



**BY-LAW ON  
SITE PLANNING AND ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP) N° 452**

---

**Codified version up dated August 8, 2022.**



PROVINCE OF QUEBEC  
VILLAGE OF SENNEVILLE

BY-LAW N° 452

---

BY-LAW ON SITE PLANNING AND  
ARCHITECTURAL INTEGRATION  
PROGRAMS (SPAIP)

---

NOTICE OF MOTION:           MAY 26, 2014  
ADOPTION:                    JULY 21, 2014  
COMING INTO FORCE:         DECEMBER 3, 2014

---

**By-law modifications**

<b>Bylaw number</b>	<b>Coming into force</b>
452-1	JULY 2, 2015
452-2	JANUARY 26, 2017
452-3	WITHDRAWN September 2017 (not in force)
452-4	WITHDRAWN December 2018 (not in force)
452-5	MARCH 7, 2019
452-6	NOVEMBER 26, 2020
452-7	AUGUST 8, 2022

**THE MUNICIPAL COUNCIL DECREES THE FOLLOWING:**





## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

### **TABLE OF CONTENTS**



TABLE OF CONTENTS

---

**TABLE OF CONTENTS**

**CHAPTER 1: Declaratory, Administrative and Interpretative Provisions ..... 1**

    Division 1.1    Declaratory Provisions..... 3

        1.1.1    Title of the by-law ..... 3

        1.1.2    Repeal..... 3

        1.1.3    Scope of the by-law..... 3

        1.1.4    Incompatibility with other by-laws or laws..... 3

        1.1.5    Appendices..... 3

        1.1.6    Part-by-part adoption..... 3

    Division 1.2    Administrative Provisions ..... 4

        1.2.1    Administration and application of the by-law ..... 4

        1.2.2    Powers of the designated official ..... 4

    Division 1.3    Interpretative Provisions ..... 5

        1.3.1    Interpretation of provisions ..... 5

        1.3.2    Numbering ..... 5

        1.3.3    Terminology ..... 5

**CHAPTER 2: Provisions Relating to the Content and Processing of Applications ..... 7**

    Division 2        Content of an Application ..... 9

        2.1.1    Submitting an application..... 9

        2.1.2    Content of an application ..... 9

        2.1.3    Fees for review .....10

        2.1.4    Proxy .....11

    Division 2.2    Processing of an Application ..... 12

        2.2.1    Complete application.....12

        2.2.2    Verification of the application.....12

        2.2.3    Transfer of the application to the Planning Advisory Committee .....12

        2.2.4    Review and recommendation by the Planning Advisory Committee .....12

        2.2.5    Public consultation meeting .....12

        2.2.6    Approval by Municipal Council.....13

        2.2.7    Conditions for approval.....13

        2.2.8    Issuance of the permit or certificate .....13

        2.2.9    Modification to plans .....13

        2.2.10    Obsolescence of plan approval.....13

        2.2.11    Preliminary opinion by the Planning Advisory Committee .....14

**CHAPTER 3: Objectives and Criteria for Evaluation..... 15**

    Division 3.1    Scope of Application ..... 17

        3.1.1    Subject territory .....17

        3.1.2    Subject interventions .....17

    Division 3.2    Objectives and Criteria Applicable to the Entire Territory ..... 19

---

TABLE OF CONTENTS

---

3.2.1	Scope of application.....	19
3.2.2	Subdivision .....	19
3.2.3	Siting of buildings.....	19
3.2.4	The architecture of buildings .....	21
3.2.5	Landscaping of a lot.....	23
3.2.6	Signs (signage).....	24
3.2.7	Cohabitation with the adjacent municipalities .....	25
Division 3.3	Objectives and Criteria Specific to Buildings of Interest.....	26
3.3.1	Scope of application.....	26
3.3.2	Specific objectives and criteria .....	26
Division 3.4	Objectives and Criteria Applicable to Zones R-04 and I-03 .....	28
3.4.1	Scope of application.....	28
3.4.2	General objectives.....	28
3.4.3	Specific objectives and criteria applicable to the planning and subdivision of the residential sector (zone R-04) .....	29
1.1.1 :	Missing items 3.4.5 and 3.4.6 in article numbering .....	32
3.4.7	Specific objectives and criteria for the industrial sector (zone I-03) .....	32
Division 3.5	Objectives and Criteria Applicable to Zone R-03 .....	34
3.5.1	Scope of application.....	34
3.5.2	Objectives and criteria for Planning and Subdivision.....	34
3.5.3	Objectives and criteria applicable to residential sector .....	35
Division 3.6	Objectives and Criteria Applicable to Industrial Sectors .....	38
3.6.1	Scope of application.....	38
3.6.2	Specific objectives and criteria .....	38
<b>CHAPTER 4:</b>	<b>Final Provisions.....</b>	<b>41</b>
Division 4.1	Final Provisions.....	43
4.1.1	Infractions and penalties .....	43
4.1.2	Coming into force .....	43





## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

### **CHAPTER 1:**

#### **Declaratory, Administrative and Interpretative Provisions**



**Chapter 1**  
**Declaratory, Administrative and Interpretative Provisions**

**Division 1.1 Declaratory Provisions**

**1.1.1 Title of the by-law**

This by-law bears the title « *By-Law on the Site Planning and Architectural Integration Programs* » and carries the number 452.

**1.1.2 Repeal**

The present by-law repeals By-Law no. 360, entitled « *By-Law on Site Planning and Architectural Integration Programs* », and all its amendments, as well as any other incompatible provision in another by-law.

**1.1.3 Scope of the by-law**

The present by-law is imposed on all persons.

**1.1.4 Incompatibility with other by-laws or laws**

Conforming to the present by-law does not absolve the obligation to comply with the laws or regulations of the provincial or federal government as well as any other applicable municipal by-law.

**1.1.5 Appendices**

The following documents are annexed and are an integral part of the present by-law:

1. Appendix « 1 », entitled « List of Buildings of Interest »;
2. Appendix « 2 », entitled « List of Walls and Fences to be Preserved »;
3. Appendix « 3 », entitled « Extract of Carte 13 Patrimoine archéologique, schéma d'aménagement et de développement de l'agglomération de Montréal ».

---

Modified by Bylaw no. 452-1, in force July 2, 2015.

**1.1.6 Part-by-part adoption**

The Municipal Council of Village of Senneville hereby declares that it is adopting the present by-law, chapter by chapter, division by division, section by section, paragraph by paragraph, sub-paragraph by sub-paragraph, so that if a part of the present by-law were to be declared null and void by a tribunal, such a decision would have no effect on the other parts of the by-law, except in cases where the significance and scope of the by-law or of one of its provisions should be altered or modified as a result.

**Chapter 1**  
**Declaratory, Administrative and Interpretative Provisions**

**Division 1.2      Administrative Provisions**

**1.2.1      Administration and application of the by-law**

The administration and application of the present by-law are entrusted to any person nominated as a « designated official », by a resolution of the Municipal Council.

**1.2.2      Powers of the designated official**

The powers of the designated official are stated in the *Permits and Certificates By-Law*.

**Chapter 1**  
**Declaratory, Administrative and Interpretative Provisions**

**Division 1.3 Interpretative Provisions**

**1.3.1 Interpretation of provisions**

Unless the context specifies otherwise, it is understood that:

1. The use of the words « MUST » and « SHALL » implies an absolute obligation;
2. The use of the verb « CAN » implies a non-obligatory option, except in the expression « CANNOT » which means « MUST NOT »;
3. The word « WHOMEVER » includes individuals and corporations.

The table of contents and the chapter titles, the divisions and the sections of the present by-law are provided to improve the text's readability. In the case of contradiction between the text and the concerned title(s) of the table of contents, the text prevails.

Plans, appendices, tables, graphics, and symbols and all forms of expression aside from the text, contained in the present by-law, are an integral part of the by-law for all legal purposes.

The dimensions, areas and other measures stated in the by-law are expressed in the International System of units.

**1.3.2 Numbering**

The numbering method used in this by-law is the following (when the section's text does not contain numbering related to a paragraph or sub-paragraph, it is referred to as an indented line):

1. Chapter
- 1.1 Division
- 1.1.1 Section
- Indented
1. Paragraph
- a) Sub-paragraph

**1.3.3 Terminology**

Unless otherwise specified or unless the context indicates otherwise, the expressions, terms and words have the meaning and application attributed to them in the *Permits and Certificates By-Law*.

