



Village of Senneville

Senneville-sur-le-Parc Residential Project

Urban Planning Regulations Summary

NOTE: This document contains only certain basic regulations. Land owners and other professionals are therefore responsible for obtaining any other information regarding other applicable urban planning regulations.

The urban planning regulations and the Regulation on Migratory Bird Sanctuaries are available on Senneville's official website: www.villagesenneville.qc.ca. The Senneville-sur-le-Parc project is located in the Zoning Plan's RED-01 zone.

SECTION 1: THE HOUSE

1. What are the allowed dimensions for a house?

Maximum building coverage rate: 25% of the total land area
(% of the total land area taken up by the building; including a garage attached to the house)

Building coverage area (including a garage attached to the house):

- One-Story House (min./max.): 130 m²/325 m²
- Two-Story House (min./max.): 90 m²/325 m²

Note: In case of conflict between the above values, the coverage rate prevails, e.g.: in the case of a 1,000 m² house, the maximum coverage area will be 250 m² (25% rate), prevailing over the prescribed maximum coverage area of 325 m².

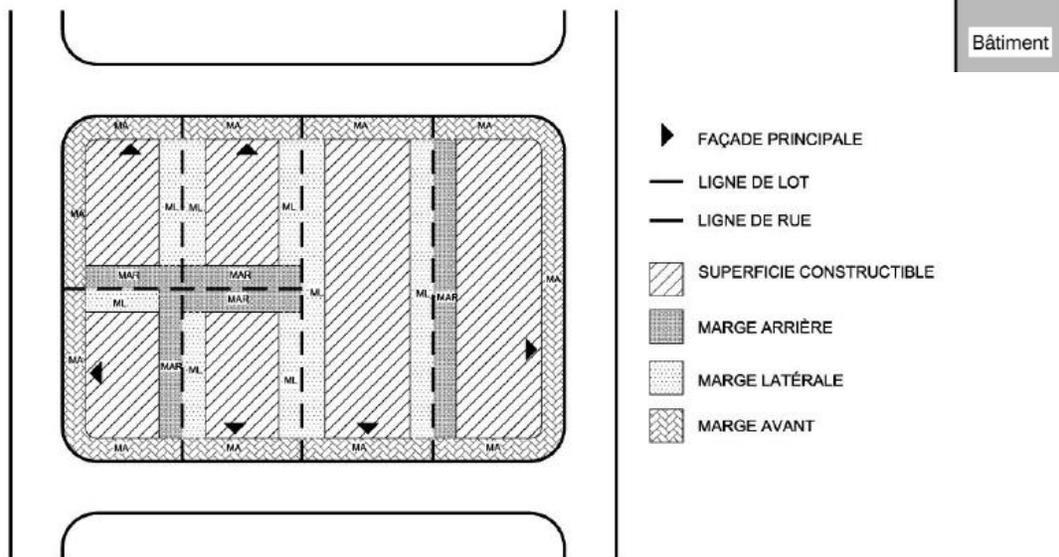
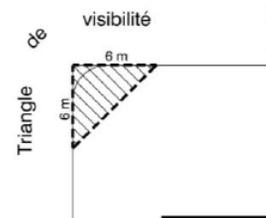
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|--------------------------------|---------------------------------------|
| Minimum width: | 7.5 metres |
| Number of stories (min./max.): | 1 to 2 stories |
| Height (min./max.): | 6 to 11 metres (at its highest point) |



2. What are the coverage margins (ground line sizes)?

Minimum front margin: 8 metres
 Minimum side margins: 3 metres
 Minimum back margin: 10 metres

Should the parcel of land be adjacent to more than one street, the front margin of the lateral facade overlooking the second street may be reduced to 4 metres. Note that a 6-metre clearance zone (visibility triangle) must remain free of any construction for parcels of land adjacent to more than one street.



