

Minutes of the Regular Sitting of the Council of the Municipality of the Township of Harrington held at Lost River Community Centre (CCLR), 2811, Route 327 this 16th day of December, 2024 at 7:16 p.m.

Present and forming quorum under the chairmanship of Mayor Gabrielle Parr, Councillors Chantal Scapino, Julie James, Daniel St-Onge, Richard Francoeur, Robert Dewar and Gerry Clark.

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 sitting of November 18th, 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 November, 2024
 - 7.3 Tabling of November, 2024 financial report
 - 7.4 Authorization - Signature of cheques at Caisse Desjardins
 - 7.5 Authorization for À Clic Revenu registration
 - 7.6 Authorization for access to AccèsD Affaires
 - 7.7 Calendar of regular council meetings for the year 2025
 - 7.8 Offer to purchase residual lots belonging to Hydro Québec, a Crown corporation
 - 7.9 Filing - Declaration of gifts and other benefits by councillors
 - 7.10 Filing of declaration of pecuniary interests
 - 7.11 Local Roads Assistance Program Component: Specific improvement projects by electoral district (PPA-CE) - rendering of account
- 8. Notice of motion and by-law**
 - 8.1 Deposit and notice of motion and presentation of **DRAFT BY-LAW NUMBER 364-2024**, amending by-law 195-2012 respecting permits and certificates.
 - 8.2 Adoption of **DRAFT BY-LAW NUMBER 364-2024**, amending by-law 195-2012 respecting permits and certificates

- 8.3 Deposit and notice of motion and presentation of **DRAFT BY-LAW NUMBER 365-2024** concerning duties on transfers of immovables and supplementary duties
- 8.4 Deposit, notice of motion and presentation of **DRAFT BY-LAW 366-2024** concerning the purchase of a 10-wheel truck and authorizing an expenditure of five hundred and twenty thousand nine hundred and eighty-six dollars (\$520 986) and decreeing a loan to defray the cost thereof.
- 8.5 Deposit and notice of motion and presentation of **DRAFT BY-LAW 367-2024** concerning the imposition of taxes and compensations for the year 2025

9. Public works

- 9.1 Awarding of a contract for a culvert replacement on Chemin de la Rivière Rouge

10. Public safety

- Fire response summary.

11. Urban planning and Environment

- 11.1 Summary of permits issued
- 11.2 Authorization to accept a site for a Videotron telecommunication tower

12. Environmental health

13. Recreation and culture

- 13.1 Financial assistance for the Lost River Community Centre skating rink
- 13.2 Financial assistance for Christmas tree lighting committee of Lost River Community Centre (LRCC)
- 13.3 Payment - Harrington Valley Community Centre (HVCC) reception hall painting contract surcharge
- 13.4 Payment - Harrington Valley Community Center (HVCC) submersible pump replacement

14. Question period

15. Closure of the meeting

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 November 2024.

3. Adoption of the agenda

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED THAT the agenda be adopted as proposed.
ADOPTED UNANIMOUSLY

2024-11-R368

4. Information from councillors

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

5. Question period

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

6. Approval of Minutes

2024-11-R369

6.1 Ordinary sitting of November 18th, 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 November 18th, 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 November 2024 are filed with the Board.

2024-11-R370

7.2 Acceptance of accounts payable and accounts paid for the month of November 2024

IT IS MOVED BY: Councillor Julie James

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

BILLS PAID (CHEQUES ISSUED NOVEMBER 2024)

240641	15/11/2024	Catherine Rowlands	42.00
240642	15/11/2024	Services de Cartes Desjardins	5946.00
240643	15/11/2024	Hydro-Québec	1598.81
240644	15/11/2024	Desjardins Sécurité Financière	7546.60
240645	15/11/2024	Bell Mobilité	159.18
240646	15/11/2024	Jonathan Rodger	50.00
240647	15/11/2024	Neil Swail	27.12
240648	19/11/2024	Inter Chantiers	624504.22
240649	25/11/2024	Tricentris Centre de Tri	12249.37
240650	30/11/2024	Municipalité de Boileau	10900.00
240651	30/11/2024	Gilbert P. Miller et Fils Ltée	16564.68
240652	30/11/2024	Bernard Bissonnette Ent. Général	11648.12
240653	30/11/2024	Transport Larivière et Fils	46440.70
240654	30/11/2024	9244-1369 Québec Inc.	22520.84
240655	19/11/2024	Lost River Community Center	338.03
240656	30/11/2024	Heather-Anne MacMillan	46.69
240657	30/11/2024	Cancelled	0.00
240658	30/11/2024	Retraite Québec	528.28
240659	30/11/2024	Hunter Rodger	21.00
240660	30/11/2024	Financière Banque Nationale	871.84
240661	30/11/2024	Steve Deschenes	324.30
240662	30/11/2024	Desjardins Sécurité Financière	6926.52
240663	30/11/2024	CUPE Local 4852	517.20
240664	30/11/2024	FTQ	871.68

SALARIES PAID (CHEQUES ISSUED NOVEMBER 2024)

Salaires pour les employés	41594.14
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Salaires pour les élus	8664.68
Salaires pour les pompiers	4961.53
Receveur Général du Canada	7742.92
Ministère du Revenu du Québec	16332.88
CSST	975.68

BILLS TO BE PAID (CHEQUES TO BE PAID DECEMBER 2024)