The present bylaw refers to the architectural styles of the Village of Senneville, to the construction periods and to the concept of heterogeneous built fabric.

The architectural style is inspired by the construction periods and history of the Village of Senneville. According to studies, the main architectural styles of the Village and the periods of construction are (without limitation) :

**Chapter 1**  
**Declaratory, Administrative and Interpretative Provisions**

The « Grand property» (1895 to 1925)

These correspond to the lakeside bigger estates mainly in the North sector of the village, along Senneville Road (ex. Maxwell houses). Originally, several were summer residences with ancillary buildings, homes for the estate employees. Among these grand properties, we find the «Arts and Crafts» and «Shingle» styles (which can also be found in other sectors of the village).

The « Vernacular » architecture

This style is closely identified with the homes of the period of rustic architecture (1880 to 1935), which is found mainly in the Phillips and Crevierville residential character zones. The large outdoor galleries under sloping roofs supported by columns are highly characteristic of these homes, although many of the grand properties also claim such features including the gable dormer found particularly on homes with gable roofs in the vernacular style (with other types of dormers). The homes in the vernacular style ensure the continuity of the rustic fabric in Senneville. The use of elements and materials linked to this style are a successful means of ensuring harmony and integration.

The «Rural» (1820 to 1880) and «Post-War» (1945 to 1955) architecture

The post-war homes in Senneville are in harmony with and share many characteristics with the homes designed in the rural architectural style: stone walls with square openings, a steep gable roof with dormers, and a sloping canopy which in the rural homes covered the outdoor gallery. The landscape treatment differs, however due to the constraints of the rectangular post-war lot in contrast to the agricultural lots of the rural homes. Even so, certain post-war homes have secondary buildings or garages which acknowledge and relate to the earlier rural character of Senneville. Service entrances and ventilator stacks are examples of older, rural elements found on some post-war properties. The post-war homes are essentially concentrated in the south ward.

The «Modern Style» (1960 to today):

The homes in Senneville which conform to the principles of modern architecture are marked by the elaborate imposition of spaces and not by ornamentation. There is nothing in them of a functional or rational industrial aesthetic. They have a primordial relation with nature which perfectly suits the Senneville setting where the development of the landscape and of rural homes is a guiding theme. Despite this link with nature, the modern architecture style achieves its effect through studied volumes. Its inspiration and evocation of other places and other times are other significant characteristics. The challenge to the modern style is to ensure that it does not create a rift with neighbouring styles – specifically Arts and Crafts and the shingle style- and that it does not present incompatibilities of roofline, volumes, openings and materials.

Consequently, when the present bylaw refers to the Village's heterogeneous built fabric, this means that the street or sector of intervention is not composed predominantly of buildings that present one or the other of the above described architectural styles.

---

Modified by Bylaw no. 452-1 in force July 2, 2015.



## **BY-LAW ON PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

### **CHAPTER 2:**

#### **Provisions Relating to the Content and Processing of Applications**





**Chapter 2**  
**Provisions Relating to the Content Provisions Relating to the Content and Processing of Applications**

---

**Division 2            Content of an Application**

**2.1.1            Submitting an application**

An applicant seeking an approval governed by the present by-law must submit to the designated official an application in writing on the form provided for this purpose. One (1) copy of the form is required, as well as the plans and documents required in the present division.

**2.1.2            Content of an application**

An applicant seeking approval of the site planning and architectural integration program for an intervention subject to the present by-law must provide, along with the required plans and documents for a subdivision permit, building permit, certificate of authorization or an occupancy certificate, the following plans and documents (certain plans and documents may not be required to evaluate the application if the objectives and criteria contained in the by-law have been fulfilled by the said intervention):

1. Recent photographs, taken within 3 the months preceding the application, of the buildings, structures, projects or lots subject to the proposed works, as well as structures located on neighbouring lots in order to obtain an overall appreciation of the area of intervention;
2. In order to evaluate the context of insertion of the main building, photos and a summary analysis of architectural styles and dominant periods of construction of the sector or street in which is inserted the project;
3. In the case of a new structure, a reconstruction, an extension or exterior renovation work, the plans, elevations, cross-sections and sketches, in colour, showing the architecture of any existing structure to be modified and of any projected structure on the concerned lot in the application as well as the relation with any building and any existing structure located on adjacent lots. The plans must show the architectural features of buildings, namely the openings, the roof, walls and overhanging elements. The plans must be prepared by a professional;
4. Details on the selected materials and colours for all structures, buildings or projects, including signs;
5. Detailed landscaping plan including but not limited to, the location of existing and projected vegetation, the species to be planted, the location of structures, buildings and projects, including signs and lighting equipment, parking areas, as well as fences, hedges, garden walls and retaining walls;
6. An illustration of the impact on the built and natural landscape, including one or more visual perspectives allowing to understand the intervention's insertion in the area (e.g. photo montage, simulation models);
7. In the case of an intervention on a building of interest, research on the building's history and heritage;
8. In the case of an intervention within a sector of archaeological interest, a study of the archaeological potential of the proposed public domain. This study must include a summary of the existing historical and archaeological data; the indication and characterization of the archaeological potential on a plan or a map of the site; and an intervention strategy, if required;

**Chapter 2**  
**Provisions Relating to the Content Provisions Relating to the Content and Processing of Applications**

---

9. In the case of an intervention within the core of the Ecoterritory of the Senneville Forest , a study prepared by a professional or a biologist showing the project's impact on the core and proposing adequate mitigation and compensation measures;
10. In the case of an intervention within zones R-04, I-03 and R-03, a comprehensive development plan of the entire zone including but not limited to the road network, the infrastructures, the uses, the densities, the location or sitting of the buildings, the Ecoterritory, the elements of interest, etc. in order to obtain an overall picture of the proposed project;
11. In the case of an intervention within zones R-04, I-03 and R-03, a study of the impact on traffic and transportation (fluidity, security, access, etc.) and when appropriate, the mitigation measures to favour;
12. An explanatory text justifying the projected intervention's integration in the area, in reference to the objectives and criteria of the present by-law;
13. Any other information deemed necessary to evaluate the application.

---

Modified by By-law no. 452-1 in force July 2, 2015.  
 Modified by By-law no. 452-6 in force November 26, 2020.

**2.1.3 Fees for review**

The following fees apply for the review and processing of an application for approval of a site plan and architectural integration program:

<b>Interventions</b>	<b>Applicable fee</b>
1. Cadastral operation seeking to create 2 lots or less	\$ 0
2. Cadastral operation seeking to create more than 2 lots or a street (new street or the extension of a street)	\$ 0
3. New main building or reconstruction	\$ 0
4. Extension of a main building	\$ 0
5. Renovation of a main building	\$ 0
6. Displacement of a main building	\$ 0
7. New accessory building or reconstruction	\$ 0
8. Extension of an accessory building	\$ 0
9. Displacement of an accessory building	\$ 0
10. New accessory structure, reconstruction, extension or renovation	\$ 0
11. Fence, garden wall or retaining wall	\$ 0
12. Parking area of 5 spots or more, loading and unloading area	\$ 0
13. Vehicular lane (planned unit development project)	\$ 0

**Chapter 2**  
**Provisions Relating to the Content Provisions Relating to the Content and Processing of Applications**

---

14. Sign	\$ 0
15. Global construction and landscaping project <sup>(1)</sup>	\$ 0
16. Modifications to plans	\$ 0
17. Applicable fee for the publication of a public notice in the case of a public consultation meeting	\$ 0
18. Modification of the plans of a project approved by SPAIP before the coming into effect of the present bylaw	\$ 0

<sup>(1)</sup> For the purposes of the present section, what is meant by « global construction and landscaping project », is the review of a file for a global project including the construction of buildings, the lot's landscaping, accesses and parking areas, and the erection of a sign.

In all cases, these fees are non refundable. These fees do not cover the fees applicable to the issuance of a permit or certificate.

---

Modified by By-law no. 452-1 in force July 2, 2015.  
Modified by By-law no. 452-5 in force March 7, 2019.

**2.1.4 Proxy**

If the applicant requesting the approval of the Site Planning and Architectural Integration plan is not the owner of the concerned building, structure or lot, he/she must upon application, submit a proxy, signed by the owner, authorizing the applicant to submit the said application.

**Chapter 2**  
**Provisions Relating to the Content Provisions Relating to the Content and Processing of Applications**

---

**Division 2.2 Processing of an Application**

**2.2.1 Complete application**

The application for approval of plans in conformity with the objectives and criteria of the present by-law is considered to be complete when the fees for review have been paid and when all required documents and plans have been submitted to the designated official.

