

Minutes of the extraordinary council sitting of the Municipality of the Township of Harrington held at the Lost River community center located at 2811, route 327 on January 24th 2023 at 7:01 p.m.

Present and forming a quorum under the chairmanship of the Acting Mayor Richard Francoeur, councillors Chantal Scapino, Julie James, Daniel St-Onge, Robert Dewar and Gerry Clark.

The director general France Bellefleur is present.

Agenda

1. Establishment of a quorum and opening of the meeting

2. Adoption of the agenda

3. Notice of motion and by-laws

3.1 Notice of motion - By-law number 298-2023 decreeing the imposition of taxes and compensation for the year 2023

3.2 Filing – Project by-law number 298-2023 decreeing the imposition of taxes and compensation for the year 2023

3.3 Notice of motion - By-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use “main residence establishment in certain zones and to add certain conditions

3.4 Filing – Project by-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use “main residence establishment in certain zones and to add certain conditions

3.5 Adoption – Project by-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use “main residence establishment in certain zones and to add certain conditions

3.6 Notice of motion – By-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the “main residence establishment” use in certain areas of the territory

3.7 Filing – Project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the “main residence establishment” use in certain areas of the territory

3.8 Adoption – Project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the “main residence establishment” use in certain areas of the territory

3.9 Notice of motion – By-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions

3.10 Filing – Project by-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions

3.11 Adoption – Project by-law number 301-2023 modifying by-law number 196-2012 on permits and certificates in order to add certain definitions

3.12 Date of the public consultation meeting - Various urban planning by-laws

4. Question period

5. Closing of the sitting

OPENING OF THE SESSION

The meeting opened at 7:01 p.m. The acting mayor of the Municipality of the Township of Harrington and president of the assembly, Mr. Richard Francoeur notes the regularity of the meeting since there was a quorum and the notice of the special meeting was served to all members of council, in accordance with Articles 152 and 156 of the *Municipal Code of Quebec*

In accordance with article 148 of the *Municipal Code of Quebec* and taking into account the exceptional circumstances surrounding the last corrective measures relating to the by-laws on tourist accommodations, the members of council waive the 72-hour period necessary to obtain the useful documentation.

1. Establishment of a quorum and opening of the meeting

2023-01-R012

2. Adoption of the Agenda

It is moved by councillor Robert Dewar

And carried that the agenda be adopted as read.

ADOPTED UNANIMOUSLY

3. Notice of motion and by-laws

3.1 Notice of motion - By-law number 298-2023 decreeing the imposition of taxes and compensation for the year 2023

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, councillor Daniel St-Onge gives a notice of motion for the presentation, at a future council meeting, of a by-law decreeing the imposition of taxes and compensations for the year 2023 ;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, copies of the draft by-law are made available to the public during this current council meeting on the municipality's website;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the person in charge of access to documents of the Municipality will deliver a copy of the draft by-law to any person who requests it within two (2) calendar days preceding the holding of the session at which it will be adopted;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the director general mentions that the costs associated with the implementation of this by-law were provided for during the adoption of the 2023 annual budget.

Project by-law number 298-2023 is presented to citizens present.

3.2 Filing – Project by-law number 298-2023 decreeing the imposition of taxes and compensation for the year 2023

PROJECT BY-LAW NUMBER 298-2023 DECREEING THE IMPOSITION OF TAXES AND COMPENSATIONS FOR THE YEAR 2023

WHEREAS the Municipality of the Township of Harrington has adopted its budget for the year 2023;

WHEREAS it is necessary to determine the property tax rates and compensation for municipal services during the 2023 fiscal year;

WHEREAS the financial policy aims to maximize financial, material and human resources in order to control the increase in the tax rate while maintaining a social and financial balance;

WHEREAS a notice of motion was duly given during the council meeting held on January 24th, 2023;

FOR THESE REASONS,

THE COUNCIL OF THE MUNICIPALITY OF THE TOWNSHIP OF HARRINGTON ENACTS THE FOLLOWING:

ARTICLE 1 - PREAMBLE

The preamble is an integral part of these rules.

ARTICLE 2 - FISCAL YEAR

The rate and tariffs listed below apply for the 2023 fiscal year.

ARTICLE 3- GENERAL PROPERTY TAXES

A general property tax is hereby imposed and will be levied on all taxable immovables in the municipality according to their value as it appears on the assessment roll at a rate of \$0.4308 per \$100.00 of property. evaluation, for the year 2023.

