



PROVINCE DE QUÉBEC  
MUNICIPALITÉ DE GRENVILLE-SUR-LA-ROUGE

**ECONOMIC DEVELOPMENT BY-LAW NUMBER 2026-03-701 (RENOFACADE)**

WHEREAS pursuant to section 87 of the Planning and Development Act, a municipal council may adopt, by by-law, a revitalization program for all or part of its territory for which the urban plan contains such an objective;

WHEREAS the council is concerned about the future of certain sectors of the municipality, particularly its two (2) urban centres: Calumet (UL-01) and Pointe-au-Chêne (UI-01);

WHEREAS the council wishes to address the decline of residential buildings within its territory by assuming a leadership role with respect to urban sectors in order to influence the economic development process, the creation of architectural harmony, and a dynamic urban landscape;

WHEREAS notice of motion of the proposed by-law was given at the regular meeting held on March 10, 2026, and the proposed by-law was tabled at that same meeting;

WHEREAS the members of the Municipal Council declare, in accordance with the Municipal Code of Québec (CQLR, c. C-27.1), that they received a copy of the said by-law no later than two (2) business days before this meeting;

WHEREAS copies of the by-law were available to the public for consultation;

WHEREAS the members of Council declare that they have read the said by-law and waive the right to read it;

**THEREFORE, IT IS PROPOSED BY COUNCILLOR \_\_\_\_\_ AND RESOLVED THAT ECONOMIC DEVELOPMENT BY-LAW NUMBER 2026-03-701 BE ADOPTED AS FOLLOWS:**

**1. PURPOSE**

The primary purpose of this grant program for the renovation and restoration of residential building facades is to support and encourage owners of residential properties 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). It aims to achieve the following objectives:

- 1) To support the residential revitalization of the Municipality;
- 2) To provide financial support to owners of residential buildings for renovation, restoration, and enhancement work;

- 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) Stimulate commercial activity and employment;
- 6) Promote the design of façades that respect the principles of universal accessibility.

## **2. DEFINITIONS AND INTERPRETATIONS**

In this by-law, unless the context indicates otherwise, the following definitions apply:

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

"Self-Builder": a building constructed in whole or in part by the individual owner of a residential building, who either carries out the work themselves or contracts it to one or more subcontractors, building professionals, to perform all work under this by-law;

“CCU” : refers to the Municipality’ s Urban Planning Advisory Committee;

“Cost of work” : the amount actually paid, supported by documentation;

“Grant application” : the form provided by the Municipality to apply for a grant in accordance with the program terms and conditions;

“Accredited contractor” : a natural or legal person holding a valid construction contractor’ s license issued by the Régie du bâtiment du Québec (RBQ);

“Eligible façade” : for a main building, each of the main façades located on a public roadway;

“Municipality” : the Municipality of Grenville-sur-la-Rouge;

“Owner” : any natural person who owns the building in question or their agent.

## **3. TERRITORIES COVERED**

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

## **4. ELIGIBLE PROPERTIES AND ELIGIBILITY REQUIREMENTS**

The program applies to residential buildings with at least one eligible façade that is an integral part of this by-law and that meet the following conditions:

- 1) The building has an eligible façade and is located in the designated zones;
- 2) The property complies with all applicable municipal by-laws or benefits from acquired rights. However, a building whose non-compliance will be corrected during the planned interventions is eligible, with the exception of the costs incurred to regularize an illegality, which are not eligible;

- 3) The property for which eligibility is sought must be free of all tax and transfer tax arrears and must not be subject to any debt, invoice, or claim of any kind against the Municipality;
- 4) The property must not belong to a public or governmental body, a housing cooperative, or a non-profit organization receiving government assistance to cover its operating deficit, nor must it be a place of worship;
- 5) Seuls Only work carried out after the Municipality approves the grant application is eligible;
- 6) The renovations/improvements must be visible from the street;
- 7) The property's assessed value cannot exceed the average value of properties located within the Municipality for the year the application is submitted. For example, for the year 2026, this amount is \$392,695.

## **5. ELIGIBLE WORK**

The following work is eligible:

- 1) Renovation, restoration, preservation, rehabilitation, repair, transformation, and modification of openings or any decorative, structural, or architectural element of an eligible façade;
- 2) Work affecting annexes, galleries, railings, staircases, access ramps for persons with reduced mobility, cornices, and other elements of an eligible façade.