240665	17/12/2024	Waste Management	5437.79
240666	17/12/2024	Parent-Labelle Architecte	273.07
240667	17/12/2024	Urbacom	6558.17
240668	17/12/2024	Brandt Tractor Ltd.	10518.05
240669	17/12/2024	Les Ent. d'Élect Richard Prévost	17.65
240670	17/12/2024	PFD Avocats	1538.82
240671	17/12/2024	Fédération Québécoise des Municipales	5108.07
240672	17/12/2024	MRC d'Argenteuil	2206.15
240673	17/12/2024	Fonds Information Foncière	60.00
240674	17/12/2024	Équipement Grenville	225.14
240675	17/12/2024	9376-7507 Québec Inc.	6355.25
240676	17/12/2024	Villemaire Pneus et Mécanique	7660.23
240677	17/12/2024	Service d'Entretien Ménager-M.C.	1379.70
240678	17/12/2024	Juteau Ruel Inc.	1333.33
240679	17/12/2024	Service d'Arbres Loiselle	2332.27
240680	17/12/2024	Morency, Société d'Avocats	3257.32
240681	17/12/2024	Terapro Construction	143.15
240682	17/12/2024	Spino Plomberie Inc.	10520.21
240683	17/12/2024	9129-6558 Québec Inc.	1997.70
240684	17/12/2024	Groupe Polyplancer Inc.	33158.79
240685	17/12/2024	Les Services d'Entretien St-Jovite	3240.65
240686	17/12/2024	Canadian Tire	118.93
240687	17/12/2024	Fosses Septiques Miron	195.46
240688	17/12/2024	Matériaux SMB	11.48
240689	17/12/2024	Pyromont	2730.66
240690	17/12/2024	Laurentides Re/Sources Inc.	2797.21
240691	17/12/2024	Excavation Lambert Kelly	710.40
240692	17/12/2024	Auto Parts Extra	1503.40
240693	17/12/2024	H2LAB inc.	370.91
240694	17/12/2024	Service Hydraulique d'Argenteuil	103.49
240695	17/12/2024	Maxiburo	451.11
240696	17/12/2024	Martech	144.30
240697	17/12/2024	Groupe CLR SRAD Inc.	819.66
240698	17/12/2024	Cancelled (Turpin Vitres d'Autos)	0.00
240699	17/12/2024	Jaguar Media	201.21
240700	17/12/2024	Service de Recyclage Sterling	2323.93
240701	17/10/2024	Cancelled (Ser. Recyclage Sterling)	0.00
240702	17/12/2024	Saniquip	799.39
240703	17/12/2024	Medias Transcontinental S.E.N.C.	956.60
240704	17/12/2024	Énergies Sonic RN S.E.C.	2752.71
240705	17/12/2024	Les. Ent.d'Élect Richard Prévost	9197.95
240706	17/12/2024	Les Peintures Pat Compeau Inc.	11601.31
240707	17/12/2024	Turpin Vitres d'Autos	3667.71
240708	17/12/2024	Service de Recyclage Sterling	1098.24
			<u>996792.58</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 November, 2024

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

ADOPTED UNANIMOUSLY

2024-12-R371

7.4 Authorization - Signature of cheques, bank drafts and all documents related to Caisse Desjardins bank accounts

CONSIDERING it important to authorize the new Assistant Finance Director to sign cheques, bank drafts and all documents relating to bank accounts.

THEREFORE,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT Council authorize the following persons to sign cheques, bank drafts and all documents pertaining to bank accounts on behalf of the Municipality of the Township of Harrington:

Mrs. Gabrielle Parr, Mayor
Mr. Gerry Clark, Acting Mayor
Mr. Steve Deschênes, Director General and Clerk-Treasurer
Mr. Mathieu Dessureault, Assistant General Manager and Assistant Clerk-Treasurer
Mrs. Luce Tremblay, Assistant Finance Director.

ADOPTED UNANIMOUSLY

2024-12-R372

7.5 Authorization for Clic Revenu registration

WHEREAS Ms. Luce Tremblay has been hired as Assistant Director of Finance.

WHEREAS documents must be sent via the Clic Revenu electronic system, a Quebec government authentication service, and that an authorization must be obtained in order for her to access it and follow the procedure to register.

THEREFORE,

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED:

- **THAT** Mrs. Luce Tremblay be authorized to sign, on behalf of the Municipality of the Township of Harrington, the documents required for registration with Clic Revenu and generally, to do whatever is deemed useful and necessary for this purpose.

- **THAT** the Minister of Revenue be authorized to communicate to the representative the information in his possession that is necessary for registration with Clic Revenu.

ADOPTED UNANIMOUSLY

2024-12-R373

7.6 Authorization for access to AccèsD Affaires

CONSIDERING THAT the Municipality of the Township of Harrington has joined AccèsD Affaires and that Lucie Côté, Director of Finance, has been appointed Principal Administrator.

CONSIDERING THAT, following the hiring of Ms. Luce Tremblay as Assistant Finance Director, it is necessary to add another person designated as Lead Administrator.

THEREFORE,

IT IS MOVED BY: Councillor Julie James

AND CARRIED THAT Ms. Luce Tremblay, Assistant Director of Finance, be designated Principal Administrator for the purposes of using the

AccèsD Affaires service and that she be vested with all powers necessary for this purpose.

AND THAT the Minister of Revenue be authorized to communicate to the representative the information in his possession that is necessary for registration with Clic Revenu.

