

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

**BY-LAW NUMBER 315-2024, 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-105**

**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-105 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-105** 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 315-2024.

**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 315-2024

GRILLE DES SPÉCIFICATIONS							Zone F-105	
Annexe 2 du Règlement de zonage								
GROUPES ET CLASSES D'USAGES							CANTON DE HARRINGTON	
<b>H - Habitation</b>							USAGE(S) spécifiquement autorisé(s)	
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>							USAGE(S) spécifiquement prohibé(s)	
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>							PIIA-01 s'appliquant aux terrains en pente, aux	
	Isolé	•	•					PIIA-04 s'appliquant aux interventions à l'intérieur
	Jumelé							
	Contigu							
<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					
	Taux d'implantation (max.)	10%	10%					
	Nbre de logements par bâtiment (max.)							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 <sup>2</sup> (min.)	40 000	40 000					
	Longueur de façade du lot (min.)	150	150					
	Profondeur du lot (min.)	200	200					
USAGES ACCESSOIRES À L'HABITATION							MODIFICATIONS	
<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	
<b>Logement supplémentaire</b>								
	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>								
<b>Usage multiple</b>							Date: 5 mars 2012	
	Entreposage extérieur	•	•					
	Projet intégré							
	PIIA	•	•				Apur urbanistes-conseils	