

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

BY-LAW NUMBER 324-2024, 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-128

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-128 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-128 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 324-2024.

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 324-2024

GRILLE DES SPÉCIFICATIONS					Zone F-128	
Annexe 2 du Règlement de zonage						
GROUPES ET CLASSES D'USAGES					CANTON DE HARRINGTON	
H - Habitation					USAGE(S) spécifiquement autorisé(s)	
H1 Unifamiliale	• (1)					
C - Commerce						
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						
I2 Activités extractives						
P - Public et institutionnel						
P1 Institutionnel						
P2 Service d'utilité publique						
R - Récréatif						
R1 Extensif						
R2 Intensif						
A - Agricole						
A1 Activité agricole (LPTAA)		•				
A2 Activité agricole / forestière			•			
IMPLANTATION DU BÂTIMENT PRINCIPAL					NOTES	
Mode d'implantation					(1): Seul un usage habitation sur une terre privée située en bordure du Lac des Esclaves est autorisé.	
Isolé	•	•	•			
Jumelé						
Contigu						PIA-01 s'appliquant aux terrains en pente,
Marges					PIA-04 s'appliquant	
Avant (min.)	7,6	7,6	7,6			
Latérales (min. / totales)	3/6	3/6	3/6			
Arrière (min.)	7,6	7,6	7,6			
CARACTÉRISTIQUES DU BÂTIMENT PRINCIPAL						
Hauteur du bâtiment						
En étages (min. / max.)	1/1	1/1	1/1			
En mètres (max.)	9,1	9,1	9,1			
Dimensions du bâtiment						
Sup. d'implantation - m ² (min.)	85	37	37			
Largeur (min.)	6	6	6			
Profondeur (min.)	6	6	6			
Taux d'implantation (max.)	10%	10%	10%			
Nbre de logements par bâtiment (max.)			1			
NORMES DE LOTISSEMENT (Règlement de lotissement)					Les normes de lotissement prescrites sont pour un lot non desservi. Pour un lot partiellement desservi, voir le <i>Règlement de lotissement</i> .	
Superficie du lot - m ² (min.)	4 000	40 000	40 000			
Longueur de façade du lot (min.)	45	45	45			
Profondeur du lot (min.)	60	60	60			
USAGES ACCESSOIRES À L'HABITATION					MODIFICATIONS	
Service professionnel et commercial					No. de règlement	Entrée en vigueur
Atelier d'artistes et d'artisans					261-2016	17-août-17
Logement supplémentaire					192-2018	18 oct. 2018
Studio d'enregistrement						
Table champêtre						
Gîte touristique (B&B)						
Gîte agrotouristique						
Kiosque de vente à la ferme						
Fermette						
Établissement de résidence principale						
DISPOSITIONS PARTICULIÈRES					Date: 5 mars 2012	
Usage mixte					Apur urbanistes-conseils	
Usage multiple						
Entreposage extérieur						
Projet intégré						
PIA	•	•	•			