

EXPLANATORY SHEET¹



Draft by-law 767-2024

Contributions for parks, playgrounds, and natural areas.

What is this contribution?

Municipalities may require a contribution for parks, playgrounds and natural spaces when applying for a subdivision or construction permit (including major renovations).

The contribution can take the form of a transfer of a portion of land, a financial contribution, or a combination of the two, at the discretion of the municipality. This contribution is also known as “10% park fees”.

The transferred land and monetary contributions can only be used to:

- Acquire land to turn it into parks.
- Acquire natural spaces to protect them (e.g. wetlands or wooded areas of great ecological value).
- Maintain playgrounds or parks (e.g. outdoor play modules, trails, planting trees in parks, etc.).

This contribution currently applies to landowners who subdivide their property into multiple lots. The draft regulation proposes to expand this contribution to include:

- Construction on a vacant lot.
- Construction after demolition.
- Renovation of 33% or more of the volume of an existing construction.
- The addition of 2 residential units or more in a building.
- Enlarging a commercial building by more than 25% of its original footprint.
- Transforming an existing building for a new use, for example: transforming a commercial building into a residential building.

The following works remain exempt from the contribution:

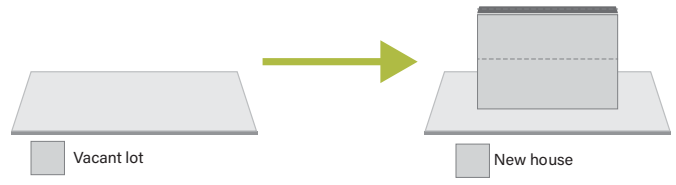
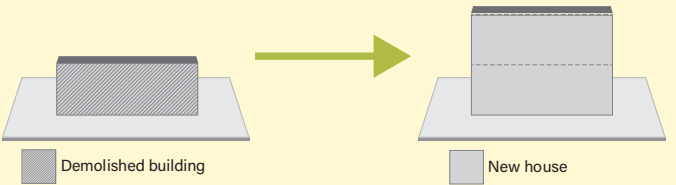
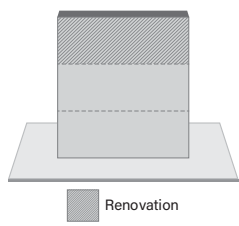
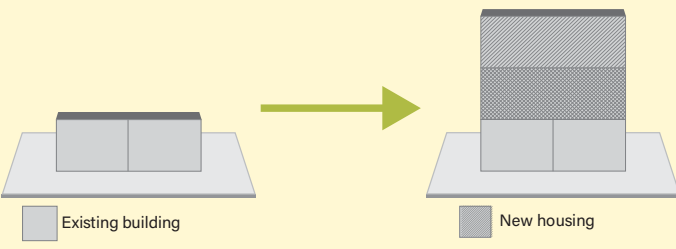
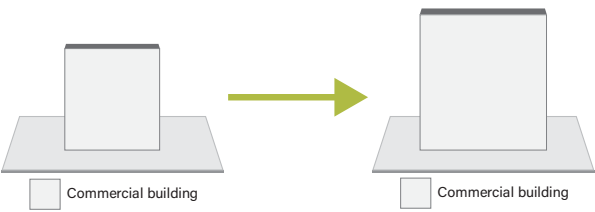
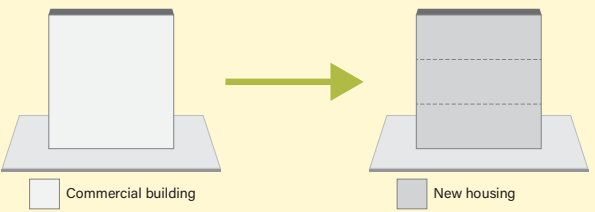
- Work following a disaster (fire, flood, etc.).
- Maintenance and minor renovation work such as the replacement of windows, kitchen cabinets and counters, exterior cladding or roofing, a bathroom, etc.
- Construction and installation of; sheds, detached garages, or swimming pools.

