

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

**BY-LAW NUMBER 354-2024, 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 AG-149**

**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 AG-149 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 AG-149** 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 354-2024.

## ARTICLE 4

### ENTRY INTO FORCE:

This by-law comes into force in accordance with the Law.

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Gabrielle Parr  
Mairesse

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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 354-2024

**GRILLE DES SPÉCIFICATIONS**

Annexe 2 du Règlement de zonage

**Zone AG-149**

**CANTON DE HARRINGTON**

| GROUPES ET CLASSES D'USAGES                      |       |        |        |        |        |        |        |
|--|-------|--------|--------|--------|--------|--------|--------|
| H - Habitation                                   |       |        |        |        |        |        |        |
| 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                                   |       |        |        |        |        |        |        |
| I1 Léger et artisanal                            |       | ● (3)  |        |        |        |        |        |
| 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                |       |        |        |        |        | ● (4)  |        |
| A3 Activités agricole autre                      |       |        |        |        |        |        | ● (4)  |
| IMPLANTATION DU BATIMENT PRINCIPAL               |       |        |        |        |        |        |        |
| Mode d'implantation                              |       |        |        |        |        |        |        |
| Isolé  | ●     | ●      | ●      | ●      | ●      | ●      | ●      |
| Jumelé   |       |        |        |        |        |        |        |
| Contigu  |       |        |        |        |        |        |        |
| Marges   |       |        |        |        |        |        |        |
| Avant (min.)                                     | 7,6   | 7,6    | 7,6    | 15     | 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    | 15     | 7,6    | 7,6    | 7,6    |
| CARACTERISTIQUES DU BATIMENT 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 <sup>2</sup> (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%   | 10%    | 10%    | 10%    | 10%    | 10%    | 10%    |
| Nbre de logements par bâtiment (max.)            | 1     |        |        |        |        |        |        |
| NORMES DE LOTISSEMENT (Règlement de lotissement) |       |        |        |        |        |        |        |
| Superficie du lot - m <sup>2</sup> (min.)        | 5 000 | 10 000 | 10 000 | 10 000 | 10 000 | 10 000 | 10 000 |
| Longueur de façade du lot (min.)                 | 45    | 120    | 120    | 120    | 120    | 120    | 120    |
| Profondeur du lot (min.)                         | 60    |        |        |        |        |        |        |
| USAGES ACCESSOIRES A L'HABITATION                |       |        |        |        |        |        |        |
| Service professionnel et commercial              | ● (2) |        |        |        |        |        |        |
| Atelier d'artistes et d'artisans                 | ● (2) |        |        |        |        |        |        |
| Logement supplémentaire                          |       |        |        |        |        |        |        |
| Studio d'enregistrement                          |       |        |        |        |        |        |        |
| Table champêtre                                  | ● (2) |        |        |        |        |        |        |
| Gîte touristique (B&B)                           |       |        |        |        |        |        |        |
| Gîte agrotouristique                             | ● (2) |        |        |        |        |        |        |
| Kiosque de vente à la ferme                      | ●     |        |        |        |        |        |        |
| Fermette   | ●     |        |        |        |        |        |        |
| <b>Etablissement de résidence principale</b>     |       |        |        |        |        |        |        |
| DISPOSITIONS PARTICULIERES                       |       |        |        |        |        |        |        |
| Usage mixte                                      | ●     | ●      | ●      | ●      |        |        |        |
| Usage multiple                                   |       | ●      | ●      | ●      |        |        |        |
| Entreposage extérieur                            |       | ●      | ●      | ●      | ●      | ●      | ●      |
| Projet intégré                                   |       |        |        |        |        |        |        |
| PIA  |       |        |        |        |        |        |        |

**USAGE(S) spécifiquement autorisé(s)**

(3): I115

**USAGE(S) spécifiquement prohibé(s)**

(4): A205

**NOTES**

(1): L'implantation d'un nouvel usage habitation est possible seulement en situation de droits acquis ou de privilèges reconnus par la LPTAA ou lorsqu'il est lié à une exploitation agricole.

(2): L'usage accessoire est soumis à une autorisation en vertu de la LPTAA.

Les normes de lotissement prescrites sont pour un lot non desservi. Pour un lot partiellement desservi, voir le Règlement de lotissement.

**MODIFICATIONS**

| No. de règlement | Entrée en vigueur |
|------------------|-------------------|
| 261-2016         | 17-août-16        |
| 192-2018         | 26-mars-19        |
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Date: 5 mars 2012

Apur urbanistes-conseils