



MASTER PLAN BY-LAW N° 447

*The Village of Senneville's
New Master Plan!*



MASTER PLAN BY-LAW

The present by-law is entitled "Master Plan By-Law" and carries the number **447**. It repeals and replaces By-Law number 301, entitled "Village of Senneville Planning Program" as adopted by the Village of Senneville and by-law number 04-047, entitled "Master Plan" as adopted by the City of Montreal, and their respective amendments, as well as any other incompatible provision contained in another by-law.

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

Mayor

Town Clerk

Notice of motion: May 26, 2014
Adoption of the Bylaw: July 21, 2014
Coming in force: November 10, 2014
Modification: 447-1, in force August 10, 2016
Modification: 447-2, in force January 26, 2017

THE MUNICIPAL COUNCIL DECREES THE FOLLOWING:

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MASTER PLAN N° 447

CHAPTER 1:

Urban Planning Overview

Section 1.1 : The planning context

1.1.1 : What is a Master plan?

A Master Plan is a land use planning tool that all municipalities must adopt in accordance with the Act Respecting Land Use Planning and Development, RSQ, c. A-19. The document incorporates the planning objectives and land use designations set forth by the Village of Senneville over a planning period of five to ten years.

Aside from the legal context requiring the adoption of a Master Plan, this planning document presents an opportunity for the Village of Senneville to envision the future development of its territory. The Master Plan must establish the framework for land management and community improvement, and must ultimately serve as a tool for the execution of public and private community development projects.

The Master Plan's objectives will be made active by the adoption of urban planning by-laws (zoning, subdivision, building, etc.) containing standards that must conform with the Master Plan's objectives, as well as through non-regulatory measures that the Village may undertake (promotion, awareness, municipal policy, etc.).

1.1.2 : The need for a new Master Plan

The Village of Senneville adopted its first Master Plan in 1988, following the coming into force of the former Montreal Urban Community's Regional Plan¹. The Community has since been replaced by the Montreal Agglomeration. Although Senneville's development has remained relatively stable over the last 25 years, certain priorities, such as environmental issues, have evolved greatly.

In 2001, the Village of Senneville was merged with the City of Montreal as a portion of the Borough of Pierrefonds - Senneville. The City of Montreal adopted its Master Plan in 2002 in which both Island-wide and local development objectives were applied to Senneville's territory. The Village was reconstituted in 2006, following the municipal demergers that took place on the Island of Montreal. The reconstitution necessitated a review of the municipal planning tools.

¹ Free Translation : Schéma d'aménagement et de développement de la Communauté urbaine de Montréal

Consequently, the Municipal Council undertook a revision of the Master Plan in 2009, to produce a new planning policy document. The Village adopted a first draft by-law and presented it at a public consultation meeting in May 2011. Close to 120 briefs were submitted by citizens while others expressed their concerns and visions at the meeting. The Municipal Council then reviewed the comments and suggestions brought to their attention, and drafted a new version of the Master Plan (2013), this within the new context and framework of metropolitan and regional planning.

A second version of the Master Plan was thus presented to the citizens of Senneville in May 2013, including new planning bylaws (zoning, subdivision, etc.). In compliance with the law, the Zoning and Subdivision bylaws were submitted to the approval of eligible electors (by way of a referendum following the sufficient minimum number of signatures on the registry held in August 2013).

On November 3rd 2013, the Zoning and Subdivision Bylaws were disapproved at the time of referendum: 54.1% of citizens exercising their right to vote disapproved the Zoning Bylaw and 53.4% voted against the subdivision Bylaw. In compliance with the law, the referendum did not pertain to the Master Plan, only to the Zoning and Subdivision Bylaws. However, considering that the Master Plan sets out the general planning directions and guides the drafting of the regulations, municipal council decided to suspend the adoption proceedings.

In the last months, municipal council, including the new elected members following November 3, 2013 municipal general elections, has worked on identifying the elements that were disapproved by citizens and that did not satisfy their expectations and concerns. To do so, 3 information meetings were held by electoral districts in May 2014 to consult citizens. Again, several comments and suggestions were brought to the attention of council. A new development has occurred since the citizens' disapproval in 2013, the Montréal Agglomeration has proposed, in a preliminary version, its Regional Land Use Planning and Development Plan that frames the drafting of the present Master Plan and the planning bylaws (principle of conformity).

1.1.3 : The metropolitan and regional planning context

On March 12th, 2012, The Metropolitan Land Use and Development Plan (PMAD) of the Montreal Metropolitan Community (Communauté métropolitaine de Montréal) came into force. This planning document states the general aims and policies for land use and territorial planning of the metropolitan region of Montreal. The aims and policies are centered on the creation of sustainable neighbourhoods, on the structure and performance of transportation networks and facilities, and on environmental protection and enhancement.

Consequently, the Montreal Agglomeration, comprised of all of the municipalities on the Island of Montreal, has an obligation to review regional policy directions in the preparation of its Regional Plan, in order to ensure conformity between these objectives and

those contained in the PMAD in the 24 months following the coming into force of the PMAD (the former Montreal Urban Community's Regional Plan is currently in force). Pursuant to the extension period granted, the Montreal Agglomeration intends to adopt its Regional Plan (conformity bylaw) in September 2014 and its interim control measures. From then on, the new obligations will become enforceable.

The new framework for metropolitan and regional planning requires the Village of Senneville to adopt a planning direction addressing sustainable neighbourhoods, transportation networks and the environment. In comparison with the majority of municipalities on the Island of Montreal, the Village of Senneville is set apart by distinct land development patterns, an established and recognized agricultural zone, and natural areas of ecological interest. The Village will nonetheless have to meet the planning and development objectives that will eventually be presented in the Montreal Agglomeration's new Regional Plan. The Municipal Council has been working with Agglomeration staff in order to position the Village on the regional scale, all while accounting for its specific and unique traits.

Since 2012, Town Council has worked with representatives of the Agglomeration to position regionally Senneville with its own unique specifications. Today in 2014, the Village of Senneville is satisfied to see that the Agglomeration of Montreal has acknowledged in broad terms, the characteristics of Senneville's territory, in regard to the conservation of natural spaces, the recognition of the Ecoterritory of the Senneville Forest, the land use density and the preservation of its agricultural environment.

The Village of Senneville wishes to establish its position on metropolitan and regional levels by using this new Master Plan to assert the policy directions it intends to implement for the medium and long-term planning of the municipal territory. The present Master Plan will take into account the orientations, objectives and courses of action stemming from the new metropolitan and regional planning context, in a manner that is respectful of local concerns.

