

**MRC OF ARGENTEUIL
TOWNSHIP OF WENTWORTH**

**BY-LAW NUMBER 2018-007-04
MODIFYING ZONING BY-LAW NUMBER 2018-007
(RESIDUAL BY-LAW)**

WHEREAS Zoning By-Law number 2018-007 of the Municipality of the Township of Wentworth is in effect;

WHEREAS the purpose of this By-Law is to replace the definition of tourist home, to add the definition of principal residence and to align the texts with the Tourist Accommodation Act (S.Q., 2021, c. 30);

WHEREAS this By-Law has the effect of assimilating a tourist home of principal residence to a Short-Term rental (AD4) and thus prohibiting or limiting the exercise of the use according to the zones;

WHEREAS section 23 of the Tourist Accommodation Act (S.Q., 2021, c. 30) provides that a register must be kept if the municipality wishes to prohibit or limit principal residences and, consequently, separate By-Laws must be adopted;

WHEREAS this By-Law is the residual By-Law and includes amendments that do not have to be submitted to the register;

WHEREAS this By-Law is adopted with the corrections to Articles 3 and 4 due to an error in the first and second drafts, without otherwise changing the meaning of the amendments made;

THEREFORE it is proposed by Councillor Bill Gauley and
RESOLVED

THAT Council adopt the By-Law entitled "By-Law number 2018-007-04, modifying Zoning By-Law number 2018-007" (Residual By-Law) and it is hereby declared and decreed as follows:

ARTICLE 1

Article 13 "Terminology" of Zoning By-Law number 2018-007 is amended by:

1° The replacement of the definition of "Tourist home" with the following:

"Tourist home"

An establishment as defined in the Tourist Accommodation Act (S.Q., 2021, c. 30) and its regulations, namely an establishment, other than a principal residence, where furnished accommodation in apartments, houses or cottages is offered, including a self-catering service."

2° Adding the definition of "Principal residence" to read as follows:

"Principal residence"

An establishment as defined in the Tourist Accommodation Act (S.Q., 2021, c. 30) and its regulations, namely an establishment where accommodation is offered, by means of a single reservation, in the principal residence of the natural person who operates it, to one person or to a single group of related persons at a time, and which does not include any meal served on the premises. It corresponds to the residence where a natural person ordinarily resides, centralizing his or her family and social activities, and whose address corresponds to the address he or she provides to most government departments and agencies".

ARTICLE 2

Article 36.4 "Use of accommodation business c9" of this By-Law is amended by replacing, in paragraph 5, the words "the classification certificate under the Act respecting tourist accommodation establishments and hold this certificate" by the words "the registration under the Tourist Accommodation Act (S.Q., 2021, c. 30) and hold this registration".

ARTICLE 3

Article 36.5 " Use of lodging business " cottages for rent " of this By-Law is modified by:

1° The replacement, in paragraph 1, of the words "the classification certificate under the Act respecting tourist accommodation establishments and hold that certificate" by the words "the registration under the Tourist Accommodation Act (S.Q., 2021, c. 30) and hold that registration";

2° The deletion of paragraph 3.

ARTICLE 4

Article 42 "Short-Term rental (AD4)" of the By-Law is amended by:

1° The insertion, in the first paragraph of the words "or a principal residence" after the words "tourist home";

2° The replacement, in paragraph 1, of the words "the classification certificate under the Act respecting tourist accommodation establishments and hold that certificate" by the words "the registration under the Tourist Accommodation Act (S.Q., 2021, c. 30) and hold that registration".

3° The deletion, in paragraph 3, of the words ", except for the sign identifying the classification certificate under the Act respecting tourist accommodation establishments".

ARTICLE 5

Article 43 "Bed and Breakfast (AD5)" of this By-Law is amended by:

1° The replacement, in paragraph 1, of the words "the classification certificate under the Act respecting tourist accommodation establishments and hold that certificate" by the words "the registration under the Tourist Accommodation Act (S.Q., 2021, c. 30) and hold that registration";

2° The deletion, in paragraph 3, of the words ", except for the sign identifying the classification certificate under the Act respecting tourist accommodation establishments".

ARTICLE 6

In case of differences between the French and English versions, the French version prevails.

ARTICLE 7

This By-Law shall come into force in accordance with the law.

Jason Morrison
Mayor

Natalie Black
General Manager and
Clerk-Treasurer

Notice of motion:	December 5 th , 2022
Deposit First Draft By-Law :	December 5 th , 2022
Public Consultation:	December 19 th , 2022
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