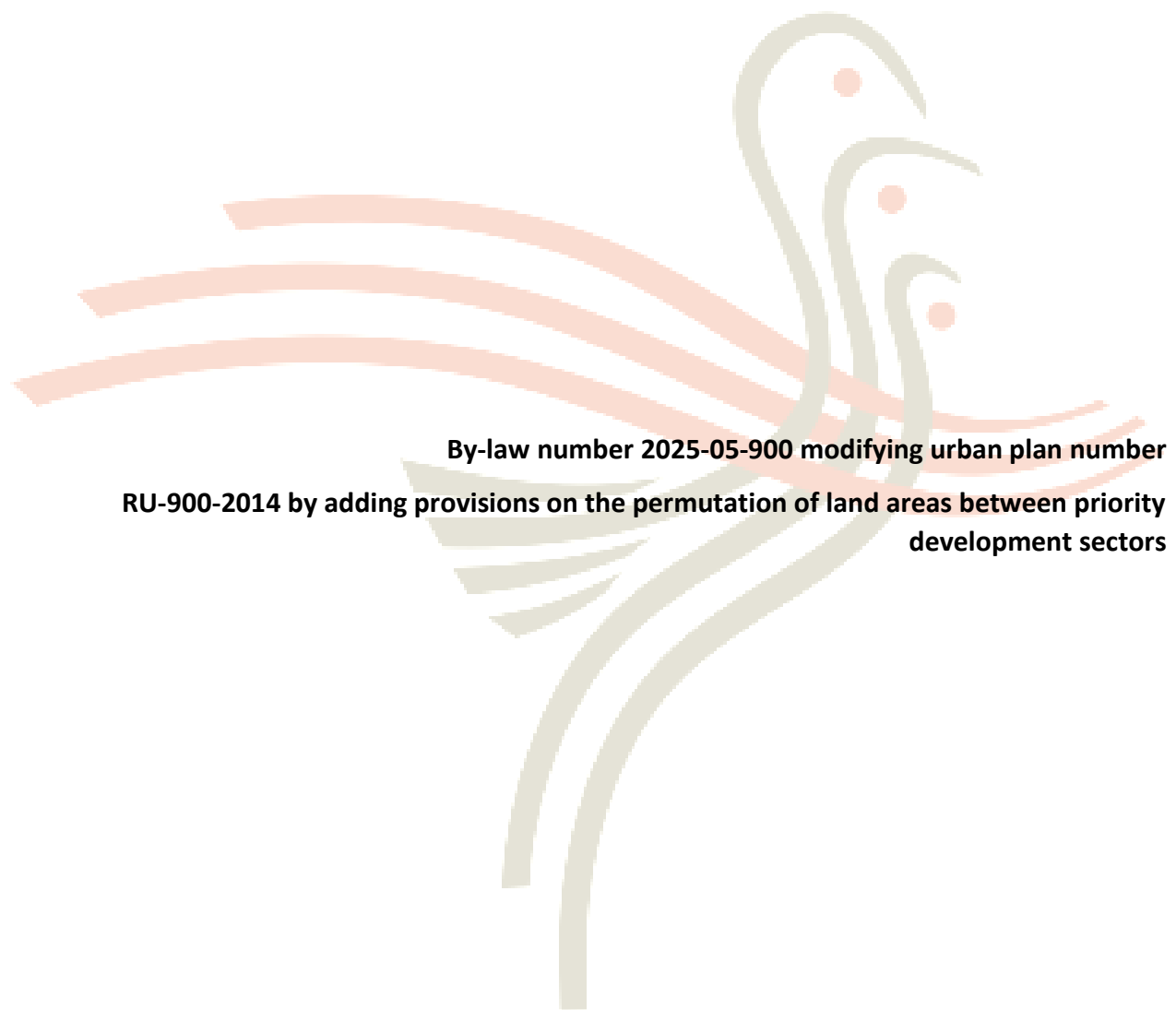




PROVINCE OF QUEBEC
MUNICIPALITY OF GRENVILLE-SUR-LA-ROUGE

**By-law number 2025-05-900 modifying urban plan number
RU-900-2014 by adding provisions on the permutation of land areas between priority
development sectors**

WHEREAS the municipal council may amend its RU-900-2014 urban plan in accordance with the *Loi sur l'aménagement et l'urbanisme* (RLRQ, c. A-19.1);

WHEREAS the by-law amendment is carried out in compliance with the objectives of the revised Land Use Planning and Development Plan of the Argenteuil RCM;

WHEREAS the present by-law also updates the urban plan so that its content complies with the revised 68-09 land use and development plan and its amendments of the Argenteuil RCM;

WHEREAS a notice of motion of this by-law was properly delivered at the council meeting held on May 13, 2025;

THEREFORE, it is proposed by Councillor Denis Fillion and RESOLVED that the present by-law be adopted:

ARTICLE 1

The foreword is an integral part of the present by-law.

