



PROVINCE DE QUÉBEC
VILLAGE DE SENNEVILLE

PROJET DE RÈGLEMENT NUMERO 448-7

DRAFT BY-LAW NUMBER 448-7

MODIFIANT LE RÈGLEMENT DE ZONAGE
NUMÉRO 448

MODIFYING THE ZONING BY-LAW
NUMBER 448

Avis de motion / Notice of motion : 23 mars 2020
Présentation du projet de règlement : 23 mars 2020
Presentation of the draft By-law: March 23, 2020
Adoption du projet de règlement: 23 mars 2020
Adoption of the draft by-law: March 23, 2020
Consultation publique:
Public consultation:
Adoption: _____ / _____
Avis public de promulgation / _____
Public notice of coming into force / _____

ARTICLE 1

L'article 2.6.3 «Identification des zones» du Règlement de zonage numéro 448 est modifié par la suppression des mots «RED : Redéveloppement».

ARTICLE 2

L'article 3.2.5 «Marge avant dans les secteurs construits» de ce règlement est modifié par le remplacement, au second alinéa, des mots «RED-01 » par les mots «R-04».

ARTICLE 3

L'article 3.2.7 «Marge de recul pour un usage industriel» de ce règlement est modifié par le remplacement, au second alinéa, des mots «RED-01» par les mots «R-04».

ARTICLE 4

L'article 4.4.2 «Matériaux autorisés» de ce règlement est modifié par l'ajout, au premier alinéa, du paragraphe 7 qui se lit comme suit : «7. Le verre trempé».

ARTICLE 5

L'article 7.1.3 «Conservation des arbres et du couvert forestier» de ce règlement est modifié par :

1. Le remplacement, au premier alinéa, des mots «paragraphe 6, 7 et 8» par les mots «paragraphe 5, 6 et 7»;
2. Le remplacement, à la ligne «Veterans Lodge» du tableau, des mots «RED-01 et RED-02» par les mots «R-04, I-03 et P-09».

ARTICLE 6

La section 9.1 «Dispositions particulières applicables à la zone RED-01» de ce règlement est modifiée, par le remplacement dans le titre, de la section des mots «à la zone RED-01» par les mots «aux zones R-04 et I-03».

ARTICLE 7

L'article 9.1.1 «Champ d'application» de ce règlement est modifié par :

1. Le remplacement, au premier alinéa, des mots «à la zone de redéveloppement RED-01 identifiée» par les mots «aux zones R-04 et I-03 identifiées»;
2. La suppression du second alinéa.

ARTICLE 8

L'article 9.1.2 «Localisation des usages, densité et mode de développement» de ce règlement est modifié par :

1. La suppression du premier alinéa;
2. La suppression de la première phrase du second alinéa;

ARTICLE 1

Article 2.6.3 «Identification of zones» of the Zoning By-law number 448 is modified by deleting words «RED: Redevelopment ».

ARTICLE 2

Article 3.2.5 «Front setback in built areas» of this by-law is modified by replacing, in the second paragraph, the words «red-01» by the words «R-04».

ARTICLE 3

Article 3.2.7 «Setback for an industrial use» of this by-law is modified by replacing, in the second paragraph, the words «RED-01» by the words «R-04».

ARTICLE 4

Article 4.4.2 «Authorized materials» of this by-law is modified by adding, in the first paragraph, point 7 which reads as follows: «Tempered glass».

ARTICLE 5

Article 7.1.3 «Conservation of trees or forest cover» of this by-law is modified by:

1. Replacing in the first paragraph, the words «paragraphs 6, 7 and 8» by words «paragraphs 5, 6 and 7»
2. Replacing, in line «Veterans Lodge» of the table, the words «RED-01 and RED-02» by the words «R-04, I-03 and P-09».

ARTICLE 6

Section 9.1 «Particular dispositions applicable to zone RED-01» of this by-law is modified, by replacing in the title, the section of the words «in the RED-01 zone» by the words «to the R-04 and I-03 zones».

ARTICLE 7

Article 9.1.1 «Scope of application» of this by-law is modified by:

1. Replacing in the first paragraph, of the words «at the identified RED-01 redevelopment zone» with the words «at the identified zones R-04 and I-03»;
2. Deleting the second paragraph.