ADOPTED UNANIMOUSLY

2024-12-R374

7.7 Calendar of regular council meetings for the year 2025

CONSIDERING THAT article 148 of the *Quebec Municipal Code* provides that the Council must establish, before the beginning of each calendar year, the calendar of its regular meetings for the coming year, setting the day and time of the beginning of each meeting.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED to adopt the following schedule of regular Town Council meetings for the year 2025, starting at 7 p.m.:

Monday, January 20th, 2025
Monday, February 17th, 2025
Monday, March 17th, 2025
Tuesday, April 22nd, 2025
Tuesday, May 20th, 2025
Monday, June 16th, 2025
Monday, July 21st, 2025
Monday, August 18th, 2025
Monday, September 15th, 2025
Wednesday, October 1st, 2025
Monday, November 17th, 2025
Monday, December 15th, 2025

THAT regular meetings be held at the Lost River Community Centre, located at 2811 Route 327, except for the June 2025 and August 2025 meetings, which will be held at the Harrington Valley Community Centre, located at 420 chemin de Harrington.

AND THAT the contents of this resolution be circulated by public notice, in accordance with the law governing the municipality.

ADOPTED UNANIMOUSLY

2024-12-R375

7.8 Offer to purchase residual lots belonging to Hydro Québec, a Crown corporation

WHEREAS at the beginning of 2024, Hydro-Québec solicited the Municipality to offer us, in first rank, surplus lots that Hydro-Québec wishes to dispose of.

WHEREAS the majority of these lots border the Rivière-Rouge to the west and east of the river.

WHEREAS the total surface area of the lots for sale east of the river totals 849,911.60 square metres.

WHEREAS the municipality has been waiting for this opportunity to acquire these lots for several years in order to develop certain infrastructures to welcome these residents.

WHEREAS the municipality has had to deal with an upsurge in visitors wanting to access the Rivière-Rouge during the summer season.

WHEREAS these visitors park illegally along chemin de la Rivière-Rouge, causing nuisance to the neighbourhood and public safety risks.

WHEREAS the Municipality is receiving an increasing number of requests from residents who wish to have access to one or more bodies of water during the summer months.

WHEREAS the Rivière-Rouge is a jewel in the crown of our municipality and this opportunity to acquire these lots will never arise again.

WHEREAS the municipal administration analyzed with the help of members of the Council, one by one all the lots in order to know the potential for use and to offer a fair price based on the potential of the lots.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT Council authorizes the municipal administration to submit a global offer to purchase in the amount of \$144,900.00 for all the lots located east of Rivière-Rouge, namely lots:

6069905, 6069906, 6069907, 6070201, 6310085, 6315799, 6069908, 6315772, 6315800, 6069427, 6070203, 6315773, 6070202, 6315774, 6315797, 6070204, 6310067, 6070070, 6315775, 6070208, 6315771, 6315795, 6315796, 6454947, 6070207, 6310096, 6454948, 6069061, 6315794, 6310069, 6315793, 6370671, 6370672, 6210562 for a total surface area of 849,911.60 square metres (surface area from our municipal system).

THAT Council authorize Mayor Gabrielle Parr and General Manager Steve Deschenes to sign the offer to purchase as required by Hydro-Québec.

AND THAT Council ask Hydro-Québec to reserve the lots located west of the river until July 1, 2025, to enable the municipality to obtain subsidies for the acquisition of these lots.

ADOPTED UNANIMOUSLY

7.9 Filing - Declaration of gifts and other benefits by councillors

The General Manager submits to Council the report confirming that, in 2024, he received no declarations from Council members concerning the obligation to declare gifts, hospitality and other benefits that are not of a purely private nature and that exceed the value set by the Code of Ethics and Professional Conduct for Elected Officials.

7.10 Filing of declarations of pecuniary interests

PURSUANT TO Section 358 of the *Act respecting elections and referendums in municipalities*, the Director General and Clerk-Treasurer shall proceed with the filing of the declarations of pecuniary interests received from all Councillors.

7.11 Local Roads Assistance Program Component: Specific improvement projects by electoral district (PPA-CE) - rendering of accounts

2024-12-R376

WHEREAS the Municipality of the Township of Harrington has taken cognizance of the terms and conditions for the application of the Specific Improvement Projects (PPA) component of the Local Roads Assistance Program (PAVL) and undertakes to respect them.

WHEREAS the road network for which a request for financial assistance has been granted is under municipal jurisdiction and is eligible under the PAVL.

WHEREAS the work was carried out during the calendar year in which the Minister authorized it.

WHEREAS the work or related costs are eligible for PAVL.

WHEREAS accountability form V-0321 has been duly completed.

WHEREAS the transmission of the rendering of accounts for the projects was carried out upon completion of the work or no later than **December 31, 2024** of the calendar year in which the Minister authorized the work.

WHEREAS the payment is conditional on the acceptance, by the Minister, of the reporting relating to the project.

WHEREAS, if the reporting is deemed compliant, the Minister makes a payment to the municipalities based on the list of work he has approved, without however exceeding the maximum amount of assistance as it appears literally announcement.

WHEREAS other sources of financing for the work have been declared.

FOR THESE REASONS, on the motion of Councillor Daniel St-Onge, it is unanimously resolved and carried that the Council of the Municipality of the Township of Harrington approve the expenses in the amount of \$31,192.24 relating to the improvement work and inherent eligible costs mentioned on form V-0321, in accordance with the requirements of the Ministry of Transport of Quebec, and acknowledge that in the event of non-compliance, the financial assistance will be cancelled.

ADOPTED UNANIMOUSLY

8. Notice of Motion and by-law

8.1 Deposit and notice of motion and presentation of DRAFT BY-LAW NUMBER 364-2024, amending by-law 195-2012 respecting permits and certificates

Councillor Gerry Clark hereby gives notice of motion that by-law number 364-2024 amending by-law 195-2012 respecting permits and certificates will be adopted at a subsequent meeting.

