

BY-LAW NUMBER 2025-04-701 FOR ECONOMIC DEVELOPMENT (RENOFACADE)

- WHEREAS the notice of motion was duly given at the special council meeting held on April 22, 2025, and that the draft by-law was tabled at this same meeting;
- WHEREAS under section 87 of the Act respecting land use planning and development, a municipal council may adopt, by by-law, a revitalization program with respect to all or part of its territory for which the plan urban planning contains such an objective;
- WHEREAS Council is concerned for the future of certain sectors of the municipality, more particularly its two (2) urban centers: Calumet (UL-01) and Pointe-au-Chêne (UI-01);
- WHEREAS the Council wishes to address devitalized residential buildings in its territory by taking a leadership role with respect to urban areas in order to influence the economic development process, the creation of architectural harmony and a dynamic urban landscape;

IT IS PROPOSED BY COUNCILLOR NATALIA CZARNECKA AND RESOLVED UNANIMOUSLY BY COUNCILLORS TO ADOPT ECONOMIC DEVELOPMENT BY-LAW NUMBER 2025-04-701 (Renofacade);

CONSEQUENTLY, the Municipality of Grenville-sur-la-Rouge decrees the following:

1. OBJECT

The main purpose of this subsidy program for the renovation and restoration of facades of residential buildings is to support and encourage owners of residential establishments to preserve, rehabilitate and transform eligible facades in order to improve the quality of buildings and stimulate the revitalization of the Municipality's urban centers (Calumet and Pointe-au-Chêne sectors) and aim to achieve the following objectives:

- 1) Support the residential revitalization of the Municipality;
- 2) Provide financial support to owners of residential buildings in carrying out renovation, restoration and enhancement works;
- 3) Enhance the image and atmosphere of the Municipality;
- 4) Preserve and or improve the architectural and heritage style of buildings as well as their original character;
- 5) Business activity and employment;
- 6) Promote the development of facades respecting the principles of universal accessibility.

Note : The french version of the present by-law prevails over the english version as to its interpretation.

2. DEFINITIONS OF INTERPRETATIONS

In this by-law, unless the context indicates a different meaning, the following definitions shall apply:

"Accredited contractor": physical or legal person holding a valid construction contractor's license issued by the *Régie du bâtiment du Québec (RBQ)*;

"Certificate of Grant" means a document issued by the Municipality confirming its commitment to grant a subsidy to an owner or his agent under the program;

"Cost of Work" means the amount actually paid and supported by supporting documentary proof;

"Eligible facade" means for a main building, each of the principal facades located on a public road;

"Municipality": the Municipality of Grenville-sur-la-Rouge;

"Owner": any physical person to whom the property concerned or his agent belongs;

"Self-builder": a construction carried out in whole or in part by the physical owner of a residential building, this individual carries out the work himself or entrusts them by contract to one or more subcontractors, building professionals, to carry out any work within the framework of this by-law;

"Subsidy request": form provided by the Municipality to request a subsidy in accordance with the terms of the program;

"TPAC": is the Town Planning Advisory Committee.

3. TERRITORIES REFERRED

This special planning program is offered to buildings located in the UL-01 (Calumet sector) and UI-01 (Pointe-au-Chêne sector) zones of the Municipality.

4. ELIGIBLE PROPERTIES AND ELIGIBILITY CONDITIONS

The program applies to residential buildings with at least an eligible facade forming an integral part of this by-law and which meet the following conditions:

- 1) The building has an eligible facade and is located in the targeted areas;
- 2) The property complies with all applicable municipal by-laws or has acquired rights. However, a building for which an element of non-compliance will be corrected during the planned interventions is eligible, with the exception of the costs incurred to regularize an illegality which themselves are not eligible;
- 3) The property covered by an application for eligibility for the program must be free from all forms of arrears of taxes and transfer duties and not be the subject of any debt, invoice or claim of any kind towards the Municipality;
- 4) The property must not be owned by a public or government agency, housing co-op or non-profit organization that receives government assistance to address its operating deficit, or be a place of worship;

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- 5) Only work carried out after the approval of the subsidy application by the Municipality is recognized as eligible;
- 6) Renovations / improvements must be visible from the street;
- 7) The value of the property, according to its assessment roll value, cannot be higher than the average value of properties located in the Municipality for the year in which the application is filed. For example, for the year 2025, this is an amount of \$269,410.

5. ELIGIBLE WORK

The following work is eligible:

- 1) The renovation, restoration, preservation, rehabilitation, repair, transformation and modification of openings or any decorative, structural or architectural element of an eligible facade;
- 2) Work on annexes, galleries, railings, stairs, access ramp for people with reduced mobility, cornices and other elements of an eligible façade.

