

MRC D'ARGENTEUIL
CANTON DE WENTWORTH

FIRST DRAFT

**BY-LAW NUMBER 2018-007-04
MODIFYING ZONING BY-LAW NUMBER 2018-007**

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

WHEREAS the purpose of this First Draft By-Law is to add "principal residences" to the definition of accessory use Short-Term Rental (AD4) in Section 42, in addition to "tourist home";

WHEREAS the effect of this First Draft By-Law is to authorize the "principal residence" use (additional short-term rental (AD4)) in zones RU-2, RU-5, RU-6, RU-9, RU-11, RU-12, RU-13, RU-14, RU-15, RU-16, RU-17, V-19, V-20, V-21, RU-24, RU-25 and NV-26 under the conditions set out in Article 42 and to prohibit it in the other zones of the territory;

WHEREAS this First Draft By-Law also aims to define the "principal residence" use and to make adjustments following the coming into force of the Act respecting tourist accommodation (S.Q., 2021, c. 30) on September 1st, 2022;

WHEREAS this First Draft By-Law will be submitted to persons qualified to vote within the framework of a register in accordance with section 23 of the Act respecting tourist accommodation (S.Q., 2021, c. 30);

WHEREAS this First Draft By-Law will be the subject of a Public Consultation meeting;

WHEREAS a Notice of Motion was filed on December 5th, 2022, along with the Draft By-Law;

THEREFORE it is proposed by Councillor _____ and
RESOLVED

THAT Council adopt the First Draft By-Law entitled "By-Law number 2018-007-04, amending Zoning By-Law number 2018-007" 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 Act respecting tourist accommodation (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 Act respecting tourist accommodation (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 and hold this certificate" by the words "the registration under the Act respecting tourist accommodation (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 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 Act respecting tourist accommodation Act (S.Q., 2021, c. 30) and hold that registration";

(3) The deletion of paragraph 3.

ARTICLE 4

Article 42 "Short Term Rental (AD4)" of the 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 Act respecting tourist accommodation Act (S.Q., 2021, c. 30) and hold that registration".

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 Act respecting 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 Tourist Accommodation Act".

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
Maire

Natalie Black
Directrice générale et
greffière-trésorière

Notice of motion:
Deposit First Draft By-Law:
Deposit Second Draft By-Law:
Adoption of By-Law:
Public Notice:

December 5th, 2022
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