

**CANADA
PROVINCE OF QUEBEC
REGIONAL COUNTY OF ARGENTEUIL
MUNICIPALITY OF THE TOWNSHIP OF WENTWORTH**

FIRST DRAFT

**BY-LAW NUMBER 2018-007-03
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 this First Draft By-Law contains provisions that are subject to referendum approval by qualified voters;

WHEREAS this First Draft By-Law also aims to ensure compliance of the Zoning By-Law with By-Law 68-27-21 of the MRC d'Argenteuil by the amendment of Article 183 (consistency);

WHEREAS this First Draft By-Law will be the subject of a public consultation meeting;

WHEREAS a notice of motion was filed on May 2nd, 2022 and the Draft By-Law deposited;

THEREFORE It is proposed by Councillor Gilles Ouellette and
RESOLVED

THAT Council adopt the First Draft By-Law entitled "By-Law Number 2018-007-03 Modifying Zoning By-Law Number 2018-007" and it is hereby enacted and decreed as follows:

ARTICLE 1

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

1. Deleting, in the definition of "Garage", the words ", without running water";
2. Adding, in the definition of "Protected immovable", the words ", a principal residence" after the words "a tourist home".

ARTICLE 2

Article 42 “Tourist Home (AD4)” of this By-Law is amended by:

1. Replacing the title by “Short-Term Rental (AD4)”;
2. Replacing the first paragraph by the following:

“When permitted by the Uses and Standards Specification Grid, the exercise of the accessory use Short-Term Rental (AD4), namely the public rental or offer for rental to tourists of a tourist home for a minimum period of 7 consecutive days and a maximum period of 31 consecutive days, must comply with the following conditions:”

3. Adding, in Paragraph 1), the words “where required,” at the beginning of the sentence;
4. Deleting Paragraph 2);
5. Replacing, in Paragraph 6), the sentence “A minimum lateral margin of 5 meters must be respected;” by the sentence “These outdoor areas must be located at least 5 metres from any property line (the distance does not apply to the entrance to the parking area)”;
6. The addition of Paragraph 12) which reads as follows:

“12) the main building in which the use takes place must be located at least 5 metres from any property line”;

7. The addition of Paragraph 13) which reads as follows:

“13) the number of accessory uses that may be exercised in a zone is limited as follows:

Zone:	Maximum number of accessory uses in the zone:
RU-2	2
RU-5	2
RU-6	2
RU-9	2
RU-11	2
RU-12	2
RU-13	2
RU-14	2
RU-15	3
RU-16	2
RU-17	2
V-19	8

V-20	5
V-21	8
V-22	8
RU-24	5
RU-25	3
Nv-26	8

ARTICLE 3

Article 79 “Garage” of this By-Law is amended by adding Paragraph 2) which reads as follows:

“2) the garage may have running water provided that the building is served by a septic system in compliance with the *Regulation respecting waste water disposal systems for isolated dwellings* (CQLR, c. Q-2, r.22).”

ARTICLE 4

Article 106 “Shape and Type of Prohibited Constructions” of this By-Law is amended by adding the words “, containers” after the words “railway cars”.

ARTICLE 5

Article 109 “Exterior Wall Cladding” of this By-Law is amended by deleting the third paragraph.

ARTICLE 6

Article 110 “Exterior Roof Covering” of this By-Law is amended by deleting the third paragraph.

ARTICLE 7

Chapter 6 “Architecture and Exterior Appearance” of this By-Law is amended by adding Article 110.1 which reads as follows:

“110.1 Exterior Cladding of Accessory Buildings Located Within 30 Metres of a Main Building

When an accessory building is located within 30 metres of a main building on the same property, the exterior wall cladding and roof covering of the accessory building must be similar to those used for the main building.”

