



VILLAGE OF SENNEVILLE

BY-LAW NUMBER 452-9

BY-LAW MODIFYING THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS BY-LAW NO. 452 IN ORDER TO COMPLY WITH BY-LAW RCG 14-029-7 OF THE AGGLOMERATION OF MONTREAL RESPECTING WETLANDS OF INTEREST AND TO SUBJECT THE STONE WALL LOCATED AT 218, SENNEVILLE ROAD TO THE BY-LAW.

- Whereas** the *By-Law on Site Planning and Architectural Integration Programs no. 452* is in effect since December 3, 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 under 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 for water and wetlands produced by the agglomeration under the *Act to affirm the collective nature of water resources and to 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 "schéma d'aménagement et de Développement", 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** the Village of Senneville already regulates interventions in wetlands with a surface area of 0.3 ha or more and their protection buffer;
- Whereas** certain measures to preserve wetlands of interest should be coordinated with existing preservation measures;
- Whereas** this by-law also subjects the stone wall at 218 Senneville Road to the Site planning and architectural program approval;

- Whereas** this by-law does not contain any provision subject to a referendum approval;
- Whereas** a notice of motion and the draft by-law were tabled at the meeting of July 29, 2025, and that the draft by-law was adopted at the same meeting;
- Whereas** Whereas a public consultation meeting was held on August 13, 2025.

THE MUNICIPAL COUNCIL DECREES AS FOLLOWS :

Article 1 :

Article 2.1.2 "Content of an application" is modified by :

1. Renumbering of paragraph 13 as paragraph 14;
2. The insertion of paragraph 13 which reads as follows :

"13. In the case of an encroachment into the protection area of a wetland of interest, a characterization study is required".

Article 2 :

Article 3.1.2 "Subject interventions" is modified by the addition of paragraph 10 that reads as follows :

"10. In the case of a use or construction (or the conversion of a building) respecting the conditions set out in section 7.7 of the Zoning By-law on an undeveloped lot and encroaching on the protection area of a wetland of interest".

Article 3 :

Chapter 3 "Objectives and Criteria for Evaluation" is modified by the addition of section 3.7, which reads as follows:

"Section 3.7: Objectives and criteria applicable to wetlands of interest

3.7.1: Scope of application

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

1. Identified in Appendix 4 of the *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.

The objectives and criteria specific to this section are in addition to those set out in the other sections of this chapter.

3.7.2: Objectives and specific criteria

Objective 1 :

Maximize the conservation of wetlands and their protection area.

Criteria related to Objective 1 :

1. Plan de location of the buildings and structures away from wetlands and their protection area.
2. Recommend land use and building layouts that limit the loss of natural habitats and wetlands and minimise excavation and backfilling activities or displacement of humus or non-invasive native plant.
3. Encourage the preservation of a protection buffer of approximately 15 metres around wetlands (this buffer is calculated from the edge of the wetland).

Objective 2 :

Enhance natural features and integrate them harmoniously into the project.

Criteria related to Objective 2 :

1. Promote the development of ecological links between wetlands and other natural environments;
2. Propose measures that contribute to the enhancement of wetlands and other natural environments present.

Objective 3 :

Encourage the preservation and enhancement of biodiversity.

Criteria related to Objective 3 :

1. Maximize conservation of existing trees and ecologically valuable plant species;
2. Advocate site restoration, planting of diverse native species and eradication of invasive species.

Objective 4 :

To preserve or improve the water supply to wetlands, the project must:

Criteria related to Objective 4 :

1. Preserve a natural topography and maintain the water balance of wetlands by limiting excavation and backfilling activities or the displacement of humus;
2. Preserve natural drainage basins through building layout and development that allows water to flow towards wetlands. "

Article 4 :

Appendix 2 "List of Walls and Fences to Preserve" is amended by inserting in the table, after the line "180 Senneville Road" :

Address :	Dimensions (length, height and width, in meters)	Comments :
218, Senneville Road	7 X 1 to 1,55 X 0,72 m 13,1 X 1,35 to 1,85 X 0,72 m	Walls on either side of the entrance. Rectangular Wallace stones of various sizes.

Article 5 :

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

Original signé / Original signed

Julie Brisebois, Mayor

Original signé / Original signed

Hamlyne Guirand, Town Clerk