**2.2.2 Verification of the application**

The designated official ensures the application is complete and that it complies with the urban planning by-laws. Upon request by the designated official, the applicant must submit any additional information required for the understanding and review of the application.

When the intended intervention is not compliant with the urban planning by-laws, the designated official notifies the applicant no later than 30 days following the submission of the complete application.

When the information, plans and documents provided by the applicant are inaccurate, insufficient or erroneous, the designated official notifies the applicant that the application's verification procedure has been interrupted before transferring to the Planning Advisory Committee, so that the applicant may provide information, plans and documents that are accurate, sufficient and corrected, in order to resume the application's verification.

**2.2.3 Transfer of the application to the Planning Advisory Committee**

When the application is complete and the designated official has verified the conformity of the application, the application is transferred to the Planning Advisory Committee for recommendation, no later than 60 days following the application's verification.

**2.2.4 Review and recommendation by the Planning Advisory Committee**

The Planning Advisory Committee formulates its opinion in writing, as a recommendation taking into account the pertinent objectives and criteria prescribed by the present by-law, and transfers the said recommendation to the Municipal Council.

The achievement of objectives is evaluated, but not limited to, by the evaluation criteria listed in the present by-law, when they are applicable to the concerned intervention.

**2.2.5 Public consultation meeting**

The Municipal Council may require that a project requiring a site planning and architectural program in accordance with the present by-law be submitted to a public consultation meeting following the procedure provided in the *Act Respecting Land Use Planning and Development* (RSQ, c A-19.1), applied with the necessary adaptations. The public notice's publication fees are included in the fees for review detailed in Division 2.1.

**Chapter 2**  
**Provisions Relating to the Content Provisions Relating to the Content and Processing of Applications**

---

**2.2.6 Approval by Municipal Council**

Following review of the application, the written recommendation of the Planning Advisory Committee and, if applicable, the public consultation meeting, the Municipal Council approves or refuses, by resolution, the site planning and architectural integration program. A resolution disapproving a program must be justified.

A copy of the resolution is transmitted to the applicant.

**2.2.7 Conditions for approval**

The Municipal Council may require, as conditions of the approval of the plan, that the owner commits to:

1. Assume the cost of certain elements of the plan, notably the cost of infrastructure or of the equipment;
2. Complete the project within a set timeframe;
3. Provide financial guarantees for the carrying out of the plan's content, to ensure the timeframe is respected and the payment of elements which he/she must assume.

**2.2.8 Issuance of the permit or certificate**

The permit or certificate cannot be issued by the designated official until a certified copy of the resolution by which the Municipal Council has approved the application, has been obtained.

The designated official issues the permit or certificate in compliance with the provisions of the *Permits and Certificates By-Law* if the application is in conformity with the provisions of the urban planning by-laws in force and if applicable, the conditions provided in the resolution approving the application are fulfilled.

**2.2.9 Modification to plans**

Once approved by the Municipal Council, plans must not be modified before, during or after the carrying out of works.

Any modification to plans occurring after the approval of Municipal Council, in compliance with the present by-law, must be submitted as a new application. The applicable fees are detailed in Division 2.1.

**2.2.10 Obsolescence of plan approval**

Approval of a site planning and architectural integration program becomes obsolescent if the authorized works are not undertaken within 12 months of the Municipal Council's decision.

**Chapter 2**  
**Provisions Relating to the Content Provisions Relating to the Content and Processing of Applications**

---

**2.2.11 Preliminary opinion by the Planning Advisory Committee**

An applicant may request a preliminary opinion by the Planning Advisory Committee on a proposed or submitted application for a permit or certificate, before the project is submitted for review and recommendation under section 2.2.4.

If the applicant has not submitted his permit or certificate application and that the applicable fees under the Permits and Certificates Bylaw and the present bylaw have not been paid, the fee for a preliminary opinion is set at \$ 150. This amount will be credited should the application be submitted under section 2.2.4. In the other instances, no additional fee will be charged.

---

Modified by By-law no. 452-1 in force July 2, 2015.



## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

### **CHAPTER 3:**

#### **Objectives and Criteria for Evaluation**





Chapter 3  
Objectives and Criteria for Evaluation

---

## Division 3.1 Scope of Application

### 3.1.1 Subject territory

The present chapter applies to the whole territory of the Village of Senneville.

For the purposes of the present chapter, the « rural residential sector » applies to immovables located in the following zones as identified in the zoning plan contained in the *Zoning By-Law*: RR-01, RR-03, RR-04, RR-05, RR-06, RR-07, RR-08, **CONS-06, P-03**, REC-01, and A-01 to A-07.

For the purposes of the present chapter, the « residential sector » applies to immovables located in the following zones as identified in the zoning plan contained in the *Zoning By-Law*: RR-02, R-01, R-02, R-03, R-04, REC-02, **P-04, P-05, P-06, P-07, P-08 and P-09**.

---

Modified by By-law no. 452-6 in force November 26, 2020.

### 3.1.2 Subject interventions

The approval for a site planning and architectural integration is required for any of the following interventions, upon application for a subdivision permit, building permit, certificate of authorization or occupancy certificate required in the *Permits and Certificates By-Law*:

1. In the case of a cadastral operation for the purpose of creating a lot to be built upon, namely a lot having the minimum required dimensions to have a main structure built upon it;
  2. In the case of a cadastral operation for the purpose of creating a new street or the extension of an existing street;
  3. In the case of the construction, extension or reconstruction of a main or accessory building;
  4. In the case of exterior renovation work of a building or a main or accessory structure. An intervention seeking to replace an identical or similar element or component, to the extent that the projected works are replicating an element of origin of the building or structure, is excluded from the application of the present by-law, even if this element has been altered over time. As an example only, the replacement of an existing guillotine window by an identical or similar model is excluded from the application of the present by-law if this type of window is the original model of the concerned structure;
  5. In the case of a new accessory structure among the following, including their reconstruction, extension or displacement:
    - a) Ramp and lifting equipment;
    - b) Exterior staircase;
    - c) Balcony, gallery or porch;
    - d) Veranda;
    - e) Domestic Wind Turbine;
    - f) Fences, pilasters, entrance gates and garden walls to be constructed in the front, lateral or back yard when the latter is adjacent to a road;
    - g) Mechanical equipment, equipment on a pedestal and similar equipment for a use other than residential or when installed on the public domain.
-

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

6. In the case of a new fence, garden wall or retaining wall identified in Appendix 2 of this By-Law, including their reconstruction, extension, displacement or demolition;
7. In the case of the displacement of a main or accessory building;
8. In the case of works (new, extension, reconstruction or displacement) in regard to a parking area of 5 spots or more, a loading and unloading area and circulation lanes (planned unit development project);
9. In the case of a new sign and modification of a sign, namely a change in its dimensions and area, its support structure or the sign's lighting features.

---

Modified by By-law no. 452-1 in force July 2, 2015.

Chapter 3  
Objectives and Criteria for Evaluation

---

## Division 3.2 Objectives and Criteria Applicable to the Entire Territory

### 3.2.1 Scope of application

The present division applies to the entire territory of the Village of Senneville.

### 3.2.2 Subdivision

**Objective:**

Maintaining traditional characteristics and development patterns while adapting to situations of land reparcelling or subdivision whenever necessary.

**Criteria:**

1. The subdivision project is integrated in continuity with the existing lot parcelling patterns, while adapting to the site's projected use;
2. The subdivision project favours the projected intervention's integration in the neighbourhood;
3. The subdivision project favours the preservation of the rhythm of facades and footprints;
4. The subdivision project, such as in the case of a new street or the extension of an existing street, considers the presence of the core and movement corridors that make up the Ecoterritory of the Senneville Forest, of plant or animal species designated or protected by provincial regulations, of watercourses and wetlands, and avoids fragmenting natural areas and diminishing their ecological value.

**Additional criteria for the residential sector:**

1. A subdivision project in the « Crevier Village » and Philips Avenue sectors avoids creating properties with larger dimensions than those of the concerned sectors' existing subdivision pattern.

**Additional criteria in the case of a cadastral operation aiming a road (public roadway) within a sector of archaeological interest (Refer to Appendix 3):**

1. The proposed intervention allows, if necessary, the valorization of the archaeological remains found there.

---

Modified by By-law no. 452-1 in force July 2, 2015.

