

**PROVINCE OF QUEBEC
MRC D'ARGENTEUIL
TOWNSHIP OF WENTWORTH**

FIRST DRAFT BY-LAW NUMBER 102-2016

*BY-LAW NUMBER 102-2016 MODIFYING
ZONING BY-LAW NUMBER 102*

- WHEREAS** Under the Planning and Development Act, Council can modify Zoning By-law 102;
- WHEREAS** The zoning By-law 102 of the Township of Wentworth is in effect;
- WHEREAS** The Council considers it is appropriate to make modifications to their By-law;
- WHEREAS** This By-law modification proposal contains provision that are under referendum approval;
- WHEREAS** A notice of motion was given at the Council Meeting May 2nd, 2016;

It is proposed by Councillor Jean-Guy Dubé and

RESOLVED

THAT the Township of Wentworth adopt the first draft Zoning By-law number 102-2016 entitled « Regulation Number 102-2016 modifying zoning Bylaw number 102 and hereby this bylaw enacted and decreed as follows:

- ARTICLE 1** Article 14 of the zoning By-law number 102 is modified, the definition of "4 - boathouse" by replacing the words "composed of a roof" with the words "composed with or without a roof (ex: boat lift)."
- ARTICLE 2** Section 43 is amended by replacing the words "provided that it is to occupy it during a short stay of up to two weeks only once per year per property. " With the words" provided that it is to occupy for a maximum of 14 days per year per property, consecutive or not. "
- ARTICLE 3** Article 66 of the By-law is modified by adding at the end of the second paragraph, the words "except in the case of a construction authorized in the shoreline to this actual By-law (special dispositions apply in Chapter 11) " .
- ARTICLE 4** Article 116 of the zoning By-law number 102 is amended in paragraph 1) following the use of treated wood is prohibited, by adding "except pressure treated wood approved in Canada for use in freshwater or saltwater in force."
- ARTICLE 5** Article 117 of this By-law is modified by:

1. The addition to paragraph 1, the following sentence after the second sentence: "Notwithstanding the foregoing, the maximum area can be increased up to 30 square meters where a dock and a boathouse are present on the same property;
2. The addition of a fourth paragraph which reads: "Every dock, shelter or wharf to an area greater than 20 square meters has been the subject of an authorization from Centre d'expertise hydrique du Québec ";
3. The addition of a fifth paragraph which reads as follows: "The minimum distance between a dock, shelter or wharf and the imaginary extension of a property line is 3 meters."

ARTICLE 6 Article 119 of this By-law is modified by adding a 3rd paragraph that reads as follows:

"The use of treated wood in the shoreline is forbidden for any construction, structure or finishing."

ARTICLE 7 The section 11.2 is modified by adding the article 120.1 that reads as follows:

« 120.1 Authorized constructions in the shoreline
The construction or erection of a construction type of an accessory building such as a shed, is permitted only on the part of the shoreline that is not in its natural state and to the following conditions:

- 1) The dimensions of the lot no longer allow the construction or erection of shed after the establishment of the shoreline protection;
- 2) The subdivision was done or the property had acquired rights to the estate under this By-law, and, before the entry into force of the first municipal By-law banning construction in the shoreline (September 7th 1976);
- 3) A minimum of five (5) meters must be preserved in its current state or preferably returned to its natural state if it already was;
- 4) The shed must stand on the land without any excavation;
- 5) The maximum size of the shed is limited to 12 square meters. »

ARTICLE 8 This By-law comes into effect according to the Law.

ADOPTED AT THE MEETING OF June 6th, 2016

Marcel Harvey
Mayor

Natalie Black
General Manager and Secretary Treasurer