



TOWN OF BARKMERE

MUNICIPAL COUNCIL

PROVINCE OF QUEBEC
REGIONAL COUNTY MUNICIPALITY OF THE LAURENTIANS
TOWN OF BARKMERE

DRAFT bylaw number 268 amending Bylaw number 201 relating to zoning to:

- SPECIFY THE TERMS AND CONDITIONS APPLICABLE TO SHORT-TERM RENTAL ON THE TERRITORY OF THE TOWN OF BARKMERE.

WHEREAS zoning bylaw 201 is in force since December 7, 2009, date of issuance of the certificate of conformity of the RCM of the Laurentians;

WHEREAS the adoption of section 21.1 of the Act respecting tourist accommodation establishments (c. E-14.2);

WHEREAS the municipality may according to law modify the contents of its bylaws;

WHEREAS notice of motion was given by Councillor Marc Frédette at the regular Council meeting of June 11, 2022;

WHEREAS a first draft of regulations was adopted at the regular session of July 9, 2022, which contained amendments to comply with the provisions of section 81 of PL 67, which came into force on March 25, 2021, and to comply with the RCN's land use plan;

WHEREAS this by-law contains several provisions specific to a regulation likely to be approved by the referendum;

WHEREAS the adoption of this draft by-law was followed by a consultation in accordance with the notice published to that effect on 16 July 2022;

WHEREAS a second draft by-law was then adopted without amendment at the ordinary sitting on 13 August 2022;

WHEREAS the adoption of this second draft by-law was followed by a procedure allowing interested persons to sign an application for participation in a referendum, in accordance with the notice given to that effect on 16 July 2022;

WHEREAS as a result of this procedure, no valid application was submitted;

THEREFORE, the Council resolves and orders as follows:

Proposed by Councillor Kimberley Lamoureux

Seconded by Councillor Marc Frédette

And resolved that:

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Article 1: The preamble of this bylaw forms an integral part of same.

Article 2: Zoning by-law number 201 is amended by adding the following section 2.2.7 Short-term rental :

"2.2.7 - Short term rental

When authorized in the Specification Table, the "short-term rental" use, be an additional use to a single-family dwelling main use (H1), is authorized under the following conditions:

- 1. Short-term rental is authorized for a minimum period of more than 31 consecutive days per stay, for a maximum of 180 days;*
- 2. The short-term rental use must be exercised inside a main building located in isolated mode where the main single-family dwelling use is exercised (H1);*
- 3. Short-term rental or occupation for this purpose of an additional building (sleeping cabin, garage, etc.) is prohibited;*
- 4. No other use additional to a residential use may be exercised or authorized in the building or on the lot covered by the application;*
- 5. The main use and the main building must comply with the urban planning regulations in force;*
- 6. The shore must comply with the revegetation measures prescribed in this by-law;*
- 7. No sign is authorized for the identification of the use;*
- 8. No advertising in printpapers, electronic or social media announcing the rental is permitted;*
- 9. During the rental period, the use of camping vehicles, tents, tent trailers and other similar devices is prohibited;*
- 10. Use may not be exercised on land accessible by an access easement, unless the owners and beneficiaries of the easement give their consent in writing;*
- 11. Wastewater must be treated and disposed of in accordance with provincial regulations. In addition, the septic tank must be emptied at least once every 2 years;*
- 12. The exercise of the use must not lead to changes in the architecture and exterior appearance of the main building, constructions and landscaping in such a way as to intensify a residential use which would be exercised there without lease."*

Article 3: The numbering of the existing section 2.2.7 is changed to number 2.2.8.



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Article 4: The specification Table (appendix 2 of by-law 204) for zones Ru-01, Ru-02, NV-01, NV-02 and NV-03 are modified by adding in the box "USAGE(S) spécifiquement autorisé(s)" the following statement: *Location court terme – sujet aux dispositions de l'article 2.2.7.*

Article 5: This Bylaw shall enter into force in accordance with the law.

(original signed)

Luc Trépanier
Mayor

(original signed)

Martin Paul Gélinas
Director General and Secretary Treasurer

*Certified copy
This September 13th, 2022*

*Martin Paul Gélinas
Director General and Secretary Treasurer*

Notice of motion:	June 11th, 2022
Adoption of First Draft Bylaw:	July 09th, 2022
Public meeting notice:	July 16th, 2022
Public consultation:	August 13th, 2022
Second Notice of motion:	August 13th, 2022
Adoption second draft Bylaw:	September 10, 2022
Adoption of Bylaw:	September 10, 2022
Certificate of conformity by the RCM:	To be come
Entry into force:	To be come