

Minutes of the Regular Sitting of the Council of the Municipality of the Township of Harrington held at the Harrington Valley Community Centre, 420 Ch. de Harrington, this 17<sup>th</sup> day of June, 2024 at 7:00 p.m. with the following present.

Present and forming quorum under the chairmanship of Mayor Gabrielle Parr, Councillors Chantal Scapino, Julie James, and Daniel St-Onge.

Councillors Robert Dewar, Richard Francoeur and Gerry Clark are absent.

Director General and Clerk-Treasurer Steve Deschênes is present.

### **Agenda**

#### **1. Opening of the sitting**

#### **2. Information from the Mayor**

#### **3. Adoption of agenda**

#### **4. Information from councillors**

#### **5. Question period**

#### **6. Approval of minutes**

6.1 Regular meeting of May 21, 2024

6.2 Special sitting of May 24, 2024

#### **7. Financial and administrative management**

7.1 Tabling of the report on expenses authorized by the general manager and department heads.

7.2 Acceptance of accounts payable and accounts paid for the month of May, 2024

7.3 Tabling of May 2024 financial report

7.4 Mayor's report on the highlights of the Municipality of the Township of Harrington's financial report and auditor's report

7.5 Résolution pour l'adjudication d'une émission d'obligations à la suite des demandes de soumissions publiques pour le financement d'une somme de 139 500 \$ relativement au règlement RE-285-2018

7.6 Résolution de concordance relativement à un emprunt par billet au montant de 139 500 \$ qui sera réalisé le 25 juin 2024

7.7 Budget credit transfers

7.8 Authorization to sign a letter of expectation with Le Syndicat Canadien de la Fonction Publique, Local 4852 to modify a function in the list of functions in the Collective Agreement.

#### **8. Notice of motion and by-law**

8.1 Adoption of BY-LAW NUMBER 356-2024, amending minor variance by-law 197-2012 of the Municipality of the Township of Harrington, to consider amendments to the Land Use Planning and Development Act (LAU) by Bill No. 67 (PL 67) and to modify the content of an application.

8.2 Adoption of BY-LAW NUMBER 357-2024, amending Permits and Certificates By-law 195-2012 of the Municipality of the Township of Harrington, to modify the content of applications for construction permits and certificates of authorization for the use of containers during renovation, construction and/or demolition work, as well as the provisions relating to documents required for certain cadastral operations.

8.3 Adoption of SECOND DRAFT BY-LAW NUMBER 358-2024, amending Zoning By-law 192-2012 of the Municipality of the Township of Harrington, to add provisions relating to trailer storage and outdoor storage for a residential use.

8.4 Adoption of BY-LAW NUMBER 359-2024, amending Subdivision By-law 193-2012 of the Municipality of the Township of Harrington, to add provisions relating to acquired rights for streets as well as the modification of provisions for streets in a restricted sector.

## **9. Public works**

9.1 Hiring of Hunter Rodger and Griffin Forget - Landscaping, horticulture and public work attendants for the summer of 2024

## **10. Public safety**

- Fire response summary.

10.1 Awarding of contract for purchase and installation of vehicle equipment for emergency services and public works

## **11. Urban planning**

11.1 AIIP request number 2024-0073 - Lot 6 069 107 - Chemin Narrows, Roll # 2078-05-2656

11.2 AIIP request number #2024-0048 - Lot # 6 069 058, - 58 chemin des Mohawks, Roll #1779-53-2707

11.3 Request #2024-0056 for a minor variance - lot 6 534 157, 109 chemin de la Louve, Roll #1386-83-8170

## **12. Environmental health**

12.1 Mandate to the MRC of Argenteuil to proceed with a consolidated call for tenders for the collection and transportation of organic materials.

## **13. Recreation and culture**

13.1 Authorization of a donation to the Lost River Community Centre (LRCC) to celebrate Canada Day

13.2 Authorization of a donation to the Harrington Valley Community Centre (HVCC) to celebrate Canada Day.

## **14. Question period**

## **15. Adjournment**

### **1. Opening of the sitting**

Mayor Gabrielle Parr welcomes everyone to the sitting. Quorum being established, the mayor declares the regular meeting open at 7:00 p.m. and adds that the recording of the meeting is in progress.

### **2. Information from the Mayor**

Mayor Gabrielle Parr informs those present about certain files and activities carried out during the month of May 2024.

**2024-06-R232**

### **3. Adoption of the agenda**

**IT IS MOVED BY** Councillor Chantal Scapino

**AND CARRIED THAT** the agenda be adopted as proposed.

**ADOPTED UNANIMOUSLY**

### **4. Information from councillors**

Councillors provide information on certain files and activities in which they participated during the month of May 2024.

### **5. Question period**

The mayor answers questions from the citizens present at the meeting.

### **6. Approval of Minutes**

**2024-06-R233**

#### **6.1 Ordinary sitting of May 21, 2024**

**NOTING THAT** a copy of the minutes has been given to each member of the municipal council.

**THEREFORE,**

**IT IS MOVED BY** Councillor Julie James

**AND CARRIED THAT** the minutes of the regular meeting of the Municipal Council held on May 21, 2024, be adopted.

**ADOPTED UNANIMOUSLY**

**2024-06-R234**

#### **6.2 Special sitting of May 24<sup>th</sup>, 2024**

**NOTING THAT** a copy of the minutes has been given to each member of the municipal council.

**THEREFORE,**

**IT IS MOVED BY** Councillor Daniel St-onge

**AND CARRIED THAT** the minutes of the regular meeting of the Municipal Council held on May 24<sup>th</sup>, 2024 be adopted.

**ADOPTED UNANIMOUSLY**

**7. Financial and administrative management**

**7.1 Tabling of report on expenses authorized by management and department heads.**

Reports of expenditures authorized by Branch and Service Directors for the month of May 2024 are filed with the Board.

