in the municipality as completely and accurately as possible on the new cadastral plan. To do so, they must gather and analyze all available existing data on these properties, correct errors in the current cadastral plan, fill in missing information (such as properties not currently listed), and assign a single number to all lots or parts of lots which form a single property, to ensure that the number of lots listed matches the true number of lots in the province of Québec. If your property includes more than one lot, and you would prefer that these lot numbers not be replaced by a single lot number for tax, zoning, mortgage, sale, or other reasons, contact the land surveyor responsible for your area.

We need your help...in more ways than one

Before cadastral renewal gets under way, MRNF will notify all property owners in the municipality, in writing, to request their cooperation to facilitate the land surveyor's work. The land surveyor will have access to all property title and other public documents on file at Bureau de la publicité des droits (the land title office), but only individuals hold many non-public documents such as certificates of localization, land survey plans, descriptions by metes and bounds, deeds of sale under private signature not registered at the Bureau, boundary marking minutes, and more. If you are in possession of any such documents, we **urge** you to send a copy to the following address:

**Bussières Bérubé Genest Schnob,
402, Route 105, P.O. Box 89,
Kazabazua (Québec) J0X 1X0**

You can also help by allowing land surveyors and their employees who need to access your property to circulate freely to take measurements and locate other markers (fire hydrants, hedges, fences, etc.). In case of doubt, ask to see identification.

Finally, when the land surveyor has finished analysis work and completed the new plan, MRNF will inform you of the results of the cadastral renewal as it pertains to your property, and invite you to view the draft plan and make comments.

Want to find out more?

You can learn more by contacting MRNF directly; toll free, at 1-888-733-3720, or online at www.mrnf.gouv.qc.ca/cadastre. You can also contact the municipality directly at 819-467-2852.

Want to communicate with MRNF in English?

It can be arranged! However, you will have to submit a request to the Department. It is required to follow the *Charte de la langue française*, which stipulates that initial communication with property owners regarding work must be in French. An English version can be provided only **at the request of the landowner**.