Furthermore, he proceeds with the tabling and presentation of by-law number 364-2024 amending by-law 195-2012 respecting permits and certificates.

8.2 Adoption of DRAFT BY-LAW NUMBER 364-2024, amending Permits and Certificates By-law 195-2012 of the Municipality of the Township of Harrington, to modify the fees for permits and certificates as well as the content of a construction permit application for a building and for a sanitary facility.

IT IS MOVED BY: Councillor Gerry Clark

2024-12-R377

AND CARRIED to adopt Bylaw number 364-2024, amending Permits and Certificates Bylaw 195-2012 of the Municipality of the Township of Harrington, to modify the fees for permits and certificates as well as the content of a construction permit application for a building and for a sanitary installation.

ADOPTED UNANIMOUSLY

DRAFT BY-LAW NUMBER 364-2024, amending Permits and Certificates By-law 195-2012 of the Municipality of the Township of Harrington, in order to modify the fees for permits and certificates as well as the content of a construction permit application for a building and for a sanitary installation

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 update the fees for permits and certificates.

WHEREAS the amendments made to the *Act respecting land use planning and development* (R.S.Q., c. A-19.1) by Bill 76, assented to on November 27, 2024, are primarily intended to improve the quality of construction and public safety.

WHEREAS a notice of motion of the present by-law was given at the regular meeting of the municipal council held December 16, 2024 and the draft by-law was tabled at the same meeting.

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

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

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 Bylaw 195-2012, as amended, is modified in article 3.2.1 “Contents of the building permit application”, by the addition of a 17th paragraph after the 16th paragraph in the first paragraph which will read as follows:

“ 3.2.1: Contents of building permit application

17. The applicant has provided, in the cases and according to the terms and conditions stipulated in the *Building Act (chapter B-1.1)* and its regulations:

- a declaration that the contract provided for in the second paragraph of article 16 of the *Building Act* has been concluded.

- a declaration, produced by the person or organization that prepared the plans and specifications in accordance with the regulation provided for in

section 17.4 of this Act, to the effect that they comply with the *Construction Code (chapter B-1.1, r.2)*”.

ARTICLE 3

Permits and Certificates By-law 195-2012, as amended, is modified by the addition of article 3.2.6 following article 3.2.5 “Documents required for the construction or modification of a water withdrawal installation” which will read as follows:

” 3.2. Documents required to install or modify a septic installation

In addition to the plans and documents required in article 3.2.1, an application for a permit to install or modify a septic installation must be accompanied by the documents required by the *Regulation respecting wastewater disposal systems for isolated dwellings (Q-2, r.22)*, and in particular:

1° A site plan drawn to a scale of at least 1:500, showing:

- a) the cadastral designation of the lot.
- b) lot dimensions and area.
- c) lot lines and adjacent streets.
- d) the location of all buildings and services on the lot and on adjacent lots.
- e) the location of the septic tank, treatment unit and drinking water supply on the lot in question and on adjacent lots.
- f) where applicable, demonstration of the feasibility of installing a second septic field.
- g) location of any watercourse or lake.
- h) the topography of the site.
- i) location of existing woodlands and landscaping.
- j) direction of surface water flow.

2° A report by a qualified engineer or technologist indicating.

- a) in the case of a building or part of a building occupied by a residential use, the number of bedrooms in the building or part of the building.
- b) in the case of a building or part of a building occupied by a non-residential use, the total combined daily flow of wastewater, grey water and toilet water generated by the use occupying the building or part of the building.
- c) the name, address, telephone number and professional qualifications of the person who established the soil permeability level, as well as the results obtained with respect to the permeability of the natural soil and the level of the groundwater table.
- d) the degree of soil permeability of the receiving property, indicating the methodology used to establish the degree of soil permeability.
- e) levels of bedrock, groundwater or any permeable, low-permeability or impermeable soil layers below the surface of the receiving property.
- f) detailed soil stratigraphy, including type, nature and thickness of different soil types encountered.

g) the type of plant proposed and plans for the plant.

h) in the case of discharge into a watercourse, the flow rate of the watercourse and the rate of dilution of the effluent in the watercourse during low-water periods, the hydrographic network to which the watercourse belongs, the location of the discharge point and the effluent sampling point.

i) in the case of discharge into a ditch, the location of the discharge point and the effluent sampling point.

j) an indication of the conformity of the installation's components to the applicable NQ standards of the Bureau de normalisation du Québec.

k) if a treatment system, sump or receptacle is to be decommissioned, proof that it has been emptied, removed or filled with gravel, sand, earth or inert material.

3° Proof that the qualified engineer or technologist who produced the report is mandated to:

a) supervision of the septic system construction work.

b) producing and transmitting to the Municipality a certificate of compliance, no later than 30 days after completion of the septic system construction work. This certificate must confirm that the construction work has been carried out in accordance with the plans approved in the septic system construction permit application.