**7.2 Acceptance of accounts payable and accounts paid for the month of May 2024**

**IT IS MOVED BY** Councillor Julie James

**AND CARRIED** to approve the accounts and salaries paid for the month of May, 2024 and the accounts payable, as presented below, and to authorize their payment.

**COMPTES PAYÉS (CHÈQUES ÉMIS MAI 2024)**  
**BILLS PAID (CHEQUES ISSUED MAY 2024)**

240271 09/05/2024 Hydro-Québec	1666.33
240272 09/05/2024 Paul Kneer	7.81
240273 09/05/2024 GLS Canada	26.07
240274 09/05/2024 Desjardins Sécurité Financière	8233.20
240275 09/05/2024 Bell Mobilité	134.03
240276 09/05/2024 Jonathan Rodger	109.48
240277 09/05/2024 Services de Cartes Desjardins	178.86
240278 09/05/2024 Hydro-Québec	1377.46
240279 16/05/2024 Hydro-Québec	652.69
240280 25/05/2024 Tricentris Centre de TRI	12249.35
240281 23/05/2024 Cancelled cheque (Steve Deschenes)	0.00
240282 23/05/2024 GLS Canada	15.73
240283 23/05/2024 Association du Lac Harrington	550.00
240284 23/05/2024 Steve Deschênes	241.74
240285 29/05/2024 Heather-Anne MacMillan	46.69
240286 29/05/2024 Retraite Québec	528.28
240287 29/05/2024 Bell Canada	315.02
240288 29/05/2024 Financière Banque Nationale	871.84
240289 29/05/2024 FTQ	871.68
240290 29/05/2024 Desjardins Sécurité Financière	7190.22
240291 29/05/2024 CUPE Local 4852	438.53
240292 31/05/2024 Hydro-Québec	2380.04
240293 31/05/2024 Mathieu Dessureault	213.98

**SALAIRES PAYÉS**  
**(CHEQUES EMIS MAI 2024)**  
**SALARIES PAID**  
**(CHEQUES ISSUED MAY 2024)**

Salaires pour les employés (salary of employees)	36772.82
Salaires pour les élus (salary of elect members)	8669.15
Salaires pour les pompiers (salary of firemen)	3671.91
Receveur Général du Canada	8436.18
Ministère du Revenu du Québec	20456.59
CSST	1296.35

**COMPTES À PAYER (CHÈQUES À ÉMETTRE JUIN 2024)**  
**BILLS TO BE PAID (CHEQUES TO BE PAID JUNE 2024)**

240294 18/06/2024 Waste Management	6497.32
240295 18/06/2024 Compagnie d'Édition André Paquette	306.29
240296 18/06/2024 9284-3838 Québec Inc.	1298.74

240297 18/06/2024 Urbacom	2782.40
240298 18/06/2024 MRC des Pays-d'en-Haut	2141.22
240299 18/06/2024 Féd. Québécoise des Municipalités	1676.40
240300 18/06/2024 MRC d'Argenteuil	4585.50
240301 18/06/2024 Lignes Maska	7917.41
240302 18/06/2024 Lachute Ford	119.35
240303 18/06/2024 Fonds Information Foncière	48.00
240304 18/06/2024 King Communications	632.36
240305 18/06/2024 2945380 Canada Inc.	6323.64
240306 18/06/2024 Radon Évolution	1447.54
240307 18/06/2024 Service d'Entretien Ménager-M.C.	1379.70
240308 18/06/2024 Juteau Ruel Inc.	190.55
240309 18/06/2024 Médialo Inc.	509.34
240310 18/06/2024 Alexis Châteauvert	1335.00
240311 18/06/2024 Centre de Rénovation Pine Hill	900.01
240312 18/06/2024 Formules Municipales	322.80
240313 18/06/2024 Fosses Septiques Miron	195.46
240314 18/06/2024 Matériaux McLaughlin Inc.	216.35
240315 18/06/2024 Ministre des Finances	562.00
240316 18/06/2024 L'Association du Lac Bleu	200.00
240317 18/06/2024 Groupe CCL	569.13
240318 18/06/2024 Auto Parts Extra	227.23
240319 18/06/2024 H2Lab	712.16
240320 18/06/2024 Constructo-Séao	136.05
240321 18/06/2024 Atelier d'Usinage L.M.G.	88.16
240322 18/06/2024 Maxiburo	280.41
240323 18/06/2024 Martech	4258.39
240324 18/06/2024 Turpin Vitres d'Autos	344.93
240325 18/06/2024 Multi Routes	9940.74
240326 18/06/2024 Service de Recyclage Sterling	2988.68
240327 18/06/2024 Gariépy Bussière C.A. Inc.	27254.83
240328 18/06/2024 Médias Transcontinental S.E.N.C.	1147.91
240329 18/06/2024 Énergies Sonic RN S.E.C.	<u>4462.64</u>
	<u>211600.67</u>

I, the undersigned, Director General, certify that the Municipality of the Township of Harrington has the budget credits for the expenses described above.

\_\_\_\_\_  
Steve Deschênes  
Director General and Clerk-Treasurer

## **ADOPTED UNANIMOUSLY**

### **7.3 Tabling of the financial report for May, 2024**

Steve Deschênes, General Manager, Clerk-Treasurer, submits the financial report for the month of May, 2024.

### **7.4 Tabling of the mayor's report on the highlights of the Municipality of Harrington's financial report and auditor's report.**

Mayor Gabrielle Parr presents and tables the mayor's report on the highlights of the financial report and the external auditor's report for the year 2023.