### 3.2.3 Siting of buildings

**Objective:**

Ensure, in the case of an insertion, the continuity of the existing streetscape by preserving the historical and architectural character that distinguishes the Village of Senneville.

---

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

In the case of a new sector or in a heterogeneous built fabric, the siting of buildings are planned as to permit the creation of a distinctive environment, while respecting the built environment.

**Criteria:**

1. The siting of buildings and their extensions are planned as to ensure the continuity of the existing streetscape and respect a coherent alignment in relation to one another;
2. In the case of a siting in a new sector or in a heterogeneous built fabric, the siting will help create a distinctive rhythm to the sector or, where appropriate, will be integrated in the surrounding context;
3. In the case of an accessory building, the siting of the building is carried out with a setback from the main building so that the latter remains the central feature of the site;
4. The siting of buildings and their extensions is integrated with the natural area (topography, vegetation, etc.) while favouring construction methods that minimize excavation and fill works. The natural components of the site (trees, vegetation, topography, etc.) determine the location of interventions on the site. Consequently, the area to be deforested for authorized structures ensures, as much as possible, the preservation of mature trees or those of quality;
5. The siting of buildings and their extensions are planned so as to preserve the privacy of adjacent properties and, as much as possible, to preserve existing sightlines and vantage points. This criterion must be adapted to the context and the lot dimensions;
6. In the case of certain accessory buildings, including buildings for domestic storage, the proposed location is set back from the street so as to reduce visibility from the street as much as possible. Where appropriate, mitigation measures are proposed (tree planting to conceal the construction, etc.).
7. The siting of buildings accounts for the presence of the core and of movement corridors that make up the Ecoterritory of the Senneville Forest , of plant or animal species designated or protected by provincial regulations, of watercourses and of wetlands, avoiding the fragmenting of the natural area and the reduction of their ecological value.
8. The siting planning (location on the site and volume) allows, as much as possible, to maintain or create a visual opening to the water from the public roadway, while maintaining the natural components that characterize the lot and the shoreline;
9. The siting planning (location on the site and volume) allows, as much as possible, to maintain the country character of the agricultural zone and preserves a view from the public roadway to the agricultural area;
10. The siting planning (location on the site and volume) allows, as much as possible, to contribute to the enhancement and improvement of Senneville Road (founding route) by the quality of the buildings, structures and landscaping.

**Additional criteria for the rural residential sector:**

1. The siting of buildings and their extensions are planned with a setback from the street as to preserve a substantial front yard and a natural area. The present criterion must be adapted to the context, for example, in the case of natural or anthropic constraints on the intervention's lot or in the case of a lot of smaller dimensions.
-

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

**Additional criteria for the residential sector:**

1. The siting of the main building and its extensions maintain an apparent geometric relationship with the adjacent main buildings;
2. The main building is oriented towards the street and follows the orientation of adjacent buildings.

---

Modified by By-law no. 452-1 in force July 2, 2015.

**3.2.4 The architecture of buildings**

**Objective:**

Develop a high quality architectural concept adapted to the site of intervention that will contribute to the preservation of the historical and architectural character that distinguishes the Village of Senneville.

Preserve the original architectural characteristics of the existing buildings that permit to enhance the quality of the building and the sector.

**Criteria:**

1. The planning of a new main building will take into account the architectural styles that are dominant in the Village of Senneville, as well as the periods of construction.

In the case of an insertion in an existing built fabric, the intervention rests primarily on the characteristics of the architectural style of the sector or of the street (the analysis of the insertion must take into account the buildings constituting the dominant architectural style or period in the sector or the street). When appropriate, part of the building may present a distinctive style, for example «contemporary», in so far as this element remains sober in appearance and contributes to improve the insertion of the building in the existing built and landscape fabric (taking into account the natural elements of the site).

In the case of an insertion in a heterogeneous sector in regard to architectural style and construction period (or in the case of a new residential sector), a style distinctive to those that are dominant to the Village, for example «contemporary» may be proposed in so far as a clear demonstration is provided to the effect that the existing buildings of the street or the insertion sector do not present a dominant style that contributes to the architectural and historical value of the Village. In this case, the architectural concept should be original and present distinctive qualities (versus common or current models).

2. In the case of an intervention on an existing building, the work preserves the original architectural characteristics even if these have been altered by previous interventions (restoration is favoured as opposed to the partial demolition of its components);
3. The building presents a similar massing as adjacent buildings (volumetry, floor levels, width of facades notably the front facade, etc.) maintaining a balance between built and open space. The proposal aims to respect the alignment with the roof line of adjacent buildings (ground floor and second floor levels) and delineates, by the horizontality of the body of the building, the ground floor from the upper levels. If the proposed project has a different alignment, the proposed materials ensure lightness of the body of the building for an optimal insertion on the site.

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

However, in the case of a lot having larger dimensions than the adjacent lots, massing can be increased. In this case, particular attention must be given to the footprint, architecture and landscaping to ensure that the volume, as visible from the street, is consistent with the volume of adjacent buildings (for example, a greater setback in the front yard, more vegetation, a choice of materials providing the building with a light and airy aspect, etc.);

4. Structures introduce relief through checks, variations in volumes as well as decorative architectural features following the dominant architectural context of the Village of Senneville and are an integral part of the building (turrets and other curvilinear volumes, with the exception of oriels, are not considered as details integrating into the Village's architecture);
5. Extensions must not distort the architectural composition or diminish its quality, whether it be due to its shape, materials, blending of colour patterns;
6. Modified or proposed openings and their components respect the architectural character of the building;
7. The building's roof pitches integrate into the architecture of the Village of Senneville, except in the case of a contemporary insertion where the architectural composition contributes to the enhancement of the sector in which it is located;
8. In the case of a building with a non-residential use, the main entrance offers an architectural composition at a pedestrian scale, the main facade is composed of glazing as to maximize natural light inside of buildings and to highlight the main function of the building;
9. All facades of a main building, in the case of a new structure or of an extension, is designed with refinement, coherence and harmony, in terms of the relief of facades, checks, details, materials, colours and openings. Blind walls are avoided;
10. If the intervention includes a private garage attached to the main building, the architectural proposal minimizes its presence as to ensure that it does not dominate the main body of the building;
11. The choice of exterior cladding materials (number, quality, colour, etc.) blends in harmoniously with adjacent buildings: this choice ensures that the building or its extension do not dominate the sector's built environment;
12. The choice of materials help maintain, if not enhance the quality of the existing building while respecting the original materials, even if additional exterior cladding was installed over the years. In any case, natural materials are favoured, such as stone, brick and wood, on all building facades. The use of glass or a material having an effect of lightness can be an interesting alternative to lighten the frame and ensure a better integration to the sector;
13. Sober tones and colours are used for exterior cladding materials and roofs, preferably not bright colours. Primary and bright colours can be used in a limited manner to enhance certain contrasts or trace certain architectural elements. The selected colours have compatible tones;
14. Mechanical equipment, on the roof or on facades, are an integral part of the architectural composition and mitigation measures are put in place to screen it from view;
15. The treatment of accessory buildings is in harmony with the architectural treatment of the main building in terms of materials, shapes, volumes and colours. Simplicity is preferred to an

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

overabundance of architectural features. The massing of the accessory building is reduced in comparison with the main building to avoid dominating the intervention's site;

16. Sustainable building techniques are favoured for all interventions. For example, the project proposes measures such as the:
  - a) Certification as part of a formal program, such as LEED (*Leadership in Energy and Environmental Design*), Novoclimat, etc.;
  - b) Integration of energy efficient measures in the building's components;
  - c) Use of sustainable materials;
  - d) Use of geothermal or wind energy, of biomass or of passive solar energy;
  - e) Sustainable management of rainwater (rain garden, percolating wells, rain barrel, etc.);
  - f) The construction of a green roof or of a white or pale roof;
  - g) Recycling and recuperation of construction materials.
  
17. In function of its vocation, technical and functional aspects promoting universal accessibility (for example, the lowering of the height of the ground floor, etc.) are integrated in the architectural composition of the project.

---

Modified by By-law no. 452-1 in force July 2, 2015.

### **3.2.5 Landscaping of a lot**

**Objective:**

Favour landscaping, structures or exterior projects that are in harmony with the architectural character of the Village of Senneville through interventions that are respectful of natural distinctiveness and that are integrated with the location's characteristics, the building's architecture and the projected use.