ARTICLE 4

Permits and Certificates By-law 195-2012, as amended, is modified in article 3.4.2 “**Duration of building permit**”, by the addition of a^{5th} line, following water withdrawal installation, to the table in the second paragraph, which will read as follows:

“ 3.4.2 : Duration of construction permit

Targeted Interventions	Maximum Intervention time	Maximum time limit for a renewal application
Septic Installation	12 months	6 months

ARTICLE 5

Permits and Certificates By-law 195-2012, as amended, is modified in Article 7.2.1 “**Rates**”, by modifying the fees in Table A Building permit for a residential use, Table B Building permit for other uses, Table C Subdivision permit, Table D Certificate of authorization, Table E Certificate of occupancy, Table F Other applications to read as follows:

“7.2.1: Rates

A. Building permits for residential use:	Tariff:
1. The construction or reconstruction of a main residential building:	\$ 1000
2. Extension of a main residential building:	\$ 250
3. The construction, reconstruction or extension of a building accessory to a residential use:	\$ 75

4. Installation, renovation, extension or reconstruction of a septic system for residential purposes:	\$ 150
5. Water withdrawal installation and any geothermal system covered by the By-law respecting water withdrawal and protection (c. Q-2, r. 35.2).	\$ 100

B. Building permits for other uses:	Tariff:
1. Construction or reconstruction of a main building:	\$ 2000
2. Extension of a main building:	\$ 300
3. The construction, reconstruction or extension of an accessory building:	\$ 150
4. Installation, renovation, expansion or reconstruction of a septic system:	\$ 150
5. Water withdrawal installation and any geothermal system covered by the By-law respecting water withdrawal and protection (c. Q-2, r. 35.2).	\$ 150

C. Subdivision permits:	Tariff:
1. Cadastral operation to create a lot:	\$ 100 for the first lot and \$ 50 for each additional lot
2. Cadastral operation to create a street:	\$ 200 / street
3. Consolidation of more than one lot to form one lot in compliance with urban planning regulations (consolidation plan):	\$ 50 / lot

D. Certificate of authorization:	Tariff:
1. Renovating a building for residential use:	\$ 100
2. Renovation of a non-residential building:	\$ 150
3. The construction, installation, relocation or modification of a sign, including its support, unless otherwise specified in the <i>Zoning By-law</i> :	\$ 100
4. Relocating a building:	\$ 100
5. Demolition of a building:	\$ 100
6. The construction, installation or modification of a fence, low wall or retaining wall:	\$ 0
7. The construction of a parking lot; (included in the certificate of occupancy):	\$ 0
8. Installation of a tower or antenna for uses other than residential:	\$ 500
9. Structures and works in the shoreline or littoral:	\$ 200
10. Structures and works in wetlands and in the protection strip:	\$ 200
11. Backfill and excavation operations:	\$ 100
12. Pool and spa installation:	\$ 100
13. The creation of a café-terrace:	\$ 100

14. Change of use or destination of a building or part of a building:	\$ 200
15. A temporary use or building:	\$ 100
16. Felling trees in the protection strip:	\$ 0
17. Installation of a diving board:	\$ 100

E. Certificate of occupancy:	Tariff:
1. Main uses other than residential:	\$ 100
2. Accessory use - professional or commercial services provided in the home:	\$ 50
3. Accessory residential use - artists' and crafts people's studios (such as woodworking, sculpture, painting, ceramics, cabinetmaking, bakeries, pastry shops, etc.):	\$ 50
4. Accessory use - additional dwelling:	\$ 150
5. Accessory residential use - recording studio:	\$ 50
6. Accessory use - Bed and breakfast:	\$ 200
7. Accessory residential use - agritourism lodging:	\$ 200
8. Accessory use - farmhouse:	\$ 100
9. Accessory use in an agricultural or agroforestry zone - artisanal and semi-artisanal activities related to the agri-food sector:	\$ 100

F. Other requests:	Tariff:
1. Zoning change:	\$ 2 500
2. Minor variance: <ul style="list-style-type: none"> • Request study and analysis by the CCU • Analysis by the municipal council and resolution : 	\$ 450 \$ 250

ARTICLE 6

Permits and Certificates By-law 195-2012, as amended, is modified in Article 7.2.1 “Rates”, by the addition of a third line to Table F Other requests which will read as follows:

” 7.2.1 : Rates

F. Other requests:	Tariff:
3. PIIA : <ul style="list-style-type: none"> • New construction or reconstruction of a main building: • Any other request subject to the PIIA by-law: 	\$ 300 \$ 150

ARTICLE 7 - COMING INTO FORCE:

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

8.3 Deposit and notice of motion and presentation of DRAFT BY-LAW NUMBER 365-2024 concerning duties on transfers of immovables

Councillor Gerry Clark hereby gives notice of motion that by-law number 365-2024 concerning duties on transfers of immovables will be adopted at a subsequent meeting.

Furthermore, he proceeds with the tabling and presentation of by-law number 365-2024 concerning duties on transfers of immovables.

DRAFT BY-LAW NUMBER 365-2024 concerning duties on transfers of immovables

CONSIDERING THAT, under the Act respecting duties on transfers of immovables (hereinafter referred to as the “Act”), the Municipality must collect a duty on the transfer of any immovable situated on its territory.

CONSIDERING THAT transfer duties are calculated on the basis of the tax base established in accordance with paragraphs 1 and 2 of section 2 of the Act.

CONSIDERING THAT each of the amounts used to establish the brackets of the tax bases provided for in this by-law is indexed in accordance with the formula set out in section 2.1 of the Act.

CONSIDERING THAT, pursuant to paragraph 3 of section 2 of the Act, the Municipality may set by by-law a rate higher than those provided for any portion of the tax base that exceeds \$500,000.

CONSIDERING THAT, at the regular council meeting held December 16, 2024, a council member tabled a draft by-law and gave notice of motion of the adoption of this by-law.

CONSIDERING THAT a copy of this by-law was sent to the members of the Municipal Council in accordance with the provisions of the Quebec Municipal Code (RLRQ, c. C-27.1).

CONSIDERING THAT a copy of this by-law was made available for public inspection at the start of the meeting.