**7.5 Awarding of a bond issue following public requests for bids to finance the sum of \$139,500 in connection with by-law RE-285-2018**

**Bids for the issuance of bills**

Opening Date:	17 juin 2024	Number of Bids:	3
Opening Time:	10 h	Average Maturity:	3 ans et 1 mois
Opening Location:	Ministère des Finances du Québec	Issue Date:	25 juin 2024
Amount:	139 500 \$		

**WHEREAS** the Municipality of the Township of Harrington has requested, in this regard, through the electronic system “Service d’adjudication et de publication des résultats de titres d’emprunts émis aux fins du financement municipal”, bids for the sale of a bill issue, dated July 15, 2024, in the amount of \$139,500;

**WHEREAS** following the call for public tenders for the sale of the above-mentioned issue, the ministère des Finances received three compliant bids, all in accordance with section 555 of the Cities and Towns Act (RLRQ, chapter C 19) or section 1066 of the Municipal Code of Québec (RLRQ, chapter C 27.1) and the resolution adopted thereunder;

**1 - CAISSE DESJARDINS D’ARGENTEUIL**

25 200 \$	4,77000 %	2025
26 500 \$	4,77000 %	2026
27 800 \$	4,77000 %	2027
29 300 \$	4,77000 %	2028
30 700 \$	4,77000 %	2029

Prix : 100,00000                      Coût réel : \_4,77000 %

**2 - BANQUE ROYALE DU CANADA**

25 200 \$	4,79000 %	2025
26 500 \$	4,79000 %	2026
27 800 \$	4,79000 %	2027
29 300 \$	4,79000 %	2028
30 700 \$	4,79000 %	2029

Prix : 100,00000                      Coût réel : 4,79000 %

**3 - FINANCIÈRE BANQUE NATIONALE INC.**

25 200 \$	4,55000 %	2025
26 500 \$	4,40000 %	2026
27 800 \$	4,30000 %	2027
29 300 \$	4,25000 %	2028
30 700 \$	4,25000 %	2029

Prix : 100,00000                      Coût réel : 4,82862 %

**WHEREAS** the result of the actual cost calculation indicates that the bid submitted by the Caisse Desjardins d’Argenteuil is the most advantageous.

**THEREFORE,**

**IT IS MOVED BY** Councillor Chantal Scapino

**AND CARRIED UNANIMOUSLY**

**THAT** the preamble to the present resolution be and is hereby made a part hereof as if it were reproduced in full.

**THAT** the Municipality of the Township of Harrington accept the offer made to it by CAISSE DESJARDINS D'ARGENTAUIL for its loan by bills dated June 25, 2024, in the amount of \$136,500, pursuant to loan by-law number RE2852018. These bills are issued at a price of \$100.00000 for each \$100.00 face value of the bills, maturing in a series of five (5) years.

**THAT** the bills, principal and interest, be payable by cheque to the registered holder or by pre-authorized bank withdrawals to the registered holder.

**ADOPTED UNANIMOUSLY**

2024-06-R237

**7.6 Concordance resolution regarding a bill loan in the amount of \$139,500 to be completed on June 25, 2024**

**WHEREAS,** in accordance with the following borrowing by-law and for the amount indicated, the Municipality of the Township of Harrington wishes to borrow by bill for a total amount of \$139,500 to be realized on June 25, 2024, broken down as follows:

<b>Borrowing By-laws #</b>	<b>For an amount of Pour un montant de \$</b>
RE-285-2018	139 500 \$

**WHEREAS** it is necessary to amend the borrowing by-law accordingly.

**IT IS MOVED BY** Councillor Julie James **AND UNANIMOUSLY RESOLVED**

**THAT** the borrowing by-law indicated in the 1st paragraph of the preamble be financed by bills, in accordance with the following:

1. The bills will be dated June 25<sup>th</sup>, 2024.
2. Interest will be payable semi-annually, on June 25<sup>th</sup> and December 25<sup>th</sup> of each year.
3. The bills will be signed by the mayor and the clerk-treasurer.
4. The bills, one-quarter principal, will be repaid as follows:

<b>2025.</b>	<b>25 200 \$</b>	
<b>2026.</b>	<b>26 500 \$</b>	
<b>2027.</b>	<b>27 800 \$</b>	
<b>2028.</b>	<b>29 300 \$</b>	
<b>2029.</b>	<b>30 700 \$</b>	<b>(to pay in 2029)</b>
<b>2029.</b>	<b>0 \$</b>	<b>(to be renewed)</b>

**ADOPTÉE À L'UNANIMITÉ**

2024-06-R238

**7.7 Budget transfers**

**CONSIDERING THAT** it is necessary to make a few changes to the current budget to better track expenses and reallocate certain budgets.

**THEREFORE,**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED:**

**THAT** Council authorize the following budget transfers:

**De (crédit) (-) :**

02 13000 529	ENTRETIEN DU BATIMENT- ADMIN.	3 800
02 32000 141	SALAIRES VOIRIE	2 040
02 45110 446	MAT.RESIDUELLES (WASTE MANAG)	12 230
02 61000 133	ALLOCATIONS DEPENSES CCU	245
02 92112 840	REGL. EMPRUNT - SUBV. PIIRL	11 250

**À (débit) (+) :**

02 13000 340	PUBLICITE ET FRAIS DE PUBLICATION	1 900
02 13000 412	SERVICES JURIDIQUES	1 900
02 32000 331	TELEPHONE, COMMUNICATION	330
02 32008 525	ENTRETIEN - CAMION FORD 2011	210
02 32020 699	FOURNITURES -SIGNALISATION-	1 500
02 45120 999	AUTRES DEPENSES- TRICENTRIS	12 230
02 61000 459	IMMATRICULATION	245
03 20000 011	REMB. RE-278-1-2017 LAC ESCLAVES	11 250

**ADOPTED UNANIMOUSLY**

2024-06-R239

**7.8 Authorization to sign a letter of expectation with Le Syndicat Canadien de la Fonction Publique, Local 4852 to modify a function in the list of functions in the Collective Agreement.**

**CONSIDERING THAT** the Municipality wishes to regularize the position of Team Leader, currently worded in the collective agreement as Team Leader and Heavy Equipment Operator and Mechanic;

**CONSEQUENTLY,**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED THAT** Council authorize Mayor Gabrielle Parr and General Manager Steve Deschênes to sign for and in the name of the Municipality, the letter of agreement with the union as duly presented to Council.