6. SUBSIDY

The subsidy is distributed according to the following methods:

- 1) Residential owners whose applications are accepted under the eligibility and selection criteria of this program, may receive a corresponding subsidy up to a maximum of 50% of the cost of eligible work before taxes, up to a maximum of \$1,500;
- 2) When the use of the building is mixed (residential / commercial) or the cost of eligible work is less than the minimum set of work stipulated in the previous paragraphs, the value of the subsidy can be prorated and submitted to the TPAC for evaluation and recommendation.

7. APPLICATION FOR PROGRAM ELIGIBILITY

The owner of a building with an eligible façade registers by completing and signing the form provided for this purpose and submitting it to the designated official no later than June 30 of the year of the application. The latter examines the grant application and verifies that all the required information and documents have been provided. If it is incomplete or imprecise, the application is returned until the necessary information and documents have been provided. The application is then deemed to have been received on the date of receipt of this additional information and documents;

The work eligible for this program must be subject to the issuance of a building permit or a certificate of authorization after the Municipality accepts the subsidy request. These must not have started before obtaining said permit or certificate;

All projects subject to the by-law relating to the site planning and architectural integration (SPAIP) remain conditional on the approval procedure provided for by the Act respecting land use planning and development and must therefore necessarily comply with the rules prescribed by the SPAIP before any final acceptance and attribution.

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8. ACCOMPANYING DOCUMENTS

To be eligible, in addition to the documents to be provided under the planning by-laws in force, a subsidy application must be accompanied by the following documents:

- 1) The application form duly completed and signed by the owner or his agent, if applicable;
- 2) In the event that the title owner is a corporation or partnership, a power of attorney or resolution authorizing the petitioner to file the claim;
- 3) The applicable rate for the required permit or certificate has been paid, if applicable;
- 4) A proposal for the enhancement of the building carried out by an architect or an architectural technologist or a detailed sketch made by the owner and previously approved by the designated official;
- 5) The deposit of old photographs presenting the architectural attributes of the building, if available;
- 6) Recent color photographs of the building concerned showing the eligible facade and the neighboring facades which are the subject of the request;
- 7) The delivery schedule.

9. EXCEPTIONS

Only a physical person who owns a residential building referred to under this by-law can submit an application;

When the use of the building is mixed (residential / commercial) only the percentage or the section of facade that is residential is eligible for the subsidy, in the event of a disagreement between the applicant and the designated official as to the percentage or section, the matter may be referred to the TPAC for evaluation with recommendations;

The owner's time and salary are in no way eligible for this subsidy and cannot be claimed to the Municipality.

10. SUBSIDY ANALYSIS AND AWARD PROCEDURES

If the application is complete and eligible for the program, the TPAC assesses the applications and makes its recommendations to Council;

Once approved by the Council, the sums may be paid to the applicant according to the terms and conditions stipulated in the present by-law.

11. PAYMENT OF THE SUBSIDY

To claim the grant, the applicant must have completed all work in accordance with the application by noon on October 31 of the year in which the grant is accepted.

To claim the grant, the applicant must submit the cumulative amount of eligible work only, along with copies of supporting invoices, to the designated official by November 30 of the year in which the grant is accepted.

The Municipality agrees to pay the subsidy following receipt of complete claim documents, provided that the work for which the subsidy was requested is carried out completely and in accordance with the permit issued and all provisions of the municipal by-laws in force.

12. REVOCATION OF THE SUBSIDY

The Municipality may revoke the granting of a subsidy if the subsidy request contains false or incomplete declarations, the nature of which is confirmed following the acceptance of the request or if the building is the subject of a procedure remitting in question his right of ownership, such as for example a seizure, an expropriation, etc. The subsidy already paid must, if applicable, be reimbursed in full to the Municipality;

The Municipality can also revoke the subsidy in the event that the time limit for carrying out the work provided for in the urban planning regulations has expired, for all the work indicated in the permit or certificate of authorization, including those for which a subsidy has been requested.

13. FINANCING

This program is funded from the unallocated “RÉNOFAÇADE” operating surplus for an annual maximum of \$7,500.

14. PROGRAM DURATION

The program begins on the date of entry into force of this regulation and ends when the sums allocated annually to this program are exhausted.

15. THIS BY-LAW COMES INTO FORCE IN ACCORDANCE WITH THE LAW.

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Tom Arnold	François Rioux
Mayor	Director General and Clerk-Treasurer

Notice of motion and tabling:	April 22, 025
Adoption:	May 13, 2025
Publication / Coming into force:	May 14, 2025