



## **Explanatory sheet for draft by-laws 525.4-2026, 526.20-2026 & 787-2026 <sup>1</sup>**

### **Conformity process to the MRC’s land use and development plan (SADR3)**

In accordance with the *Act respecting land use planning and development*, the Town of Hudson must proceed with the revision of its urban master plan and planning by-laws to ensure conformity (also known as “concordance”) with the 3<sup>rd</sup> generation land use and development plan (SADR3) of the *MRC de Vaudreuil-Soulanges*, which came into force in January 2023.

This process is required to ensure the content of the Town’s urban master plan and planning by-laws (zoning, subdivision, etc.) are in line with the vision and orientations of the SADR3.

### **Timeline**

The conformity update of the Town’s planning by-laws will take place in several stages between spring 2026 and spring 2027.

Notice of motion and adoption of the drafts	Late May
Preliminary review by the MRC	June to August
Reception of MRC comments and revisions	Septembre
Adoption of revised draft by-laws	Late October
Public consultation meeting	November
Final adoption (with or without changes)	December
Final review by the MRC	December to March 2027
Coming into force (once the MRC issues the conformity certificate)	March 2027

As these amendments are adopted exclusively for conformity purposes, they are not subject to approval by referendum.

### **Why are there two reviews by the MRC?**

Although the *Act Respecting Land Use Planning and Development* provides for an official review only after the final adoption of the by-laws, the *MRC de Vaudreuil-Soulanges* recommends that municipalities submit their draft by-laws immediately after initial adoption.

This preliminary review allows the Town to:

- receive comments from the MRC early in the process;
- make any necessary adjustments before the public consultation and final adoption;
- reduce the risk of non-conformities;

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<sup>1</sup> This explanatory sheet has no legal value. It summarizes draft by-laws 525.4-2026, 526.20-2026 and 787-2026 and is only provided to facilitate understanding of the draft by-laws. In the event of a contradiction, the draft by-laws prevail.



## Town of Hudson

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- accelerate the coming into force of the by-laws.

### Key proposed changes

#### Draft by-law 525.4-2026

- Update of the vacant and redevelopment land inventory, which has an impact on the municipality's development capacity;
- Update of the list of contaminated sites;
- Modifications to the planning orientations and strategies regarding the environment, agriculture, heritage & transportation.

#### Draft by-law 526.20-2026

- Prohibition of certain land uses, such as regional public facilities, post-secondary institutions, distribution centers, commercial wind turbines and large-scale retail stores (larger than 2000 sq. meters);
- Integration of new provisions regarding protective measures against anthropogenic constraints, such as road noise along Harwood, the railway and the gas pipelines;
- Update of provisions related to areas potentially exposed to landslides;
- New regulations in the agricultural zones, allowing for bi-generational dwellings, Bed & Breakfasts and conservation of natural areas;
- Modifications to the zoning map to include the Sandy Beach area into a conservation zone.

#### Draft by-law 787-2026

- Modifications to the provisions regulating new road openings and road extensions;
- Addition of a permission to rebuild on a landlocked property under certain conditions;
- Addition of a prohibition on granting minor exemptions for signs and billboards along Harwood.

### Stay up to date

To consult the draft by-laws and follow the progress of this 12-month project, go to [www.hudson.quebec/en/concordance](http://www.hudson.quebec/en/concordance) or scan the barcode.

