

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

BY-LAW NUMBER 312-2024, 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-119

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-119 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-119 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 312-2024.

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 312-2024

GRILLE DES SPÉCIFICATIONS								Zone AG-119	
Annexe 2 du Règlement de zonage									
GROUPES ET CLASSES D'USAGES								CANTON DE HARRINGTON	
H - Habitation								USAGE(S) spécifiquement autorisé(s)	
H1 Unifamiliale	● (1)							(3): I115	
C - Commerce								(4): P106	
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								USAGE(S) spécifiquement prohibé(s)	
I1 Léger et artisanal		● (3)						(5): R104, R105	
I2 Activités extractives				●				(6): A205	
P - Public et institutionnel									
P1 Institutionnel			● (4)						
P2 Service d'utilité publique									
R - Récréatif									
R1 Extensif						● (5)			
R2 Intensif									
A - Agricole									
A1 Activité agricole (LPTAA)							●		
A2 Activité agricole / forestière								● (6)	
IMPLANTATION DU BÂTIMENT PRINCIPAL									
Mode d'implantation									
Isolé	●	●	●	●	●	●	●	(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.	
Jumelé									
Contigu									
Marges									
Avant (min.)	7,6	7,6	7,6	15	7,6	7,6	7,6	(2): L'usage accessoire est soumis à une autorisation en vertu de la LPTAA.	
Latérales (min. / totales)	3/6	3/6	3/6	3/6	3/6	3/6	3/6	PIA-01 s'appliquant aux terrains en pente, aux fronts et	
Arrière (min.)	7,6	7,6	7,6	15	7,6	7,6	7,6	PIA-04 s'appliquant aux interventions à l'intérieur	
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		
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							Les normes de lotissement prescrites sont pour un lot non desservi. Pour un lot partiellement desservi, voir le Règlement de lotissement.	
NORMES DE LOTISSEMENT (Règlement de lotissement)									
Superficie du lot - m ² (min.)	5 000	10 000	10 000	10 000	10 000	10 000	10 000		
Longueur de façade du lot (min.)	45	120	120	120	120	120	120		
Profondeur du lot (min.)	60								
USAGES ACCESSOIRES À L'HABITATION								MODIFICATIONS	
Service professionnel et commercial	● (2)							No. de règlement	Entrée en vigueur
Atelier d'artistes et d'artisans	● (2)							261-2016	17-août-17
Logement supplémentaire								192-2018	18 oct.2018
Studio d'enregistrement									
Table champêtre	● (2)								
Gîte touristique (B&B)									
Gîte agrotouristique	● (2)								
Kiosque de vente à la ferme	●								
Fermette	●								
Établissement de résidence principale									
DISPOSITIONS PARTICULIÈRES									
Usage mixte	●		●		●			Date: 5 mars 2012	
Usage multiple		●	●		●			Apur urbanistes-conseils	
Entreposage extérieur		●	●	●	●	●	●		
Projet intégré									
PIA	●	●	●	●	●	●	●		