The draft by-law also proposes a parks contribution of up to 20% in the central sector, specifically on lots deemed in whole or in part as green spaces. In these cases, the monetary contribution cannot exceed 10% of the value of the lot.

If a property covered by a permit application has already been the subject of a contribution for park purposes, a credit is granted to the applicant, regardless of who was the owner.

See the tables on pages 2 and 3 for examples and scenarios.

1. This explanatory sheet has no legal value. It summarizes sections 10 to 15 of draft by-law 767-2024 and is only provided to facilitate understanding of the draft by-law. In the event of a contradiction, the draft by-law prevails.

| SITUATION | EXAMPLE |
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| 1. Construction on a vacant lot. |  <p>The diagram shows a flat, rectangular area representing a vacant lot. A green arrow points to the right, where a new house is shown on the same lot. A legend below the lot is labeled 'Vacant lot' and below the house is labeled 'New house'.</p> |
| 2. Construction after demolition. |  <p>The diagram shows a hatched rectangular area representing a demolished building on a lot. A green arrow points to the right, where a new house is shown on the same lot. A legend below the demolished building is labeled 'Demolished building' and below the new house is labeled 'New house'.</p> |
| 3. Renovation of 33 % or more of the volume of an existing construction. |  <p>The diagram shows a building on a lot. The top portion of the building is hatched, indicating renovation. A legend below the building is labeled 'Renovation'.</p> |
| 4. The addition of 2 residential units or more in a building. |  <p>The diagram shows a small building with two units on a lot. A green arrow points to the right, where a taller building with four units is shown on the same lot. A legend below the existing building is labeled 'Existing building' and below the new housing is labeled 'New housing'.</p> |
| 5. Enlarging a commercial building by more than 25% of its original footprint. |  <p>The diagram shows a commercial building on a lot. A green arrow points to the right, where a larger commercial building is shown on the same lot. A legend below both buildings is labeled 'Commercial building'.</p> |
| 6. Transforming an existing building for a new use (ex. transforming a commercial building into a residential building, or the reverse). |  <p>The diagram shows a commercial building on a lot. A green arrow points to the right, where a new housing unit is shown on the same lot. A legend below the commercial building is labeled 'Commercial building' and below the new housing is labeled 'New housing'.</p> |

| EXAMPLES OF POSSIBLE SCENARIOS | | | Based on a municipal evaluation of \$ 400 000 for the land: |
|---|---|---|---|
| <p>I am the owner of a vacant lot and want to build a house on this lot.</p> <p>I am the owner of a residential house. I want to demolish the house and rebuild a new one.</p> <p>I want to do a major renovation on more than 33% of the volume of my existing home, such as completing an unfinished basement.</p> <p>I want to add 2 or more residential units to my existing building.</p> <p>I am the owner of a commercial building. I want to do an addition to my building which will be more than 25% of the original footprint of the existing building.</p> | My property has not been the subject of a previous contribution. | I will have to pay a contribution amount equivalent to 10% of the municipal value of my land. | \$ 40 000 |
| | My property has been the subject of a previous contribution of 10% | I don't have to pay a contribution | \$ 0 |
| | My property is in the central sector and has been subject to a previous contribution in the form of land. | I will have to pay a contribution equivalent to 10% of the municipal value of my land. | \$ 40 000 |
| | My property is in the central sector and has been subject to a previous financial contribution. | The previous contribution will be deducted from the contribution I have to pay. | Required contribution : \$ 40 000 Previous contribution: \$ 30 000 Contribution to be paid: \$ 10 000 |
| | | | |
| <p>I am the victim of a disaster (ex. fire, flood, etc.) and want to rebuild my house.</p> <p>I want to do minor renovations or maintenance work, such as:</p> <ul style="list-style-type: none"> • Replace the windows of my house, • Replace the kitchen cabinets and counters, • Replace the siding or roof covering of my house, • Replace the floors, • Redo the bathroom. <p>I want to build a shed, a detached garage, or a swimming pool.</p> <p>I want to put an extension on my house (regardless of the size of the extension).</p> | I am exempt from paying a contribution. | I don't have to pay a contribution | \$ 0 |