

FOR IMMEDIATE RELEASE

Enthusiasm for the requalification of the Harwood–De Lotbinière sector compels City Council to adopt Bylaw No. 1843

Vaudreuil-Dorion, August 9, 2023 – On August 8th, during a special session, the municipal council of Vaudreuil-Dorion tabled a notice of motion to introduce legislation for a provisional regulation to temporarily suspend the issuance of building permits for new housing units in the Harwood – De Lotbinière sector, for a maximum period of two years.

Due to the enormous success being experienced by the Harwood – De Lotbinière sector as it undergoes development, the municipal council has decided to take the necessary time to perform an analysis to carefully plan the infrastructures and public facilities in conjunction with the density potential of the sector. A study conducted in 2016 by an external engineering firm, prior to the adoption of the PPU in 2017, confirmed that 565 units could be added to the existing network. Beyond this figure, the City would have to make significant investments in the sanitary sewer network in order to begin another phase of requalification. With the projects already authorized, the City is close to reaching the capacity mentioned in this report. The sector's popularity is such that the municipal council has deemed it necessary to put a halt on new residential development projects in order to ensure a development plan that is coherent and realistic.

The new provincial law to amend the Act respecting land use planning and development, and other provisions assented to on June 1st, 2023, amends the Municipal Competence Act to allow local municipalities to temporarily suspend the issuance of authorizations conducive to creating needs that would, in the present case, exceed the capacity of the sanitary sewer system. "This new law allows us to react proactively by planning our development effectively and ensuring that the construction of new housing does not lead to the capacity of our sanitary sewer system being exceeded. We want to take the time to properly plan these infrastructures and public facilities in conjunction with the density potential of the sector," said director general Olivier Van Neste. "What is happening to us is not a surprise, because we knew that we would have to increase the capacity of the sanitary sewer system in order to continue the requalification of the Harwood – De Lotbinière sector. We are victims of our own success, which is good news in itself," added Van Neste.

It is important to note that this bylaw does not apply to construction projects whose permit application is substantially complete, which comply with regulations that were in force on the date the bylaw was introduced, and which have been endorsed by a resolution related to an agreement for affordable social and family housing in accordance with Bylaw No. 1818. Moreover, this bylaw does not involve the commercial sector.

"Interest in the Harwood – De Lotbinière sector is exceeding our expectations and requalification of this sector is becoming more concrete than ever. However, before going any further, we want to continue the technical assessment in order to properly plan the improvement work to be carried out as well as the financing. Once our assessment is complete, we will once again be able to issue building permits for new housing. The vitality of the Harwood – De Lotbinière sector, as well as the quality of life for nearby residents, is a priority for City Council," added Mayor Guy Pilon.

A public consultation meeting will be held on Wednesday, September 6th at 6:30 p.m. at City Hall, located at 2555 rue Dutrisac, and adoption of the bylaw should take place at the September 18th council meeting.

About the Harwood – De Lotbinière PPU

Between October 2014 and October 2015, the City of Vaudreuil-Dorion undertook an extensive public consultation process as part of the revitalization project for boulevard Harwood and surrounding area. The Harwood – De Lotbinière PPU was adopted in the summer of 2017, as was the amendment to the planning regulations, to better incorporate the development vision for the sector. Since then, many actions have been taken by the City, its partners and merchants in the area, in support of this revitalization. While we wait for the Ministère des Transports et de la Mobilité durable du Québec (MTMD) to proceed with the construction of the Highway 20 bypass, the City has implemented various projects and accommodations to improve the quality of life of citizens in the area. To learn more about this vast revitalization project, please visit **surharwood.com**.