

**PROVINCE OF QUEBEC
MUNICIPALITY OF THE TOWNSHIP OF HARRINGTON
MRC D'ARGENTEUIL**

BY-LAW NUMBER 307-2024, amending Permits and Certificates By-law Number 195-2012 of the Municipality of the Township of Harrington, as already amended, to ensure its conformity with By-law Number 68-20-18 amending the revised Land Use Planning and Development Plan of the Argenteuil MRC (concordance by-law).

WHEREAS the Municipality of the Township of Harrington has adopted a bylaw on permits and certificates.

WHEREAS the Argenteuil MRC has adopted by-law 68-20-18 amending the revised land use and development plan to modify various provisions, notably those concerning small farms in urban areas and those related to para-industrial activities, and that it came into force on November 14, 2018.

WHEREAS the Municipality of the Township of Harrington must adopt, pursuant to the Act respecting land use planning and development, any by-law (concordance by-law) to ensure the conformity of its planning by-laws to the revised land use planning and development plan modified by by-law 68-20-18 and this, within 6 months following the coming into force of this by-law.

WHEREAS this draft by-law does not contain any article subject to referendum approval by persons qualified to vote under the Land Use Planning and Development Act.

THEREFORE, the Municipality of the Township of Harrington decrees as follows:

ARTICLE 1

The preamble to the present by-law forms an integral part of the present by-law.

ARTICLE 2

Permits and Certificates By-law number 195-2012, as amended, is modified in **Section 1.3 "Interpretative Provisions"**, at **Article 1.3.3 "Terminology"**, by the addition of the definition "Artisanal and Semi-artisanal Activities", to be inserted in alphabetical order, and which will read as follows:

"1.3.3 Terminology

ARTISANAL AND SEMI-ARTISANAL ACTIVITIES

Any activity whose purpose is the manufacture, processing, assembly, treatment, confection or cleaning of finished or semi-finished products, the treatment of which is carried out in an artisanal manner, i.e. with a minimum of machinery and without complex organization.

By way of example, artists' and craftsmen's workshops, carpenters', sculptors', painters', ceramists', weavers', cabinetmakers', bakers', pastry-makers' and caterers' workshops are included in this definition."

ARTICLE 3

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 1.3 "Interpretative Provisions"**, at **Article 1.3.3 "Terminology"**, by the addition of the definition "Para-industrial businesses" to be inserted in alphabetical order, and to read as follows:

"1.3.3 Terminology

PARA-INDUSTRIAL BUSINESSES

Businesses that are strongly linked to the industrial sector, such as transportation, warehousing, multi-purpose industrial businesses, businesses engaged in production involving cutting-edge technology, etc., and or non-industrial businesses, but whose activities, needs and inconveniences they cause to the neighbourhood are similar to those of the industrial sector, not from an economic point of view, but rather from that of the occupation of space or impact on the environment (e.g.: wholesale trade, construction companies, repair shops, etc.)."

ARTICLE 4

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 1.3 "Interpretative Provisions", in Article 1.3.3 "Terminology"**, by the addition of the definition "Farmette" to be inserted in alphabetical order, and to read as follows:

"1.3.3 Terminology

FARMETTE

Complementary use to a dwelling where various farm animals are kept or raised in limited quantities, for leisure or personal consumption and not as a profit-making activity or for production or reproduction. Farm equipment includes accessory buildings for keeping animals, animal waste storage, paddocks, grazing area, training area or exercise yards. The keeping of laying hens is also considered a farmhouse use."

ARTICLE 5

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 1.3 "Interpretative Provisions", in Article 1.3.3 "Terminology"**, by replacing the definition "Dwelling", and which will read as follows:

"1.3.3 Terminology

DWELLING

Any construction intended to house human beings and provided with water supply and wastewater disposal systems connected to the ground, whether permanent or secondary (cottage)."