CONSIDERING THAT the members of Council declare that they have read the by-law and renounce to its reading.

CONSEQUENTLY,

IT IS MOVED BY: _____

AND CARRIED THAT the present by-law be adopted and that it be approved and decreed as follows:

ARTICLE 1- PREAMBLE

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

ARTICLE 2 – INTERPRETATION

All terms used in this article have the meaning given to them in the Act respecting duties on transfers of immovables.

ARTICLE 3 - APPLICABLE RATE

The Municipality levies a 3% tax on the transfer of any immovable located on its territory whose tax base exceeds \$500,000.

ARTICLE 4 - IMMOVABLE PARTIALLY LOCATED ON THE TERRITORY OF ANOTHER MUNICIPALITY

When an immovable is located partially on the territory of the municipality and partially on the territory of another municipality, the fees set by the present by-law apply in accordance with the rules set out in the fourth paragraph of section 2 of the Act respecting duties on transfers of immovables.

ARTICLE 6 – ENTRY INTO FORCE

The present regulations come into force in accordance with the law.

8.4 Deposit, notice of motion and presentation of DRAFT BY-LAW 366-2024 concerning the purchase of a 10-wheel truck and authorizing an expenditure of five hundred and twenty thousand nine hundred and eighty-six dollars (\$520 986) and decreeing a loan to defray the cost thereof.

Councillor Robert Dewar hereby gives notice of motion that by-law number 366-2024 concerning the purchase of a 10-wheel truck and authorizing an expenditure of five hundred and seventy-eight thousand dollars (\$520 986) and decreeing a loan to defray the cost thereof.

Furthermore, he proceeds with the tabling and presentation of by-law number 366-2024 concerning the purchase of a 10-wheel truck and authorizing an expenditure of five hundred and seventy-eight thousand dollars (\$520 986) and decreeing a loan to defray the cost thereof.

DRAFT BY-LAW NUMBER 366-2024 decreeing an expense and a loan of \$520 986 for the acquisition of a 10-wheel truck

CONSIDERING the Municipality's need for a 10-wheel truck for work on the territory.

CONSIDERING that the Municipality wishes to acquire a vehicle of this type.

CONSIDERING that a loan is required to finance this acquisition.

CONSIDERING that a notice of motion of this by-law was given at the council meeting held December 16, 2024.

THEREFORE, by the present by-law bearing number RE-366-2024 and entitled BY-LAW DESCRIBING AN EXPENSE AND A LOAN OF \$520 986 FOR THE ACQUISITION OF A 10-WHEEL TRUCK.

IT IS MOVED BY: _____

AND UNANIMOUSLY RESOLVED THAT THE COUNCIL decrees as follows:

ARTICLE 1

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

ARTICLE 2

Council is authorized to purchase a 10-wheel truck, as shown on the detailed estimate prepared by Neil Swail, Director, Public Works, dated December 11, 2024, including costs, net taxes and contingencies, which estimate forms an integral part of the present by-law as Annex "A".

ARTICLE 3

Council is authorized to spend an amount of \$520,986 for the purposes of the present by-law.

ARTICLE 4

To pay for the expenses stipulated in the present by-law, Council is authorized to borrow an amount of \$ 520,986 over a period of 10 years.

ARTICLE 5

To provide for the expenses incurred with regards to the interest and the reimbursement in capital of the annual loan repayments, it is by the present by-law imposed and will be levied, annually, during the term of the loan, on all taxable properties located on the Municipality's territory, a special tax at a sufficient rate as per their value as shown on the valuation roll in effect each year.

ARTICLE 6

Should the amount of an appropriation authorized by the present by-law be greater than the amount spent in relation to this appropriation, Council is authorized to use this surplus to pay for any other expense decreed by the present by-law and for which the appropriation would prove insufficient.

ARTICLE 7

Council allocates to the reduction of the loan decreed by the present by-law any contribution or grant that may be paid to it for the payment of all or part of the expense decreed by the present by-law.

The Council also allocates any subsidy payable over several years to the payment of all or part of the debt servicing. The loan repayment term corresponding to the amount of the grant will be automatically adjusted to the period set for payment of the grant.

ARTICLE 8

In the event of any discrepancy between the French and English texts, the French text shall prevail.

ARTICLE 9

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

8.5 Deposit and notice of motion and presentation of DRAFT BY-LAW 367-2024 concerning the imposition of taxes and compensations for the year 2025

Councillor Robert Dewar hereby gives notice of motion that by-law #367-2024 concerning the imposition of taxes and compensations for the year 2025 will be adopted at a subsequent meeting.

Furthermore, he proceeds with the tabling and presentation of draft by-law #367-2024 concerning the imposition of taxes and compensations for the year 2025.

DRAFT BY-LAW NUMBER 367-2024 concerning the imposition of taxes and compensations for the year 2025

WHEREAS the Municipality of the Township of Harrington has adopted its budget for the year 2025.

WHEREAS it is necessary to determine property tax rates and compensation for municipal services for the year 2025.

WHEREAS the financial policy aims to maximize financial, material and human resources in order to control the increase in the tax rate while maintaining a social and financial balance.

WHEREAS a notice of motion was duly given at the regular Council meeting held December 16, 2024.

WHEREAS a copy of this by-law has been delivered to the members of the Municipal Council in accordance with the provisions of the Quebec Municipal Code (RLRQ, c. C-27.1);

WHEREAS a copy of the by-law is available for public consultation at the beginning of the meeting.

WHEREAS the members of Council declare that they have read said by-law and renounce to its reading.