1.1.4 : Leading up to the Plan: An environmental characterization of the territory

In 2012, the Municipal Council mandated Biofilia, an environmental consulting firm, to carry out an environmental characterization of the municipality, specifically on the lands occupied by the Ecoterritory of Senneville Forest. The mandate sought a professional opinion on the Ecoterritory's limits, as well as on the environmental value of its various natural spaces. The Ecoterritory occupies an area of approximately 700 hectares (7,000,000 square metres) and has been identified in Montreal's Policy on the Protection and enhancement of Natural Habitats in 2004.

Chapter 1 : The Planning Context

There are a total of ten designated ecoterritories on the Island of Montreal. They are bodies made up of at least 15 ha of natural environments of significant ecological interest or of protected areas, comprised of basic natural heritage elements such as woodlots, wetlands and watercourses. As stated in Biofilia's report, the Senneville Forest is characterized by a dominance of mature forest stands, but also by open land, several diversified wetlands and streams. It is in fact the largest forest on the Island of Montreal.

As shown on the map to the right, the Island of Montreal's ecoterritories are represented by an assembly of sectors without determination of specific boundaries. The Municipal Council of the Village of Senneville therefore mandated Biofilia to identify the specific limits of the Ecoterritory of Senneville Forest, as justified by the ecological value of its components (by sector).

This process was necessary in order to fulfill two objectives. First, the Montreal Metropolitan Community's PMAD states that certain criteria, such a zone's limits that support the preservation of natural environments including metropolitan woodlots and forest corridors, and that apply to the Ecoterritory's general location, must be specified, This will allow the Montreal Agglomeration to refer to the limits and applicable criteria specified in the report when drafting its Regional Plan. May we noted that the Agglomeration of Montreal acknowledged the work done by the Village of Senneville in defining the limits of the Ecoterritory and hopes that a similar exercise is conducted for all the other ecoterritories of the Island of Montreal.

Secondly, the Municipal Council wished to have a more precise understanding of the ecological value of its municipal territory before stating specific planning policies and objectives in the present Master Plan, all in consideration of the urban development pressures that exist in certain parts of the municipality.



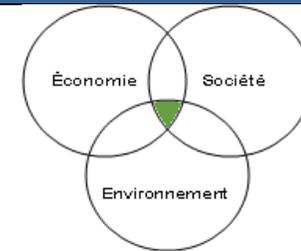
1.1.5 : Urban planning geared towards sustainable development

Throughout the Master Plan, the Municipal Council intends to propose its planning vision containing development objectives based on the principles of sustainable development. There are three strategic priorities in planning for sustainable development: economic development, social equity and environmental protection. With this philosophy, building a solid economic base will also sustain the quality of living environments and quality of life in general in Senneville.

Sustainable development

« Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs » (*Brundtland, 1987*).

The three strategic priorities of sustainable development are economic development, social equity and environmental protection. Sustainable development requires the balancing of these three priorities. Under this approach, we must question the capacity of all projects to meet each priority, while not losing sight of the other ones.



Economic development:

Economic activities should continue to increase without affecting the environment beyond recovery and without causing social inequality. Similarly, interventions seeking to promote social and environmental welfare should not significantly restrict economic activities.

Social equity:

Sustainable development also acknowledges that the viability of a society deeply relies on social equilibrium and fairness. Socially “equitable development” ensures that basic needs of both current human communities, and of future generations, can be satisfied.

Environmental protection:

The environment is a critical and limiting factor because it provides vital support to social and economic activities, and more globally to life on Earth. Its protection and sustainability should be considered priorities, with a global approach paying special attention to: the environment’s various components (including landscapes, green spaces and natural areas), biodiversity and preservation in general, the protection and the rehabilitation of aquatic environments, and finally, the handling of pollution, nuisances and serious risks.

Source : Excerpt from the website of the Ministry of Municipal Affairs, Regions and Land Occupation, *La prise de décision en urbanisme*, 2013 (www.mamrot.gouv.qc.ca).

Section 1.2 : Planning Issues

1.2.1 : Senneville's territory and population

The territory of the Village of Senneville occupies an area of 7.49 square kilometres and is located at the western tip of the Island of Montreal, on the shores of Lake of Two Mountains. It is bordered on the east by the City of Montreal's Borough of Pierrefonds - Roxboro and to the south by the Town of Sainte-Anne-de-Bellevue.



According to the Ministry of Municipal Affairs, Regions and Land Occupation's 2013 Population decree, Senneville has a population of 927 residents, whereas Statistics Canada's 2011 Census counted 937 residents. The following is an excerpt of the City of Montreal's sociodemographic profile of the municipal territory, published in January 2013:

An overview of the Village of Senneville's population

The Village of Senneville is home to 920 inhabitants and accounts for 0.05% of the population of the Montreal Agglomeration. Spread out over a territory of 7.5 square kilometres, its 2011 population decreased in comparison to 2006; it has not been a factor for the Agglomeration's densification.

The Agglomeration's population median age is 39.2 years whereas the Village's median age is 47.4 years; Senneville is characterized by a higher proportion of seniors than the rest of the Island. In fact, 225 of the village's residents are aged 65 and over compared to 16% in the Agglomeration.

Many of Senneville's 290 families are composed of couples without children, but more than half of the families have children living at home. In all, there is a total of 285 children living at home, half of them aged 14 or under. It is interesting to observe that there were slightly more families with children in 2011 than were counted in the 2006 Census.

Of Senneville's 350 households, 41% are comprised of two individuals. The average household size is 2.6 individuals.

More than three quarters of Senneville's residents are fluent in both English and French (79%). English remains the language most spoken at home, while a third of the population speaks French on a daily basis.

The Village of Senneville's sociodemographic profile and lower land use densities set it apart from the other cities and boroughs that make up the Montreal Agglomeration's territory, on the Island of Montreal.

1.2.2 : History and built heritage

The settlement² that became the Village of Senneville dates back to the early colonisation of the Island of Montreal. In 1672 the Sulpicians transferred the fief to Sidrac du Gué, which he then named Boisbriant. A former captain of the Carignan-Salières regiment, Sidrac du Gué built a trading post located at the western point of the Island.