ARTICLE 4 - SÛRETÉ DU QUÉBEC

In order to pay the costs associated with the Sûreté du Québec, a tax is hereby imposed and will be levied on all taxable immovables of the municipality according to their value as it appears on the assessment roll, at a rate of 0 \$.0858 per \$100.00 of valuation, for the year 2023.

ARTICLE 5 - SHARE OF THE MRC D'ARGENTEUIL

In order to pay the share of the MRC d'Argenteuil, a tax is hereby imposed and will be levied on all the taxable buildings of the municipality according to their value as it appears on the assessment roll, at a rate of \$0.0910 per \$100.00 of assessment, for the year 2023.

ARTICLE 6 - FIRE PROTECTION AND PUBLIC SECURITY DEPARTMENT

In order to pay the costs associated with the fire protection and public security service, a tax is hereby imposed and will be levied on all taxable immovables of the municipality according to their value as it appears on the assessment roll. of assessment, at a rate of \$0.0601 per \$100.00 of assessment, for the year 2023.

ARTICLE 7- DEBT SERVICE

In order to pay the costs associated with servicing the debt, a special tax is hereby imposed and will be levied on all taxable immovables of the municipality according to their value as it appears on the assessment roll, at a rate of \$0.0471 per \$100.00 of valuation, for the year 2023.

ARTICLE 8 - RATES APPLICABLE TO LOAN BY-LAW 278-1-2017 – LAC DES ESCLAVES SECTOR

The rates applicable to loan by-law 278-1-2017, as established by by-law, are as follows:

To provide for 22.5% of the expenses associated with servicing the debt relating to the acquisition of the land base of Lac des Esclaves Road and the upgrading of said road, a special tax is hereby imposed and will be levied on all taxable properties located along Lac des Esclaves Road, according to their value as it appears on the assessment roll, at a rate of \$0.0825 per \$100.00 of assessment, for the year 2023.

To provide for 52.5% of the expenses associated with servicing the debt relating to the acquisition of the base of Lac des Esclaves Road and the upgrading of said road, compensation is hereby imposed and will be deducted from each of the owners of one or more taxable buildings located along Lac des Esclaves Road at the rate of \$251.46, for the year 2023.

ARTICLE 9- COMPENSATION FOR THE WASTE MANAGEMENT SERVICE

To pay for residual materials management services, namely:

- Removal and transport of waste and various scrap
- Removal, transport and treatment of recyclable materials
- Removal of organic matter,

It is, by this by-law, imposed and will be required, for the year 2023, sufficient compensation from all owners of taxable buildings of the Municipality, this compensation being distributed among them according to the following pricing method:

- Residence – for each dwelling (one bin): \$195
- Commerce and industry unit - Other premises (one bin): \$195
- For trade and industry units - Other premises, each bin additional to those authorized, an additional compensation of \$195 is imposed for each additional black bin, in addition to a compensation of \$100 per black bin to cover the acquisition cost of the additional tray.

Owners of taxable buildings whose building value is \$10,000 or less are exempt from this compensation if no residual materials management service is used by these taxable buildings.

ARTICLE 10 – NUMBER AND DATES OF PAYMENTS

All municipal taxes may be paid, at the choice of the debtor, in a single payment or in four (4) installments, when in an account, the total of these taxes is equal to or greater than \$300.00. The four (4) payments are established according to the following distribution:

- 1st installment: 25%
- 2nd installment: 25%
- 3rd installment: 25%
- 4th installment: 25%

The last date on which the first payment of municipal taxes can be made is the thirtieth (30th) day following the mailing of the tax bill and any payment subsequent to the first must be made respectively on the sixtieth (60th) the sixtieth day on which the previous payment can be made.

If the first installment or only installment is not paid on or before the scheduled due date, this first installment or only installment becomes

due (only) and bears interest from that date at the rate provided for in Article 12.

If the second installment is not paid on or before the scheduled due date, this second installment becomes due (only) and bears interest from that date at the rate provided for in Article 12.

If the third installment is not paid on or before the due date, this third installment becomes due (only) and bears interest from that date at the rate provided for in Article 12.

If the fourth installment is not paid on or before the due date, this fourth installment becomes due (only) and bears interest from that date at the rate provided for in Article 12.

When a payment is due on a weekend or statutory holiday, payment can be made on the next business day without penalty.