**ADOPTED UNANIMOUSLY**

**8. Notice of Motion and by-law**

2024-06-R240

**8.1 Adoption of by-law number 356-2024, amending minor variance by-law 197-2012 of the Municipality of the Township of Harrington, to consider amendments to the Land Use Planning and Development Act (LAU) by Bill No. 67 (PL 67) and to modify the content of an application.**

**IT IS MOVED BY** Councillor Daniel St-Onge



**AND CARRIED TO ADOPT** By-law number 356-2024, amending minor variance by-law 197-2012 of the Municipality of the Township of Harrington, to consider, the amendments to the Land Use Planning and Development Act (LAU) by Bill No. 67 (PL 67) and to modify the content of an application.

**ADOPTED UNANIMOUSLY**

**BY-LAW NUMBER 356-2024, amending By-law 197-2012 respecting minor variances of the Municipality of the Township of Harrington, in order to take into account, the amendments to the Land Use Planning and Development Act (LAU) by Bill No. 67 (PL 67) and to modify the content of an application.**

**WHEREAS** the Municipality of the Township of Harrington is governed by the Land Use Planning and Development Act (L.R.Q., c. A-19.1).

**WHEREAS** the Minor Variance By-law 197-2012 of the Municipality of the Township of Harrington is in force throughout the territory and may be amended in accordance with the law.

**WHEREAS** the amendments made to the Act respecting land use planning and development (RLRQ, c. A-19.1) by Bill 67 (PL 67) assented to on March 25, 2021, an Act to introduce a new planning regime in flood-prone areas of lakes and watercourses, temporarily granting municipalities powers to meet certain needs and amending various provisions.

**WHEREAS** PL 67 amends, among other things, the provisions relating to minor variances.

**WHEREAS** the purpose of this draft by-law is to amend By-law number 197-2012 to consider the amendments made by PL 67 and to amend the documents required for the content of an application.

**WHEREAS** a notice of motion was filed, and the draft by-law was adopted at the regular meeting of the municipal council held on May 21, 2024.

**WHEREAS** this draft by-law contains no provisions subject to referendum approval.

**WHEREAS** a public consultation meeting was held on June 4, 2024, in accordance with the law, to present the draft by-law.

**WHEREAS** the draft by-law is presented in accordance with the Quebec Municipal Code.

**THEREFORE**, the Municipality of the Township of Harrington enacts as follows:

**ARTICLE 1 – PREAMBLE**

The preamble forms an integral part of the present by-law.

**ARTICLE 2**

Minor variance by-law 197-2012, as amended, is modified in article **2.1.2 “Provisions of the zoning by-law that may be the subject of a minor variance”** by replacing this article, which will read as follows:

**"2.1.2: Zoning by-law provisions subject to minor variances**

The regulatory provisions contained in the Zoning By-law may be the subject of an application for a minor variance, except for regulatory provisions relating to:

1. Uses
2. Land-use density, expressed in dwellings per hectare.
3. Number of parking spaces required for each use.
4. Provisions concerning a site where land use is subject to special constraints for reasons of public health or safety, environmental protection or general well-being, with respect to regulatory provisions adopted under subparagraph 16° or 16.1° of the second paragraph of section 113 of the Act respecting land use planning and development.

### **ARTICLE 3**

Minor variance By-law 197-2012, as amended, is modified in article **2.1.3** “**Provisions of the subdivision by-law that may be the subject of a minor variance**” by the addition of a paragraph after the first paragraph of the first clause which will read as follows:

#### **"2.1.3: Provisions of the subdivision by-law that may be the subject of a minor variance**

2. Provisions concerning a site where land use is subject to special constraints for reasons of public health or safety, environmental protection or general well-being with respect to regulatory provisions adopted under subparagraph 4° or 4.1° of the second paragraph of section 115 of the Act respecting land use planning and development."

### **ARTICLE 4**

Minor variance By-law 197-2012, as amended, is modified in article **2.1.6** “**Eligibility criteria**” by the addition of two paragraphs after the third paragraph of the first paragraph which will read as follows:

#### **"2.1.6: Eligibility criteria**

4. If the application does not result in an increased risk to public health or safety, environmental quality or general well-being.
5. The variance must be of a minor nature."

### **ARTICLE 5**

Minor variance By-law 197-2012, as amended, is modified in article **2.2.2** “**Content of the application**” by the addition of a paragraph after the eleventh paragraph of the first paragraph which will read as follows:

#### **"2.2.2: Application contents**

12. The signatures of neighbouring property owners adjacent to the immovable that is the subject of the application, attesting that they do not object to the granting of the minor variance;"

### **ARTICLE 6**

Minor variance By-law 197-2012, as amended, is modified in article **2.2.10** “**Issuance of permit or certificate**” by modifying the first paragraph to read as follows:

#### **"2.2.10: Issuance of a permit or certificate**

The permit or certificate may be issued by the designated officer following receipt of a certified copy of the resolution by which the Municipal Council grants the minor variance **or, where applicable, of the resolution of the Council of the MRC, or upon expiry of the time limit stipulated in the 2nd paragraph of article 2.2.11 of this by-law."**

#### **ARTICLE 7**

Minor derogation By-law 197-2012, as amended, is modified by the addition of article **2.2.11 "Transmission of the resolution to the MRC d'Argenteuil"** following article **2.2.10 "Issuance of the permit or certificate"** which will read as follows:

##### **"2.2.11: Transmission of the resolution to the MRC of Argenteuil**

When the resolution grants a minor variance in a location where land use is subject to particular constraints for reasons of public health or safety, environmental protection or general well-being, the Municipality must transmit a copy of this resolution to the MRC of Argenteuil.