In 1679, he sold the settlement to two affluent merchants, Charles LeMoynes and Jacques Le Ber. Upon LeMoynes's passing in 1685, Le Ber bought out LeMoynes's widow's share, and in 1686, commissioned the construction of a fortified stone mill, surrounded by wooden paling in response to numerous attacks by the Iroquois.³ It was Jacques Le Ber who named the area Senneville, after his birthplace in France, Senneville-sur-Fécamp. In 1702, his son, also named Jacques, commissioned a stone fort of which the ruins can still be seen today.

Le Ber passed away in 1706 but the fief stayed with his family for another half-century, before being sold to Jean-Baptiste Crevier in 1756. The land subdivision patterns that exist today date back to the seigneurial regime (1820-1880). Two of the period's farmhouses have been conserved, namely the Lalonde (ca. 1825) and Rouleau (ca. 1826) houses, on the north side of Senneville Road, near the border of Pierrefonds.



² The historical facts provided herein were obtained from three sources: a research paper by Professor Avi Friedman and a group of students in 2000 entitled "The Village of Senneville: Urban and Architectural Inventory", a research paper by Manon Sarthou in 1995, entitled "*Conservation and mise en valeur du patrimoine historique, archéologique, architectural and paysage de Senneville*", and the municipal publication "*Évaluation du patrimoine urbain : arrondissement de Pierrefonds - Senneville*", City of Montreal, 2005.

³According to the Montreal Urban Community's Traditional architecture registry (*Répertoire d'architecture traditionnelle*), the stone tower that still exists today and that was restored in 1898 by architect Edward Maxwell is that of the mill built in 1696, whereas other sources claim that the original structure was destroyed by the Iroquois in 1692 and rebuilt 1700. Regardless of which source is correct, the Senneville mill is the oldest on the Island of Montreal.



The development of the village's large country estates began in 1865, when the ruins of Senneville's fort and the mill were purchased by John J.C. Abbott. He decided to keep the name Boisbriant for his estate. As a McGill Law graduate, Sir John Joseph Caldwell Abbott was one of the pioneers of the Canadian Pacific Railway. He also served as Member of Parliament for Argenteuil, Mayor of Montreal and Prime Minister of Canada for a period spanning a few months (From June 1891 to November 1892) following the fall of Sir John A. Macdonald's government.

John J.C. Abbott erected a neo-gothic style villa on the lakeshore that he subsequently sold to Sir Edward Clouston in 1898 with part of his estate. Sir Clouston then retained the services of architect Edward Maxwell for the transformation and extension of the Boisbriant villa. Maxwell designed several accessory buildings and called upon the Olmsted brothers of Boston for the property's landscaping.



Several of Senneville's large homes were the work of Maxwell.⁴ Bois-de-la-Roche was built in 1896 for Senator Louis Forget; and Pine Bluff, a house was designed in 1886 by the renowned John William Hopkins and later transformed in 1896 at the request of Richard B. Angus, then president of the Bank of Montreal. The original Pine Bluff house was destroyed in a fire and was replaced in 1901 by a new house entirely designed by Maxwell. It was eventually demolished around 1950. Edward Maxwell was also mandated in 1897 by one of R. B. Angus' daughters, Elspeth, married to Charles Meredith, to extend Bally Bawn (202, Senneville Road), a house erected by the Sulpicians in 1750 later modified by Hopkins. The catalogue entitled "Les résidences" of the Montreal Urban Community's Traditional architecture

registry includes ten of Senneville's great homes, as well as many of their accessory buildings.

⁴ France Gagnon-Pratte, «Maisons de campagne des Montréalais 1892-1924 - L'architecture des frères Maxwell», Éditions du Méridien, 1987, 215 p.

Phillips Avenue and the sector known as Crevier Village are two of the more modest neighbourhoods in Senneville. They were developed in part to house the staff of the Village's grandiose estates. The Village's other large tract, referred to today as the south district, was created upon the subdivision of the Tunstall family's lands in the years following World War II.

The municipal corporation of the Village of Senneville was created in 1895 with Louis-Joseph Forget as its first Mayor. The Village's charter underwent important amendments in 1935. Among other provisions, it divided the municipality into three districts, in order to prohibit all commercial and industrial uses, and all building typologies other than detached single-family, and established a minimum lot frontage of 100 feet and a minimum front setback 40 feet. These provisions had prevalence over the Cities and Towns Act, until the charter was repealed in 2002.



Merged with Montreal in 2001 as part of the Borough of Pierrefonds - Senneville, the Village obtained the right to be reconstituted as an autonomous municipality following a referendum held in 2005.

1.2.3 : Today's built heritage and residential neighbourhoods

Evidence of Senneville's rich history is found in the numerous heritage buildings that lie within its municipal boundaries. The built heritage of the Village of Senneville has been fashioned by several of its neighbourhoods, namely the Senneville Road sector (the Bois-de-la-Roche Agricultural Park), the Phillips sector, Crevier Village, the large properties bordering Lake of Two Mountains to the north of Highway 40 and the more recent dwellings south of Highway 40. In fact, certain buildings and properties bear federal and provincial recognition and special status designation. The entire municipal territory has been designated as a white zone and an integral part of the metropolitan region's built heritage of interest by the Montreal Metropolitan Community's PMAD and the Agglomeration's Regional Land Use Planning and Development Plan. The place of worship "Corpus Christi Parish Church" is also acknowledged as an element of heritage interest at the regional level.

Furthermore, the portion of Senneville Road spanning from the Highway 40 viaduct to the border of the Borough of Pierrefonds is federally recognized as a National historic site. One-of-a-kind on the Island of Montreal, this exceptional landscape's defining features include:



- The road's narrow and winding route, and its tree canopy;
- Rural landscapes with evidence of an agricultural past, including a few farmhouses and accessory buildings;
- Ongoing agricultural activities;
- Large country estates with stately residences, designed by renowned architects and occupied by prominent individuals in Canada's economic and political history;
- Natural vistas and majestic landscaping.

Beyond its extensive landscapes and its architectural and building styles, the original lot layouts (parcel plan) are also an integral part of Senneville's heritage. In fact, the Village of Senneville has always supported low density development (minimum lot area of 2,000 square metres in the south sector, and 8,000 square meters in the north sector, with only a few exceptions) and today, nearly 93% of all residences are detached single-family dwellings.

The conservation and protection of the urban forest within established neighbourhoods, notably in those south of Highway 40, also contribute to the heritage that make Senneville's landscapes and scenery so remarkable. These notable assets support property values that are higher than those of the Montreal Agglomeration.