ARTICLE 8

Article 9.1.2 «Location of uses, density and type of development» of this by-law is modified by:

1. Deleting the first paragraph;
2. Deleting the first sentence of the second paragraph;

- | | |
|---|--|
| <p>3. Le remplacement, au second alinéa, des mots «Ces usages» par les mots «Les usages de la zone I-03»;</p> <p>4. Le remplacement, au troisième alinéa, des mots «La partie résiduelle de la zone» par les mots «La zone R-04».</p> | <p>3. Replacing, in the second paragraph, the words «These uses» by the words «The uses of zone I-03»;</p> <p>4. Replacing, in the third paragraph, the words «The remaining part of the zone» by the words «The zone R-04».</p> |
|---|--|

ARTICLE 9

L'article 9.1.3 «Marge de recul et espace tampon» de ce règlement est modifié par :

1. Le remplacement, au paragraphe 2, des mots «et le centre du cours d'eau séparant les usages industriels et résidentiels» par les mots «situé dans la zone I-03 et la limite de la zone R-04»;
2. Le remplacement, au paragraphe 3, des mots «RED-01» par les mots «R-04».

ARTICLE 10

L'article 9.1.4 «Dispositions relatives à un projet intégré à des fins résidentielles» de ce règlement est modifié par le remplacement, au premier alinéa, des mots «RED-01» par les mots «R-04».

ARTICLE 11

L'annexe 1 «Plan de zonage» de ce règlement est modifiée par :

1. La création des zones R-04 et I-03 à même la zone RED-01;
2. Le remplacement du nom de la zone «RED- 02» par le nom «P-09».

Le tout tel que montré à l'annexe A du présent règlement.

ARTICLE 12

L'annexe 2 «Grille des spécifications» de ce règlement est modifiée par :

1. La suppression de la grille des spécifications de la zone RED-01;
2. La suppression de la grille des spécifications de la zone RED-02;
3. La création de la grille des spécifications de la zone R-04 en y autorisant les usages H1 (habitation unifamiliale) et R1 (récréatif extérieur – parcs et sentiers), le tout selon les normes de l'ancienne zone RED-01;
4. La création de la grille des spécifications de la zone I-03 en y autorisant les usages C2 (services aux entreprises), I1 (industrie de prestige et légère) et R1 (récréatif extérieur – parcs et sentiers), le tout selon les normes de l'ancienne zone RED-01;
5. La création de la grille des spécifications de la zone P-09 en y autorisant les usages R1 (récréatif extérieur – parcs et sentiers), le tout selon les normes de l'ancienne zone RED-02.

ARTICLE 9

Article 9.1.3 «Setbacks and buffer spaces» of this by-law is modified by:

1. Replacing, in the second paragraph, the words «and the middle of the stream separating the industrial and residential uses» by the words «located in the zone I-03 and the limit of the zone R-04 »;
2. Replacing, in the third paragraph, the words «RED-01» by the words «R-04».

ARTICLE 10

Article 9.1.4 «Provisions applicable to a residential planned unit development» of this by-law is modified by replacing, in the first paragraph, the words «RED-01» by the words «R-04».

ARTICLE 11

Appendix 1 «Zoning Plan» of this by-law is modified by:

1. The creation of zones R-04 and I-03 within the zone RED-01;
2. Replacing the name of the zone «RED-02» by the name «P-09».

All as shown in Appendix A of the present by-law.

ARTICLE 12

Appendix 2 «Schedules of Uses and Standards» of this by-law is modified by:

1. Deleting the RED-01 zone specifications grid;
2. Deleting the RED-02 zone specifications grid;
3. The creation of the specifications grid for zone R-04, authorizing H1 (single-family dwelling) and R1 (outdoor recreational - parks and trails) uses, all according to the standards of the former RED-01 zone;
4. The creation of the specifications grid for zone I-03 by authorizing uses C2 (business services), I1 (prestige and light industry) and R1 (outdoor recreation - parks and trails), all according to the standards of the former zone RED-01;
5. The creation of the specifications grid for the zone P-09 by authorizing uses R1 (outdoor recreation – parks and trails), all according to the standards of the former zone RED-02.

Le tout tel que montré à l'annexe B du présent règlement.

All as shown in Appendix B of the present by-law.

ARTICLE 13

Le présent règlement entre en vigueur conformément à la loi.

ARTICLE 13

The present by-law comes into force according to law.