The MRC Council may, within 90 days of receiving a copy of the resolution, if it considers that the decision authorizing the variance has the effect of aggravating the risks to public health or safety, or of adversely affecting the quality of the environment or the general well-being:

1. Impose any condition referred to in the second paragraph of Article 21 of this by-law for the purpose of mitigating such risk or impairment or modify, for such purposes, any condition provided for by the Municipal Council.
2. Disallow the decision authorizing the derogation, where mitigation of the risk or impairment is not possible.

A copy of any resolution passed by the MRC is sent to the Municipality without delay.

In such cases, a minor variance takes effect:

1. On the date on which the MRC notifies the Municipality that it does not intend to avail itself of the powers provided for in the second paragraph.
2. On the date on which the MRC resolution imposing or modifying conditions applicable to the variance comes into force.
3. On expiry of the period provided for in the second paragraph, if the MRC has not exercised the powers provided for in that paragraph within that period.

The Municipality must forward the MRC's resolution to the person who requested the variance or, in the absence of such a resolution, inform the person that its decision granting the variance has taken effect."

#### **ARTICLE 8 - COMING INTO FORCE:**

This by-law shall come into force in accordance with the Act.

2024-06-R241

**8.2 Adoption of BY-LAW NUMBER 357-2024, amending Permits and Certificates By-law 195-2012 of the Municipality of the Township of Harrington, to modify the content of construction permit applications and certificates of authorization for the use of containers during renovation, construction and/or demolition work as well as the provisions relating to the documents required for certain cadastral operations.**

**IT IS MOVED BY** Councillor Julie James

**AND CARRIED TO ADOPT** by-law number 357-2024, amending permit and certificate by-law 195-2012 of the Municipality of the Township of Harrington, to modify the content of construction permit applications and certificates of authorization for the use of containers during renovation, construction and/or demolition work, as well as the provisions relating to the documents required for certain cadastral operations.

**ADOPTED UNANIMOUSLY**

**BY-LAW NUMBER 357-2024, amending Permits and Certificates By-law 195-2012 of the Municipality of the Township of Harrington, in order to modify the content of construction permit applications and certificates of authorization for the use of containers during renovation, construction and/or demolition work, as well as the provisions relating to documents required for certain cadastral operations.**

**WHEREAS** the Municipality of the Township of Harrington is governed by the Land Use Planning and Development Act (R.S.Q., c. A-19.1).

**WHEREAS** the Permits and Certificates By-law number 195-2012 of the Municipality of the Township of Harrington, in force since May 22, 2012, may be amended in accordance with the law.

**WHEREAS** the Municipality of the Township of Harrington wishes to ensure sound management of construction materials following renovation, construction and/or demolition work on its territory.

**WHEREAS** a notice of motion was given, and the draft by-law was adopted at the regular meeting of the municipal council held on May 21, 2024.

**WHEREAS** this draft by-law contains no provisions subject to referendum approval.

**WHEREAS** the draft by-law is presented in accordance with the Municipal Code of Québec.

**THEREFORE**, the Municipality of the Township of Harrington decrees as follows:

**ARTICLE 1 - PREAMBLE**

The preamble forms an integral part of the present by-law.

**ARTICLE 2**

Permits and Certificates By-law 195-2012, as amended, is modified in article **3.2.1 “Contents of the building permit application”**, by the addition of a paragraph following the 16th paragraph of the first paragraph which will read as follows:

**"3.2.1: Contents of building permit application**

17. An undertaking signed by the owner or the owner's authorized agent that construction, renovation and/or demolition waste will be sent to the local Eco-center, landfill site or dry material disposal site, or that the work will not generate any construction waste. In addition, proof of waste disposal must be sent to the municipality.

**ARTICLE 3**

Permits and Certificates Bylaw 195-2012, as amended, is modified in Article **4.2.2 “Documents required for certain cadastral operations”**, by modifying the first paragraph to read as follows:

**"4.2.2: Documents required for certain cadastral operations**

The following provisions apply to any residential development project of 5 lots or more or to any residential project requiring the planning and/or subdivision of a street or vehicular lane, when located in a consolidation, development or restriction sector."

**ARTICLE 4**

Permits and Certificates Bylaw 195-2012, as amended, is modified in Article **5.2.1 “Contents of the application for a certificate of authorization”**, by the addition of a paragraph following the 11th paragraph of the first paragraph which will read as follows:

**"5.2.1: Contents of the application for a certificate of authorization**

12. An undertaking signed by the owner or the owner's authorized agent, stipulating that construction, renovation and/or demolition waste will be sent to the local Eco-center, landfill site or dry material disposal site, or that the work will not generate any construction waste. In addition, proof of waste disposal must be sent to the municipality.

**ARTICLE 5 - COMING INTO FORCE:**

This by-law shall come into force in accordance with the Act.

2024-06-R242

**8.3 Adoption of SECOND DRAFT BY-LAW NUMBER 358-2024, amending Zoning By-law 192-2012 of the Municipality of the Township of Harrington, to add provisions relating to trailer storage and outdoor storage for a residential group use.**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED TO ADOPT** the second by-law number 358-2024, amending Zoning By-law 192-2012 of the Municipality of the Township of Harrington, to add provisions relating to trailer storage and outdoor storage for a residential use.

**ADOPTED UNANIMOUSLY**

**SECOND DRAFT BY-LAW NUMBER 358-2024, amending Zoning By-law 192-2012 of the Municipality of the Township of Harrington, in order to add provisions relating to the storage of trailers and outdoor storage for a use in the residential group.**

**WHEREAS** the Municipality of the Township of Harrington is governed by the Land Use Planning and Development Act (R.S.Q., c. A-19.1).

