

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

**BY-LAW NUMBER 2018-007-06,
MODIFYING THE ZONING BY-LAW
NUMBER 2018-007**

WHEREAS the By-Law concerning the Zoning By-Law is in place;

WHEREAS modifications are required to comply with By-Law 68-33-24 modifying the revised Land Use Planning and Development of the MRC of Argenteuil;

WHEREAS changes are required to tree-related penalties to comply with recent amendments to the Act respecting Land Use Planning and Development (RLRQ, c.A-19.1);

WHEREAS it is necessary to remove a condition pertaining to cottages for short-term rental as well as a condition pertaining to short-term rental for use in addition to residential use;

WHEREAS this Draft By-Law does not contain any provisions subject to referendum approval;

WHEREAS the Draft By-Law was the subject of a Public Consultation meeting held on April 29th, 2025;

WHEREAS a Notice of Motion was given on April 7th, 2025, along with the deposit of the Draft By-Law;

THEREFORE, it is proposed by Councillor Paul Sauvé and
RESOLVED

THAT Council adopt the By-Law entitled “By-Law number 2018-007-06, modifying Zoning By-Law 2018-007” and it is hereby statued and decreed as follows:

ARTICLE 1

Article 36.5 “Cottage rental accommodation use” is amended by deleting subparagraph 9) of the first paragraph.

ARTICLE 2

Article 42 “Short-term rental (AD4)” is amended by deleting paragraph 10 of the first section.

ARTICLE 3

Article 151 “Special provisions applicable to wetlands located in NV zones” is deleted.

ARTICLE 4

Article 152 “Steep slope zones” is amended by the deletion, in the first paragraph of the words “and located within a 30-metre-wide strip calculated from the natural water line of a watercourse”.

ARTICLE 5

Article 153 “Constructions, buildings or works governed in a steep slope zone” is amended by the deletion of paragraph 1) of the first paragraph.

ARTICLE 6

Article 204 “Specific penalties 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 adopted under subparagraph 12° of the second paragraph of section 113 of this Act is punishable by a fine of a minimum amount of \$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 amount of \$1,000 per illegally felled tree, up to a maximum of \$15,000;
- 2) In the case of felling 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.

Under the provisions of section 233.1.0.1 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 adopted under subparagraph 12.1° of the second paragraph of section 113 of this Act is punishable by a fine of a minimum amount of \$500, to which is added an amount determined in accordance with paragraph 1:

- 3) In the case of felling over an area equal to or less than 1,000 m², a minimum amount of \$100 and a maximum amount of \$2,500;
- 4) In the case of felling over an area greater than 1,000 m², a minimum amount of \$5,000 and a maximum amount of \$15,000 per hectare cleared or, proportionally, per fraction of a hectare; when at least half the forest cover has been felled, the maximum amount is increased to \$30,000.

The amounts stipulated in the first and second paragraphs are doubled in the event of a repeat offence.

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 7

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

Jason Morrison
Mayor

Natalie Black
General Manager,
Clerk-Treasurer

Notice of Motion:	April 7 th , 2025
Deposit of First Draft By-Law	April 7 th , 2025
Public Consultation:	April 29 th , 2025
Adoption of By-Law:	May 5 th , 2025
Public Notice of Coming into force:	May 30 th , 2025