ARTICLE 7

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 1.3 "Interpretative Provisions", in Article 1.3.3 "Terminology"**, by replacing the definition of "Artisanal and semi-artisanal industry" which will read as follows:

"1.3.3 Terminology

CRAFT AND SEMI-CRAFT INDUSTRY

Establishments engaged in processing, assembling, treating, manufacturing, confectioning or cleaning finished or semi-finished products, the treatment of which is carried out in an artisanal manner, i.e. with a minimum of machinery and without complex organization. The possible sources of negative nuisance generated by these industries on the neighborhood and landscape must be limited."

ARTICLE 8

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 1.3 "Interpretative Provisions", in Article 1.3.3 "Terminology"**, by replacing the definition "Integrated Project", and which will read as follows:

"1.3.3 Terminology

INTEGRATED PROJECT

A project for the construction of a group of main buildings to be erected on a lot contiguous to a street in compliance with the municipal subdivision by-law applicable thereto, which may be carried out in phases, having in common certain exterior spaces, services or equipment, served by a water and/or sanitary sewer system, and whose planning, promotion and management are of a single initiative".

ARTICLE 9

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 1.3, "Interpretative Provisions", in Article 1.3.3 "Terminology"**, by the repeal of the definition "Existing Street".

ARTICLE 10

Permits and Certificates Bylaw number 195-2012, as amended, is amended in **Section 1.3 "Interpretative Provisions", Article 1.3.3 "Terminology"**, by the addition of the definition "Street" to be inserted in alphabetical order, and to read as follows:

"1.3.3 Terminology

STREET

A public or private vehicular thoroughfare, suitable for vehicular traffic and serving as a means of access to the properties bordering it."

ARTICLE 11

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 6.1 "General Provisions", in Article 6.1.1 "Necessity to obtain a certificate of occupancy"**, by the addition of a 3rd paragraph following the 7th paragraph "A farmhouse", which will read as follows:

"6.1.1: Requirement to obtain a certificate of occupancy

A certificate of occupancy is required for accessory uses in agricultural and agroforestry zones in the following cases:

1. Artisanal and semi-artisanal activities related to the agri-food sector."

ARTICLE 12

Permits and certificates by-law number 195-2012, as amended, is modified in **Section 6.2 "Submission of an application for a certificate of occupancy"**, by changing the numbering of **Article 6.2.3 "Documents required for an occupancy not requiring work"** to read as follows:

"6.2.4: Documents required for an occupation not requiring work".

ARTICLE 13

Permits and certificates by-law number 195-2012, as amended, is modified in **Section 6.2 "Submission of an application for a certificate of occupancy"**, by the addition of **Article 6.2.3 "Documents required for artisanal and semi-artisanal activities related to the agri-food sector"** which will read as follows:

"6.2.3: Documents required for artisanal and semi-artisanal activities related to the agri-food sector

In addition to the plans and documents required under article 6.2.1, the following documents must be submitted when applying for a certificate of occupancy for artisanal and semi-artisanal activities related to the agri-food sector:

1. Authorization from the Agricultural Land Protection Commission (CPTAQ).
2. The number of employees."

ARTICLE 14

Permits and Certificates Bylaw number 195-2012, as amended, is modified in **Section 7.2 "Fees", in Article 7.2.1 "Fees", in Table E. Certificate of Occupancy**, by the addition of a 9th line following line 8. Use accessory to habitation - farmette, which will read as follows:

"

E. Certificat d'occupation :	Tarif :
9. Usage accessoire en zone agricole ou agroforestière - activités artisanales et semi-artisanales reliés au secteur agroalimentaire	20\$

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ARTICLE 15

COMING INTO FORCE:

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

Gabrielle Parr
Mayor

Steve Deschênes
Director General & Clerk-Treasurer

Notice of motion: 12-02-2024
Adoption of draft by-law: 12-02-2024
Public consultation meeting: 29-02-2024
Adoption of by-law 18-03-2024
Transmission of by-law certified copy to MRC: 17-05-2024
Receipt of certificate of conformity: 09-07-2024
Public notice of entry into force: 23-08-2024