All taxes and compensations established and taxable by this by-law become due and payable at the office of the municipality or at any Caisse Populaire Desjardins or banking institutes accepting payment.

ARTICLE 11- OTHER REQUIREMENTS

The prescriptions of section 10 also apply to all municipal taxes or compensation collected by the municipality, as well as to municipal tax supplements resulting from a change in the assessment roll.

ARTICLE 12 – INTEREST RATES ON ARREARS

From the time the taxes become payable, any unpaid balance bears interest at the annual rate of 15%.

This rate also applies, from January 1st 2023 to all receivables and accounts receivable unpaid before the entry into force of this by-law.

ARTICLE 13- ADMINISTRATION FEES

Administration fees of \$50.00 are required from any drawer of a check or a payment order remitted to the municipality whose payment is refused by the drawee.

ARTICLE 14 - ENTRY INTO FORCE

This by-law comes into force according to the law.

3.3 Notice of motion - By-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use “main residence establishment in certain zones and to add certain conditions

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, councillor Chantal Scapino gives a notice of motion for the presentation, at a future council meeting, of a by-law modifying zoning by-law number 192-2012 in order to authorize the use “principal residence establishment” in certain zones and to add certain conditions;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, councillor Chantal Scapino mentions that the object of the by-law is to authorize the accessory use to the dwelling "establishment of principal residence" for zones URB-132, URB-134, RU -135, URB-141 and RU-147 and to modify the grids of uses and standards for these same areas. Also, the by-law is modified by adding, after paragraph 10.15, the conditions to be met for a principal residence establishment, i.e. compliance with the capacity of the sanitary facility in relation to the number of rooms, that the rental takes place in the main residence of the owner or occupant and the rental period is for a period of 31 days or less;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the director general mentions that no cost is related to this by-law;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, copies of the draft by-law are made available to the public during this current council meeting as well as on the municipality's website;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the person in charge of access to documents of the Municipality will deliver a copy of the draft by-law to any person who requests it within two (2) calendar days preceding the holding of the sitting at which it will be adopted.

Project by-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use of “main residence establishment” in certain zones and to add certain conditions is presented by m..... to the citizens present.

3.4 Filing - Project by-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use “main residence establishment in certain zones and to add certain conditions

Project by-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the “main residence establishment” use in certain zones and to add certain conditions has been filed.

PROJECT BY-LAW NUMBER 299-2023 MODIFYING ZONING BY-LAW NUMBER 192-2012 TO AUTHORIZE THE “PRINCIPAL RESIDENCE ESTABLISHMENT” USE IN CERTAIN ZONES AND TO ADD CERTAIN CONDITIONS

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the Municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and filed at a special meeting of the municipal council on January 24th, 2023;

CONSEQUENTLY,

The Municipality of the Township of Harrington decrees the following:

SECTION 1

The preamble to these rules is an integral part thereof as if reproduced here.

SECTION 2

Zoning by-law number 192-2012, as amended, is modified by adding the following, after the first paragraph of article 10.15:

When permitted in the specifications grid, a principal residence establishment must meet the following conditions:

1. The number of bedrooms respects the capacity of the sanitary facility;
2. The rental takes place in the main residence of the owner or occupant;
3. The rental period is for a period of 31 days or less.

SECTION 3

Zoning by-law number 192-2012, as amended, is modified by adding a new line to the section "Accessory uses to housing" in the specifications grid for the following zones:

Target areas: URB132, URB134, RU135, URB141 and RU147

"Establishment of principal residence"

SECTION 4

Zoning by-law number 192-2012, as amended, is modified by adding a «●» next to the line "Establishment of principal residence" in the

section "Accessory uses to the dwelling" and of the "H1 Single-family" column of the specifications charts, for the following zones:

Target areas: URB132, URB134, RU135, URB141 and RU147

SECTION 5

The specification grids, appendix 2 of zoning by-law number 192-2012, as modified, are attached as APPENDIX A to form an integral part of this project by-law number 299-2023

SECTION 6 ENTRY INTO FORCE:

This by-law comes into force in accordance with the Law.

ANNEX A

Specification grids modified by regulation number 299-2023.