3. What are the standards for attached garages?

The attached garage is part of the house. Therefore, the same prescribed standards applicable to the house apply to the garage. Furthermore, its width may not exceed 75% of the house's width. A maximum of 4 garage doors is allowed (with a maximum door height of 3.10 m). The garage may be converted into a living space, if the doors are removed and replaced by openings.



4. Which construction standards apply to a house?

The contractor performing the work (including owners doing auto-construction) and the professionals signing off on the construction plans are responsible for ensuring that the house is built in accordance with the Quebec Construction Code.

Fireplaces (solid combustion units) are forbidden on the Island of Montreal.

The Zoning Regulation (section 3.3) prohibits certain cladding materials. The number of materials is limited to three (3). The Construction Regulation restricts the depth of cantilevered sections to 2.5 m (accompanied by a proof of the building's structural capacity).

The project must propose at least one sustainable construction technique (e.g. green or vegetated rooftop, green certification [LEED, Novoclimat, etc.], energy efficiency, use of sustainable materials, storm water management, etc.). The option chosen will have to be confirmed when handing in the construction permit request (this criteria appears in the Architectural Installation and Integration Plan [PIIA]).

5. Do any architectural objectives and criteria apply (PIIA)?

Yes. To ensure a construction's architectural integration, the Architectural Installation and Integration Plan (PIIA) sets forth certain objectives and criteria which help the Village evaluate the quality of the project.

When requesting a permit, the owner and the professionals he employs must demonstrate that the proposed project respects the evaluation criteria and fulfills the desired objective. The Village considers a project's architectural quality to be of the utmost importance.

For any information on the PIIA or any applicable objective or criteria, please contact the Village.



6. Are multigenerational dwellings allowed?

Yes. A multigenerational dwelling is a second dwelling built inside the house to accommodate a family member. The multigenerational dwelling may cover up to 25% of the house's total floor area. It will need to be assigned a separate civic number. Note that the building's appearance must remain that of a single-family dwelling: it is not a duplex, but an additional dwelling inside the main dwelling (the house).

7. May professional activities be conducted from the house?

Yes. A self-employed worker could for example operate a small business, business management office or administrative office from the house (see other examples in section 2.3.1 of the Zoning Regulation).

The office space reserved for the professional activity should not exceed either 25% of the house's total floor area or 50 m². Displaying, laying out, stocking or selling products is strictly forbidden.

SECTION 2: ACCESSORY CONSTRUCTIONS

8. What is the maximum allowed area for accessory constructions?

All accessory constructions may occupy an area equivalent to 20% of the total land area. Therefore, a maximum of 45% of the total land area may be built upon and waterproofed (25% for the house [see Question 1] and 20% for accessories).

Note that ALL constructions on the land must be calculated within the allotted 20%: detached garage, sheds, patios, porches, staircases, parking spaces, pools, footpaths, spas, pergolas, paved ground, sleeper walls, fences, etc.

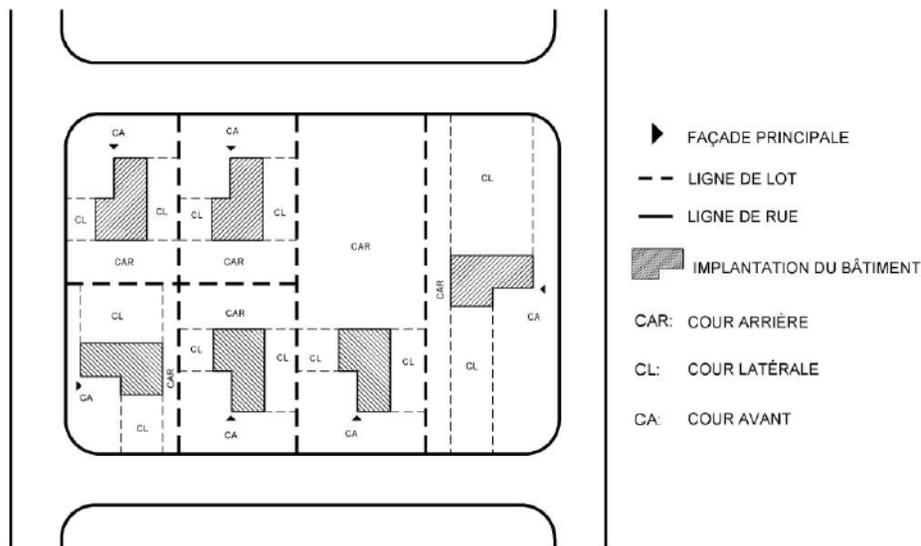
For example: for a 1,000 m² parcel of land (100%)

