



BY-LAW NUMBER 358-2024

**AMENDING ZONING BY-LAW
192-2012**

Resolution # 2024-07-R261

Adoption of BY-LAW NUMBER 358-2024, amending Zoning By-law 192-2012 of the Municipality of the Township of Harrington, to add provisions for trailer storage and outdoor storage for a residential use.

IT IS MOVED BY Councillor Gerry Clark

AND CARRIED TO ADOPT By-law number 358-2024, amending zoning by-law 192-2012 of the Municipality of the Township of Harrington, in order to add provisions relating to trailer storage and outdoor storage for a residential group use.

ADOPTED UNANIMOUSLY

**PROVINCE OF QUEBEC
MUNICIPALITY OF THE TOWNSHIP OF HARRINGTONÉ DU
CANTON DE HARRINGTON
MRC D'ARGENTEUIL**

BY-LAW NUMBER 358-2024 amending zoning by-law number 192-2012 of the Municipality of the Township of Harrington, for its entire territory

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 this by-law contains provisions subject to referendum approval by persons qualified to vote under the Land Use Planning and Development Act.

WHEREAS a copy of this by-law was delivered to the members of the Municipal Council in accordance with the Quebec Municipal Code (RLRQ, c. C-27.1)

WHEREAS a copy of the by-law is available for public consultation.

WHEREAS a notice of motion was given by Councillor Gabrielle Parr at the meeting of May 21, 2024.

WHEREAS a 15-day public consultation was held.

WHEREAS this draft by-law applies to all zones on the territory of the Municipality of the Township of Harrington and is subject to referendum approval by persons eligible to vote.

WHEREAS the Municipality has, in accordance with Section 132 of the Land Use Planning and Development Act, posted a public notice informing interested persons of their right to file an application with respect to one or more provisions subject to referendum approval contained in the second draft by-law.

WHEREAS following this public notice, the Municipality has not received any valid application.

THEREFORE, the Municipality of the Township of Harrington decrees as follows:

ARTICLE 1 - PREAMBLE

The preamble forms an integral part of the present by-law.

ARTICLE 2

Zoning By-law 192-2012, as amended, is modified in Article **2.4.2 "Authorized temporary buildings or structures"**, by replacing the 8th paragraph of the first paragraph which will read as follows:

"2.4.2: Authorized temporary buildings or structures

8. In all zones authorizing the "Residential" use, a trailer as a temporary use may be authorized, subject to the following conditions:

- a) A maximum period of fourteen (14) consecutive days is authorized, and only one certificate of authorization per year may be granted.
- b) Only one trailer is authorized per lot.
- c) A main building must be erected on the lot.
- d) The trailer must be located on a lot with a minimum surface area of 1,500 m².
- e) The trailer must have a valid registration.
- f) The trailer must be mobile and in good condition (no permanent fixtures).
- g) At no time may trailers be located within 20 metres of the natural high-water mark of a lake or watercourse.
- h) Trailers must not exceed 8 m in length. "

ARTICLE 3

Zoning By-law 192-2012, as amended, is modified in Article **2.4.2 "Authorized temporary building or structures"**, by replacing the 2nd paragraph to read as follows:

"2.4.2: Authorized temporary buildings or structures

In addition, trailers defined in article 2.4.2 must comply with the provisions of the table in article 3.3.4 of the present by-law with respect to location and minimum setbacks."

ARTICLE 4

Zoning By-law 192-2012, as amended, is modified in the table of article **3.3.4 "Residential use"**, by the addition of a new item following number 34 which will read as follows:

"3.3.4: Residential uses

Authorized use, building, construction and accessory equipment	Yard/front yard	Secondary front yard/setback	Yard / side margins	Yard / rear setback
35. Trailer	No	No	Yes	Yes (except for waterfront lands (lake, river))
Minimum distance from lot line	-	-	3 m	3 m

ARTICLE 5

Zoning By-law 192-2012, as amended, is modified, in Article **3.8.1 "Outdoor Storage"**, by modifying the 3rd paragraph of the first paragraph to read as follows:

"3.8.1: Outdoor storage

3. Except for public uses, the use of a container, truck, trailer, wagon, rolling stock or any other similar equipment is prohibited for outdoor

storage. **However, for a use in the housing group, a container or trailer may be authorized for the duration of construction, renovation or demolition work, all as prescribed in construction bylaw number 194-2012."**

ARTICLE 6

Zoning By-law 192-2012, as amended, is modified by the addition of section 3.8.1.1 "Special provisions for trailer storage" following section **"3.8.1: Outdoor storage"** which will read as follows:

"3.8.1.1: Special provisions for trailer storage

Notwithstanding section 3.8.1, in all zones authorizing the "Residential" use, a trailer may be stored on a lot at any time without obtaining a certificate of authorization, subject to the following conditions:

- a) Only one trailer is permitted per lot.
- b) A main building must be erected on the lot.
- c) The trailer must be located on a lot with a minimum surface area of 1,500 m².
- d) The trailer must be owned by the resident of the building.
- e) The trailer must have a valid registration.
- f) The trailer must be mobile and in good condition (no permanent inking).
- g) At no time may trailers be located within 20 metres of the natural high-water mark of a lake or watercourse.
- h) Trailers must not exceed 8 m in length.
- i) The trailer must not be used for residential purposes.
- j) The trailer must not be supplied with drinking water or be connected to the water supply system.

In addition, the provisions of the table in section 3.3.4 of this by-law apply to the location and minimum setbacks required."

**ARTICLE 7 - ENTRY INTO FORCE:
COMING INTO FORCE:**

This by-law shall come into force in accordance with the Act.

Gabrielle Parr
Mairesse

Steve Deschênes
Directeur général

Notice of motion:	May 21st, 2024
Adoption of the first draft By-law:	May 21st, 2024
Transmission of a certified copy to the MRC:	June 5th, 2024
Notice for public consultation meeting (7 days before):	May 27th, 2024
Public consultation meeting:	June 4th, 2024
Adoption of the second By law project:	June 17th, 2024
Public notice - Request to participate in a referendum	June 28th, 2024
Adoption of By-law	July 15th, 2024
Transmission of the certified copy to the MRC:	Sept. 20th, 2024
Entry into force of the regulation (receipt of conformity certificate):	Oct. 24th, 2024
Public notice – Promulgation	Oct. 24th, 2024