**Criteria:**

1. The nature, size and distribution of various landscaping components are determined according to the main building's architecture. When required, plantations are proposed to conceal or alleviate the volume of the building visible from the roadway.
2. Landscaping using indigenous vegetation is favoured over mineral-type landscaping;
3. Landscaping is integrated into the natural landscape (topography, vegetation, etc.) while favouring construction methods that minimize excavation and fill works. As such, natural components of the site (trees, vegetation, topography, etc.) determine the location of structures on the intervention's site. Consequently, the intervention allows, as much as possible, the preservation of mature trees or those of quality;
4. To the extent that the intervention requires tree felling and a denaturalization of the site, the intervention proposes adequate measures for renaturalization that are adapted to the environment's natural context. In the case of an intervention within the Ecoterritory of the Senneville Forest , proposed planting and renaturalization accounts for the presence or of the proximity of the core, of movement corridors and of the buffer zone. The intervention contributes to maintain the ecological

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

value of the Ecoterritory, even in the case of replacement of felled trees when it is impossible to proceed otherwise;

5. In the case of an intervention on a cleared or partially cleared lot, the project proposes plantations on the lot in sufficient numbers as to preserve the natural and forested character of the Village;
6. The fences, garden walls or retaining walls are designed with natural materials, such as wood or stone, and their architectural characteristics are in harmony with those of the main building and of the surrounding landscaping;
7. The conservation of the walls and fences identified in Appendix 2 of the present by-law is a priority and, if applicable, so is their renovation with their characteristics being preserved;
8. The design and construction of accessory structures (pools, decks, etc.) are carried out in a manner that is respectful to the intervention's site, in terms of the natural environment, landscaping and architecture;
9. The intervention minimizes large mineralized surfaces (pathway, sidewalk, parking area) and favours the preservation of natural vegetation on the site or sustainable techniques allowing better infiltration of surface water. In the front yard, green spaces are dominant and consequently, the width of the parking area is reduced to a minimum;
10. Ideally, permeable or semi permeable materials are proposed for parking areas in order to promote surface water infiltration (gravel-grass, honeycomb flagstones, etc.) or, where appropriate, water management measures bordering the parking area are proposed;
11. Natural nocturnal lighting is favoured: proposals avoid strong and intense lighting. Lighting equipment is an integral part of the structure and blends in with the building's architecture and landscaping. Lastly, lighting equipment is proportional to the building and surrounding site.
12. In the case of a use other than residential, the project proposes the construction of a sufficient number of parking spaces for bicycles in function of the purpose of the site.

---

Modified by By-law no. 452-1 in force July 2, 2015.

### **3.2.6 Signs (signage)**

**Objective:**

Ensure an optimal integration of signs with the set of architectural components of the buildings and landscape.

**Criteria:**

13. Signs are an integral components of a building's architecture with dimensions, colours, materials and lighting that respect the built environment of the sector: they do not alter in any way the architectural composition of buildings;
  14. Signs detached from the building do not dominate the site, landscaping or architecture of the building. Surrounding landscaping specifically ensures their proper integration with the site;
-



**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

15. Favoured materials for signs are wood and metal;
16. Signs use sober colours and harmonious tones avoiding the use of bright or fluorescent colours. The number of colours on the sign is limited;
17. The sign's lighting is sober and discreet. The use of a low energy efficient light source is favoured.

**3.2.7 Cohabitation with the adjacent municipalities**

**Objective:**

Ensure the integration of construction or expansion projects.

**Criteria:**

1. A construction project or the extension of a building on land facing or adjacent to another municipality must be compatible with the buildings or the provisions in force in the other municipality as to building height, alignment, siting layout, landscaping of the front yard, the location of accesses, parking spaces, facings and signage;
2. A construction project or the extension of a building on land adjacent to a municipal boundary must tend to have the same impact on sunlight that would a project to be built at half the allowable height permitted on the land in the other municipality should only residential uses be permitted on this land.

---

Modified by By-law no. 452-1 in force July 2, 2015.

Chapter 3  
Objectives and Criteria for Evaluation

---

### Division 3.3 Objectives and Criteria Specific to Buildings of Interest

#### 3.3.1 Scope of application

The present division applies to buildings of interest identified in Appendix 1 of the present by-law.

The specific objectives and criteria of the present division are added to the objectives and criteria stated in Section 3.2. In case of contradiction, the present division has precedence.

#### 3.3.2 Specific objectives and criteria

**Objective:**

Favouring interventions that preserve the integrity of buildings while respecting the character and the architectural qualities specific to each building and property of interest.

**Criteria:**

1. The projected intervention seeks to restore and preserve original architectural integrity (age, period of construction and architectural style) and the historical evolution of the building according to the highest standards;
2. In the case where this integrity has been compromised, the intervention must seek to re-establish the original architectural composition as to restore the architectural value of the building;
3. In the case where the building has undergone modifications over the years, and the modifications have provided architectural significance and were completed in compatibility with the architectural style, their preservation is favoured;
4. Damaged original elements are in a first instance conserved and repaired rather than replaced and their missing elements are completed by analogy to existing elements. Original elements are replaced when their conservation is not technically possible and the new elements mirror the old elements which reflect the character of the building.

When it is impossible to carry out the intervention with the original or identical elements, as demonstrated by the applicant, these elements may be expressed in a contemporary fashion to the extent that they produce a harmonious appearance with the architectural style of the building.

5. The original dimensions of buildings and their fundamental characteristics (shape, volume, roof, materials, opening) are preserved.

Modifications or extensions may be acceptable to the extent that the intervention is an improvement of the architectural value of the building. This improvement in value is assessed by considering the architectural style and the sitting within the original streetscape. The projected extension is, as a result, of lesser importance than the main building. In all cases, the intervention must not suppress or attenuate the original part of the building and avoid creating a false impression of authenticity.

When it is impossible to carry out the intervention in compliance with the preceding paragraph as demonstrated by the applicant, these elements can be expressed in a contemporary fashion to the extent that they produce an image that is in harmony with the architectural style of the building.

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

6. The volume of an extension shall not dominate the original part of the building. The extension must offer a different concept than the original structure while remaining integrated and in harmony with it. The distinct character of the extension may be reflected by the setback (siting) in relation to the main building among other things, as well as by a lesser height and area than the main building;
7. If applicable, an extension to an existing building is carried out to allow the possibility of reverting the structure to its initial state (principle of reversibility) when deemed that it could later be dismantled to allow for the enhancement of the building or to be replaced by a better composition;
8. The choice of exterior cladding materials and their colour respect the original appearance of the building or the architectural style of the building, in terms of their limited number, dimensions, orientation and finish;
9. The displacement of concerned buildings is acceptable in so far as they return to their original location or to address specific technical problems.

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

**Division 3.4 Objectives and Criteria Applicable to Zones R-04 and I-03**

**3.4.1 Scope of application**

The present division applies to projected interventions in zones R-04 and I-03 identified in the zoning plan of the *Zoning By-Law*.

---

Modified by By-law no. 452-2, in force January 26, 2017.  
Modified by By-law no. 452-5, in force March 7, 2019.  
Modified by By-law no. 452-6 in force November 26, 2020.

**3.4.2 General objectives**

The present division is intended to guide the development of the former Veterans Lodge property for the purpose of economic activities (prestige light industrial and research & development) and, in addition, to plan a low density residential living environment, ie zones I-03 and R-04 respectively.

The site should be planned so as to favor the so-called economic activities in the northern portion of the site in line with the Charles River site, accessible from Highway 40 (or possible service road) and the residential living environment near of Senneville Road and accessible by the latter.

This comprehensive planning approach will optimize the planning and development proposition for the site that:

1. Respects the environmental and natural features of the site as well as the elements of interest to preserve, including the components of the ecoterritory of the Senneville Forest;
2. Ensures adequate integration of new activities to the existing environment, including nearby residential areas;
3. Respects the capacity of the site for residential purposes via the traditional approach of development (low density) of the Village of Senneville;
4. Takes into account the impacts on vehicular traffic and the capacity of Senneville Road;
5. Takes into account the shape of the lot and the space available for the allocation of the uses;
6. Allows 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 By-law no. 452-2 in force January 26, 2017.  
Modified by By-law no. 452-6 in force November 26, 2020.

Chapter 3  
Objectives and Criteria for Evaluation

---

**3.4.3 Specific objectives and criteria applicable to the planning and subdivision of the residential sector (zone R-04)**

**Objective:**

Plan a residential sector integrated with the natural and built environment and contribute to the landscape and architectural quality of the Village of Senneville.