**WHEREAS** Zoning By-law 192-2012 of the Municipality of the Township of Harrington is in force throughout the territory and may be amended in accordance with the law.

**WHEREAS** the Municipality of the Township of Harrington wishes to regulate trailer storage and outdoor storage on its territory.

**WHEREAS** a notice of motion was given, and the draft by-law was adopted at the regular meeting of the municipal council held on May 21, 2024.

**WHEREAS** a public consultation meeting was held on June 4, 2024, in accordance with the law, and questions from those present were answered.

**WHEREAS** this draft by-law contains provisions subject to referendum approval.

**WHEREAS** the draft by-law is presented in accordance with the Quebec Municipal Code.

**THEREFORE**, the Municipality of the Township of Harrington enacts as follows:

#### **ARTICLE 1 – PREAMBLE**

The preamble forms an integral part of the present by-law.

#### **ARTICLE 2**

Zoning By-law 192-2012, as amended, is modified in Article **2.4.2** “**Authorized temporary buildings or structures**”, by replacing the 8th paragraph of the first paragraph which will read as follows:

##### **"2.4.2: Authorized temporary buildings or structures**

8. In all zones authorizing the “Residential” use, a trailer as a temporary use may be authorized, subject to the following conditions:

- a) A maximum period of fourteen (14) consecutive days is authorized, and only one certificate of authorization per year may be granted.
- b) Only one trailer is authorized per lot.
- c) A main building must be erected on the lot.
- d) The trailer must be located on a lot with a minimum surface area of 500 m<sup>2</sup>.
- e) The trailer must have a valid registration.
- f) The trailer must be mobile and in good condition (no permanent fixtures).
- g) At no time may trailers be located within 20 metres of the natural high-water mark of a lake or watercourse.
- h) Trailers must not exceed 8 m in length. “

#### **ARTICLE 3**

Zoning By-law 192-2012, as amended, is modified in Article **2.4.2** “**Authorized temporary building or structures**”, by replacing the 2nd paragraph to read as follows:

##### **"2.4.2: Authorized temporary buildings or structures**

In addition, trailers as defined in article 2.4.2 must comply with the provisions of the table in article 3.3.4 of this by-law with respect to location and minimum setbacks."

#### **ARTICLE 4**

Zoning By-law 192-2012, as amended, is modified in the table of article **3.3.4** “**Residential use**”, by the addition of a new item following number 34 which will read as follows:

##### **"3.3.4: Residential use**

Usage, bâtiment, construction et équipement accessoires autorisés	Cour / marge avant	Cour / marge avant secondaire	Cours / marges latérales	Cour / marge arrière
35. Trailers	no	no	yes	Yes (excluding waterfront land (lake, river))
Minimum distance from lot line	-	-	3m	3 m

. »

## ARTICLE 5

Zoning By-law 192-2012, as amended, is modified, in Article **3.8.1 “Outdoor Storage”**, by modifying the 3rd paragraph of the first paragraph to read as follows:

### "3.8.1: Outdoor storage

3. Except for public uses, the use of a container, truck, trailer, wagon, rolling stock or any other similar equipment is prohibited for outdoor storage. **However, for a use in the housing group, a container or trailer may be authorized for the duration of construction, renovation or demolition work, all as prescribed in construction bylaw number 194-2012."**

## ARTICLE 6

Zoning By-law 192-2012, as amended, is modified by the addition of section **3.8.1.1 “Special provisions for trailer storage”** following section **“3.8.1: Outdoor storage”** which will read as follows:

### "3.8.1.1: Special provisions for trailer storage

Notwithstanding article 3.8.1, in all zones authorizing the “Residential” use, a trailer may be stored on a lot at any time without obtaining a certificate of authorization, subject to the following conditions:

- a) Only one trailer is permitted per lot.
- b) A main building must be erected on the lot.
- c) The trailer must be located on a lot with a minimum surface area of 1,500 m<sup>2</sup>.
- d) The trailer must be owned by the resident of the building.
- e) The trailer must have a valid registration.
- f) The trailer must be mobile and in good condition (no permanent inking).
- g) At no time may trailers be located within 20 metres of the natural high-water mark of a lake or watercourse.
- h) Trailers must not exceed 8 m in length.
- i) The trailer must not be used for residential purposes.
- j) The trailer must not be supplied with drinking water or be connected to the main residence's sewage system.

In addition, the provisions of the table in article 3.3.4 of this by-law apply to the location and minimum setbacks required."

## ARTICLE 7 - ENTRÉE EN VIGUEUR:

Le présent règlement entre en vigueur conformément à la Loi.

**8.4 Adoption of BY-LAW NUMBER 359-2024, amending Subdivision By-law 193-2012 of the Municipality of the Township of Harrington, to add provisions relating to acquired rights for streets as well as the modification of provisions for streets in a restricted area.**

**IT IS PROPOSED BY** Councillor Chantal Scapino

**AND RESOLVED TO ADOPT** by-law number 359-2024, amending Subdivision By-law 193-2012 of the Municipality of the Township of Harrington, to add provisions relating to acquired rights for streets as well as the modification of provisions for streets in a restricted area.

**ADOPTED UNANIMOUSLY**

**BY-LAW NUMBER 359-2024, amending Subdivision By-law 193-2012 of the Municipality of the Township of Harrington, in order to add provisions relating to acquired rights for streets as well as the modification of provisions for streets in a restricted sector.**

**WHEREAS** the Municipality of the Township of Harrington is governed by the Land Use Planning and Development Act (R.S.Q., c. A-19.1).

**WHEREAS** the Subdivision By-law 193-2012 of the Municipality of the Township of Harrington is in force and may be amended in accordance with the law.

