

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

**BY-LAW NUMBER 314-2024, 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 F-104**

**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 F-104 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 F-104** 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 314-2024.

**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 314-2024

GRILLE DES SPÉCIFICATIONS							Zone F-104	
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								
<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								
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			•					
IMPLANTATION DU BÂTIMENT PRINCIPAL								
<b>Mode d'implantation</b>							PIII-01 s'appliquant aux terrains en pente, aux	
Isolé		•	•				facés et	
Jumelé							PIII-04 s'appliquant	
Contigu							aux lots adjacents à l'intérieur du réseau	
<b>Marges</b>								
Avant (min.)	7,6	7,6						
Latérales (min. / totales)	3/6	3/6						
Arrière (min.)	7,6	7,6						
CARACTÉRISTIQUES DU BÂTIMENT PRINCIPAL								
<b>Hauteur du bâtiment</b>								
En étages (min. / max.)	1/1	1/1						
En mètres (max.)	9,1	9,1						
<b>Dimensions du bâtiment</b>								
Sup. d'implantation - m <sup>2</sup> (min.)	37	37						
Largeur (min.)	6	6						
Profondeur (min.)	6	6						
<b>Taux d'implantation (max.)</b>	10%	10%						
<b>Nbre de logements par bâtiment (max.)</b>							Les normes de lotissement prescrites sont	
NORMES DE LOTISSEMENT (Règlement de lotissement)							pour un lot non desservi. Pour un lot	
<b>Superficie du lot - m<sup>2</sup> (min.)</b>	40 000	40 000					partiellement desservi, voir le <i>Règlement</i>	
<b>Longueur de façade du lot (min.)</b>	150	150					de lotissement.	
<b>Profondeur du lot (min.)</b>	200	200						
USAGES ACCESSOIRES À L'HABITATION							<b>MODIFICATIONS</b>	
<b>Service professionnel et commercial</b>							<b>No. de règlement</b>	<b>Entrée en vigueur</b>
Atelier d'artistes et d'artisans							261-2016	17-août-17
Logement supplémentaire								
Studio d'enregistrement							192-2018	2018-10-18
Table champêtre								
Gîte touristique (B&B)								
Gîte agrotouristique								
Kiosque de vente à la ferme								
Fermette								
Établissement de résidence principale								
DISPOSITIONS PARTICULIÈRES								
<b>Usage mixte</b>							Date: 5 mars 2012	
<b>Usage multiple</b>							Apur urbanistes-conseils	
<b>Entreposage extérieur</b>		•	•					
<b>Projet intégré</b>								
<b>PIIA</b>		•	•					