



Mille-Isles, November 22, 2022

COMMUNIQUÉ

The purpose of this press release is to clarify some misinformation that has recently been circulated on social networks concerning the separate regulations RU.02.2011.14.2 to RU.02.2011.14.4 that are currently undergoing registration procedures.

These registration procedures are governed by *the Act respecting elections and referendums in municipalities (AERM)* and are considered by the Municipality as essential democratic processes for the rights and duties of citizens. Therefore, the decisions associated with them must be based on verified and truthful information which is reiterated in this press release.

Contrary to what was recently been published on social networks, the proposed regulatory amendments **are not** intended to authorize the project of file PPCMOI-2022-02 which had been filed, but whose procedures were aborted, or to bring into compliance a particular property. This information is erroneous and unfounded, as demonstrated by the explanations of the Department of Urban Planning and Environment of the Municipality regarding the articles of the separate regulations RU.02.2011.14.2 to RU.02.2011.14.4.

By-law RU.02.2011.14.2

- Pursuant to Article 2 of this by-law, when a lot is located partly in one zone and partly in another zone, the applicable uses and standards for this lot are those of the zone in which the majority of the lot is located. However, for lots with a portion located in the HV-1 zone, the applicable uses and standards are those of the zone in which the portion of the lot is located. For example, for a property where one-third (1/3) of the lot is located in the HV-1 zone and two-thirds (2/3) of the lot is located in the H-20 zone, the uses and standards applicable to the one-third (1/3) of the lot are those of the HV-1 zone, while the uses and standards applicable to the two-thirds (2/3) of the lot are those of the H-20 zone. For information purposes, prior to this regulatory amendment, the more restrictive standards applied only in the situation where a cadastral operation had taken place after the coming into force of by-law RU.02.2011 in 2012, and not in all cases.
- Article 3 allows for the respect of the environment and the riparian protection strip while allowing the siting of a building. It is therefore inaccurate to claim that this article is detrimental to the environment since, on the contrary, the applicable provisions regarding shoreline protection must be respected in order to be able to locate the building.



- Article 4 is relevant the massive arrival of telecommuting and self-employment. It allows two additional uses. For example, currently, if you have a massage therapy center in your home, your spouse could not have his or her accountant's office at a distance. This amendment creates this possibility. It must also be specified that only one additional use workshop is authorized per lot, which was also the case before this regulatory amendment.
- Article 5 aims at authorizing a larger garage area for a lot of more than 10,000 square meters. Indeed, the larger the lots, the more personal machinery may be required. Therefore, the area could be increased to 120 square meters for a lot over 10,000 square meters.

Finally, it is erroneous to believe that RU.02.2011.14.2 has an impact on B&Bs, since there is no article that addresses this use.

By-law RU.02.2011.14.3

- Article 2 of this by-law provides for an increase in the number of rooms that can be rented in a principal residence. It should be noted that declaring the existence of the use of rental rooms allows for the validation of the capacity of the sanitary system and for better monitoring. The increase in the number of rental rooms is limited to five (5) to leave one to the owner as sanitary systems for detached residences are generally designed for a maximum of six (6) rooms per residence.
- Article 3 does permit an additional bedroom for a bachelor unit (located in the basement). However, a minimum percentage of the basement must be maintained for the main dwelling. The purpose of this amendment is to facilitate access to housing for single-parent families, among others. It also allows them to remain on the territory following a separation and to be able to continue living in the same community.
- Article 4 prohibits the possibility of having three (3) dwellings in a single building by limiting the number of additional dwellings to one (1). Without this article, there could be simultaneously a main dwelling, an additional dwelling as well as an intergenerational dwelling, which is not the will of the council.

By-law RU.02.2011.14.4

The purpose of this by-law is to amend the specifications grid of the HV-1 zone. The purpose is to respect the layout of the buildings that are currently in the specified zone. Currently, with the applicable margins, only three (3) dwellings in the village hamlet seem to comply with the current regulations. The balance of dwellings is therefore subject to particular constraints related to the notion of derogatory building. This amendment also frees up more space for the installation of



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new sanitary facilities in the event that the said facility is replaced. It must be remembered that the village hamlet is subject to a specific by-law (PIIA) which has a strong impact on the architectural style of the constructions.

In addition, the proposed specification grid allows the owner to have a maximum of five (5) laying hens and to be able to set up an additional "artisanal workshop" type of use, such as a bakery or another business. It should be noted that all of these uses could already take place in the notion of "mixed use", but the commercial use must necessarily take place on the first floor. It is therefore a question of facilitating the possibility of small businesses while limiting the impact on the built environment.

In conclusion, we encourage citizens to read the entirety of the separate by-laws RU.02.2011.14.2 to RU.02.2011.14.4, as well as the excerpt from the Mayor's speech of the regular meeting of November 2, 2022, related to these by-laws, which can be found here under the sub-tab " 2022 ": <https://mille-isles.ca/en/documentation/municipal-regulations/>

If you have any questions or comments, please do not hesitate to contact the Urban Planning and Environment Department of your Municipality.