**WHEREAS** the purpose of the by-law is to integrate provisions relating to acquired rights for streets and to modify the provisions for streets in restricted sectors.

**WHEREAS** a notice of motion was given, and the draft by-law was adopted at the regular meeting of the municipal council held on May 21, 2024.

**WHEREAS** this by-law contains no provisions subject to referendum approval.

**WHEREAS** a public consultation meeting was held on June 4, 2024, in accordance with the law, to present the draft by-law.

**WHEREAS** the by-law is presented in accordance with the Municipal Code of Québec.

**THEREFORE**, the Municipality of the Township of Harrington decrees as follows:

**ARTICLE 1**

Subdivision By-law 193-2012, as amended, is modified in section **3.1.17 "Street (restricted area)"**, by replacing this section, which will read as follows:

**"3.1.17: Street (restricted area)**

Within a restricted sector, as illustrated on the zoning plan forming part of zoning by-law number 192-2012, as amended, the planning and/or subdivision of a new private street (including the extension of an existing private street) are prohibited. The prohibition also applies to driveways as part of an integrated project.



In addition, the planning and/or subdivision of a new public street (including the extension of an existing public street) is authorized only in compliance with the following conditions:

1. The project must be accompanied by an ecological characterization signed by a biologist who is a member of the Association des biologistes du Québec and meets the requirements of the provisions set out in Permits and Certificates Bylaw number 195-2012, as amended.
2. Where applicable, the construction of a street within an ecological network, as illustrated on the plan accompanying Site Planning and Architectural Integration Program (SPAIP) bylaw number 258-2016, as amended, must comply with the objectives and evaluation criteria forming part of said SPAIP bylaw."

## **ARTICLE 2**

Subdivision By-law 193-2012, as amended, is modified by the addition of Article 4.1.1.1 "Conformity of existing streets" following Article 4.1.1 "Scope", which will read as follows:

### **"4.1.1.1: Conformity of existing streets**

Existing streets consisting of one or more distinct lots, on the official plan of the cadastre of Quebec prior to the coming into force of the present by-law, are considered to be in conformity with the latter.

Notwithstanding the foregoing, any extension of a street must be carried out in compliance with the applicable provisions of the present by-law."

## **ARTICLE 3 - COMING INTO FORCE:**

This by-law shall come into force in accordance with the Act.

## **9. Public works**

2024-06-R244

**9.1** Hiring of Hunter Rodger and Griffin Forget - Landscaping, horticulture and public works attendants for summer 2024.

**WHEREAS** the workload at the public work department justifies the addition of 2 additional employees to the position of planning, horticulture and public work attendants during the summer period.

**WHEREAS** the Municipality has received confirmation of a grant from the Canada Summer Jobs Program.

**THEREFORE,**

**IT IS MOVED BY** Councillor Chantal Scapino

**AND CARRIED THAT** council proceeds with the hiring of Mr. Hunter Rodger and Mr. Griffin Forget as work attendants for landscaping, horticulture and public work, student status, within the framework of the financial assistance program of Canada Summer Jobs, and that this hiring be for a maximum period of 13 weeks, at a rate of 40 hours per week, at an hourly **rate of \$20.04, starting June 18th, 2024.**

**ADOPTED UNANIMOUSLY**

## **10. Public Safety**

- Fire Response Summaries

Mayor Parr provided a synopsis of the fire response.

2024-06-R245

### **10.1 Authorization to purchase and install vehicle equipment for emergency services and public works**

**WHEREAS** following the purchase of a new truck to replace the Fire Chief's vehicle, it is necessary to equip the vehicle with a basic emergency alert and communication system as well as identification stickers.

**WHEREAS** the Municipality invited three (3) bidders to provide quotations for the required work and two (2) bids were received.

**THEREFORE,**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED THAT** the Municipality authorize payment to Prevo911 Tech, the lowest compliant bidder, in the amount of \$12,891.76, installation and taxes included, to equip the Fire Chief's vehicle with a basic emergency alert and communication system and identification decals.

**AND THAT** the expense be paid from the unrestricted accumulated surplus.

**ADOPTED UNANIMOUSLY**

## **11. Urban Planning**

- Mayor Parr presents a summary of permits issued.
- Summary of Urbanism permits issued in May, 2024
- List of general permits and certificates issued in May, 2024
- Summary report of subdivision permits issued in May, 2024

2024-06-R246

### **11.1 AIPP (PIIA) request number 2024-0073 Lot 6 069 107 - Chemin Narrows, Roll #2078-05-2656**

**CONSIDERING THAT** a request within the framework of By-law 258-2016-PIIA-01 and PIIA-04 was submitted for the construction of a residence on lot # 6 069 107.

**CONSIDERING THAT** this request is subject to the criteria of Bylaw no. 256-2016 respecting site planning and architectural integration programs for sloped properties and mountain sides and summits (SPAIP-01) and Bylaw no. 258-2018 respecting interventions within the ecological network (SPAIP-04).

**CONSIDERING THAT,** further to the review and analysis by the urban planning advisory committee, the proposed construction meets the guidelines, objectives and evaluation criteria set out in By-law No. 256-2016 respecting site planning and architectural integration programs for slopes, hillsides and mountain tops (SPAIP-01) and By-law No. 258-2018 respecting interventions within the ecological network (SPAIP-04).

**THEREFORE,**

**IT IS MOVED BY** Councillor Julie James

**AND CARRIED THAT** the council accept the construction project since it meets the objectives and criteria of PIIA Bylaw no. 258-2016 on site planning and architectural integration programs (PIIA 01) and bylaw no. 258-2018 applying to interventions within the ecological network (PIIA-04).

