

PLACE DES MARRONNIERS – FREQUENTLY ASKED QUESTIONS

Is there enough drinking water in Métis-sur-Mer to serve the new neighbourhood, in addition to properties already connected to the aqueduct system?

Yes. An assessment of the drinking water and wastewater system capacities of the Town of Métis-sur-Mer was carried out by the Engineering Department of the Fédération québécoise des municipalités in February 2025. The conclusions of this assessment state:

- There are no limitations to drinking water production for the development of the Place des Marronniers residential project;
- The capacity of the existing reservoirs allows for an adequate operational autonomy;
- It is recommended to monitor the static and dynamic pressures of the system following the connection of the eco-district, in order to assess the impact of the new network on overall system pressures.

Can the wastewater treatment system serve the new neighbourhood?

Yes. The aerated lagoons are able to receive and treat the new flows and loads generated by the residential development. Pumping station PP1 (located at the municipal rest area) has sufficient pumping capacity to accommodate the addition of the 30 affordable housing units. The Town is currently conducting an additional verification of this capacity for the future addition of the 26 households planned through the sale of lots in the Place des Marronniers sector over the coming years.

Why must the Town pay for the connection work to the aqueduct and sewer networks?

In many municipalities across Quebec, residential developments are carried out through agreements negotiated between municipal councils and real estate developers. In the current housing crisis, it is common practice for municipalities to make substantial contributions to encourage the construction of housing units within their territory. These contributions may take the form of land donations, financial assistance, or the construction of infrastructure.

In Métis-sur-Mer, the municipal council committed to financing the roadwork through a borrowing by-law and to assuming 25% of the debt as an investment in the development of the community and the territory. Property owners within the development sector will therefore assume 75% of this debt.

How much will the sector-based tax be for new homeowners in the eco-district?

The borrowing by-law will detail the calculation mechanisms used to determine how much each owner may be required to pay for the sector-based tax, depending on the type of property built. For a single-family home, the sector-based tax is expected to be under \$1,000 per year. This amount will be in addition to the general property tax and other service-related taxes.

If an eco-district homeowner sells their property, will the sector-based tax transfer to the next buyer?

Absolutely. The sector-based tax is attached to the property and will be added to the tax bill of all properties in Place des Marronniers, regardless of ownership. The same municipal taxation rules apply.

How can the community express its opinion on the borrowing by-law?

The borrowing by-law will be presented at the regular council meeting on February 2, 2026. Council will be able to answer questions raised by citizens at that time and until its adoption, which is scheduled for a special meeting on Monday, February 9, 2026.

When a borrowing by-law is funded 25% by all taxpayers and 75% by a specific sector, only that sector may request the signing of a register and take part in a potential referendum.

Why was a 75% sector / 25% general taxpayer distribution chosen for the borrowing by-law?

The former municipal council heard concerns from citizens in the winter of 2025, who appeared opposed to a borrowing by-law proposal split 50%–50% between Métis-sur-Mer taxpayers and CMétis. The new proposal is considered fairer for all citizens by the current municipal council.

Furthermore, the key stages of the residential development must be accelerated in order to welcome new tenants as early as fall 2026 in the already constructed apartment buildings. To achieve this objective and avoid significant negative impacts for the Town in the event of construction delays, Council opted for the 75–25 distribution, which places the power to request a referendum register in the hands of the sector. Sector residents were met prior to the adoption of the borrowing by-law and were provided with all relevant information.

Who is included in the Place des Marronniers sector?

The three current property owners within the eco-district are CMétis, Mr. Joël Gauthier, and the Ferry-Gauthier family. The apartment buildings owned by CMétis will be connected to the aqueduct and sewer networks, as will the lots owned by CMétis for eventual construction by new owners. The two other owners will be offered the option of connecting to the networks. Whether they accept or not, the sector-based tax for roadwork will apply to them due to their location within the eco-district.

What would happen to the borrowing by-law debt if CMétis were unable to pay its share of the sector-based tax?

Since the borrowing by-law is issued in the name of the Town of Métis-sur-Mer, the Town is the guarantor of the loan. In the event of non-payment by the owner of the apartment buildings and unsold lots, the Town would initiate legal recourse as permitted by law, just as it would for any other property owner who fails to pay municipal taxes. As with any property on the territory, unpaid municipal taxes may ultimately result in the sale of the property.

To mitigate potential payment defaults, the Town is analyzing the possibility of creating a financial reserve from the property tax revenues generated by the eco-district.

In the worst-case scenario — which is highly unlikely — the entire debt would be assumed by Métis-sur-Mer taxpayers. The annual cost for a property assessed at \$300,000 would be approximately \$300 per year.

Has the Town applied for grants to reduce the amount of the borrowing by-law?

Yes. The Town submitted an application to the Canadian Housing Infrastructure Fund (December 2024) as well as to the Quebec government's Water Infrastructure Financing Program for Affordable Housing (April 2025). The Town is still awaiting a response.

The receipt of one or both grants could reduce the total borrowing amount of \$3.3 million obtained from the Ministry of Municipal Affairs and Housing.

Is the support offered by the Town for the Place des Marronniers eco-district comparable to the support provided to the Municipal Housing Office (OMH)?

Although the eco-district includes 30 affordable and subsidized housing units, the project differs from the OMH located on Rue du Couvent. The Town contributes approximately \$4,000 per year to the OMH, up to a maximum of 10% of the annual operating deficit, through the Fleuve et Vallée Housing Office, which brings together several municipal housing offices in the Bas-Saint-Laurent region. This contribution supports the Office's operating budget.

What eco-district services or infrastructure could benefit the broader Métis-sur-Mer community?

The Société de développement de l'Est (SDE) plans to construct community buildings that may be used by the entire community, such as greenhouses and a children playground. For more information, please contact the SDE at <http://www.sdest.org>

What are the projected sales timelines for eco-district lots?

The SDE plans to sell the available lots by 2030. For any questions regarding eco-district planning and lots for sale, please contact the SDE : <http://www.sdest.org/vente>.

What are the sizes and prices of eco-district lots?

Generally, lot sizes range from approximately 8 611 sq ft to 10 765 sq ft. For any questions regarding eco-district planning and lot pricing, please contact the SDE: <http://www.sdest.org/vente/>