- The house may cover up to 250 m² (25%)
- Accessory constructions (in total) may cover up to 200 m² (20%)
- Clear spaces must account for a minimum of 550 m² (55%) and include landscaping (plants, etc.).



9. Where should accessory constructions be located?

Most accessory constructions may be built within the parcel of land's side and back yard. Certain constructions normally built in front yards may be allowed (sidewalks, pathways, fences, stairs, porches, etc.). See section 4.1 of the Zoning Regulation for more information.



10. What are the construction standards for a detached garage?

Detached garages may be built in the side or back yard, at least 3 metres from the ground lines. A detached garage's coverage area should not exceed 50% of the house's coverage area, and its height should not exceed that of the house. A maximum of 4 garage doors is allowed.

11. What are the standards for a shed?

One (1) shed is allowed per parcel of land. It may be located within the side or back yard, at least 1 metre from ground lines. Its maximum coverage area must not exceed 15 m² and its height is limited to 3.5 metres.



12. What standards apply to pools and spas?

Only spas and in-ground pools are allowed. The Village enforces the standards set forth in the provincial regulations concerning residential pools. For example, the in-ground pool must be fenced in to restrict access, even from the house (see section 4.3 of the Zoning Regulation).

13. What standards apply to fences?

A fence's height must not exceed 2 metres, save for the front yard, where its maximum height is set at 1.25 m, or 1.6 m if it's at least 40% openwork. The fence must be made of wood, metal, PVC or aluminum.

14. What standards apply to parking spaces and access to the grounds?

The driveway entrance's (access to the grounds) maximum width is set at 6 metres and only one access may be built per parcel of land. In the front yard, the parking area (min. one space) must not overlap by more than 40% into the interior space demarcated by the continuation of the house's side walls.

The Zoning Regulation allows for concrete or asphalt paving, but using permeable or semi-permeable materials such as core slab is recommended in order to allow surface water infiltration. The parking area must be built within the 12 months following the end of construction or move-in date.

15. Do any architectural objectives and criteria apply (PIIA)?

Yes. As is the case with the house, the Architectural Installation and Integration Plan applies to accessory buildings (detached garage, sheds, etc.), porches, verandas, fences (side or back yard), etc. (see provision 3.1.2 of the PIIA Regulation and appended evaluation chart).



SECTION 3: LAND DEVELOPMENT

16. What standards apply to land development?

In the 12 months following the end of construction, clear spaces (at least 55% of the parcel of land—see Question 8) must be covered with turf or landscaped (plants, shrubs, trees).

A minimum of 3 trees measuring 2.5 cm in diameter (measure taken at 0.6 m from the ground) must be planted on the grounds, including 2 trees in the front yard and 1 tree in the back yard. The trees to be planted should measure at least 5 metres in height once it reaches maturity. Coniferous trees should be at least 1.2 metres high at the time of planting and reach a minimum height of 2 metres when they reach maturity.

Certain tree species are forbidden, including invasive species (see list in section 7.1.9 of the Zoning Regulation).

17. What are the tree protection standards?

Existing trees and those that will be planted must be maintained. They may only be cut down for specific reasons (e.g. illness, irreversible decay, etc.) and upon issuance of an authorization certificate. During construction, protective measures for trees and their root systems must be put into place (see chapter 7 of the Zoning Regulation).

The federal government identifies Senneville-sur-le-Parc as a **migratory bird sanctuary**. Some restrictions regulate tree cutting, especially during nesting season (see regulations concerning migratory birds).