GRILLE DES SPÉCIFICATIONS

Annexe 2 du Règlement de zonage

Zone URB-141

CANTON DE HARRINGTON

GROUPES ET CLASSES D'USAGES							
H - Habitation							
H1 Unifamiliale	●						
C - Commerce							
C1 Commerce local, vente et services		●					
C2 Restauration et hébergement			●				
C3 Commerce lourd et activité para-industrielle				●			
C4 Service pétrolier					●		
C5 Établissement à caractère érotique							
I - Industriel							
I1 Léger et artisanal						●	
I2 Activités extractives							
P - Public et institutionnel							
P1 Institutionnel							●
P2 Service d'utilité publique							●
R - Récréatif							
R1 Extensif							
R2 Intensif							
A - Agricole							
A1 Activité agricole (LPTAA)							
A2 Activité agricole / forestière							
IMPLANTATION DU BÂTIMENT PRINCIPAL							
Mode d'implantation							
Isolé	●	●	●	●	●	●	●
Jumelé							
Contigu							
Marges							
Avant (min.)	7,6	7,6	7,6	7,6	7,6	7,6	7,6
Latérales (min. / totales)	3/6	3/6	3/6	3/6	3/6	3/6	3/6
Arrière (min.)	7,6	7,6	7,6	7,6	7,6	7,6	7,6
CARACTÉRISTIQUES DU BÂTIMENT PRINCIPAL							
Hauteur du bâtiment							
En étages (min. / max.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2
En mètres (max.)	9,1	9,1	9,1	9,1	9,1	9,1	9,1
Dimensions du bâtiment							
Sup. d'implantation - m ² (min.)	85	37	37	37	37	37	37
Largeur (min.)	6	6	6	6	6	6	6
Profondeur (min.)	6	6	6	6	6	6	6
Taux d'implantation (max.)	50%	50%	50%	50%	50%	50%	50%
Nbre de logements par bâtiment (max.)	1						
NORMES DE LOTISSEMENT (Règlement de lotissement)							
Superficie du lot - m ² (min.)	3 000	3 000	3 000	3 000	3 000	3 000	3 000
Longueur de façade du lot (min.)	45	45	45	45	45	45	45
Profondeur du lot (min.)	60	60	60	60	60	60	60
USAGES ACCESSOIRES À L'HABITATION							
Service professionnel et commercial	●						
Atelier d'artistes et d'artisans	●						
Logement supplémentaire	●						
Studio d'enregistrement	●						
Table champêtre							
Gîte touristique (B&B)	●						
Gîte agrotouristique							
Kiosque de vente à la ferme							
Fermette							
Établissement de résidence principale	●						
DISPOSITIONS PARTICULIÈRES							
Usage mixte	●	●					
Usage multiple		●	●	●	●	●	
Entreposage extérieur				●	●	●	●
Projet intégré	●						

USAGE(S) spécifiquement autorisé(s)

USAGE(S) spécifiquement prohibé(s)

NOTES

Les normes de lotissement prescrites sont pour un lot non desservi. Pour un lot partiellement desservi, voir le Règlement de lotissement.

MODIFICATIONS

No. de règlement	Entrée en vigueur

Date: 5 mars 2012

Apur urbanistes-conseils

GRILLE DES SPÉCIFICATIONS

Annexe 2 du Règlement de zonage

Zone RU-147

CANTON DE HARRINGTON

GROUPES ET CLASSES D'USAGES

H - Habitation							
H1 Unifamiliale	●						
C - Commerce							
C1 Commerce local, vente et services		●(1)					
C2 Restauration et hébergement			●(6)				
C3 Commerce lourd et activité para-industrielle							
C4 Service pétrolier							
C5 Établissement à caractère érotique							
I - Industriel							
I1 Léger et artisanal				●(3)			
I2 Activités extractives							
P - Public et institutionnel							
P1 Institutionnel							
P2 Service d'utilité publique							
R - Récréatif							
R1 Extensif					●(4)		
R2 Intensif						●(5)	
A - Agricole							
A1 Activité agricole (LPTAA)							
A2 Activité agricole / forestière							●

USAGE(S) spécifiquement autorisé(s)

(1): C111

(3): I110, I111, I112, I115

(5): R203, R205

USAGE(S) spécifiquement prohibé(s)

(4): R104, R105

(6): C204, C205

NOTES

Les normes de lotissement prescrites sont pour un lot non desservi. Pour un lot partiellement desservi, voir le Règlement de lotissement.