Currently, the net density is estimated to be 7 dwellings per hectare, calculated using lot areas (net density equates to the number of dwellings on a parcel slated for residential use, excluding streets and public space).

With the Montreal Metropolitan Community's desire to densify and strengthen the metropolitan region, the PMAD imposes an average minimum gross density of 30 dwellings per hectare in Montreal's West Island (which equates to an approximate net density of 37.5 dwellings per hectare⁵). However, the PMAD allows a reduction in targeted density for sectors presenting environmental and heritage value. Furthermore, considering the presence of the Sainte-Anne-de-Bellevue commuter train station and of the established 1 km radius for the layout of a Transit Oriented Development (TOD) area, the gross density is set at 40

⁵ The Montreal Metropolitan Community proposes a factor of 1.25 to calculate net density (30 dwellings per hectare X 1.25 = 37.5 dwellings per net hectare).

dwellings per hectare (which equates to an approximate net density of 50 dwellings per hectare). May it be noted that in both cases, this average gross density is applicable to Montreal's West Island and to the TOD area.

The Village of Senneville intends to use the exception rule contained in the PMAD to reduce the prescribed minimum densities to account for the territory's specific environmental and heritage features (with a few exceptions, most of the village is not served by a municipal sewer system). Aside from the occasional vacant lot made available to be developed or redeveloped, two large land parcels of real estate regularly attract development interest, namely the former site of the Veterans Lodge and the former site of the Lester B. Pearson School Board, now both privately owned.

Modified by bylaw 447-1 in force August 10, 2016

1.2.4 : Landscapes and natural heritage

Most of the Village of Senneville's territory is characterized by the presence of natural areas and woodlots, notably in the north part of Highway 40. Virtually all of the north part is included within the agricultural zone identified according to the Act Respecting the Preservation of Agricultural Land and Agricultural Activities, RSQ, c P-41.1, excluding a few tracts on the shores of Lake of Two Mountains (residential sector), the research and development sector along Highway 40, and the Mount Royal Cemetery.

As mentioned in section 1.1, in 2012 the Municipal Council mandated Biofilia to prepare an environmental characterisation of the territory, and specifically on the portion of the municipal territory occupied by the Ecoterritory of Senneville Forest. The mandate sought a professional opinion on the Ecoterritory's limits, as well as on the environmental value of its various natural spaces. The Ecoterritory is part of a network of natural areas on the Island of Montreal and ties into the metropolitan region's "greenbelt".



Upon completion of the study, Biofilia identified the specific limits of the Ecoterritory of Senneville Forest (refer to Appendix 1) based on the characteristics and ecological values attributed to the various regions of the study sectors. The area contained within the Ecoterritory's limits covers 676.05 ha, including the "core" and the "buffer zone". The study also mentions 11 ecological corridors corresponding to preferable pathways for flora and the movement of fauna. Biofilia also identified the presence of certain animal species considered as vulnerable or threatened, or likely to be designated as such.

The core is made up of 3 tracts encompassing a surface area of 366.38 ha and composed of a large forest, water elements and open land enclaves, left fallow or cultivated. According to the Biofilia report, the natural elements contained in the core play a critical role in maintaining biodiversity of the ecosystem. The core also contains the Morgan Arboretum, the McGill Woods, and the "triangle" property (formerly belonging L.B. Pearson to the School Board). To maintain the attributes of the ecosystem, the Ecoterritory's core must be designated for low density or low intensity conservation activities. Since a municipality cannot prohibit all activities on private property, certain uses heeding the specific environmental protection parameters as a function of the ecological value associated with each sector will have to be determined.

Beyond the core is a buffer zone (59.39 ha) composed of agricultural lands and sparsely developed properties. Biofilia describes this buffer as a sector suited for the feeding and movement of certain forest animal species. Lastly, the third tract, totalling an area of 250 ha, is described as ecological corridors also serving as buffer zones, but also fulfilling other primary functions such as facilitating the movement of fauna to points of interest (water bodies, woodlots, wetlands) and supporting mating and pollination activities. These sectors, namely the buffer zone and the ecological corridors, act as a "transition zone" between urban areas and the Ecoterritory's core. Authorized land uses in this section will also be subject to guidelines reflecting this particular sensitivity.

Biofilia also carried out a preliminary assignment locating all of the wetlands and watercourses contained in the territory. As a first step, 41 wetlands with an area of 0.3 ha or more have been identified, covering 9.45% of the Ecoterritory's total area (swamp, wetland and shallow water). As a second step, several watercourses, intermittent for the most part, were identified on the territory. This survey will serve as a reference for the Village when an application is made for permits or other authorizations. Anyone filing an application will be required to mention the presence of a watercourse or wetland, its location and when applicable, its characteristics. Any intervention affecting a wetland is subject to authorization from the Minister of Sustainable Development, Environment and Parks. Ultimately, a wetlands conservation plan will have to be prepared by the Village as per the obligations arising from the PMAD's coming into force.

The report established limits for the Ecoterritory of Senneville Forest and, defined the core as being part of the metropolitan network of woods and forest corridors (concept put forward by the Montreal Metropolitan Community's PMAD and renewed within the Agglomeration's Regional Plan). Senneville greatly contributes to the metropolitan objective of protecting 17% of the Greater Montreal area. According to the Agglomeration of Montreal's data, Senneville has the highest "canopy index" (ratio between the canopy and the land area) on the island of Montreal (56%). Thus, unlike most cities on the island of Montreal, no urban heat island

problems have been identified for the Village. Finally, we highlight the presence of mosaics of natural habitats as well as metropolitan woods and forest corridors on the territory, which were considered in the study of the territory. These are also recognized in the Agglomeration's Regional Plan. An excerpt of the map is presented herewith.



Apart from the Ecoterritory of Senneville Forest and its components (protected areas, wildlife and plant species, migratory bird sanctuary), the wetlands and the bodies of water (including the banks), Girwood (Johnson) Island also merits attention. It is not included in the Ecoterritory mainly because of its geographical isolation and the lake habitats found there. However, its environment presents certain characteristics worthy of preservation. Furthermore, an area of concentration of waterfowl is present on the Lake of Two Mountains. Also, the quality of Senneville's urban forest is worth highlighting, as it contributes to the natural environment of the village's residential neighbourhoods.

Overall, Senneville's territory is recognized for its assembly of noteworthy landscapes and vantage points that are of metropolitan interest, its numerous heritage features and landmarks, its waterfront path (Senneville Road) and the presence of agricultural activities.

