



## VILLAGE OF SENNEVILLE

### DRAFT BY-LAW NUMBER 449-4

#### BY-LAW MODIFYING THE SUBDIVISION BY-LAW NO. 449 IN ORDER TO COMPLY WITH BY-LAW RCG 14-029-7 OF THE AGGLOMERATION OF MONTREAL RESPECTING WETLANDS OF INTEREST

- Whereas** the *Subdivision By-law Number 449* is in effect since November 10, 2014, and that it may be modified in accordance with the law;
- Whereas** the agglomeration of Montreal has amended its land use and development plan with the By-law RCG 14-029-7 concerning wetlands of interest to be protected or restored and their protection area;
- Whereas** the identification of wetlands of interest stems from the regional plan wetlands and water environments produced by the agglomeration under the *Act to affirm the collective nature of water resources and promote better governance of water and associated environments*;
- Whereas** pursuant to section 58 of the Act respecting land use planning and development, the Village of Senneville must adopt any concordance by-law within six (6) months of the coming into force of the by-law modifying the land use planning and development plan, that is any by-law modifying a planning by-law that is necessary to take into account the modification to the land use planning and development plan;
- Whereas** a notice of motion and the draft by-law were tabled on July 29, 2025.

It is

**Moved** by Councillor

**Seconded** by Councillor

and **resolved** that :

**THE MUNICIPAL COUNCIL DECREES AS FOLLOWS :**

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**Article 1 :**

Chapter 3 "Specific Provisions Relating to Streets and Lots" is modified by adding section 3.3, which reads as follows:

**"Section 3.3 : Provisions Relating to Wetlands of Interest****3.3.1: Scope of application**

This section applies to wetlands of interest to be protected or restored and their protection areas:

1. Identified in Appendix 4 of *Zoning By-law*;
2. Resulting from a characterization study. In the event of contradiction with Appendix 4 of the *Zoning By-law*, the delimitation of a wetland and protection area resulting from the characterization study shall prevail.

**3.3.2: Prohibition on the subdivision of a lot**

This section applies to:

In a wetland of interest to be protected or restored and in its protection area, any lot subdivision is prohibited, except for:

1. A lot subdivision necessitated by a declaration of co-ownership made under article 1038 of the Civil Code of Quebec or by the alienation of part of a building requiring the partition of the land on which it is located;
2. A lot subdivision for green space conservation or the creation of parks;
3. A lot subdivision that does not create a new lot line within a wetland to be protected or restored or within its protection area;
4. For the purpose of widening an existing roadway;
5. For the purposes of establishing electricity, gas, telecommunications, cable distribution, water or sewer service, or a railroad;
6. For the purposes of the implementation of a major road project or a public transit infrastructure projected in the "Schéma d'aménagement et de développement de l'agglomération de Montréal" or a facility of metropolitan interest projected in the "Plan métropolitain d'aménagement et de développement de la Communauté métropolitaine de Montréal" or of agglomeration interest projected in the "Schéma";
7. For the implementation of infrastructure or equipment for which an agreement has been reached prior to December 21, 2023;
8. For the purpose of maintaining, restoring or creating a wetland or protection area;

**Article 2 :**

The present by-law comes into force in accordance with the law.

Original signé / Original signed

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Julie Brisebois, Mayor

Original signé / Original signed

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Hamlyne Guirand, Town Clerk

PROJET