**Criteria:**

1. The project proposes a road network adapted to the natural area and to the ecological value of the site by reducing its footprint (length and width) while remaining safe for users and emergency services and adapted to pedestrians and cyclists;
2. The project proposes an access to the residential area from Senneville Road. Measures to manage vehicular displacements are proposed to minimize the impact of vehicular traffic within existing residential areas;
3. The project proposes an intelligent subdivision following the principles of sustainable development while respecting the minimum required subdivision standards;
4. The project proposes various punctual and global sustainable development measures for the site. Ideally, the project seeks to obtain a certification following the framework of the LEED program for the neighbourhood's planning;
5. Subdivision (location and dimensions of lots) and the siting of the main buildings are adapted to the natural environment and to the ecological value of the site and allow for the preservation of existing trees and vegetation;
6. The project proposes generous clearances (buffer zones) between the core of the McGill Forest, the elements of natural interest present, the industrial activities, the existing residential sector and the new homes on the site;
7. The project proposes a continuous network of parks, trails and green spaces aiming to maintain the functionality of the sector as a transition corridor for wildlife and to create a green link between the community center and the waterfront lot (P-09) up to Lake of Two Mountains. Buffer zones, including a berm to be erected between the industrial and residential activities, as well as prescribed setbacks are optimized by their use for the purposes of parks, trails and green spaces and landscaped appropriately;
8. The project proposes, to the extent possible, the burial of the aerial networks on the site;
9. The addition of fencing on the site is minimal as to avoid creating a closed in environment;

---

Modified by By-law no. 452-1 in force July 2, 2015.

Modified by By-law no. 452-5 in force March 7, 2019.

Modified by By-law no. 452-6 in force November 26, 2020.

Chapter 3  
Objectives and Criteria for Evaluation

---

**3.4.4 Objectives and criteria applicable to the residential sector (zone R-04)**

**Objective:**

Develop a high-quality architecture and landscape proposal based on the *Guide to Architectural Principles* and consistent with the desired atmosphere, contributing to the quality of interventions in the Village of Senneville.

**Criteria:**

The *Guide to Architectural Principles* is included in Appendix 4 of the present by-law; it describes the relevant architectural principles for evaluating the proposal.

1. The proposed architecture is contemporary and inspired by the architectural styles already found in the Village (Guide, section 1). It is based on the architectural portion of the Guide (Guide, section 3);
2. Siting, volumetric, roofing, openings and finishing materials are based on the architectural principles in the guide (Guide, section 3). In addition, the following criteria are applicable:
  - 2.1 The location and presence of natural site elements (trees, vegetation etc.) take priority in determining the siting of the main building and accessory structures, including any expansions;
  - 2.2 The siting of the main building and accessory structures, including their expansions, is planned so as not to undermine the privacy of adjacent homeowners;
  - 2.3 The proposed architectural composition of the main building, in terms of volumetric, roofing, openings and materials, is distinctive enough compared to nearby properties to avoid creating a sequence of same or similar structures;
  - 2.4 The building's façades are collectively given a coherent and harmonious treatment. Special attention is paid to each façade, and blind walls are avoided;
  - 2.5 The building has a size and alignment comparable to those of adjacent buildings, with respect to height, the level of the ground floor, the level of the upper floor(s) and the width of façades, preserving a balance between built and unbuilt spaces;
  - 2.6 Mechanical equipment, whether on the roof or façade(s), is an integral part of the architectural composition, and the proposal includes measures for concealing such equipment;
  - 2.7 Additions do not have the effect of substantially altering or diminishing the quality of the architectural composition, whether in terms of volumetric, roofing, openings or materials.

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

3. The design of the main building includes, to the extent possible, spaces allowing universal access, to make the structures habitable by elderly or reduced-mobility persons. For example, the ground floor is easily accessible from outside, or other measures inspired by Quebec's Construction Code, chapter 1 – Buildings (part 3);
  4. With respect to accessory structures:
    - 1.1 The design and siting of accessory structures (shed, pool, patio, gazebo, pergola, etc.) are consistent with the site, in terms of natural environment, landscaping and architecture;
    - 1.2 Accessory structures are set back from the main building, which must remain the central element of the site. Their siting does not have the effect of crowding the lateral separation on either side of the main building;
    - 1.3 The scale of accessory structures is small relative to the main building, so that these structures do not dominate the site;
    - 1.4 The treatment of accessory structures harmonizes with the architectural treatment of the main building in terms of volumetric, roofing, openings and materials, with reference to the necessary adaptations stated in the guide;
    - 1.5 The installation of fences is minimized, in order to avoid creating an environment closed in on itself (vegetation is preferred over opaque or semi-opaque fencing). When present, fences must be designed to contribute to openness toward the outside;
    - 1.6 Fences, garden walls or retaining walls are to be built with natural materials such as wood or stone. Their architectural characteristics harmonize with those of the main building and surrounding landscaping;
    - 1.7 The intervention minimizes mineral and impermeable surfaces (path, walkway, etc.). These surfaces, such as the parking area, are kept to a minimum in order to create a natural ambiance and promote the absorption of surface water;
    - 1.8 Permeable or semi-permeable materials will ideally be used for parking spaces so as to promote the absorption of surface water (gravel/grass, honeycombed slabs, etc.) or, if applicable, water-management measures are proposed for the areas bordering the parking area;
    - 1.9 Natural or low-intensity night lighting is favoured. Lighting equipment is an integral part of the building and landscaping and must have appropriate proportions.
  5. With respect to landscaping:
    - 5.1 The landscaping includes generous vegetation (trees and shrubs) and measures tailored to the natural context and to the travel corridor for the Ecoterritory of Senneville Forest, while contributing to maintaining its ecological value;
-

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

- 5.2 The nature, size and distribution of the various elements of the landscaping work are determined in relation to the architectural composition of the main building and accessory structures;
  - 5.3 Special attention is given to plantings and landscaping in the front yard in order to create a living barrier (Guide, section 3.1);
  - 5.4 Landscaping designs using indigenous species and species requiring minimal water are preferred over mineral surfaces;
  - 5.5 If a tree absolutely must be removed, the plan includes compensation measures (reforestation).
6. Sustainable construction methods are preferred in all cases. For example, the project includes measures such as:
- Certification by a program such as LEED (Leadership in Energy and Environmental Design), Novoclimat, etc.;
  - The integration of energy-efficiency measures into building components;
  - The use of local and sustainable materials;
  - The integration of wood into the structure and cladding;
  - The positioning of openings facing south;
  - The use of sun-blocking elements for south-facing openings (e.g. eaves);
  - Natural ventilation maximized through the use of openable windows;
  - Sustainable runoff management (rain garden, drainage pit, rain cistern, etc.);
  - Inclusion of a green (living) rooftop, or use of white or pale roofing material;
  - Recycling and reclamation of construction materials.

---

Modified by By-law no. 452-6 in force November 26, 2020.

**Missing items 3.4.5 and 3.4.6 in article numbering.**

**3.4.7 Specific objectives and criteria for the industrial sector (zone I-03)**

**Objective:**

Ensure the optimum integration of economic and industrial activities on the territory in order to create a high quality and prestige ensemble.

**Criteria:**

1. The project proposes access to the industrial sector from Highway 40 (or possible service road). Within the industrial sector, the road network is planned to reduce its footprint and to propose appropriate measures for the protection of the waterway (including the crossing);



**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

2. The subdivision (location and lot size) and the location of the proposed main buildings have the least impact on the components of the ecoterritory of the Senneville Forest, the wetlands and their protective setbacks. For example, the main buildings are located in the areas where trees of lesser value will be felled. An overall assessment of the subdivision and location incorporates these elements and the impact of the ecological value of the site;
3. The project proposes generous clearances (buffer zones, setbacks) between the core of the McGill Forest, the elements of natural interest present, the residential sector and the industrial buildings. These clearances are landscaped appropriately;
4. The height of the berm to be added tends to align with the height of the industrial buildings to minimize their visual and landscape impact from the residential sector;
5. The building's architecture is expressed in a bold modern and innovative vocabulary, with a horizontal reading of the whole;
6. The ensemble of the facades of a main building is treated with sophistication, consistency and harmony considering the use of the building, and, in terms of modulations, \_\_\_\_\_, materials, colors and openings. Blank walls are avoided and spaces for offices and administrative activities enjoy generous fenestration;
7. The accesses are planned for safety taking into account the profile of the roadway, the intersections and the site users (workers, deliveries, etc.);
8. The project proposes, to the extent possible, the burial of the aerial networks on the site;
9. The location of the parking spaces in the side or rear yards of the main building is favoured;
10. The parking spaces area is minimized with landscaping and green islands to maintain small-scale spaces;
11. If the project provides for parking, loading and unloading spaces covered with asphalt, concrete or a permeable material, the project proposes on site measures to increase water management;
12. The parking spaces are subject of a comprehensive landscaping in harmony with the natural character, the landscape and the architecture of the intervention site;
13. The loading and unloading areas are an integral part of the architectural design of the building and are the object of particular landscaping in order to limit their visual impact from the road and adjacent residential sectors;
14. Lighting equipment is directed toward the building and service areas. The light intensity and location of devices must not create an impact when the site is adjacent to a residential area.