Modified by bylaw 447-1 in force July 6, 2016

1.2.5 : Agricultural heritage

Most of the north sector of Senneville is included within the agricultural zone decreed according to the Act Respecting the Preservation of Agricultural Land and Agricultural Activities, RSQ, c P-41.1.

Within this agricultural zone, farming activities include breeding (sheep, etc.), a stable and soil cultivation activities (vegetable and grain crops). A vineyard project will soon become a reality. Most of the agricultural zone supports an exceptional forest cover; and a portion of the zone is the property of Nature Conservancy - Québec⁶ which is also an integral part of the Ecoterritory of Senneville Forest.

According to the above noted provincial legislation, only agricultural uses are permitted inside the agricultural zone, except in the case of a building benefiting from acquired rights or specific privileges (e.g. a farmhouse) or bearing special authorization.

When planning for the protection of agricultural land and activities, the government requires municipalities to give priority to agricultural uses and activities in agricultural zones while respecting the area's characteristics and the principles of sustainable development to assure the future of the land base for agricultural practices.

These objectives can be reached by regulating non-agricultural uses in the agricultural zone, by establishing separating distances to ensure land use compatibility and through the protection of natural areas in the agricultural zone. The Agricultural Operations Regulation (provincial regulation) is enforced in the zone to regulate breeding units as well as facilities and storage units for the elimination and re-use of animal manure.

In recent months, the Montreal Agglomeration has been finalizing an Agricultural Zone Development Plan (PDZA) for the Island of Montreal, in conformity with the expectations of the government and of the Montreal Metropolitan Community. Three (3) core development priorities will be present within the PDZA:



⁶ Free translation: Conservation de la Nature - Québec

- The maintenance and revitalization of agricultural activities, through the preservation of the agricultural land, land use management ensuring a healthy coexistence with adjacent uses and the revitalisation of certain lands to contribute to the PMAD's objective of returning 6% of lands to agricultural uses.
- The multifunctional enhancement of agricultural components, through the creation of an eco-agrotourism hub in the West Island recognizing the territory's countryside character (including the Village of Senneville), and supporting awareness and education to promote appreciation of and attachment to the agricultural heritage (including the development and improvement of Bois-de-la-Roche Agricultural Park). This second priority also seeks to ensure that human activities respect the natural landscapes following the established criteria for the area, as protected by provincial legislation;
- The influence of agricultural activities on the development of the food system through the coordination and integration of agricultural activities within the agricultural zone with urban agricultural activities and through a variety of interventions on the metropolitan scale (processing and distribution of agricultural production).

Considering Senneville's agricultural history, the presence of the Bois-de-la-Roche Agricultural Park, the quality of woodlots and of the forest cover and the presence of the Ecoterritory of Senneville Forest, the Village of Senneville has actively participated in the elaboration of the PDZA in order to protect the countryside character of the agricultural zone and its natural environments, and to ensure a healthy coexistence between agricultural and non-agricultural uses. Beyond the provisions contained in the Guidelines Respecting Odours Caused by Manure from Agricultural Activities, guidelines that will be carried over into Senneville's planning regulations, regulatory measures limiting livestock generating strong odours are proposed in accordance with the policy of the Agglomeration's Regional Plan.

1.2.6 : Economic activities involving research and development

In view of the Village's limited tax base, Senneville must focus any future development on growth of compatible activities to be able to offer municipal services and facilities for its residents. The area surrounding Highway 40 has been reserved for the purpose of economic activities involving research and development, which will provide a transition zone between the highway corridor and the nearby residential sectors.

When Senneville adopted its last Master Plan in 1988, the Village was home to two research facilities, namely Domtar on the north side of the highway and Bio-Recherches on the south side. Bio-Recherches has since become Clin Trials and later Charles River Laboratories whereas the Domtar complex was abandoned in the 1990s and its lands were sold to the Mount Royal Cemetery in

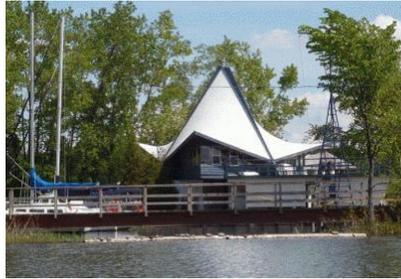
2004. The Charles River Laboratories campus forms an 11.9-hectare research and development zone. Most recently, Tenaquip, a company providing equipment and products for industries, acquired a site north of Highway 40. Construction work is currently underway.

During the municipal annexation period, when Senneville was forcibly merged with Pierrefonds into a borough of the City of Montreal, the zoning was amended by the Borough to allow a cemetery (including a crematorium) to operate on the former Domtar property. This zoning was challenged in court by L'Association des Amis de Senneville. Following the demerger referendum in 2005, the newly reconstituted Village of Senneville joined this court challenge. Subsequently, an out of court settlement was reached with the new owners of this property whereby 34,500 square metres of land along Highway 40 was ceded to the Village. Both parties also agreed to a land swap of an additional area of 28,980 square metres, meaning the Village now has a parcel of 63,480 square metres that it can designate for research and development facilities or for light or prestige industrial uses.

It is important to underline that beyond research and development activities and certain institutional and recreational tourism activities, Senneville has no other commercial activity.

1.2.7 : Public and institutional services and facilities

The Village of Senneville is home to only a few public and institutional facilities. There are three municipal buildings: Town Hall, the public works building and the recently-built George-McLeish community centre located in Senneville Municipal Park. Both Town Hall and the public works building lack space to adequately support the Village's activities and resources. Ultimately, the Village will have to expand the existing buildings, or find another site to relocate the municipal administration.



In terms of parks and recreational facilities, there are three municipal parks (Senneville, Crevier and Michel-Legault), a yacht club, and a private golf course (Braeside Golf Club). Canada Lands Company, former owner of the Veterans' Lodge property, had committed to convey a waterfront lot to the Village, in proximity to the water filtration plant, on which a public waterfront park would be created, including a Veterans commemoration site. The Village will work with the private owner to plan this public space.



Lastly on the institutional level, the village is home to Saint-George High School, accessible by Sainte-Anne Street, and facing Sainte-Anne Hospital. Otherwise, can also be found on the Village's territory one place of worship, Corpus Christi Church, as well as the Mount Royal Cemetery.