## **6. GRANT**

La subvention est répartie selon les modalités suivantes :

- 1) Residential owners whose application is successful based on the eligibility and selection criteria of this program may receive a grant corresponding 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 work stipulated in the preceding paragraphs, the value of the subsidy may be calculated on a pro rata basis and submitted to the CCU for evaluation and recommendation.

## **7. APPLICATION FOR PROGRAM ELIGIBILITY**

The owner of a building with an eligible façade must register by completing and signing the designated form and submitting it to the designated official. The official will review the grant application and verify that all required information and documents have been provided. If the application is incomplete or inaccurate, it will be returned until the necessary information and documents are provided. The application will then be deemed to have been received on the date this additional information and documentation is received.

Eligible work under this program must be authorized by a building permit or certificate of authorization after the Municipality has approved the grant application. Work must not begin before obtaining the permit or certificate.

All projects subject to the Site Planning and Architectural Integration Program (SPAIP) regulations remain conditional upon the approval process stipulated by the Planning and Development Act and must therefore comply with the rules prescribed by the SPAIP before any final acceptance and allocation.

## **8. SUPPORTING DOCUMENTS**

To be eligible, in addition to the documents required under current zoning regulations, a grant application must be accompanied by the following documents:

- 1) The application form, duly completed and signed by the owner or their representative, if applicable;
- 2) If the owner is a corporation or company, a power of attorney or resolution authorizing the applicant to submit the application;
- 3) Payment of the applicable fee for the required permit or certificate, if applicable;
- 4) A building enhancement proposal prepared by an architect or architectural technologist, or a detailed sketch prepared by the owner and previously approved by the designated official;
- 5) Submission of historical photographs showing the building's architectural features, if available;
- 6) Recent color photographs of the building in question showing the eligible façade and the adjacent façades that are the subject of the application;
- 7) The implementation schedule.

## **9. EXCEPTIONS**

Only an individual who owns a residential building covered by this by-law may submit an application;

When the building is mixed-use (residential/commercial), only the percentage or section of the façade that is residential is eligible for the subsidy. In the event of a disagreement between the applicant and the designated official regarding the percentage or section, the matter may be submitted to the Planning Advisory Committee (PAC) for evaluation and recommendations;

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

## **10. PROCEDURES FOR REVIEWING AND AWARDING GRANTS**

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

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

## 11. GRANT PAYMENT

To be eligible to claim the grant, the applicant must have completed all work as requested by noon on October 31 of the year the grant is accepted.

To be eligible to claim the grant, the applicant must submit, before November 30 of the year the grant is accepted, the total amount for eligible work only, along with copies of supporting invoices, to the designated official.

The Municipality will pay the grant upon receipt of the complete claim documents, provided that the work for which the grant was requested is completed fully and in accordance with the issued permit and all applicable municipal bylaws.

## 12. REVOCATION OF GRANT

The Municipality may revoke the granting of a subsidy if the grant application contains false or incomplete statements, the nature of which is confirmed following acceptance of the application, or if the building is subject to proceedings that call into question its ownership rights, such as seizure, expropriation, etc. Any subsidy already paid must, if applicable, be fully reimbursed to the Municipality.

The Municipality may also revoke the subsidy if the deadline for completing the work stipulated in the zoning regulations has expired, for all the work indicated on the permit or certificate of authorization, including the work for which a subsidy was requested.

## 13. FINANCEMENT

Le présent programme est financé à même le budget de l'année en cours ou de l'excédent de fonctionnement non-affecté « RÉNOFAÇADE » pour un maximum annuel de 7 500\$.

## 14. PROGRAM DURATION

The program begins on the date this by-law comes into force and ends when the funds allocated annually to this program are expended.

## 15. REPLACEMENT

This by-law repeals and replaces Economic Development By-law 2025-04-701.

## 16. ENTRY INTO FORCE

This by-law will come into force in accordance with the Act.

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Tom Arnold  
Mayor

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François Rioux  
Director general and Clerk-treasurer

Notice of motion and tabling of the draft by-law:	March 10, 2026
Adoption of the by-law	April 14, 2026
Posting and entry into force	April 15, 2026

The French version of this by-law prevails over the English version with respect to its interpretation.