



DRAFT BY-LAW NUMBER 383-2026

AMENDING SUBDIVISION BY-LAW 193-2012

PROJET DE REGLEMENT

**PROVINCE DE QUÉBEC
MUNICIPALITÉ RÉGIONALE DE COMTÉ D'ARGENTEUIL
MUNICIPALITÉ DU CANTON DE HARRINGTON**

Résolution #2026-01-R012

DRAFT BY-LAW NUMBER 383-2026 AMENDING SUBDIVISION BY-LAW 193-2012

IT IS MOVED BY: Councillor Gerry Clark

AND CARRIED to adopt Draft By-law number 383-2026 amending subdivision By-Law 193-2012.

ADOPTED UNANIMOUSLY

DRAFT BY-LAW NUMBER 383-2026 amending subdivision By-law 193-2012.

WHEREAS the *Cultural Heritage Act*, as amended by Bill 69 (assented to on April 1, 2021), requires that a By-law concerning the occupancy and maintenance of buildings be in force for all Municipalities by April 1, 2026.

WHEREAS the Municipality of the Township of Harrington is governed by the *Planning and Urban Development Act* (R.S.Q., c. A-19.1).

WHEREAS the Municipality of the Township of Harrington's Subdivision By-law 193-2012 is in force and may be amended in accordance with the law.

WHEREAS a notice of motion for the Draft By-law was given by Councillor Daniel St-Onge at the regular sitting of the Municipal Council held on January 19, 2026.

WHEREAS the Draft By-law was tabled and presented by Councillor Daniel St-Onge at the regular sitting of the Municipal Council on January 19, 2026, and copies of the Draft By-law were available for consultation on site.

WHEREAS this Draft By-law does not contain any provisions subject to referendum approval.

WHEREAS a public consultation meeting will be held to present the Draft By-law.

WHEREAS the Draft By-law is presented in accordance with the Municipal Code of Québec.

WHEREAS a copy of this By-law has been provided to the members of the Municipal Council in accordance with the provisions of the Municipal Code of Québec (RLRQ, c. C-27.1).

WHEREAS a copy of the By-law is available for public consultation at the beginning of the meeting.

WHEREAS the members of the Council declare that they have read said By-law and waive its reading.

CONSEQUENTLY, THE Municipality of the Township of Harrington decrees as follows:

ARTICLE 1 – PREAMBLE

The preamble forms an integral part of this by-law.

ARTICLE 2

Subdivision By-law 193-2012, as amended, is modified in **Article 2.2.1 “General Provisions”**, by replacing the number 5 with **7.5** in the first, second, and third paragraphs of the first subparagraph and by adding a second subparagraph, all of which shall read as follows:

"2.2.1: General Provisions

A cadastral operation relating to a subdivision may not be approved unless the owner, at the discretion of the Municipal Council:

1. Transfer to the Municipality, free of charge, a parcel of land representing 7.5% of the total area of all lots included in the cadastral survey plan and located in a place that, in the opinion of the Council, is suitable for the establishment or expansion of a park, playground, or the maintenance of a natural space.
2. Pay the Municipality a sum of money representing 7.5% of the value of all the lots included in the cadastral survey plan.
3. Transfer to the Municipality, free of charge, a lot included in the cadastral operation plan and located in a place that, in the opinion of the Council, is suitable for the establishment or expansion of a park, a playground, or the maintenance of a natural area, and pay the Municipality a sum of money representing a portion of the total value of all the lots included in the cadastral operation plan. The value of the land transferred free of charge and the sums of money paid must represent 7.5% of the total value of all the lots included in the cadastral operation plan. “

For the purposes of this section, a flood zone, wetland, or watercourse may not be considered a park, playground, or natural space.”

ARTICLE 3

Subdivision By-law 193-2012, as amended, is modified in **Article 2.2.3 “Cadastral Operations Not Subject to Regulation”** by replacing paragraph 8 of the first paragraph and adding a 9th paragraph, which shall read as follows:

"2.2.3: Cadastral operations not subject to the Bylaw

8. Cadastral operations for agricultural purposes and located in an agricultural zone established under the Act respecting the preservation of agricultural land and agricultural activities (chapter P-41.1).

9. Cadastral operations required for a traffic route.

ARTICLE 4

Subdivision By-law 193-2012, as amended, is modified by adding section **2.2.3.1 “Lot resulting from cadastral renovation”** after section **2.2.3 “Cadastral operations not subject to the By-law”**, which shall read as follows:

"2.2.3.1: Lot resulting from cadastral renovation

1. In the event that a piece of land did not form a separate lot prior to the cadastral renovation, the cadastral operation to modify this lot is subject to the contribution for parks, playgrounds, or natural spaces in accordance with the applicable provisions of this By-law.
2. In the event that a separate lot resulting from the cadastral renovation is formed by combining a separate lot and a parcel of land that does not form a separate lot, the contribution is only payable for the portion of the lot that was not a separate lot prior to the renovation.

ARTICLE 5

Subdivision By-law 193-2012, as amended, is modified by adding section **2.2.3.2 “Building permit on land resulting from cadastral renovation”** after section **2.2.3.1 “Lot resulting from cadastral renovation”**, which shall read as follows:

"2.2.3.2: Building permits on land resulting from cadastral renewal"

When applying for a building permit for a new main building on land that has never been registered as a separate lot due to the fact that it resulted from cadastral renovation, the contribution for parks, playgrounds, or natural spaces is required for this application.

ARTICLE 6

Subdivision By-law 193-2012, as amended, is modified by adding Article **2.2.4.1, “Deferral of Contribution,”** following Article **2.2.4, “Rules for Calculation,”** which shall read as follows:

"2.2.4.1: Deferral of contribution"

An agreement may be entered into between the owner and the Municipality to defer a contribution relating to a residual lot during a subsequent cadastral operation. The Municipality shall evaluate the request for deferral of contribution based on the development potential of the residual lot under the regulations in force at the time of filing the request and the natural characteristics of the site and the reasons for the request for deferral.

In the case of such an agreement, the regulations in force at the time of the permit application for a subsequent cadastral operation apply to the contribution payable. The contribution is then payable depending on whether the cadastral operation application covers all or part of the lot benefiting from the contribution deferral, until the entire contribution relating to that lot has been paid.

However, if the owner applies for a building permit for the residual lot, the contribution is then payable before the building permit is issued for the entire residual lot that is the subject of an agreement.

ARTICLE 7 - ENTRY INTO FORCE:

This By-law comes into force in accordance with the Act.

Gabrielle Parr
Mayor

Steve Deschênes
Director General

Notice of motion:	January 19, 2026
Tabling and presentation of Draft By-law:	January 19, 2026
Adoption of Draft By-law	January 19, 2026
Transmission of certified copy of the Draft By-law to MRC:	January 22, 2026
Notice of Public consultation meeting (7 days prior):	January ??, 2026
Public consultation meeting:	February 16, 2026
Adoption of By-law:	February 16, 2026
Transmission of certified copy to MRC:	
Entry into force:	