1.2.8 : Transportation planning and management

The territory of the Village of Senneville can be reached by Highway 20, Highway 40 and by Boulevard des Anciens-Combattants or l'Anse-à-l'Orme. In terms of the local road network, Senneville Road is the main artery providing access to most parts of the Village. Sainte-Anne Street also provides access to the Village through the Town of Sainte-Anne-de-Bellevue. The Village's other roadways are local roads providing access to the residential sectors.

The road network presents certain accessibility and safety issues, of which the following are key:

- Poor accessibility to the municipality via Highway 40 and to the research and development employment area. The construction of a service road south of the highway and improving access around the highway interchange (by authorizing access to the "U" turn beneath the île-aux-Tourtes bridge, for example) would greatly improve access to the territory, traffic fluidity, but more importantly, adequate access to the sector for emergency services (fire department, police, ambulance, etc.).



Chapter 1 : The Planning Context

- Conflicts between drivers, cyclists and pedestrians sharing Senneville Road. As part of the Greater Montreal's green and blue infrastructure (pathways) including a waterfront course worth exploring, Senneville Road, particularly the portion north of Highway 40, would benefit tremendously from a modified layout improving the safety of the users of this road. Given Senneville Road's narrow right-of-way, a designated bike path separated from vehicular traffic cannot be achieved, at least for the entire course. The road's winding path could also potentially jeopardize the safety of the various road users;
- Speeding on Senneville Road and certain local roads. To address this concern, speed bumps can effectively reduce vehicle speeds. Constant monitoring of traffic calming measures will allow the Village to maintain a safe local road network.

Aside from a single STM (Société de transport de Montréal) bus route running along Sainte-Anne Street and the public taxi service along Senneville Road, the community has very little public transit access. The Sainte-Anne-de-Bellevue commuter train station is close to Senneville's limits.

When it comes to active modes of transportation, the road network is shared with cyclists and pedestrians. The creation of bike paths would certainly improve the safety of cyclists and the accessibility to the village's landmarks, such as Senneville Park.





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CHAPTER 2

Planning Decisions

Section 2.1 : General Planning Policies

2.1.1 : General planning policies

In the planning context, it is important to define the general policy directions for the future development of the Village of Senneville. The directions will guide planning, development and improvement of the territory, over a period of five to ten years.

General policy directions seek to address the territory's principal planning issues and identify the means by which the Village, through its Master Plan, can frame and guide public and private interventions in the municipality. Four (4) general policy directions have been developed for the present Master Plan. They are:

1. Maintain quality sustainable living environments;
2. Protect and enhance agricultural lands and natural environments;
3. Frame the development of vacant property;
4. Ensure the functioning and safety of the road network all while favouring active modes of transportation.

For each of the policy directions, objectives and courses of action have been defined. They are presented in the following table.

Planning Objective 1: Maintain quality sustainable living
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Objectives and courses of action :

- 1.1 Conserve a low land use density representative of Senneville's natural and heritage characteristics by:
 - a) Low density subdivision standards;
 - b) The preservation of a predominantly residential role throughout Senneville;
 - c) Defined volume and size limits for main buildings;
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- d) Standards regulating main building extensions and siting of accessory constructions;
 - e) The protection of trees and of the urban forest;
 - f) Awareness and education on landscaping for property owners;
 - g) Regulating home-based professional activities;
 - h) Regulating for intergenerational housing;
 - i) Educating property owners, renovators and builders on sustainable building techniques (management of runoff and rainwater, eco-friendly construction, salvaging building materials, energy efficiency, etc.).
-

- 1.2 Preserve the architectural characteristics of Senneville's built heritage by :
- a) Creating a framework for interventions supported by the By-Law Concerning the Site Planning and Architectural Integration Program;
 - b) Supporting increased awareness and education for property owners on the importance of protecting and enhancing the Village's built heritage (renovation, maintenance, etc.);
 - c) Possibly exercising powers according to the Culture Heritage Act (heritage site citation, recognition, etc.).
-

- 1.3 Diversify the Village's tax base by consolidation of the economic hub along Highway 40 by :
- a) Taking steps to attract prestige industry and research and development;
 - b) Creating a framework for interventions (buildings, architecture, landscaping, parking, lighting etc.) promoting the sector's attractiveness, while ensuring a healthy coexistence with adjacent residential uses;
 - c) Collaborating with concerned stakeholders, including Quebec's Ministry of Transport, to improve the sector's accessibility.
-

- 1.4 Strengthen the offering of municipal services to citizens by :
- a) Constant monitoring of citizens' needs for municipal services and, when applicable, collaborating with neighbouring cities for intermunicipal agreements on the sharing of services and facilities;
 - b) An agreement with the owner of the former Veterans Lodge for the development of a waterfront park on Lake of Two Mountains;
 - c) Expanding or relocating municipal administrative offices to deal with space constraints.
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- d) Engaging residents in civic activities;
 - e) Supporting effective communications with citizens.
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1.5 Prepare a sustainable development plan identifying preferred complementary measures for private and public interventions.

Planning Objective 2 :

Protect and enhance agricultural lands and natural environments

Courses of action :

2.1 Recognize the Ecoterritory of the Senneville Forest by :

- a) The management of interventions and land uses according to the concepts of “core”, “buffer zone” and “movement corridor” that make up the Ecoterritory. As such:
 - The core’s intended use will focus on conservation activities, including sylvicultural activities, with the exception the former Lester B. Pearson School Board property and the north portion of the former Veterans Lodge. Considering the lesser ecological value of these portions of the core (Biofilia 2013) and insufficient lot areas for the carrying out economically viable sylvicultural activities, residential and industrial uses (along Highway 40 exclusively) will be authorized, but with conditions specific to the value of each property (refer to planning objective 3);
 - The buffer zone and movement corridors will be subject to specific provisions for the protection of trees and of the forest cover in order to preserve the Ecoterritory’s core and to favour the movement of fauna.
 - b) The prohibition of the planting of invasive alien species;
 - c) Information to citizens of the presence of wildlife habitats (flora and fauna) protected and governed by federal or provincial legislation;
 - d) The introduction of provisions concerning the protection of trees and the forest cover;
 - e) Develop awareness among private property owners on the importance of preserving the forest cover and maintaining healthy woodlands.
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2.2 Ensure the preservation of waterfront areas and the safety of individuals through:

- a) The addition of provisions targeting the protection of banks and shorelines;
 - b) An awareness program on the restoration of shorelines with native plant species;
 - c) The management of interventions within floodplains;
 - d) Access to the waterfront and to vantage points looking out on to Lake of Two Mountains;
 - e) The adoption of subdivision standards accounting for the presence of a lake or watercourse;
 - f) Tight enforcement of the Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings in Partially-Serviced Sectors.
-

