

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

BY-LAW NUMBER 345-2024, 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-138

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-138 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-138 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 345-2024.

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 345-2024

GRILLE DES SPÉCIFICATIONS						Zone RU-138	
Annexe 2 du Règlement de zonage							
GROUPES ET CLASSES D'USAGES						CANTON DE HARRINGTON	
H - Habitation							
H1 Unifamiliale	•					USAGE(S) spécifiquement autorisé(s)	
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							
I1 Léger et artisanal						USAGE(S) spécifiquement prohibé(s)	
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		•				NOTES	
IMPLANTATION DU BÂTIMENT PRINCIPAL						PIA-01 s'appliquant aux terrains en pente,	
Mode d'implantation							
Isolé	•	•				PIA-04 s'appliquant	
Jumelé							
Contigu							
Marges							
Avant (min.)	7,6	7,6					
Latérales (min. / totales)	3/6	3/6					
Arrière (min.)	7,6	7,6					
CARACTÉRISTIQUES DU BÂTIMENT PRINCIPAL							
Hauteur du bâtiment							
En étages (min. / max.)	1/2	1/2					
En mètres (max.)	9,1	9,1					
Dimensions du bâtiment							
Sup. d'implantation - m ² (min.)	85	37					
Largeur (min.)	6	6					
Profondeur (min.)	6	6					
Taux d'implantation (max.)	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					
Longueur de façade du lot (min.)	45	45					
Profondeur du lot (min.)	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							
Usage mixte						Date: 5 mars 2012	
Usage multiple						Apur urbanistes-conseils	
Entreposage extérieur		•					
Projet intégré							
PIA	•	•					

