



**DRAFT BY-LAW NUMBER 364-2024**

**AMENDING PERMITS AND CERTIFICATES BY-LAW  
195-2012**

PROJET DE RÈGLEMENT

**Résolution #2024-12-R377**

**Adoption of DRAFT BY-LAW NUMBER 364-2024, amending Permits and Certificates By-law 195-2012 of the Municipality of the Township of Harrington, to modify the fees for permits and certificates as well as the content of a construction permit application for a building and for a sanitary facility.**

**IT IS MOVED BY: \_\_\_\_\_**

**AND CARRIED to adopt Bylaw number 364-2024, amending Permits and Certificates Bylaw 195-2012 of the Municipality of the Township of Harrington, to modify the fees for permits and certificates as well as the content of a construction permit application for a building and for a sanitary installation.**

**ADOPTED UNANIMOUSLY**

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

**DRAFT BY-LAW NUMBER 364-2024, amending Permits and Certificates By-law 195-2012 of the Municipality of the Township of Harrington, in order to modify the fees for permits and certificates as well as the content of a construction permit application for a building and for a sanitary installation**

**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** the Permits and Certificates By-law number 195-2012 of the Municipality of the Township of Harrington, in force since May 22, 2012, may be amended in accordance with the law.

**WHEREAS** the Municipality of the Township of Harrington wishes to update the fees for permits and certificates.

**WHEREAS** the amendments made to the *Act respecting land use planning and development* (R.S.Q., c. A-19.1) by Bill 76, assented to on November 27, 2024, are primarily intended to improve the quality of construction and public safety.

**WHEREAS** a notice of motion of the present by-law was given at the regular meeting of the municipal council held December 16, 2024 and the draft by-law was tabled at the same meeting.

**WHEREAS** the draft by-law is presented in accordance with the Quebec Municipal Code.

**WHEREAS** this draft by-law contains no provisions subject to referendum approval.

**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

Permits and Certificates Bylaw 195-2012, as amended, is modified in article 3.2.1 “Contents of the building permit application”, by the addition of a 17<sup>th</sup> paragraph after the 16<sup>th</sup> paragraph in the first paragraph which will read as follows:

### “ 3.2.1: Contents of building permit application

17. The applicant has provided, in the cases and according to the terms and conditions stipulated in the *Building Act (chapter B-1.1)* and its regulations:

- a declaration that the contract provided for in the second paragraph of article 16 of the *Building Act* has been concluded.
- a declaration, produced by the person or organization that prepared the plans and specifications in accordance with the regulation provided for in section 17.4 of this Act, to the effect that they comply with the *Construction Code (chapter B-1.1, r.2)*”.

## ARTICLE 3

Permits and Certificates By-law 195-2012, as amended, is modified by the addition of article 3.2.6 following article 3.2.5 “Documents required for the construction or modification of a water withdrawal installation” which will read as follows:

### ” 3.2. Documents required to install or modify a septic installation

In addition to the plans and documents required in article 3.2.1, an application for a permit to install or modify a septic installation must be accompanied by the documents required by the *Regulation respecting wastewater disposal systems for isolated dwellings (Q-2, r.22)*, and in particular:

1° A site plan drawn to a scale of at least 1:500, showing.

- a) the cadastral designation of the lot.
- b) lot dimensions and area.
- c) lot lines and adjacent streets.
- d) the location of all buildings and services on the lot and on adjacent lots.
- e) the location of the septic tank, treatment unit and drinking water supply on the lot in question and on adjacent lots.
- f) where applicable, demonstration of the feasibility of installing a second septic field.
- g) location of any watercourse or lake.
- h) the topography of the site.
- i) location of existing woodlands and landscaping.
- j) direction of surface water flow.

2° A report by a qualified engineer or technologist indicating.

- a) in the case of a building or part of a building occupied by a residential use, the number of bedrooms in the building or part of the building.
- b) in the case of a building or part of a building occupied by a non-residential use, the total combined daily flow of wastewater, grey water and toilet water generated by the use occupying the building or part of the building.
- c) the name, address, telephone number and professional qualifications of the person who established the soil permeability level, as well as the results obtained with respect to the permeability of the natural soil and the level of the groundwater table.
- d) the degree of soil permeability of the receiving property, indicating the methodology used to establish the degree of soil permeability.
- e) levels of bedrock, groundwater or any permeable, low-permeability or impermeable soil layers below the surface of the receiving property.
- f) detailed soil stratigraphy, including type, nature and thickness of different soil types encountered.
- g) the type of plant proposed and plans for the plant.
- h) in the case of discharge into a watercourse, the flow rate of the watercourse and the rate of dilution of the effluent in the watercourse during low-water periods, the hydrographic network to which the watercourse belongs, the location of the discharge point and the effluent sampling point.
- i) in the case of discharge into a ditch, the location of the discharge point and the effluent sampling point.
- j) an indication of the conformity of the installation's components to the applicable NQ standards of the Bureau de normalisation du Québec.
- k) if a treatment system, sump or receptacle is to be decommissioned, proof that it has been emptied, removed or filled with gravel, sand, earth or inert material.

3° Proof that the qualified engineer or technologist who produced the report is mandated to:

- a) supervision of the septic system construction work.
- b) producing and transmitting to the Municipality a certificate of compliance, no later than 30 days after completion of the septic system construction work. This certificate must confirm that the construction work has been carried out in accordance with the plans approved in the septic system construction permit application.