FOR THESE REASONS,

IT IS MOVED BY: _____

AND CARRIED THAT the council of 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 - FISCAL YEAR

The rates and tariffs listed below apply for the 2025 fiscal year.

ARTICLE 3 - GENERAL PROPERTY TAXES

A general property tax is hereby imposed and will be levied on all taxable immovables in the municipality according to their value as shown on the assessment roll at a rate of \$0.2434 per \$100.00 of assessment, for the year 2025.

ARTICLE 4 - SÛRETÉ DU QUÉBEC

In order to pay the costs associated with the Sûreté du Québec, a tax is hereby imposed and will be levied on all taxable immovables in the municipality according to their value as shown on the assessment roll, at a rate of \$0.0513 per \$100.00 of assessment, for the year 2025.

ARTICLE 5 - MRC D'ARGENTEUIL'S CONTRIBUTION

To pay the MRC d'Argenteuil's share, a tax is hereby imposed and will be levied on all taxable properties in the municipality according to their value as shown on the assessment roll, at a rate of \$0.0400 per \$100.00 of assessment, for the year 2025.

ARTICLE 6 - FIRE PROTECTION SERVICE

To pay the costs associated with the fire protection and public safety service, a tax is hereby imposed and will be levied on all taxable immovables of the Municipality according to their value as it appears on the assessment roll, at a rate of \$0.0295 per \$100.00 of assessment, for the year 2025.

ARTICLE 7 - DEBT SERVICING

To pay the costs associated with debt servicing, a special tax is hereby imposed and will be levied on all taxable immovables of the Municipality according to their value as shown on the assessment roll, at a rate of \$0.0359 per \$100.00 of assessment, for the year 2025.

ARTICLE 8 - RATES APPLICABLE TO BORROWING BY-LAW 278-1- 2017 - LAC DES ESCLAVES SECTOR

The rates applicable to borrowing by-law 278-1- 2017, as established by by-law, are as follows: To provide for 22.5% of the expenses associated with servicing the debt related to the acquisition of the base of chemin du Lac des Esclaves and the upgrading of said road, a special tax is hereby imposed and will be levied on all taxable immovables bordering chemin du Lac des Esclaves, according to their value as it appears on the assessment roll, at a rate of \$0.0309 per \$100.00 of assessment, for the year 2025.

To provide for 52.5% of the expenses associated with servicing the debt related to the acquisition of the base of Slave Lake Road and the upgrading of said road, compensation is hereby imposed and will be levied from each owner of one or more taxable immovables bordering Slave Lake Road, at the rate of \$252.09, for the year 2025.

ARTICLE 9 - COMPENSATION FOR WASTE MANAGEMENT SERVICES

Owners of taxable immovables with a building value of \$10,000 or less are exempt from this compensation if no waste management services are used by these taxable immovables.

In order to pay for waste management services, namely:

- Collection and transportation of waste and miscellaneous refuse
- Collection, transportation and processing of recyclable materials
- Removal of organic materials,

It is, by the present by-law, imposed and will be required, for the year 2025, sufficient compensation from all owners of taxable buildings in the Municipality, this compensation being distributed among them according to the following rate structure, with the exception of dwelling units in the Lac des Spectacles sector:

- Residential - for each dwelling: \$205
- Commercial and industrial **unit**- Other premises: \$205

ARTICLE 10 - Rate for housing units in the Lac des Spectacles sector

To provide for the costs associated with residual materials management services for the Lac des Spectacles sector, a rate of \$257.50 is hereby imposed and will be levied, for each housing unit, for the 2025 fiscal year.

ARTICLE 11 - NUMBER AND DATES OF INSTALMENTS

All municipal taxes may be paid, at the option of the debtor, in a single instalment or in three (3) instalments, when the total of such taxes in an account equals or exceeds \$300.00 or in three (3) equal instalments as follows:

- 1st instalment: 30 days from date of mailing of tax accounts;
- 2nd instalment: June 16, 2025
- 3rd instalment: September 15, 2025

The latest date on which the first instalment of municipal taxes may be paid is the thirtieth (30th) day following the mailing of the tax bill, and any

instalment subsequent to the first must be paid respectively on the sixtieth (60th) day on which the previous instalment may be paid.

If the first instalment or single instalment is not paid on or before the due date, this first instalment or single instalment becomes due (only) and bears interest from that date at the rate provided for in Article 12.

If the second instalment is not paid on or before the due date, this second instalment becomes due (only) and bears interest from that date at the rate provided for in article 12.

If the third instalment is not paid on or before the due date, this third instalment becomes due (only) and bears interest from that date at the rate provided for in article 12.

When a payment is due on a weekend or statutory holiday, the payment may be made on the next business day without penalty.

All taxes and compensations established and imposable by the present by-law become due and payable at the municipal office or at any Desjardins credit union or banking institute accepting payment.

ARTICLE 12 - OTHER PROVISIONS

The provisions of article 10 also apply to all municipal taxes or compensation levied by the municipality, as well as to municipal tax supplements resulting from a modification to the assessment roll.

ARTICLE 13 - INTEREST RATE ON ARREARS

From the time taxes become payable, any unpaid balance shall bear interest at the annual rate of 15%.

This rate also applies, from January 1, 2025, to all receivables and accounts receivable outstanding prior to the entry into force of these regulations.

ARTICLE 14 - ADMINISTRATION FEES

An administration fee of \$50.00 will be charged to any drawer of a cheque or payment order remitted to the Municipality whose payment is refused by the drawee.