IMPLANTATION DU BÂTIMENT PRINCIPAL

Mode d'implantation							
Isolé	●	●	●	●	●	●	●
Jumelé							
Contigu							
Marges							
Avant (min.)	7,6	7,6	7,6	7,6	7,6	7,6	7,6
Latérales (min. / totales)	3/6	3/6	3/6	3/6	3/7	3/7	3/7
Arrière (min.)	7,6	7,6	7,6	7,6	7,6	7,6	7,6

CARACTÉRISTIQUES DU BÂTIMENT PRINCIPAL

Hauteur du bâtiment							
En étages (min. / max.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2
En mètres (max.)	9,1	9,1	9,1	9,1	9,1	9,1	9,1
Dimensions du bâtiment							
Sup. d'implantation - m ² (min.)	37	37	37	37	37	37	37
Largeur (min.)	6	6	6	6	6	6	6
Profondeur (min.)	6	6	6	6	6	6	6
Taux d'implantation (max.)	50%	50%	50%	50%	50%	50%	50%
Nbre de logements par bâtiment (max.)							

NORMES DE LOTISSEMENT (Règlement de lotissement)

Superficie du lot - m ² (min.)	4 000	4 000	4 000	4 000	4 000	4 000	4 000
Longueur de façade du lot (min.)	45	45	45	45	45	45	45
Profondeur du lot (min.)	60	60	60	60	60	60	60

USAGES ACCESSOIRES À L'HABITATION

Service professionnel et commercial	●						
Atelier d'artistes et d'artisans	●						
Logement supplémentaire	●						
Studio d'enregistrement							
Table champêtre							
Gîte touristique (B&B)							
Gîte agrotouristique							
Kiosque de vente à la ferme	●						
Fermette	●						
Établissement de résidence principale	●						

DISPOSITIONS PARTICULIÈRES

Usage mixte							
Usage multiple		●	●	●	●		
Entreposage extérieur		●	●	●	●	●	
Projet intégré	●						

MODIFICATIONS

No. de règlement	Entrée en vigueur
192-09-2017	

Date: 5 mars 2012

Apur urbanistes-conseils

3.5 Adoption – Project by-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use “main residence establishment in certain zones and to add certain conditions

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the Municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and tabled at a regular meeting of the municipal council on January 24th, 2023;

CONSEQUENTLY,

It is moved by councillor Julie James

And carried that the municipal council adopt the project by-law number 299-2023 modifying the zoning by-law number 192-2012 in order to authorize the use “establishment of principal residence” in certain zones and to add certain conditions.

ADOPTED UNANIMOUSLY

PROJECT BY-LAW NUMBER 299-2023 MODIFYING ZONING BY-LAW NUMBER 192-2012 TO AUTHORIZE THE “PRINCIPAL RESIDENCE ESTABLISHMENT” USE IN CERTAIN ZONES AND TO ADD CERTAIN CONDITIONS

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and filed at a special meeting of the municipal Council on January 24th, 2023;

CONSEQUENTLY,

The Municipality of the Township of Harrington decrees the following:

SECTION 1

The preamble to these rules is an integral part thereof as if reproduced here.

SECTION 2

Zoning by-law number 192-2012, as amended, is modified by adding the following after the first paragraph of article 10.15:

When permitted in the specifications grid, a principal residence establishment must meet the following conditions:

1. The number of bedrooms respects the capacity of the sanitary facility;
2. The rental takes place in the main residence of the owner or occupant;
3. The rental period is for a period of 31 days or less.

SECTION 3

Zoning by-law number 192-2012, as amended, is modified by adding a new line to the section "Accessory uses to housing" in the specifications grid for the following zones:

Target areas: URB132, URB134, RU135, URB141 and RU147

"Establishment of principal residence"

ARTICLE 4

Zoning by-law number 192-2012, as amended, is modified by adding a «●» next to the line "Establishment of principal residence" in the section "Accessory uses to the dwelling" and of the "H1 Single-family" column of the specifications charts, for the following zones:

Target areas: URB132, URB134, RU135, URB141 and RU147

SECTION 5

The specification grids, appendix 2 of zoning by-law number 192-2012, as modified, are attached as APPENDIX A to form an integral part of this project by-law number 299-2023

ARTICLE 6 ENTRY INTO FORCE:

This by-law comes into force in accordance with the Law.

ANNEX A

Specification grids modified by by-law number 299-2023.

