

**PROVINCE DE QUÉBEC  
MUNICIPALITÉ DU CANTON DE HARRINGTON  
MRC D'ARGENTEUIL**

**BY-LAW NUMBER 311-2024, amending Zoning By-law Number 192-2012 of the Municipality of the Township of Harrington, as previously amended, to prohibit the use accessory to the dwelling "establishment of principal residence" in zone AG-111**

**WHEREAS** the Municipality of the Township of Harrington is governed by the Land Use Planning and Development Act (R.S.Q., c. A-19.1).

**WHEREAS** Zoning By-law number 192-2012 of the Municipality of the Township of Harrington, in force since May 22, 2012, may be amended in accordance with the law.

**WHEREAS** the Quebec government has made changes to the legislative framework concerning tourist accommodations by adopting the Tourist Accommodations Act (2021, c 30) and the Tourist Accommodations By-law (H-1.01) (in force since September 1, 2022).

**WHEREAS** the Municipality of the Township of Harrington may regulate the use accessory to the dwelling "establishments of principal residence" as defined in the Tourist Accommodation Act.

**WHEREAS** tourist lodging involves issues of cohabitation on the territory of the Municipality of the Township of Harrington.

**WHEREAS** the Municipality of the Township of Harrington wishes to limit the authorization of the use accessory to the dwelling "*establishments of principal residence*" to zones URB-132, URB-134, RU-135, URB-141 and RU-147, as defined in by-law 299-2023, in force since June 12, 2023.

**WHEREAS** the Municipality of the Township of Harrington shall identify each area where the incidental use of the dwelling "*principal residence establishment*" is not permitted, and through a separate regulatory amendment to meet the specifications of the *Tourist Accommodation Act*.

**WHEREAS** a notice of motion was filed, and the first draft by-law was adopted on February 12, 2024.

**WHEREAS** a public consultation meeting was held on February 29, 2024, in accordance with the law, and questions were raised by participants concerning the specification grids.

**WHEREAS** the second draft by-law was adopted with amendments on March 18, 2024.

**WHEREAS** this by-law contains provisions that are subject to referendum approval and will be submitted to the special procedure provided for in Section 23 of the *Tourist Accommodation Act*.

**WHEREAS** a copy of the by-law is available for consultation.

**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

Zoning by-law number 192-2012, as amended, is modified in the **specifications grid for zone AG-111 in Appendix 2**, by the addition of a new line in the accessory residential use section:

**"Principal residence establishment"**

## ARTICLE 3

**The specifications grid for zone AG-111** in Appendix 2 of zoning by-law number 192-2012, as amended, is attached as **APPENDIX A** to form an integral part of this draft by-law number 311-2024.

## ARTICLE 4

### ENTRY INTO FORCE:

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

\_\_\_\_\_  
Gabrielle Parr  
Mairesse

\_\_\_\_\_  
Steve Deschênes  
Directeur général

Notice of motion:	12-02-2024
Adoption of 1st draft by-law:	12-02-2024
Public consultation meeting:	29-02-2024
Adoption of the second draft by-law:	18-02-2024
Adoption of by-law:	15-04-2024
Public notice held in register:	24-04-2024
Transmission of the by-law certified copy to the MRC:	01-05-2024
Coming into force of the by-law (receipt of certificate of conformity):	

## APPENDIX A

Specifications grid modified by bylaw number 311-2024

GRILLE DES SPÉCIFICATIONS							Zone AG-111	
Annexe 2 du Règlement de zonage								
GROUPES ET CLASSES D'USAGES							CANTON DE HARRINGTON	
<b>H - Habitation</b>							<b>USAGE(S) spécifiquement autorisé(s)</b>	
H1 Unifamiliale	●(1)						(3): 1115	
<b>C - Commerce</b>								
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								
<b>I - Industriel</b>							<b>USAGE(S) spécifiquement prohibé(s)</b>	
I1 Léger et artisanal		●(3)					(4): A205	
I2 Activités extractives								
<b>P - Public et institutionnel</b>								
P1 Institutionnel								
P2 Service d'utilité publique								
<b>R - Récréatif</b>								
R1 Extensif			●					
R2 Intensif				●				
<b>A - Agricole</b>								
A1 Activité agricole (LPTAA)					●			
A2 Activité agricole / forestière						●(4)		
IMPLANTATION DU BÂTIMENT PRINCIPAL								
<b>Mode d'implantation</b>								
Isolé	●	●	●	●	●	●		
Jumelé								
Contigu								
<b>Marges</b>								
Avant (min.)	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		
Arrière (min.)	7,6	7,6	7,6	7,6	7,6	7,6		
CARACTÉRISTIQUES DU BÂTIMENT PRINCIPAL								
<b>Hauteur du bâtiment</b>								
En étages (min. / max.)	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		
<b>Dimensions du bâtiment</b>								
Sup. d'implantation - m <sup>2</sup> (min.)	85	37	37	37	37	37		
Largeur (min.)	6	6	6	6	6	6		
Profondeur (min.)	6	6	6	6	6	6		
Taux d'implantation (max.)	50%	10%	10%	10%	10%	10%		
Nbre de logements par bâtiment (max.)	1							
NORMES DE LOTISSEMENT (Règlement de lotissement)								
Superficie du lot - m <sup>2</sup> (min.)	5 000	10 000	10 000	10 000	10 000	10 000		
Longueur de façade du lot (min.)	45	120	120	120	120	120		
Profondeur du lot (min.)	60							
USAGES ACCESSOIRES À L'HABITATION							<b>MODIFICATIONS</b>	
Service professionnel et commercial	●(2)						No. de règlement	
Atelier d'artistes et d'artisans	●(2)						Entrée en vigueur	
Logement supplémentaire								
Studio d'enregistrement							261-2016	
Table champêtre	●(2)						17-août-17	
Gîte touristique (B&B)							261-2016	
Gîte agrotouristique	●(2)						17-août-17	
Kiosque de vente à la ferme	●						192-2018	
Fermette	●						18 oct. 2018	
Établissement de résidence principale								
DISPOSITIONS PARTICULIÈRES								
Usage mixte	●	●	●	●	●	●		
Usage multiple		●	●	●	●	●		
Entreposage extérieur		●	●	●	●	●		
Projet intégré								
PIIA	●	●	●	●	●	●		
							Date: 5 mars 2012	
							Apur urbanistes-conseils	

(1): L'implantation d'un nouvel usage habitation est possible seulement en situation de droits acquis ou de privilèges reconnus par la LPTAA ou lorsqu'il est lié à une exploitation agricole.

(2): L'usage accessoire est soumis à une autorisation en vertu de la LPTAA.

PIIA-01 s'applique aux terrains en pente, aux flancs et aux flancs et sommets de montagne

PIIA-02 s'applique aux terrains compris à l'intérieur de...

PIIA-04 s'applique aux interventions à l'intérieur du zonage.

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