**ADOPTED UNANIMOUSLY**

**2024-06-R247**

**11.2 AIIP (PIIA) request number #2024-0048 - lot # 6 069 058, - 58 chemin des Mohawks, Roll #1779-53-2707**

**CONSIDERING THAT** a request within the framework of By-law Number 258-2016-PIIA-01 was submitted to install a prefabricated garden shed on lot #6 069 058.

**CONSIDERING THAT** this request is subject to the criteria set out in By-law No. 258-2016 respecting Site Planning and Architectural Integration Programs for sloped properties and mountain sides and summits (PIIA-01).

**CONSIDERING THAT,** upon analysis by the urban planning advisory committee, the type of shed meets the orientations, objectives and evaluation criteria set out in By-law No. 256-2016 respecting site planning and architectural integration programs for sloped properties, mountain sides and summits (PIIA-01).

**THEREFORE,**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED THAT the Council accept** the garden shed project since it meets the objectives and criteria of the Site Planning and Architectural Integration Program By-law (PIIA 01).

**ADOPTED UNANIMOUSLY**

**2024-06-R248**

**11.3 Request #2024-0056 for a minor variance - lot 6 534 157, 109 chemin de la Louve, Roll 1386-83-8170**

**CONSIDERING THAT** a request 2024-0056 was submitted for the property located at 109 chemin de la Louve, lot # 6 534 157, registration number 1386-83-8170.

**CONSIDERING THAT** the owner's request has two objectives, namely, to deviate from the area and width prescribed in sections 3.4.1 and 3.4.6 of Zoning By-law 192-2012.

**CONSIDERING** that the new width of the garage would have a frontage line of 14.8 metres instead of 8.94 metres and a new surface area of 138.43 square metres instead of 95.65 square metres.

**CONSIDERING** that the application of the regulatory provisions relating to this request would cause serious prejudice to the owner, since the lot on which the garage will be built alone covers an area of over 5 hectares, and the garage will be used to store maintenance equipment for the entire estate, i.e. over 311 hectares.

**CONSIDERING** the need for efficient management of a large property to accommodate all the equipment required to maintain the grounds (311 ha), the need for adequate storage space is justified.

**CONSIDERING** that the proposed project will have no visual impact and will not be visible from the street.

**THEREFORE,**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED THAT** the Council approve minor variance #2024-0056.

**ADOPTED UNANIMOUSLY**

## **12. Environmental hygiene**

- Monthly recycling tonnage sent to Tricentris - May 2024
- Eco-centre Summary Report - May 2024
- Summary report of garbage transported to Lachute - May 2024

**2024-06-R249**

### **12.1 Mandate to the MRC of Argenteuil to proceed with a group call for tenders for the collection and transportation of organic materials.**

**WHEREAS** the Municipality wishes to, and is in the process of, analyzing the possibility of offering its citizens a service for the collection and transportation of organic materials at 13 sites on its territory.

**WHEREAS** the Municipality has delegated its jurisdiction for the management of recyclable materials to the MRC of Argenteuil by resolution 2024-04-R200.

**WHEREAS** the Municipality has received a proposal from the MRC of Argenteuil to prepare, on its behalf and on behalf of several other interested municipalities, a call for tenders for the collection and transportation of organic materials.

**WHEREAS** the Municipality wishes to participate in the group call for tenders for the above-mentioned services.

**THEREFORE,**

**IT IS MOVED BY** Councillor Julie James

**AND CARRIED**

**TO ENTRUST** the MRC of Argenteuil the mandate to proceed, on behalf of the Township of Harrington and other interested municipalities, with the public tendering process to potentially award a contract for the collection and transportation of organic materials.

**TO AUTHORIZE** Director General Steve Deschênes to sit on the intermunicipal committee formed for this call for tenders.

**TO AUTHORIZE** Director General Steve Deschênes to participate in discussions with the MRC and to sign all documents required to complete this project.

**TO ENTRUST** the MRC and the intermunicipal committee formed for this call for tenders with the responsibility of analyzing the bids submitted and formulating recommendations with a view to the awarding of the contract(s) by the participating municipalities.

**TO TRANSMIT** a copy of this resolution to the MRC of Argenteuil.

**ADOPTED UNANIMOUSLY**

### **13. Recreation and Culture**

**2024-06-R250**

**13.1 Resolution to authorize a donation to the Lost River Community Centre (LRCC) for Canada Day celebrations.**

**WHEREAS** a request for a donation of \$500 was made to Council by the Lost River Community Centre (LRCC) to celebrate Canada Day.

**THEREFORE,**

**IT IS MOVED BY** Councillor Chantal Scapino

**AND CARRIED THAT** the Municipality of Harrington authorize the payment of \$500 to the Lost River Community Centre.

**ADOPTED UNANIMOUSLY**

**2024-06-R251**

**13.2 Resolution to authorize a donation to the Harrington Valley Community Centre (HVCC) for Canada Day celebrations.**

**WHEREAS** a request for a donation of \$1000 was made to Council by the Harrington Valley Community Centre (HVCC) to celebrate Canada Day.

**THEREFORE,**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED THAT** the Municipality of Harrington authorize the payment of \$1000 to the Harrington Valley Community Centre (HVCC).

**ADOPTED UNANIMOUSLY**

### **14. Question period**

The mayor answers questions from the citizens present at the meeting.

**2024-06-R252**

**15. Adjournment of the meeting**

**IT IS MOVED BY** Councillor Daniel St-Onge

**AND CARRIED THAT** the meeting be adjourned at 8:26 p.m.

**ADOPTED UNANIMOUSLY**

I, Gabrielle Parr, Mayor, certify that the signing of these minutes is equivalent to the signing by me of all the resolutions contained therein within the meaning of section 142 (2) of the Municipal Code of Québec.15.

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Gabrielle Parr  
Mayor

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Steve Deschênes  
Director General and Clerk-Treasurer