

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

BY-LAW NUMBER 343-2024, 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 RU-131

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 RU-131 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 RU-131 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 343-2024.

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 343-2024

GRILLE DES SPÉCIFICATIONS								Zone RU-131	
Annexe 2 du Règlement de zonage								CANTON DE HARRINGTON	
GROUPES ET CLASSES D'USAGES								USAGE(S) spécifiquement autorisé(s)	
H - Habitation								(1): C111, C115	
H1 Unifamiliale	•								
C - Commerce								USAGE(S) spécifiquement prohibé(s)	
C1 Commerce local, vente et services		• (1)						(3): R104, R105	
C2 Restauration et hébergement			• (2)					(4): R202, R204	
C3 Commerce lourd et activité para-industrielle									
C4 Service pétrolier				•					
C5 Établissement à caractère érotique									
I - Industriel									
I1 Léger et artisanal									
I2 Activités extractives									
P - Public et institutionnel									
P1 Institutionnel									
P2 Service d'utilité publique									
R - Récréatif									
R1 Extensif					• (3)				
R2 Intensif						• (4)			
A - Agricole									
A1 Activité agricole (LPTAA)									
A2 Activité agricole / forestière							•		
IMPLANTATION DU BÂTIMENT PRINCIPAL								NOTES	
Mode d'implantation								(2): Les usages C201 à C204 inclusivement doivent être situés sur un terrain adjacent à la route 327.	
Isolé	•	•	•	•	•	•	•		
Jumelé									
Contigu								PIA-01 s'appliquant aux terrains en pente, aux flancs et sommets de montagne	
Marges								PIA-04 s'appliquant	
Avant (min.)	7,6	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	3/6		
Arrière (min.)	7,6	7,6	7,6	7,6	7,6	7,6	7,6		
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	37		
Largeur (min.)	6	6	6	6	6	6	6		
Profondeur (min.)	6	6	6	6	6	6	6		
Taux d'implantation (max.)	50%	50%	50%	50%	50%	50%	50%		
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.)	4 000	4 000	4 000	4 000	4 000	4 000	4 000		
Longueur de façade du lot (min.)	45	45	45	45	45	45	45		
Profondeur du lot (min.)	60	60	60	60	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								192-09-2017	22-mai-18
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	•	•	•	•	•	•	•		