ARTICLE 8

Article 114 “Location of Parking Lots” of this By-Law is amended by adding Paragraph 2 to the second paragraph, which reads as follows:

“2) For residential uses, the driveway required to access the property in question and forming part of the parking lot can be located on an adjacent property provided that:

- a) the existing driveway on the property in question does not provide access to the building on that property for any of the reasons set out in subparagraphs b) to e) of this paragraph;
- b) it is impossible to build a driveway on the property in question due to the presence of a watercourse;
- c) the construction of a driveway on the property in question would result in the removal of more trees than the construction of a driveway on an adjacent property;
- d) the construction of a driveway on the property in question is prohibited under the standards of this By-Law (topography, wetland, etc.);
- e) the construction of a driveway on the property in question would require rock blasting;
- f) the route of the new driveway primarily follows the route of an existing driveway or cleared area;
- g) an existing driveway on the property in question is to be revegetated within 12 months of the completion of work on a driveway from an adjacent property. The revegetation plan must be submitted at the same time as the certificate for the driveway construction;
- h) the parking spaces are built on the property in question;
- i) the use of the new driveway is secured by an actual servitude registered with the *Bureau de la publicité des droits*;
- j) the certificate for the driveway construction is issued after the construction permit for the main building on the property in question.”

ARTICLE 9

Article 183 “Applicable Standards” of this By-Law is amended by:

1. Adding, after the words “existing road or traffic artery,” the words “and when a residential development project includes 5 lots or more,”;
2. Replacing, in Paragraph 3, the words “a separate lot” by the words “one or more separate lots”;
3. Deleting Paragraph 4.

ARTICLE 10

Article 184 "Scope" of this By-Law is amended, at the second paragraph, by replacing the words "V-19" by the words "V-27".

ARTICLE 11

Chapter 10 "special provisions specific to certain uses and zones" of this By-Law is amended by adding section 10.6 which reads as follows

"10.6 - VILLAGE CORE

185.1 Number of main uses and buildings

Notwithstanding any provision to the contrary in this By-Law, within the NV-26 zone, the following are permitted on the same lot

- 1) More than one principal use in the same building if such uses are in the following categories: retail commerce (c1); roadside business (c3) and petroleum (c4);
- 2) More than one main building on the same lot if these buildings are occupied by one or more uses in the following categories: retail commerce (c1); roadside business (c3) and petroleum (c4).

The authorization given in the first paragraph is subject to the following conditions

- 1) No outdoor storage is permitted on the property.

Notwithstanding the percentage of natural space prescribed in the grid of uses and standards, in any of the cases set out in the first paragraph, the percentage may be reduced to 20% on the lot."

ARTICLE 12

Annex A "Zoning Plan" of this By-Law is amended by the creation of Zone V-27 from part of Zone V-19, as shown in Annex 1 to this By-Law.

ARTICLE 13

Annex B "Uses and Standards Specification Grids" of this By-Law is amended by adding a grid corresponding to the new Zone V-27, as shown in Annex 2 to this By-Law.

ARTICLE 14

Annex B "Uses and Standards Specification Grids" of this By-Law is amended by:

1. Replacing, in the Zone RU-2 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
2. Replacing, in the Zone RU-5 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
3. Replacing, in the Zone RU-6 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
4. Replacing, in the Zone RU-9 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
5. Deleting, in the Zone RU-10 Grid, the words “AD4 Tourist Home” (this modification effectively prohibits the accessory use AD4 in the zone);
6. Replacing, in the Zone RU-11 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
7. Replacing, in the Zone RU-12 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
8. Replacing, in the Zone RU-13 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
9. Replacing, in the Zone RU-14 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
10. Replacing, in the Zone RU-15 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
11. Replacing, in the Zone RU-16 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
12. Replacing, in the Zone RU-17 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
13. Replacing, in the Zone V-19 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
14. Replacing, in the Zone V-20 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
15. Replacing, in the Zone V-21 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;

16. Replacing, in the Zone V-22 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
17. Replacing, in the Zone RU-24 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
18. Replacing, in the Zone RU-25 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”;
19. Replacing, in the Zone Nv-26 Grid, the words “AD4 Tourist Home” by the words “AD4 Short-Term Rental”.

All as shown in Annex 2 to this By-Law.