---

Modified by By-law no. 452-5 in force March 7, 2019.  
Modified by By-law no. 452-6 in force November 26, 2020.

Chapter 3  
Objectives and Criteria for Evaluation

---

## Division 3.5 Objectives and Criteria Applicable to Zone R-03

### 3.5.1 Scope of application

The present division applies to projected interventions in zone R-03 identified in the zoning plan of the *Zoning By-Law*.

---

Modified by By-law no. 452-7 in force august 8, 2022.

### 3.5.2 Objectives and criteria for Planning and Subdivision

**Objective:**

Plan a residential sector that integrates with the natural and built environment and contributes to the landscape and architectural quality of the Village of Senneville.

**Criteria:**

1. The project proposes a road network adapted to the natural area and to the ecological value of the site by reducing its footprint (length and width) while remaining safe for users and the emergency services;
2. The project proposes a road network that is adapted to the traffic conditions of Boulevard des Anciens-Combattants and provides a safe access from this boulevard. Specifically, the project includes curb cuts for driveway entrances for the new road network within the intervention's site;
3. The project proposes punctual and global sustainable development measures for the site, notably for the integrated management of surface runoff;
4. The subdivision (location and dimensions of lots) and siting of main buildings proposed presents the least possible impact on the core of the Ecoterritory of the Senneville Forest , the wetland and its buffer strip. For example, main buildings are established in locations where trees to be felled are of lesser value. Overall planning of the subdivision and building locations consider these elements and the impact of the ecological value of the site;
5. The project proposes adequate compensation measures for the felling of trees and for the loss of natural areas on a portion of the site;
6. Subdivision (location and dimensions of lots) and siting of proposed main buildings account for the presence of the existing residential sector at the rear of these lots. Consequently, the volume of buildings is minimized and they should not be visible from this existing sector. As a complement, general setbacks are proposed in relation with the existing residential sector.

---

Modified by Bylaw no. 452-7 in force August 8, 2022

---

Chapter 3  
Objectives and Criteria for Evaluation

---

**3.5.3 Objectives and criteria applicable to residential sector**

**Reference to the Guide to architectural principles (Appendix 4):**

The Guide to architectural principles attached to appendix 4 of this by-law applies to the Boisé Pearson development project (zone R-03) by replacing the references to the Senneville-sur-le-Parc development project by those of the Boisé Pearson, namely:

1. The title and references to “Senneville-sur-le-Parc” throughout the guide;
2. In the 2<sup>nd</sup> paragraph of page A06;
3. In the 2<sup>nd</sup> paragraph of page A10;
4. In the 1<sup>st</sup> paragraph of page A11;
5. In the 1<sup>st</sup> paragraph on page A13.

The plan of page A01 and the 4<sup>th</sup> paragraph of page A02 which subtitle is “Senneville-sur-le-Parc” do not apply.

**Objective:**

Develop a high-quality architectural and landscaping proposal based on the Guide to Architectural Principles and which fits into the desired atmosphere contributing to the quality of the interventions of the Village of Senneville.

**Criteria:**

The Guide to Architectural Principles includes the architectural principles for evaluating the proposal.

1. The proposed architecture is contemporary, drawing inspiration from the architectural styles of the Village (section 1) and is based on the architectural style expressed in the guide (section 3);
2. The proposed layout, volumetry, roof, openings and materiality are based on the architectural principles set out in the guide (section 3). In addition, the following criteria apply:
  - 2.1 The location and presence of the natural components of the site (trees, vegetation, etc.) primarily guide the layout of the main building and accessory buildings, including their expansion;
  - 2.2 The location of the main building and accessory buildings, including their expansion, is planned so as not to affect the privacy of adjacent properties;
  - 2.3 The location of accessory buildings is set back from the main building so that it remains the central element of the land. Their location does not have the effect of overloading the side clearances on either side of the main building;
  - 2.4 The architectural composition proposed for the main building, both in terms of its volume, its roof, the openings and its materiality, differs from the surrounding land in such a way as to avoid a uniform or similar sequence;
  - 2.5 All the facades of the main building are treated with consistency and harmony. To this end, particular attention is paid to each of them and blind walls are avoided;

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

- 2.6 The building has a template and an alignment similar to the adjacent buildings concerning the height, the level of the ground floor and the floors, the width of the facades making it possible to maintain a balance between the built spaces and the free spaces;
  - 2.7 Mechanical equipment, on the roof or on the facades, is an integral part of the architectural composition and mitigation measures are put in place for their visual concealment;
  - 2.8 Extensions do not have the effect of distorting the architectural composition or diminishing its quality, whether through its volumetry, the roof, the openings or the materiality.
3. The design of the main buildings offers, as far as possible, spaces favoring universal accessibility in order to promote housing for seniors or people with reduced mobility. For example, the building offers a ground floor level easily accessible from ground level or measures inspired by the Quebec Construction Code, Chapter I – Building (part 3);
4. At the level of accessory buildings and constructions:
    - 4.1 The design and installation of accessories (shed, swimming pool, patio, garden pavilion, pergola, etc.) are carried out in respect with the site of intervention, both in terms of the natural, landscape and architectural environment;
    - 4.2 The size of the accessories is reduced in relation to the main building so as not to dominate the site;
    - 4.3 The treatment of accessories harmonizes with the architectural treatment of the main building in terms of volumetry, roof, openings and materiality, taking into account the necessary adaptations of the guide;
    - 4.4 The installation of fences is minimized so as to avoid creating an environment closed on itself;
    - 4.5 Fences, low walls or retaining walls are planned with natural materials, such as wood or stone, and their architectural characteristics harmonize with those of the main building and the surrounding landscaping;
    - 4.6 The intervention minimizes mineralized and impermeable surfaces (path, sidewalk, etc.) and the parking space is reduced to a minimum in order to create a natural atmosphere and promote the infiltration of surface water;
    - 4.7 Permeable or semi-permeable materials are ideally proposed for parking spaces in order to promote the infiltration of surface water (gravel-grass, hollow core slabs, etc.) or, where appropriate, water management measures on the edge of the parking space are proposed;
-

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

- 4.8 Natural or low-intensity night lighting is preferred. The lighting equipment is an integral part of the building and the landscaping and is proportional to them.
5. Au niveau de l'aménagement paysager :
- 5.1 The landscaping proposes generous plantings (trees and shrubs) and measures adapted to the natural context and to the core of the Ecoterritory of the Senneville Forest while contributing to maintaining its ecological value;
- 5.2 The nature, size and distribution of the various components of the landscaping are determined in accordance with the architectural composition of the main building and accessories;
- 5.3 Particular attention is paid to planting and landscaping in the front yard in order to create a plant filter (guide, section 3.1);
- 5.4 Landscaping using native plants or plants that require little water is favored to the detriment of mineral-type landscaping;
- 5.5 If the felling of a tree cannot be avoided, the intervention proposes compensation measures.
6. Sustainable construction techniques are favored for any intervention. For example, the project proposes measures such as:
- Certification under a program, such as LEED (Leadership in Energy and Environmental Design), Novoclimat, etc.;
  - The integration of energy efficiency measures in building components;
  - The use of local and sustainable materials;
  - The integration of wood in the structure and coverings;
  - The positioning of the openings towards the south;
  - The use of solar obstruction devices for south-facing openings (e.g. roof overhang);
  - The use of maximized natural ventilation with the help of opening windows;
  - Sustainable management of rainwater (rain garden, percolating well, rain cistern, etc.);
  - The installation of a green roof or a white or pale roof;
  - Recycling and recovery of building materials.

---

Modified by Bylaw no. 452-7 in force August 8, 2022.