#### **ARTICLE 4**

Permits and Certificates By-law 195-2012, as amended, is modified in article 3.4.2 “**Duration of building permit**”, by the addition of a<sup>5th</sup> line, following water withdrawal installation, to the table in the second paragraph, which will read as follows:

“ **3.4.2 : Duration of construction permit**

Targeted Interventions	Maximum Intervention Time	Maximum time limit for a renewal application
Septic Installation	12 months	6 months

## ARTICLE 5

Permits and Certificates By-law 195-2012, as amended, is modified in Article 7.2.1 “Rates”, by modifying the fees in Table A Building permit for a residential use, Table B Building permit for other uses, Table C Subdivision permit, Table D Certificate of authorization, Table E Certificate of occupancy, Table F Other applications to read as follows:

### “7.2.1: Rates

A. Building permits for residential use:	Tariff:
1. The construction or reconstruction of a main residential building:	\$ 1000
2. Extension of a main residential building:	\$ 250
3. The construction, reconstruction or extension of a building accessory to a residential use:	\$ 75
4. Installation, renovation, extension or reconstruction of a septic system for residential purposes:	\$ 150
5. Water withdrawal installation and any geothermal system covered by the By-law respecting water withdrawal and protection (c. Q-2, r. 35.2).	\$ 100

B. Building permits for other uses:	Tariff:
1. Construction or reconstruction of a main building:	\$ 2000
2. Extension of a main building:	\$ 300
3. The construction, reconstruction or extension of an accessory building:	\$ 150
4. Installation, renovation, expansion or reconstruction of a septic system:	\$ 150
5. Water withdrawal installation and any geothermal system covered by the By-law respecting water withdrawal and protection (c. Q-2, r. 35.2).	\$ 150

C. Subdivision permits:	Tariff:
1. Cadastral operation to create a lot:	\$ 100 for the first lot and \$ 50 for each additional lot
2. Cadastral operation to create a street:	\$ 200 / street
3. Consolidation of more than one lot to form one lot in compliance with urban planning regulations (consolidation plan):	\$ 50 / lot

D. Certificat of authorization :	Tariff:
1. Renovating a building for residential use:	\$ 100

2. Renovation of a non-residential building:	\$ 150
3. The construction, installation, relocation or modification of a sign, including its support, unless otherwise specified in the <i>Zoning By-law</i> :	\$ 100
4. Relocating a building :	\$ 100
5. Demolition of a building :	\$ 100
6. The construction, installation or modification of a fence, low wall or retaining wall:	\$ 0
7. The construction of a parking lot; (included in the certificate of occupancy):	\$ 0
8. Installation of a tower or antenna for uses other than residential:	\$ 500
9. Structures and works in the shoreline or littoral:	\$ 200
10. Structures and works in wetlands and in the protection strip:	\$ 200
11. Backfill and excavation operations:	100 \$
12. Pool or spa installation:	\$ 100
13. The creation of a café-terrace:	\$ 100
14. Change of use or destination of a building or part of a building:	\$ 200
15. A temporary use or building:	\$ 100
16. Felling trees in the protection strip:	\$ 0
17. Installation of a diving board:	\$ 100

<b>E. .Certificate of occupancy:</b>	<b>Tariff :</b>
1. Main uses other than residential:	\$ 100
2. Accessory use - professional or commercial services provided in the home:	\$ 50
3. Accessory residential use - artists' and crafts people's studios (such as woodworking, sculpture, painting, ceramics, cabinetmaking, bakeries, pastry shops, etc.):	\$ 50
4. Accessory use - additional dwelling:	\$150
5. Accessory residential use - recording studio:	\$ 50
6. Accessory use - Bed and breakfast:	\$200
7. Accessory residential use - agritourism lodging:	\$200
8. Accessory use - farmhouse:	\$ 100
9. Accessory use in an agricultural or agroforestry zone - artisanal and semi-artisanal activities related to the agri-food sector:	\$ 100

<b>F. Other requests:</b>	<b>Tariff :</b>
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1. Zoning change	<b>\$ 2 500</b>
2. Minor variance:	
• Request study and analysis by the CCU	<b>\$ 450</b>
• Analysis by the municipal council and resolution :	<b>\$ 250</b>

## ARTICLE 6

Permits and Certificates By-law 195-2012, as amended, is modified in Article 7.2.1 “Rates”, by the addition of a third line to Table F Other requests which will read as follows:

### ” 7.2.1 : Rates

<b>F. Other requests :</b>	<b>Tariff:</b>
3. PIIA :	
▪ New construction or reconstruction of a main building:	<b>\$ 300</b>
▪ Any other request subject to the PIIA by-law:	<b>\$ 150</b>

## ARTICLE 7 - COMING INTO FORCE:

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

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Gabrielle Parr  
Mairesse

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Steve Deschêne  
Directeur général

Avis de motion :	<b>16 décembre 2024</b>
Adoption du projet de règlement :	<b>16 décembre 2024</b>
Assemblée publique de consultation:	<b>N/A</b>
Adoption du règlement	Janvier 2025
Transmission du règlement copie certifiée conforme à la MRC :	<b>N/A</b>
Entrée en vigueur du règlement :	Janvier 2025