Julie Brisebois, Mairesse

Francine Crête, Greffière

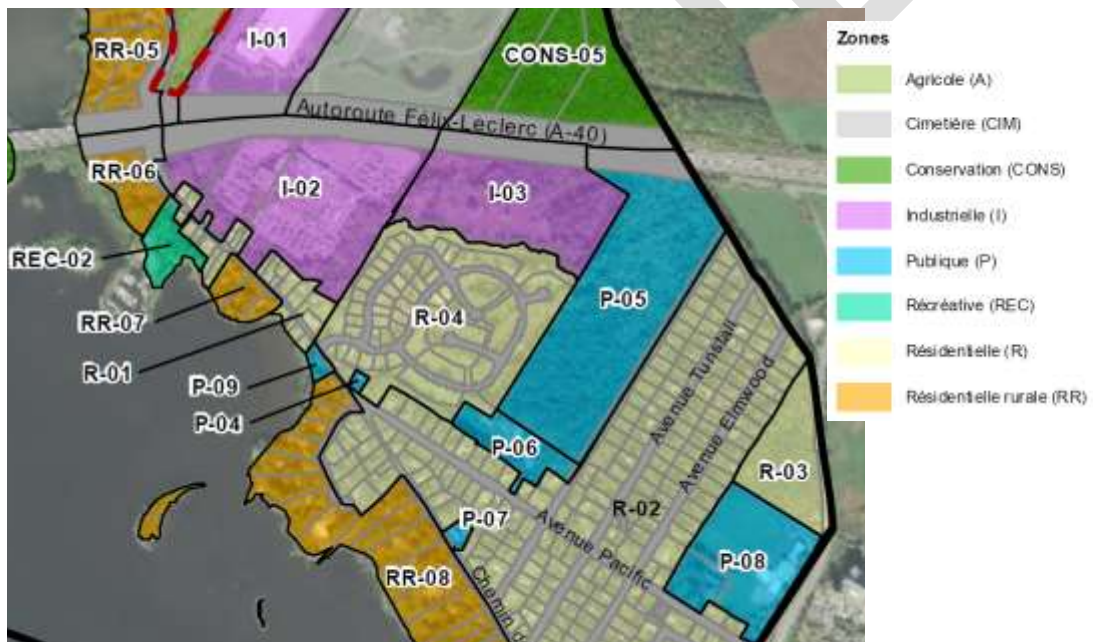
PROJET

Appendix A – Modification of the zoning

Before modification :
zones RED-01 et RED-02



After modification :
zones R-04, I-03 et P-09



**Appendix B – Specification grids of zones R-04, I-03 et P-09
(old zones RED-01 et RED-02)**

PROJET

SCHEDULE OF USES AND STANDARDS

Appendix 2 of Zoning By-law no. 448

Zone R-04

Village of Senneville

USE			
H - Residential			
H1 Single family	•	•	•
C - Commercial			
C1 Funerary complex			
C2 Business services			
P - Public			
P1 Public and institutional			
P2 Public utility			
R - Recreational			
R1 Extensive recreational			• (1)
R2 Intensive recreational			
A - Agricultural			
A1 Agricultural activity			
F - Forest			
F1 Forest activity			
I - Industrial			
I1 Prestige and light industrial			
SITTING OF THE MAIN BUILDING			
Building topology			
Detached	•		
Semi-detached		•	
Contiguous			•
Setbacks			
Front (min. / max.)	8 / -	See Section 9	
Lateral (min. / total)	3 / 6		
Rear (min.)	10		
Footprint			
Maximum footprint	25%	See Section 9	
Maximum net land-use density	See Section 9		
CHARACTERISTICS OF THE MAIN BUILDING			
Building height			
In storeys (min. / max.)	1 / 2	2 / 2	2 / 2
In meters (min. / max.)	6 / 11	6 / 11	6 / 11
Floor area			
Minimum area (m ²) - 1 storey	130	-	-
Maximum area (m ²) - 1 storey	325	-	-
Minimum area (m ²) - 2 storeys and more	90	90	90
Maximum area (m ²) - 2 storeys and more	325	325	325
Dimensions			
Building width (min.)	7,5	7,5	7
SUBDIVISION STANDARDS (Subdivision By-Law)			
Lot area - m ² (min.)	1 000	10 000	10 000
Lot width (min.)	25	25	25
Lot depth (min.)	30	30	30
ACCESSORY USES TO RESIDENTIAL			
Home-based professional activities	•	•	•
Bed and Breakfast			
Intergenerational dwelling	•		
Boarding and breeding of horses			
specific provisions			
Multiple use			
Planned unit development		• (a)	• (a)

Specifically authorized USE(S)

(1) R101, R102

Specifically prohibited USE(S)

NOTES

(a) Use H1, in implementation mode paired or contiguous, is only authorized as an integrated project, in accordance with the provisions of *Zoning By-Law, Section 9*.