ARTICLE 15

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

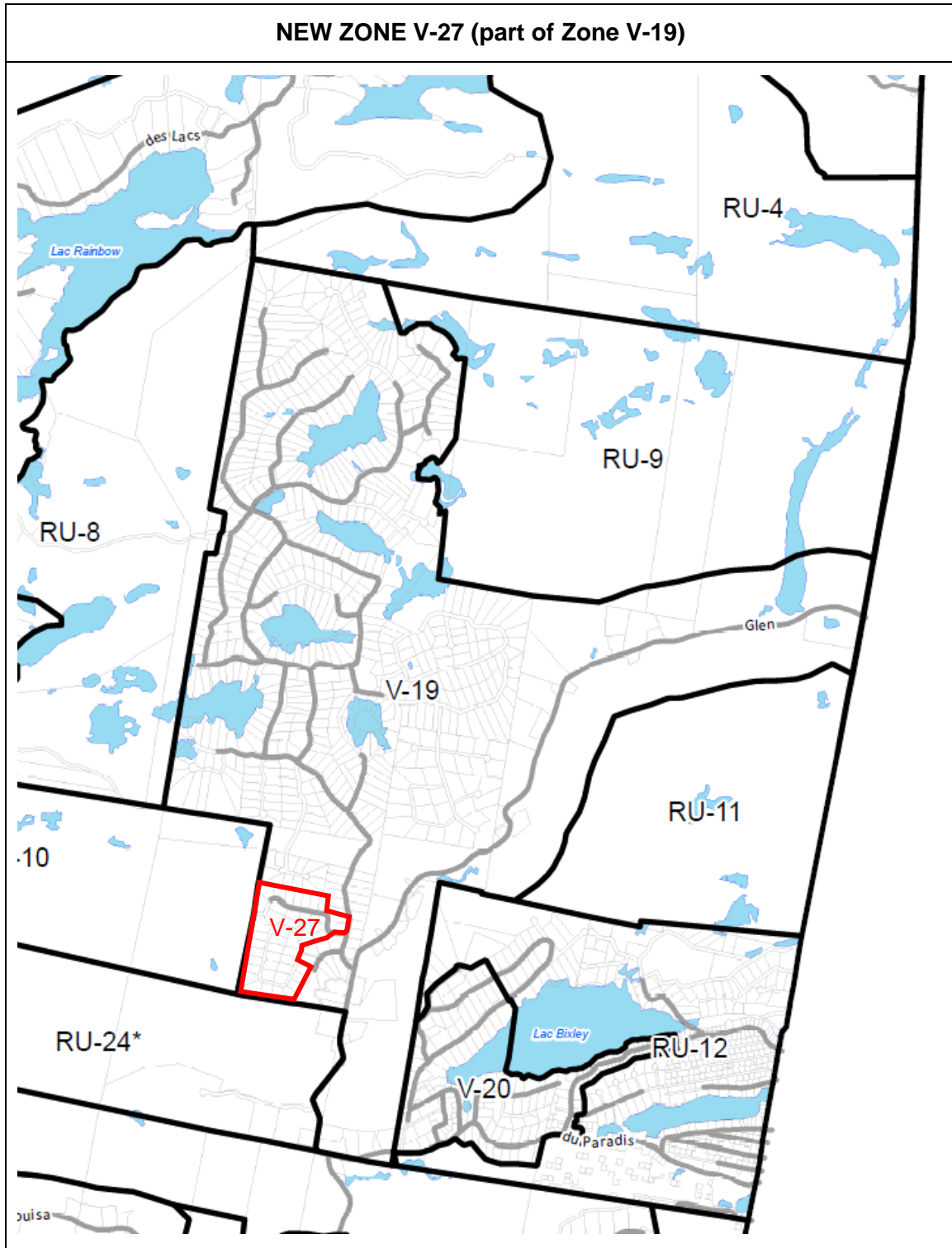
Jason Morrison
Mayor

Natalie Black
General Manager, Clerk-Treasurer

Notice of Motion:
Presentation of First Draft By-Law:
Presentation of Second Draft By-Law:
Adoption of By-Law:
Notice of coming into effect:

May 2nd, 2022
May 2nd, 2022

ANNEX 1 – MODIFICATION TO THE ZONING PLAN



**ANNEX 2 – MODIFIED SPECIFICATIONS GRIDS AND GRID FOR THE NEW ZONE
V-27**

DRAFT