2.3 Acquire further knowledge on the territory's natural areas through:

- a) The requirement to precisely identify and characterize aquatic environments, when they are present in the subject area of a permit application or other authorizations (watercourses and wetlands with an area of 0.3 ha or more);
 - b) The drafting of a conservation plan for wetlands having an area of 0.3 ha or more;
 - c) Data compilation from various stakeholders and studies, when applicable.
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2.4 Prioritize agricultural activities within the agricultural zone while ensuring compatible uses by:

- a) The introduction of measures relating to separating distances arising from the Guidelines Respecting Odours Caused by Manure from Agricultural Activities;
 - b) The prohibition of breeding of livestock generating strong odours;
 - c) The preservation of trees and forest covers;
 - d) Collaborating with the operators of the Bois-de-la-Roche Agricultural Park, in particular with a view of promoting the recultivation of the land;
 - e) Obtaining a special status designation for the Bois-de-la-Roche Agricultural Park, such as a heritage site according to the Cultural Heritage Act;
 - f) The implementation of the Agricultural Zone Development Plan (PDZA).
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Planning Objective 3 :
Frame the development of vacant parcels

Courses of action :

- 3.1 Introduce specific conditions for the residential development (single-family dwellings) of the former Lester B. Pearson School Board property. These specific conditions will be included in the urban planning regulations and must encompass:
- a) A recognition of the "moderate to high" ecological value of the core, within the Ecoterritory, as well as of the animal movement corridor;
 - b) The presence of a wetland and its protection, including a buffer strip;
 - c) The protection of trees and the forest cover;
 - d) The presence of an adjacent residential sector (setback);
 - e) Maintaining a low land use density for the site;
 - f) Limiting the number of access points from boul. des Anciens Combattants;
 - g) Regulating architectural, environmental and landscaping considerations of interventions through the By-Law Concerning the Site Planning and Architectural Integration Program.

This focused planning decision will result in a maximum density of five (5) dwellings per hectare (minimum lot area of 2 000 square metres). Refer to Section 2.2

- 3.2 Introduce specific conditions for the development of the former Veterans Lodge property to further develop an economic pole (light prestige industry and research & development) on the outskirts of Highway 40 and the creation of a residential community environment in the southern portion, addressing the concerns of the community of the Village Senneville. These specific conditions must address:
- a) The establishment of a large land use designation area for the site, with particular planning and development conditions (refer to Section 2.2);
 - b) The possibility to develop the site in the form of a traditional subdivision (detached single family dwellings fronting on a public road) and as integrated (townhouses with shared access) project. This approach was adopted by the Village in order to maximize the preservation of natural spaces: the development as an integrated project (similar to the "Growing greener" approach) generally allows to concentrate housing in a smaller area and to preserve a larger area in its natural state or developed for the purposes of parks and trails. However, the Village wishes that a portion of the site be
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developed in the Senneville traditional subdivision form, i.e. detached single family homes (a minimum of 25% of homes that are planned);

- c) The introduction of standards, objectives and criteria to ensure the compatibility of uses (setback, buffer space, berm, etc.) on the site and with the existing residential and industrial sectors;
 - d) The planning of vehicular access to the economic pole from Highway 40 (or eventually from the service road) and to the residential living environment from Senneville Road;
 - e) The recognition of the existence of a buffer zone and of a transition corridor within the limits of the Ecoterritory and of the core for the portion along the highway;
 - f) The presence of a wetland in proximity of Highway 40, whose presence and value are yet to be confirmed (Biofilia 2013);
 - g) The protection of the trees and of the forest cover;
 - h) The guidelines for architectural, environmental and landscaping interventions through the By-Law concerning the Site Planning and Architectural Integration Programs.
-

Planning Objective 4 :

Ensure the functioning and safety of the road network while favouring active modes of transportation

Courses of action :

4.1 Improve the functioning and safety road network through :

- a) Collaboration with concerned stakeholders to establish a working plan for the improvement of accessibility to the Highway 40 economic hub;
 - b) Constant monitoring of repairs to be carried out and of the traffic calming measures and more specifically the reduction of speeding.
-
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4.2 Modify the road layout to favour active modes of transportation, through:

- a) The implementation of an active transportation plan identifying potential physical modifications of municipal roadways, providing access to the Village's landmarks and links to the metropolitan network;
 - b) A feasibility analysis for a dedicated bike path on certain sectors of Senneville Road or as an alternative, the addition of signage instruments (road marking, road signs), for the optimal sharing of the roadway between various road users;
 - c) The creation or improvement of pedestrian and bicycle crossings at key locations as well as the introduction of adequate signage;
 - d) The promotion of public transit service by train, accessible at the Sainte-Anne-de-Bellevue station, and by public taxi service.
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Section 2.2 : General Land Use Designations and Densities

2.2.1 : General land use designations

General land use designations represent the desired land use classifications for each part of the Village of Senneville's territory. To make these designations binding, the Zoning By-Law must describe defined zones authorizing uses corresponding to the parameters included in the present Master Plan. In all, nine (9) general land use designations were retained for the Village of Senneville's territory, namely:

- "Residential" designation;
- "Rural Residential" designation;
- "Agricultural" designation;
- "Conservation" designation;
- "Public" designation;
- "Recreational" designation;
- "Industrial" designation;
- "Cemetery" designation;
- « Redevelopment » designation.

The designations are indicated in Appendix 2 of the present by-law. The limits of each designation generally coincide with municipal boundaries, a roadway's path, a lot line, or the extrapolation of a path or lot line.

2.2.2 : Description of land use designations and their densities

The following table presents the general land use designations and their description. The table also indicates the land uses that are compatible with each land use designation, and more specifically uses that could be authorized in the Zoning By-Law.

Furthermore, the table imposes a land use density (net density). The concept of land use density refers to the number of dwellings authorized over a given area (dwellings per hectare). As such, land use density can only be prescribed for residential uses that are compatible with the designations. Urban planning by-laws can prescribe other provisions relating to density to ensure concordance of the by-laws to the densities established in the present Master Plan. In consideration of neighbouring sectors, the density can vary for lots located on the shores of a body of water (within 100 metres of a watercourse or 300 metres of a lake). In this case, subdivision standards will require larger lot areas.

