

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

**FIRST DRAFT**

**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** amendments are required in order to comply with By-Law number 68-20-18 amending 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 First Draft By-Law contains provisions subject to referendum approval;

**WHEREAS** this First Draft By-Law will be the subject of a Public Consultation meeting on June 17<sup>th</sup>, 2024;

**WHEREAS** a Notice of Motion was given by Councillor Paul Sauvé on June 3<sup>rd</sup>, 2024, along with the First Draft By-Law;

**THEREFORE** it is proposed by Councillor Bill Gauley and  
**RESOLVED**

**THAT** Council adopt the First Draft 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 m<sup>2</sup> " by the words "10,000 m<sup>2</sup> ".

**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 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 m<sup>2</sup> " by the words "4,000 m<sup>2</sup> ".

## **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.

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**Jason Morrison**  
**Mayor**

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**Natalie Black**  
**General Manager and**  
**Clerk-Treasurer**

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

June 3<sup>rd</sup>, 2024  
June 3<sup>rd</sup>, 2024  
June 17<sup>th</sup>, 2024