3.6 Notice of motion – By-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the “main residence establishment” use in certain areas of the territory

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, councillor Chantal Scapino gives a notice of motion for the presentation, at a future council meeting, of a by-law modifying zoning by-law number 192-2012 in order to prohibit the “main residence establishment” use in certain areas of the territory;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, councillor Chantal Scapino mentions that the object of the by-law is to prohibit the accessory use to the dwelling "establishment of principal residence" for all the zones of the territory with the exception of the zones URB-132, URB-134, RU-135, URB-141 and RU-147 where accessory use will be permitted;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the director general mentions that no cost is related to this by-law;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, copies of the project by-law are made available to the public during this current council meeting as well as on the municipality's website;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the person in charge of access to documents of the Municipality will deliver a copy of the project by-law to any person who requests it within two (2) calendar days preceding the holding of the sitting at which it will be adopted.

Project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the use of “main residence establishment” in certain areas of the territory is presented to the citizens present.

3.7 Filing – Project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the “main residence establishment” use in certain areas of the territory

Project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the use of “main residence establishment” in certain areas of the territory has been filed.

PROJECT BY-LAW NUMBER 300-2023 MODIFYING ZONING BY-LAW NUMBER 192-2012 TO PROHIBIT THE “PRINCIPAL RESIDENCE ESTABLISHMENT” USE IN CERTAIN ZONES OF THE TERRITORY

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and tabled at a special meeting of the municipal Council on January 24, 2023;

CONSEQUENTLY,

The municipality of the Township of Harrington decrees the following:

SECTION 1

The preamble of this by-law is an integral part of it.

SECTION 2

Zoning by-law number 192-2012, as amended, is modified by adding article **10.15 Establishment of principal residence**, which reads as follows:

10.15 Establishment of principal residence

When specified in the specifications chart, the “main residence establishment” use is authorized incidentally to a residential use. The authorization of this specific use in the specifications grid implies that this use is prohibited in any other zone of the territory of the Municipality.

ARTICLE 3 - ENTRY INTO FORCE:

This by-law comes into force in accordance with the Law.

2023-01-R014

3.8 Adoption – Project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the “main residence establishment” use in certain areas of the territory

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and filed at a special meeting of the municipal Council on January 24th, 2023;

CONSEQUENTLY,

It is moved by councillor Gerry Clark

And carried that the municipal council adopt project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the use of “main residence establishment” in certain areas of the territory.

ADOPTED UNANIMOUSLY

PROJECT BY-LAW NUMBER 300-2023 MODIFYING ZONING BY-LAW NUMBER 192-2012 TO PROHIBIT THE “PRINCIPAL RESIDENCE ESTABLISHMENT” USE IN CERTAIN ZONES OF THE TERRITORY

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and filed at a special meeting of the municipal Council on January 24th, 2023;

CONSEQUENTLY,

The municipality of the Township of Harrington decrees the following:

SECTION 1

The preamble of this by-law is an integral part of it.

SECTION 2

Zoning by-law number 192-2012, as amended, is modified by adding article **10.15 Establishment of principal residence**, which reads as follows:

10.15 Establishment of principal residence

When specified in the specifications chart, the “main residence establishment” use is authorized incidentally to a residential use. The authorization of this specific use in the specifications grid implies that this use is prohibited in any other zone of the territory of the Municipality.

ARTICLE 3 - ENTRY INTO FORCE:

3.9 Notice of motion – By-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the person in charge of access to documents of the municipality will deliver a copy of the project by-law to any person who requests it within two (2) calendar days preceding the holding of the sitting at which it will be adopted.

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, councillor Daniel St-Onge mentions that the purpose of the by-law is to add the following definitions to the by-law on permits and certificates 195-2015: tourist accommodation establishment, principal residence establishment and main residence;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the director general mentions that no cost is related to this by-law;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, copies of the project by-law are made available to the public during this current council meeting as well as on the municipality's website;

IN ACCORDANCE with article 445 of the *Municipal Code of Quebec*, the person in charge of access to documents of the Municipality will deliver a copy of the draft by-law to any person who requests it within two (2) calendar days preceding the holding of the sitting at which it will be adopted.

Project by-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions is presented to the citizens present.

3.10 Filing – Project by-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions

Project by-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions has been tabled.

PROJECT BY-LAW NUMBER 301-2023 MODIFYING BY-LAW NUMBER 195-2012 ON PERMITS AND CERTIFICATES TO ADD CERTAIN DEFINITIONS

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and filed at a special meeting of the municipal Council on January 24th, 2023;

CONSEQUENTLY,

The municipality of the Township of Harrington decrees the following:

SECTION 1

The preamble of this by-law is an integral part of it.