“Residential” Designation	
Objective :	Seeks to maintain existing residential neighbourhoods and to frame the development of a sector designated for low density development (former Lester B. Pearson School Board property).
Location :	Encompasses the majority of residential sectors located south of Highway 40.
Land use density :	Maximum net density of five (5) dwellings per hectare, equating to a minimum lot area of 2 000 square metres.
Compatible uses :	Single-family residential use; Park and green space.

“Rural residential” Designation	
Objective :	Seeks to maintain a very low density for existing residential neighbourhoods.
Location :	Encompasses the residential sectors that are for the most part on the shores of Lake of Two Mountains, including certain properties located within the agricultural zone.
Land use density :	Maximum net density of 1.25 dwelling per hectare, which equates to a minimum lot area of 8,000 square metres. In the Phillips Avenue sector, the maximum net density is set at five (5) dwellings per hectare, which translates to a minimum lot density of 2,000 square metres, considering the sector is serviced by the municipal water supply system.
Compatible uses :	Single-family residential use; Agricultural use (for the properties within the agricultural zone) Park and green space.

“Agricultural” Designation	
Objective :	Seeks to recognize the areas where agricultural activities are practiced.
Location :	Encompasses the lands used for agricultural purposes, within the agricultural zone.
Land use density :	Maximum net density of 0.25 dwellings per hectare, which translates to a minimum lot area of 40,000 square metres.
Compatible uses :	Single-family residential use as recognized by the rights and privileges defined in the LPTAA; Agricultural use as defined in the Act Respecting the Preservation of Agricultural Land; Conservation activities and protection of the forest cover.

“Conservation” Designation	
Objective :	Seeks to preserve the territory’s natural areas.
Location :	Encompasses the Bois-de-la-Roche Agricultural Park, the lands of the Nature Conservation-Quebec, of the Morgan Arboretum, of the Village of Senneville (north of Highway 40) as well as Girwood (Johnson) Island.
Land use density :	Non applicable.
Compatible uses :	Conservation activities, education on the preservation of the forest cover, including silvicultural activities. Agricultural use within the decreed agricultural zone; Parks and green spaces, public and institutional spaces are also allowed in the Bois-de-la-Roche Agricultural Park.

“Public” Designation	
Objective :	Seeks to recognize the areas of the territory serving public uses.
Location :	Encompasses the Bois-de-la-Roche Agricultural Park, the three (3) municipal parks (Senneville, Crevier and Michel-Legault) as well as the waterfront park that will be conveyed to the Village, Saint-Georges High School, the site containing the Town Hall and the public works building as well as the lands of the water treatment plant (old pumping station), Gaz Metropolitan site and Trans Canada Pipeline site. The McGill Forest, belonging to McGill University is also part of the designation.
Land use density :	Non applicable.
Compatible uses :	Public and institutional uses; Conservation activities, education on the preservation of the forest cover, including silvicultural activities; Park and green space.

“Recreational” Designation	
Objective :	Seeks to recognize areas serving recreational purposes.
Location :	Includes the lands belonging to the Senneville Yacht Club and the Braeside Golf Club.
Land use density :	Non applicable.
Compatible uses :	Recreational activities; Golfing; Parks and green spaces; Agricultural use (for the properties within the decreed agricultural zone).

“Industrial” Designation	
Objective :	Seeks to consolidate the areas designated for prestige industrial and research and development uses along Highway 40.
Location :	Encompasses the land located on both sides of Highway 40.
Land use density :	Non applicable.
Compatible uses :	Light and prestige industrial use; Services to businesses use; Research and development activity; Public use; Park and green space.

“Cemetery” Designation	
Objective :	Seeks to recognize cemetery uses and associated activities.
Location :	Encompasses the Mount Royal Cemetery site.
Land use density :	Non applicable.
Compatible uses :	Cemetery use and complementary activities; Light and prestige industrial use; Services to businesses use; Research and development activities; Public use; Park and green space.

“Redevelopment” Designation	
Objective :	Provides a framework for the development of the former Veterans Lodge property for the purposes of economic activities (light prestige industrial and research & development) and for the planning of a low density residential living environment.
Location :	Property of the former Veterans Lodge, located South of Highway 40, including the Lake of Two Mountains waterside lot.
Land use density :	Minimum net density of 10 dwellings per hectare and maximum net density of 11 dwellings per hectare. The net density is calculated on the entire portion of the site intended for residential purposes: if required, this is an average between traditional development (public street) and the development in the form of an integrated residential project.
Compatible uses :	Light and prestige industrial use; Services to businesses use; Research and development activities; Single family residential use;

	<p>Public and institutional use; Park and green space; For the Lake of Two Mountains waterside lot, only the single family residential, Park and green space uses will be considered as compatible.</p>
<p>Specific conditions related to the uses and planning criteria</p>	<p>This land designation must allocate a part for "economic" activities (light and prestige industrial use, etc.) to the north of the stream or watercourse. As a result, about one third (33%) of the site will be dedicated to such purposes, while approximately two thirds (67%) of the site to the south of the stream, will be planned for residential use (including park, green space, public and institutional uses). Considering the measures prescribed for cohabitation in the planning by-laws (setbacks, buffer zone, berms), the residential uses are considered compatible.</p> <p>The site should be planned so as to favor the so-called economic activities in the northern portion of the site, in extension of the adjacent Charles River site, to be accessible from Highway 40 (or eventually from the service road) and the residential living environment in proximity to Senneville Road and accessible by the latter.</p> <p>This planning approach for one single land designation will optimize the planning proposal and the development of the site to:</p> <ul style="list-style-type: none"> • Comply with the environmental and natural characteristics of the site as well as with the elements worth preserving, such as the components of the Ecoterritory of the Senneville Forest ; • Ensure the proper integration of new activities in an existing environment, such as the nearby residential sectors; • Respect the capacity of the site to accommodate a residential development in the Senneville traditional mode of development (low density); • Take into consideration the impact on vehicular traffic and the capability of Senneville Road; • Take into account the terrain and space available for the use allocations; • Allow the creation of a network of parks, trails and green spaces, and ideally, the planning of a green link or path between the community center and the Lake of Two Mountains waterfront lot.

Modified by bylaw 447-1 in force August 10, 2016
 Modified by Bylaw 447-2 inforce January 26, 2017



MASTER PLAN N° 447



MAP APPENDICES

Appendix 1: The Ecoterritory of Senneville Forest (figure 3 of Biofilia's report – N/A in English))

Appendix 2: Land use designations