---

Chapter 3  
Objectives and Criteria for Evaluation

---

## Division 3.6 Objectives and Criteria Applicable to Industrial Sectors

### 3.6.1 Scope of application

The present division applies to projected interventions in the industrial sector. This sector includes the immovables located in the following zones identified in the zoning plan of the *Zoning By-Law*: I-01, I-02 and CIM-01.

The specific objectives and criteria of the present division are added to the objectives and criteria listed in Section 3.2. In case of contradiction, the present division has precedence.

### 3.6.2 Specific objectives and criteria

**Objective:**

Ensure an optimal integration of economic activities on the territory in order to create a high quality and prestige district.

**Criteria:**

1. The subdivision (location and dimensions of lots) and the siting of main buildings create the least possible impact on the core of the Ecoterritory of the Senneville Forest, the wetlands and their protection buffer. For example, main buildings are sited in locations where only trees of lesser value will be felled. The subdivision must be planned and thought out so that the siting and footprint account for these elements and the ecological value of the site;
2. The building's architecture is expressed in an innovative and contemporary vocabulary and presents an overall horizontal landscape;
3. The set of facades of a main building, considering the building's use, is treated with refinement, coherence and harmony, in terms of relief, checks, materials, colours and openings. Blind walls are avoided and spaces used for administrative activities and offices provide ample glazing;
4. Access points are planned for safety, accounting for the profile of the roadway, of the intersections and of the users of the site (workers, delivery, etc.);
5. Access points are planned in function of the volume of traffic generated by the project. If there is more than one building on the site, shared access is favoured;
6. The location of parking areas in rear or lateral yards of the main building is favoured;
7. The surface area of parking areas is minimized and includes landscaping and green space in order to maintain the small scale of the parking area;
8. If the parking and loading and unloading areas are paved, in concrete or covered with a permeable material, the project proposes measures to increase on site water management. This measures must also help reduce heat islands, particularly in Zone I-01;
9. Parking areas are part of the global landscaping plan, in harmony with the natural character, landscape and architecture of the intervention's area;

**Chapter 3**  
**Objectives and Criteria for Evaluation**

---

10. Loading and unloading areas are an integral part of the building's architectural concept and undergo landscaping specifically to limit their negative visual impact as viewed from the street and adjacent residential sectors;
11. Lighting equipment is oriented towards the building and service areas. The intensity of lighting and the equipment's location do not negatively impact an adjacent residential sector.







## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

### **CHAPTER 4:**

#### **Final Provisions**



Chapter 4  
Final Provisions

---

**Division 4.1      Final Provisions**

**4.1.1      Infractions and penalties**

The provisions relating to infractions to the present by-law and applicable penalties are provided in the *Permits and Certificates By-Law*.

**4.1.2      Coming into force**

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

---

**Mayor**

---

**Town Clerk**





## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

**Appendix 1:**

**List of Buildings of Interest**



**List of buildings of interest**

The following properties are considered to be buildings of interest:

<b>Buildings of interest</b>	
11, Senneville Road	251, Senneville Road (barn)
16, Senneville Road	264, Senneville Road (Frederick Cleveland Morgan)
26, Senneville Road	290, Senneville Road (Louis Joseph Forget – Chateau Bois-de-la-Roche)
28, Senneville Road	292, Senneville Road
31, Senneville Road (William George MacVicar Stuart)	294, Senneville Road (Eustache Rouleau house)
37, Senneville Road	296, Senneville Road (Lalonde house)
80, Senneville Road	297, Senneville Road
83, Senneville Road	16, Avenue Pacific
108, Senneville Road (Crevier house)	32, Avenue Pacific
140, Senneville Road (including accessory buildings)	37, Avenue Pacific
163, Senneville Road (John Bethune Abbott)	44, Avenue Pacific
166, Senneville Road	45, Avenue Pacific
168, Senneville Road (Fort Senneville)	46, Avenue Pacific
170, Senneville Road (John C. Abbott – Boisbriant)	48, Avenue Pacific
178, Senneville Road (windmill)	49, Avenue Pacific
180, Senneville Road (John Launcelot Todd)	51, Avenue Pacific
202, Senneville Road (Charles Meredith – Bally Bawn)	56, Avenue Pacific
214, Senneville Road (original barn, Pine Bluff)	58, Avenue Pacific
216, Senneville Road	14, Avenue Phillips
218, Senneville Road (original accessory buildings)	15, Avenue Phillips
219, Senneville Road	2, Avenue Elmwood
238, Senneville Road (Edith Margaret Angus – Wanklyn)	15, Avenue Elmwood (including accessory buildings)
240, Senneville Road (Harry Abbott – Birchfield)	8, Laberge Street
246, Senneville Road (observation tower on the lake)	







## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

**Appendix 2:**

**List of Walls and Fences to Preserve**



**List of walls and fences to preserve on the territory of the Village of Senneville**

Wall and fences to preserve		
Address:	Dimensions (length, height and width, in meters) :	Comments:
15, Senneville Road	73 X 0.8 X 0.7 m	Dry stone wall, no foundation, good condition
24, Senneville Road	22 X 1.4 X 0.5 m	Cemented with foundation, good condition
25, Senneville Road	6 X 2.5 X 0.5m	Arch entrance in cemented stone
26, Senneville Road	54 X 1.6 X 0.5 m	Mortar with vertical finish, possible foundation, good condition
28, Senneville Road	46 X 1.5 X 0.4 m	Cemented with stone cap, possible foundation, good condition
30, Senneville Road	48 X 1.5 X 0.4 m	Cemented with stone cap, foundation possible, good condition
36, Senneville Road	56 X 1.2 X 0.6 m	Cement wall, foundation, good condition
44, Senneville Road	10 X 0.7 X 0.3 m	Single width of rubble
50, Senneville Road	76 X 0.6 X 1.0 m	Dry stone wall, mid-size to large stones, not retained
88, Senneville Road	13 X 1.5 X 0.9 m 58 X 0.9 X 0.9 m 78 X 0.9 X 0.7 m	Flat stone wall, good condition Wall made of large stones, good condition Large and mid-size stones, acceptable condition spanning the path to the lake
108, Senneville Road	10 X 1.8 X 1.0 m 92 X 1.5 X 0.6 m	Wall with large and mid-size rubble Adjusted cemented stones with a vertical finish, good condition
170, Senneville Road	30 X 1.0 X 0.8 m	Dry stone wall – mid-size – from the entrance to the fence
176, Senneville Road		Mid-size stones retaining the garden wall along a path
178, Senneville Road	23 X 2.1 X 0.7 m	Stones wall at entrance, mid-size to small stones
241, Senneville Road	23 X 0.9 X 0.8 m 48 X 0.9 X 1.0 m	Cemented square stones of various sizes
245, Senneville Road	108 X 1.3 X 0.7 m	Lightly cemented dry stone wall, certain areas in poor condition, falling onto the street
249, Senneville Road	325 X 0.9 X 0.7 m 400 X 1.2 X 0.8 m	Dry stone wall spanning the entrance Stone wall separating the direction

**BY-LAW ON SPAIP NO. 452**  
**VILLAGE OF SENNEVILLE**

		of properties on Senneville Road
251, Senneville Road	70 X 1.2 X 0.8 m	Dry stone wall, rebuilt in good condition
254, Senneville Road	150 X 1.0 X 0.6 m	Cemented stone wall with new barrier and assorted stone entrance
254, Senneville Road	90 X 1.0 X 0.6 m	Stone wall, the wall extends from the road towards the lake on the right side of the property
255, Senneville Road	30X 0.9 X 1.8 m	Wall of various rubble
259, Senneville Road	200 X 0.8 X 0.7 m	Dry stone wall of Braeside Road
267, Senneville Road	150 X 0.96 X 0.6 m	Dry stone wall, good condition
290, Senneville Road	125 X 1.2 X 0.6 m	Dry stone wall, repairs required
292, Senneville Road	3 360 X 0.9 X 0.7 m	Dry stone walls forming roads and field divisions.



## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

### **Appendix 3:**

***Extract of «Carte 13 Patrimoine archéologique, schéma d'aménagement et de développement de l'agglomération de Montréal»***

***Extract of «Carte 13 Patrimoine archéologique, schéma d'aménagement et de développement de l'agglomération de Montréal»***



 Secteur d'intérêt  
archéologique



## **BY-LAW ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS (SPAIP) N° 452**

---

### **Appendix 4:**

#### **Guide to architectural principles Senneville-Sur-Le-Parc**

---

Modified by By-law no. 452-5 in force March 7, 2019.