18. Can ground elevation be modified?

Land levelling is only allowed for landscaping or seeding purposes and should be done by adding a layer of muck soil or top soil, which should not be thicker than 15 cm. If that is the case, the landscaping or seeding must be completed in the 90 days following the land levelling operation.



SECTION 4: OBTAINING THE NECESSARY PERMITS

Most construction-related interventions (house, garage, pool, shed, etc.) requires that a permit or certification be issued. A Land Planning officer will oversee this process with you to obtain the necessary permits. However, YOU are responsible for providing a permit request that includes all the necessary information and for demonstrating that the project encompasses the required architectural features. Seeking help from professionals is strongly recommended (e.g. architect). A list of the required plans and documents is appended to this document.

Please allow at least 4 to 8 weeks for the permit issuance after submitting a full and compliant request.

- Step 1:** Contact the urban planning officer.
- Step 2:** Prepare the necessary plans and documents.
- Step 3:** Submit your permit request (with all plans and documents).
- Step 4:** Meet with the urban planning officer to ensure that the request includes all the required information. Adjust plans as needed. This step may require multiple meetings and written communications.
- Step 5:** Receive input from the Advisory Planning Committee (APC) based on the PIIA Regulation (assessment based on applicable objectives and criteria).
- Step 6:** Project approval by the municipal council, based on PIIA regulations.
- Step 7:** Issuance of the construction permit.

Urban Planning Officer: inspecteur@villagesenneville.qc.ca
514-457-6020

The urban planning regulations and the Regulation on Migratory Bird Sanctuaries are available on Senneville's official website: www.villagesenneville.qc.ca.



APPENDIX 1: House construction permit

| List of plans and documents to submit | |
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| 1. Fill out the construction permit request form (available on the website or from the urban planning officer) and identify the professionals (architect, land surveyor, etc.) and the contractor (RBQ licensed). | |
| 2. A projected development plan, <u>prepared by a land surveyor</u> , scaled at approximately 1/500, indicating but not limited to the following information: land dimensions and projected location of constructions, buildings, parking area and driveway entrance (including their respective dimensions, margins, location, etc.) If need be, the plan should include services, infrastructure, the high-water mark of any watercourse, etc. | |
| 3. Building or construction plans (maximum scale of 1/50) and description of the projected work, <u>performed by a professional</u> , including plans, elevations, sectional and side views (of all stories and facades) including architectural details, outdoor lighting systems and mechanical or air conditioning equipment. | |
| 4. A coloured sketch showing the impact on the surrounding building and natural elements, including one or more visual perspectives to better understand how the construction will integrate into the environment (e.g. 3D simulation model). | |
| 5. A description of the cladding materials and colours selected for all constructions, buildings or projects (e.g. include sample and manufacturer information). | |
| 6. A detailed layout plan including, but not limited to, the location of projected and existing plants, species to be planted, location of constructions, buildings and projects, including lighting systems, parking area, as well as fences, hedges, sleeper walls and retaining walls. | |
| 7. Excavation levels, land levelling work and, if need be, backfilling and excavation operations. | |



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| 8. Recent photographs, taken within the 3 months preceding the request, showing the parcel of land and the surrounding lands in order to get a global picture of the area. | |
| 9. A written explanation describing the integration of the projected interventions within the surrounding environment, based on each objective and criteria set forth in the PIIA regulations. | |
| 10. An evaluation of the total costs of the project and a timetable for the completion of the work (project's start and end dates). | |
| 11. Any other information deemed necessary by the officer appointed to evaluate the request. | |

The permit request must be sent with a cheque covering the evaluation costs and the assessment based on PIIA regulations. To know the total costs, contact the Urban Planning officer.

The above list is a summary of the plans and documents required when submitting a construction permit request. For more information, see:

[Bylaw no°451 Permits et certificates, article 3.2.1](#)

[Bylaw no°452 Site planning and architectural integration program, article 2.1.2](#)