SECTION 2

Permits and Certificates By-law number 195-2012, as amended, is modified in Section 1.3: Interpretative provisions in article 1.3.3 “Terminology”

a) By adding the following definitions:

TOURIST ACCOMMODATION ESTABLISHMENT

A tourist accommodation establishment is any establishment in which at least one accommodation unit is offered for rent for remuneration, for a period not exceeding 31 days, to tourists and whose availability of the unit is made public, through any physical, digital or online advertising.

ESTABLISHMENT OF PRIMARY RESIDENCE

Establishment where, by means of a single reservation, accommodation is offered in the principal residence of the natural person who operates it to one person or a single group of related persons at a time and does not include any meal served on square.

PRINCIPAL RESIDENCE

Residence where a natural person usually lives by centralizing his family and social activities and whose address corresponds to that which he indicates to government departments and other government bodies.

SECTION 3

This by-law will come into force in accordance with the Law.

2023-01-R015

3.11 Adoption – Project by-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by *the Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and filed at a special meeting of the municipal Council on January 24th, 2023;

CONSEQUENTLY,

It is moved by councillor Julie James

And carried that the municipal council adopt the project by-law number 301-2023 modifying the by-law number 195-2012 on permits and certificates in order to add certain definitions.

ADOPTED UNANIMOUSLY

PROJECT BY-LAW NUMBER 301-2023 MODIFYING BY-LAW NUMBER 195-2012 ON PERMITS AND CERTIFICATES IN ORDER TO ADD CERTAIN DEFINITIONS

WHEREAS the government of Quebec has made changes to the legislative framework concerning tourist accommodation by adopting the *Act respecting tourist accommodation establishments*, chapter E-14.2;

WHEREAS the municipality is governed by the *Act respecting land use planning and development* (RSQ, c. A-19.1);

WHEREAS tourist accommodation involves issues of cohabitation on the territory of the municipality;

WHEREAS the Municipality of the Township of Harrington wishes to modify certain provisions of zoning by-law 192-2012 in order to prohibit principal residence establishments in certain areas of its territory;

WHEREAS the first project by-law was presented and filed at a special meeting of the municipal Council on January 24th, 2023;

CONSEQUENTLY,

The municipality of the Township of Harrington decrees the following:

SECTION 1

The preamble of this by-law is an integral part of it.

SECTION 2

Permits and Certificates By-law 195-2012, as amended, is modified in Section 1.3: Interpretative provisions in article 1.3.3 “Terminology”

b) By adding the following definitions:

TOURIST ACCOMMODATION ESTABLISHMENT

A tourist accommodation establishment is any establishment in which at least one accommodation unit is offered for rent for remuneration, for a period not exceeding 31 days, to tourists and whose availability

of the unit is made public, through any physical, digital or online advertising.

ESTABLISHMENT OF PRIMARY RESIDENCE

Establishment where, by means of a single reservation, accommodation is offered in the principal residence of the natural person who operates it to one person or a single group of related persons at a time and does not include any meal served on square.

PRINCIPAL RESIDENCE

Residence where a natural person usually lives by centralizing his family and social activities and whose address corresponds to that which he indicates to government departments and other government bodies.

SECTION 3

This by-law will come into force in accordance with the Law.

3.12 Date of the public consultation meeting - Various urban planning by-laws

A public consultation meeting will be held on February 13th, 2023 at 6:30 p.m. at the Lost River Community Center, located at 2811 Route 327 on the following project by-laws:

- Project by-law number 297-2023 concerning demolition
- Project by-law number 299-2023 modifying zoning by-law number 192-2012 in order to authorize the use “main residence establishment in certain zones and to add certain conditions
- Project by-law number 300-2023 modifying zoning by-law number 192-2012 in order to prohibit the use of “main residence establishment” in certain areas of the territory
- Project by-law number 301-2023 modifying by-law number 195-2012 on permits and certificates in order to add certain definitions.

4. Question period

The acting mayor answers the questions addressed to him by the citizens present at the sitting.

5. Closing of the sitting

It is moved by councillor Robert Dewar and carried that the meeting be terminated at 8:43 p.m.

ADOPTED UNANIMOUSLY

I, Richard Francoeur, acting mayor, certifies that the signing of these minutes is equivalent to the signing by me of all the resolutions it contains within the meaning of article 142 (2) of the *Municipal Code of Quebec*.

Richard Francoeur
Acting Mayor

France Bellefleur, CPA, CA
Director General and
Clerk-Treasurer