

**CANADA
PROVINCE OF QUÉBEC
REGIONAL COUNTY OFFICE
OF ARGENTEUIL
TOWNSHIP OF WENTWORTH**

**BY-LAW NUMBER 2018-007-05,
MODIFYING ZONING BY-LAW
NUMBER 2018-007**

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

WHEREAS modifications are required in order to comply with By-Law number 68-20-18, modifying the revised Land Use Planning and Development Plan (By-Law number 68-09) of the MRC of Argenteuil, in order to modify various provisions, notably those concerning small farm buildings in urban areas and those related to para-industrial activities;

WHEREAS it is opportune to make various modifications to the By-Law;

WHEREAS this By-Law contains provisions subject to referendum approval;

WHEREAS this By-Law was the subject of a Public Consultation meeting on June 17th, 2024;

WHEREAS following the Public Consultation, only one modification concerning a clarification to Article 4 was made;

WHEREAS a Notice of Motion was given on June 3rd, 2024, along with the Draft By-Law;

WHEREAS this By-Law is deemed to have been approved by those eligible to vote as no applications were received following the Public Notice of July 15th, 2024;

THEREFORE it is proposed by Councillor Paul Sauvé and
RESOLVED

THAT Council adopt the By-Law entitled "By-Law number 2018-007-05, modifying Zoning By-Law number 2018-007" and it is hereby statued and decreed as follows:

ARTICLE 1

Article 13 "Terminology" of this By-Law is amended by:

1. The insertion of the definition of "Farm animal husbandry" which reads as follows:

"Farm animal husbandry

Use additional to a dwelling where various farm animals are kept or raised in limited quantities, for personal use and not as a profit-making, production or breeding activity."

2. Insertion of the definition of "Lake association sign" to read as follows:

"Lake association sign

Sign erected at the entrance to the territory served by a lake association recognized by the Municipality and maintained by this association. The sign serves to inform passers-by of the name (e.g.: Association du lac des Roses) and contact information of this association, without mentioning any product, service or activity whatsoever."

3. Insertion of the definition of "Horse Keeping" to read as follows:

"Horse keeping

Use additional to the dwelling where horses are kept or bred in limited quantities, for personal use and not as a profit-making, production or breeding activity."

4. The replacement of the definition of "Hobby Farm" by the following:

"Hobby Farm

A principal use consisting of a detached single-family dwelling and a principal use for raising animals, except swine (pigs, wild boars, etc.) and fur-bearing animals such as mink and fox, for personal use and not for profit or for production or reproduction. The main Hobby Farm use must include at least one building used for animals and, where applicable, for the storage of machinery and agricultural products."

5. The insertion, in the definition of "Billboard", of the words "or a lake association sign" after the words "community sign".

ARTICLE 2

Article 32 "Hobby Farm" of this By-Law is amended in paragraph 10 by replacing the words "20,000 m² " by the words "10,000 m² ".

ARTICLE 3

Article 33 "Equestrian Centre" of this By-Law is amended in paragraph 1 by replacing the words "paragraphs 1, 3 and 4" by the words "paragraphs 1, 2 and 4".

ARTICLE 4

Article 36 "Industrial uses (i1 and i2)" of this By-Law is amended by the addition of the following sentences:

"This 10-metre buffer strip must be composed of natural spaces including at least indigenous trees planted at a maximum distance of 10 metres from one another. Of these trees, 60% must be conifers."

ARTICLE 5

Article 45 " Animal Husbandry (AD7)" of this By-Law is amended in paragraph 14 by replacing the words "10,000 m²" by the words "4,000 m²".

ARTICLE 6

Article 120 "General rules" of this By-Law is amended by the addition of the following words ", except in the case of a community sign, a lake association sign or a billboard erected in accordance with this chapter".

ARTICLE 7

Article 127 "Location" of this By-Law is amended by the insertion of a 2nd paragraph which reads as follows:

"In the case of a community sign, lake association sign or billboard, such sign must be installed on a pole."

ARTICLE 8

Section 9.6 "Other measures relative to the environment" of this By-Law is amended by the addition of the following article:

"157.1 Prohibited materials

The use of wooden railroad ties is prohibited, for all types of work, on the entire territory."

ARTICLE 9

Article 203 "Specific Sanctions for tree felling" is amended by replacing the text with the following:

"Pursuant to the provisions of section 233.1 of the Act respecting Land Use Planning and Development (RLRQ, c. A-19.1), the felling of a tree in contravention of a regulatory provision of one of paragraphs 12° and 12.1° of the second paragraph of section 113 of this Act is punishable by a fine of a minimum amount of \$2,500 to which is added:

- 1) In the case of felling over an area of less than one hectare, a minimum amount of \$500 and a maximum of \$1,000 per illegally felled tree, up to a maximum of \$15,000;
- 2) In the case of harvesting over an area of one hectare or more, a fine of a minimum of \$15,000 and a maximum of \$100,000 per full hectare cleared, plus, for each fraction of a hectare cleared, an amount determined in accordance with paragraph 1.

The amounts provided for in the first paragraph are doubled in the event of a repeat offence.

Any costs incurred are added to the fine. The deadlines for payment of fines and costs imposed under the present By-Law, and the consequences of failure to pay said fines and costs within the prescribed deadlines, are established in accordance with the Code of Penal Procedure of Quebec (L.R.Q., c. C-25.1)."

ARTICLE 10

Annex B "Specifications Grids" is modified, to the grid corresponding to Zone NV-26, in order to add the "Additional authorized use" section, the use "AD7 Farm animal husbandry (laying hens only)".

ARTICLE 11

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

ARTICLE 12

The present By-Law comes into force in accordance with the Law.

Jason Morrison
Mayor

Natalie Black
General Manager and
Clerk-Treasurer

Notice of motion:	June 3 rd , 2024
Deposit First Draft By-Law:	June 3 rd , 2024
Public Consultation:	June 17 th , 2024
Adoption Second Draft By-Law:	July 8 th , 2024
Adoption of By-Law:	August 5 th , 2024
Public Notice of Coming into force:	September 23 rd , 2024