ARTICLE 2

Chapter 5, entitled "Allocations, occupancy densities and use compatibilities" is amended to add the following Section 6:

"SECTION 6: AREAS OUTSIDE THE URBANIZATION PERIMETER

Procedure for swapping different sector types

Within the prioritized development sectors as identified on the "Appendix A" zoning plan, a request for the swapping of prioritized development sectors outside the urban development perimeter without amending the land use plan may be made using the legal procedure for amending the land use plan and, in accordance, other planning by-laws.

Requirements for swapping areas between priority development sectors outside an urbanization perimeter without a *Schéma d'aménagement et de développement* (SADR) amendment

The requirements for swapping surface areas between priority development sectors outside the urbanization perimeters without amending the plan are as follows:

1. A detailed application must be submitted to the RCM justifying the swap and specifying in detail the reason for the request:
 - a. The existence of a new development considering that one or more unforeseeable events have occurred;
 - b. The withdrawal of a project or the introduction of new ones;
 - c. Scarcity of land available for development, but no longer available due to land speculation or territorial succession.
2. The application should include at least the following documents:
 - a. A comprehensive plan certified by a qualified professional, including authorized uses, proposed street alignments, infrastructure (if required) and the planned subdivision;
 - b. A study of the project's financial profitability;
 - c. An ecological characterization study.
3. Swapping of areas with the same building potential. This requirement also applies to housing units for integrated projects.
4. The new "development area" must comply with the following requirement:
 - a. Be accessible by an existing street;
 - b. Be either in continuity with the built-up area, or adjacent to a consolidation area, or an urban development area (local service hub);
5. A financial analysis including at least the following information:
 - a. Expected revenues: a business plan including a sales strategy showing phasing and land value over time;
 - b. Expenses: a construction schedule showing project-related expenses, including, where applicable, long-term street maintenance and repairs and other municipal expenses (external costs, such as snow removal);
 - c. Profitability: demonstration of the project's profitability for the developer and the Municipality if the street is transferred to the Municipality, over a time horizon exceeding the infrastructure's life cycle.
6. Provided the above criteria are met, the Municipality may transfer more than one priority development area.

If it is impossible to meet these requirements, the Municipality will have to incorporate "compensatory" regulatory provisions aimed at limiting the subdivision of an area with the same building potential (excluding constraints) in the sector concerned, or elsewhere, outside the urbanization perimeters and urban designations. The Municipality may, for example, increase the minimum lot area or minimum lot width in certain parts of its territory.

Procedure for adding areas to priority development sectors outside an urbanization perimeter by means of a *Schéma d'aménagement et de développement* (SADR) amendment.

The addition of additional areas to those set aside for “development sectors” and “consolidation sectors” outside urbanization perimeters will require an amendment to the SADR. This may be done on request by a municipality, or as part of the revision of the current SADR, as prescribed by law.

The requirements for adding surface areas are as follows:

1. The Municipality must submit a detailed application to the RCM, providing an assessment of development space requirements based on residential construction for the previous five years, as well as a new prioritization proposal for the relevant area;
2. A general presentation of the planning for these new areas. The following documents are to be included with the application:
 - a. Comprehensive plan signed by a qualified professional, including, at a minimum, authorized uses, proposed street alignments, infrastructure (if required) and planned subdivision;
 - b. A study of the project's financial profitability;
 - c. An ecological characterization study.
3. The Municipality must prioritize development in continuity with existing residential developments, or directly accessible by a national, regional, collector or local road identified in the master plan.
4. The new area with street openings must comply with the following requirements:
 - a. Be accessible by an existing street;
 - b. Be either in continuity with the built-up area, or adjacent to a consolidation area, or an urban development area (local service hub, urban perimeter);

If it is impossible to meet these requirements, the Municipality will have to incorporate “compensatory” regulatory provisions aimed at limiting the subdivision of an area with the same building potential (excluding constraints) in the sector concerned, or elsewhere, outside the urbanization perimeters and urban designations. The Municipality may, for example, increase the minimum lot area or minimum lot width in certain parts of its territory.

ARTICLE 3

These regulations take effect in accordance with the law.

Tom Arnold
Mayor

François Rioux
Director General and Clerk-Treasurer

Notice of motion of the first draft by-law	May 13, 2025
Adoption of first draft by-law	May 27, 2025
Notice of a public hearing	May 28, 2025
Public hearing meeting	June 10, 2025
Adoption of a second draft by-law	N/A
Notice announcing the opportunity to participate in a referendum concerning the second by-law	N/A
Deadline for receiving a signed request concerning the second draft by-law	N/A
Approval of the by-law	June 10, 2025
Forwarding to the RCM by mail to obtain the certificate	June 11, 2025
Receipt of the certificate of conformity forwarded by the RCM	2025
Publication of the effective notice	2025