ARTICLE 15 - COMING INTO FORCE

This by-law comes into force in accordance with the law.

ADOPTED UNANIMOUSLY

9. Public works

9.1 Awarding of a contract for a culvert replacement on Chemin de la Rivière Rouge

CONSIDERING THAT culvert no. HA-PC-0042 was swept away by storm waters caused by the remnants of Hurricane Debby.

CONSIDERING THAT Ministerial Order # 007-2024 provides for financial assistance to recover the cost of the damage.

CONSIDERING THAT the water flowing through this culvert comes from a recognized watercourse.

CONSIDERING THAT it is essential to ensure the free flow of water in this watercourse to prevent further damage and maintain adequate drainage.

CONSIDERING THAT the Municipality has issued a call for tenders for the installation of this culvert in compliance with current regulations.

CONSIDERING THAT the lowest compliant bid was submitted by David Riddell Excavation /Transport for a total cost of \$ 271 940.79 including all applicable taxes.

BE IT RESOLVED THAT the Council of the Municipality hereby accepts the bid submitted by David Riddell Excavation/Transport for the installation of culvert No. HA-PC-0042 at a total cost of \$ 271 940.79.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED:

o **TO** award the contract for the replacement of a culvert on chemin de la Rivière Rouge, to David Riddell Excavation /Transport for the sum of \$ 271 940.79, taxes included.

o **TO** appropriate said expense to the unrestricted surplus.

o **AND THAT** this work be included in our request for reimbursement from the Minister of Public Security.

ADOPTED UNANIMOUSLY

10. Public Safety

Mayor Parr provided a synopsis of the fire response.

11. Urban Planning and Environment

11.1 Summary of permits issued

11.2 Authorization to accept a site for a Videotron telecommunication tower

WHEREAS Vidéotron is planning the installation of radiocommunication and broadcasting antenna system(s) on the territory of the Municipality of the Township of Harrington.

WHEREAS the Municipality of the Township of Harrington has taken cognizance of the project for the installation of a radiocommunication and broadcasting antenna system(s), the whole, as described in the document “public notice”.

WHEREAS as part of this procedure, a favourable opinion concerning the proposed locations for the installation of radiocommunication and broadcasting antenna systems on the municipal territory is required.

WHEREAS the CPC-2-0-03 procedure of Innovation Sciences and Economic Development Canada applies to the installation of radiocommunication and broadcasting antenna systems, which procedure stems from the application of the *Radiocommunication Act*.

WHEREAS the site in question constitutes the site of least impact given the technical imperatives with which the promoter must also contend.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Gerry Clark

AND CARRIED THAT the Municipality of the Township of Harrington is favourable to the project submitted by Vidéotron for the installation of a radiocommunication and broadcasting antenna system on lot #6 210 877.

AND TO forward a copy of this resolution to Vidéotron, to the attention of Mr. Jan Triponez.

ADOPTED UNANIMOUSLY

12. Environmental hygiene

13. Recreation and Culture

2024-12-R380

13.1 Financial assistance for the Lost River Community Centre skating rink

WHEREAS the Municipality wishes to financially support the construction and maintenance of the skating rink at the Lost River Community Centre.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED to grant financial assistance of up to \$4,500 to the Patinoire Communautaire de Lost River. An initial amount of \$2,000 will be paid to Patinoire Communautaire de Lost River and, upon presentation of supporting documents, the balance of \$2,500 will be granted.

ADOPTED UNANIMOUSLY

2024-12-R381

13.2 Financial assistance for Christmas tree lighting committee of Lost River Community Centre (LRCC)

WHEREAS the Lost River Community Centre (LRCC) Christmas Tree Lighting Committee has applied for financial assistance in the amount of \$250.00.

THEREFORE,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT the Municipality grant financial assistance in the amount of \$250 to the Lost River Community Centre (LRCC) Christmas Tree Lighting Committee.

AND THAT payment be authorized

ADOPTED UNANIMOUSLY

2024-12-R382

13.3 Payment - Harrington Valley Community Centre (HVCC) reception hall painting contract surcharge

CONSIDERING THAT the Municipality awarded a contract in the amount of \$11,601.31 to *Les Peintures Pat Campeau* under resolution 2024-08-R293 for the painting of the Centre Communautaire de la Vallée de Harrington (HVCC) within the framework of the financial assistance program Fonds régions et ruralité - Volet 4.

CONSIDERING THAT additional and initially unforeseen painting work had to be requested as part of this contract.

FOR THESE REASONS,

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED THAT the Municipality authorize payment in the amount of \$4,035.29 to *Les Peintures Pat Campeau* for additional painting work at the Harrington Valley Community Centre (HVCC).

ADOPTED UNANIMOUSLY

2024-12-R383

13.4 Payment - Harrington Valley Community Center (HVCC) submersible pump replacement

CONSIDERING THAT, as part of the plumbing repairs at the Harrington Valley Community Centre (HVCC), it has become necessary to replace the center's submersible pump.

CONSIDERING THAT this work is eligible for financial assistance under the Region and rural funds – Component 4 financial assistance program.

FOR THESE REASONS,

IT IS MOVED BY: Councillor Julie James

AND CARRIED THAT the Municipality authorize payment in the total amount of \$10,432.88, taxes included, for work related to the replacement of the submersible pump to *Henri Cousineau & Fils*.

ADOPTED UNANIMOUSLY

14. Question period

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

2024-11-R384

15. Closure of the sitting

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT the meeting be adjourned at 8:21 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.

Gabrielle Parr
Mayor

Steve Deschênes
Director General and Clerk-
Treasurer