

Information Sheet on the Minor Exemption Process

When analyzing a minor exemption request, the municipal council, based on the recommendation of the Urban Planning Advisory Committee (CCU), makes its decision regarding the request according to the following considerations:

Three situations typically justify the use of a minor exemption:

- All possibilities to modify a project to make it comply with the current zoning or subdivision regulations have been examined. The minor exemption is a tool that should be used exceptionally and as a last resort.
- A situation can eventually be regularized when a violation of the regulation is observed during the execution of certain works.
- A minor exemption request can be submitted during the verification of an existing building's compliance with regulations, such as during a transaction.

A minor exemption can only be granted if:

- The requested exemption is **minor**.
- The requested exemption does not pertain to a provision related to land use or density.
- The application of the zoning and subdivision regulations causes serious harm to the applicant.
- It does not infringe on the property rights of neighboring property owners.
- It does not increase risks to public safety or health, harm the environment, or affect general well-being.
- It respects the objectives of the urban plan.
- In the case of ongoing or already completed works, they were carried out in good faith and were subject to a permit.

A minor exemption is NOT:

- A way to accommodate the applicant's convenience.
- A means to avoid modifying urban planning regulations.
- An incentive to disregard regulations.
- A way to legalize an error that occurred during construction.
- A method to bypass the urban planning plan and regulations.