Special conditions for this zone are provided for in the *Zoning By-Law (Section 9)*.

The prescribed subdivision standards are for lots located outside the shoreline corridor. For those lots located within the shoreline corridor, refer to the *Subdivision By-Law*.

MODIFICATIONS

By-Law number	Coming into force
448-3	2019-01-26
448-7	To come

Date: 21 juillet 2014

SCHEDULE OF USES AND STANDARDS

Appendix 2 of Zoning By-Law

Zone I-03

USE GROUPS AND CLASSES							
H - Residential							
H1 Single family							
C - Commercial							
C1 Funerary complex							
C2 Business services	•						
P - Public							
P1 Public and institutional							
P2 Public utility							
R - Recreational							
R1 Extensive recreational		• (1)					
R2 Intensive recreational							
A - Agricultural							
A1 Agricultural activity							
F - Forest							
F1 Forest activity							
I - Industrial							
I1 Prestige and light industrial	•						
SITING OF THE MAIN BUILDING							
Building topology							
Detached	•						
Semi-detached							
Contiguous							
Setbacks							
Front (min./ max.)	10 / -						
Lateral (min. / total)	6 / 12						
Rear (min.)	10						
Footprint							
Maximum footprint	30%						
Maximum net land-use density	-						
CHARACTERISTICS OF THE MAIN BUILDING							
Building height							
In storeys (min. / max.)	1 / 2						
In meters (min. / max.)	6 / 15						
Floor area							
Manimum area (m ²) - 1 storey	1 000						
Maximum area (m ²) - 1 storey	-						
Minimum area (m ²) - 2 storeys and more	1 000						
Maximum area (m ²) - 2 storeys and more	-						
Dimensions							
Building width (min.)	15						
BUILDING STANDARDS (Subdivision By-Law)							
Lot area - m ² (min.)	10 000						
Lot width (min.)	75						
Lot depth (min.)	50						
ACCESSORY USES TO RESIDENTIAL							
Home-based professional activities							
Bed and Breakfast							
Intergenerational dwelling							
Boarding and breeding of horses							
SPECIFIC PROVISIONS							
Multiple use	•						
Planned unit development							

Village of Senneville

Specifically authorized USE(S)

(1) R101, R102

Specifically prohibited USE(S)

NOTES

Special conditions for this zone are provided for in the Zoning By-Law (Section 9).

The prescribed subdivision standards are for lots located outside the shoreline corridor. For those lots located within the shoreline corridor, refer to the Subdivision By-Law.

MODIFICATIONS

By-Law no.	Coming into force
448-3	2019-01-26
448-7	To come

Date: 21 juillet 2014

SCHEDULE OF USES AND STANDARDS

Appendix 2 of Zoning By-Law no. 448

Zone P-09

USE GROUPS AND CLASSES

H - Residential									
H1 Single family									
C - Commercial									
C1 Funerary complex									
C2 Business services									
P - Public									
P1 Public and institutional									
P2 Public utility									
R - Recreational									
R1 Extensive recreational		• (1)							
R2 Intensive recreational									
A - Agricultural									
A1 Agricultural activity									
F - Forest									
F1 Forest activity									
I - Industrial									
I1 Prestige and light industrial									

SITING OF THE MAIN BUILDING

Building topology									
Detached									
Semi-detached									
Contiguous									
Setbacks									
Front (min./ max.)									
Lateral (min. / total)									
Rear (min.)									
Footprint									
Maximum footprint									
Maximum net land-use density									

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
In storeys (min. / max.)									
In meters (min. / max.)									
Floor area									
Minimum area (m ²) - 1 storey									
Maximum storey (m ²) - 1 storey									
Minimum area (m ²) - 2 storeys and more									
Maximum area (m ²) - 2 storeys and more									
Dimensions									
Building width (min.)									

LOT AREA - m2 (min.)

Lot area - m² (min.)									
Lot width (min.)									
Lot depth (min.)									

ACCESSORY USES TO RESIDENTIAL

Home-based professional activities									
Bed and Breakfast									
Intergenerational dwelling									
Boarding and breeding horses									

SPECIFIC PROVISIONS

Multiple use									
Planned unit development									

Village of Senneville

Specifically authorized USE(S)

(1) R101, R102

Specifically prohibited USE(S)

NOTES

The prescribed subdivision standards are for lots located outside the shoreline corridor. For those lots located within the shoreline corridor, refer to the Subdivision By-Law.

MODIFICATIONS

By-Law no.	Coming into force
448-7	to come

Date: 21 juillet 2014