

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 20th day of January, 2025 at 7:00 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 December 16th, 2024

6.2 Special sitting of December 16th, 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 December, 2024

7.3 Tabling of December, 2024 financial report

7.4 Support for the Town of Brownsburg-Chatham's requests to the Ministry of Transport and Sustainable Mobility of Québec following the announcement of the closure of the Henri-Raby Bridge

7.5 Submission of a request for financial assistance from the MRC of Argenteuil, under the FRR-Volet 4 program, for phase 1 (land acquisition) of the Rivière Rouge public accessibility project.

7.6 Request for financial assistance from Bennie's Rescue

7.7 Renewal of PG Solutions services for 2025

8. Notice of motion and by-law

8.1 Adoption of **BY-LAW NUMBER 364-2024**, amending by-law 195-2012 respecting permits and certificates.

8.2 Adoption of **BY-LAW NUMBER 365-2024** concerning duties on transfers of immovables and supplementary duties

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

9. Public works

9.1 Authorization of an expense for the supervision, updating of plans and provisional and final acceptance visits for the installation of a 3000 mm culvert on Chemin de la Rivière Rouge

9.2 Recall of a temporary employee - Mr. Hunter Rodger

9.3 End of employment - Personnel number 978

9.4 Seasonal employee called back to work – Mr. Paul Knerr

10. Public safety

11. Urban planning and Environment

11.1 Summary of permits issued

12. Environmental health

12.1 Authorization to sign a contract with Compostage Mironor to receive and process compostable materials

13. Recreation and culture

14. Question period

15. Closure of the sitting

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 December, 2024.

2025-01-R001

3. Adoption of the agenda

IT IS MOVED BY: Councillor Daniel St-Onge

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 December, 2024.

5. Question period

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

6. Approval of Minutes

2025-01-R002

6.1 Ordinary sitting of December 16th, 2024

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

THEREFORE,

IT IS MOVED BY: Councillor Chantal Scapino

AND CARRIED THAT the minutes of the regular sitting of the Municipal Council held on December 16th, 2024 be adopted.

ADOPTED UNANIMOUSLY

2025-01-R003

6.2 Extraordinary sitting of December 16th, 2024

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

THEREFORE,

IT IS MOVED BY: Councillor Chantal Scapino

AND CARRIED THAT the minutes of the extraordinary sitting of the Municipal Council held on December 16th, 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 December, 2024 are filed with the Board.

2025-01-R004

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

IT IS MOVED BY: Councillor Daniel St-Onge

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

BILLS PAID (CHEQUES ISSUED DECEMBER 2024)

240709	12/12/2024	Desjardins Sécurité Financière	7101.88
240710	12/12/2024	Bell Mobilité	113.94
240711	12/12/2024	Jonathan Rodger	50.00
240712	12/12/2024	Neil Swail	453.68
240713	12/12/2024	Municipalité de Boileau	10900.00
240714	12/12/2024	Bernard Bissonnette Ent. Général	11648.12
240715	12/12/2024	Transport Larivière et Fils	48194.08
240716	12/12/2024	9244-1369 Québec Inc.	22520.84
240717	12/12/2024	Gilbert P. Miller et Fils Ltée	16564.68
240718	17/12/2024	Les Peintures Pat Compeau Inc.	4035.29
240719	17/12/2024	Henri Cousineau & Fils	10432.88
240720	17/12/2024	Lost River Community Center	250.00
240721	17/12/2024	Patinoire Communautaire Lost River	2000.00
240722	31/12/2024	Heather-Anne MacMillan	534.86
240723	31/12/2024	Hydro-Québec	612.97
240724	31/12/2024	Retraite Québec	528.28
240725	31/12/2024	Financière Banque Nationale	872.00
240726	31/12/2024	Steve Deschenes	224.80
240727	31/12/2024	FTQ	871.52
240728	31/12/2024	Desjardins Sécurité Financière	7084.26
240729	31/12/2024	CUPE Local 4852	589.40
240730	31/12/2024	Hunter Rodger	46.62
240731	31/12/2024	Hydro-Québec	5387.93
240732	31/12/2024	Lucie Charrette	210.00
240733	31/12/2024	Martin Lapointe	180.00
240734	31/12/2024	Jean-François Desfossés	150.00
240735	31/12/2024	Jeffrey Clark	90.00

**SALARIES PAID
(CHEQUES ISSUED DECEMBER 2024)**

Salaires pour les employés (salary of employees)	53310.87
--	----------

Salaires pour les élus (salary of elect members)	8664.70
Salaires pour les pompiers (salary of firemen)	2159.72
Receveur Général du Canada	8856.78
Ministère du Revenu du Québec	19006.97
CSST	1034.01

BILLS TO BE PAID (CHEQUES TO BE PAID JANUARY 2025)

240736	21/01/2025	Waste Management	7932.19
240737	21/01/2025	Municipalité de Boileau	4071.08
240738	21/01/2025	9284-3838 Québec Inc.	2931.41
240739	21/01/2025	Propane Levac	1803.18
240740	21/01/2025	Urbacom	2327.09
240741	21/01/2025	PFD Avocats	1189.99
240742	21/01/2025	Fédération Québécoise des Municipales	367.92
240743	21/01/2025	MRC d'Argenteuil	1356.58
240744	21/01/2025	M. Maurice Entrepreneur Élect. Inc.	201.72
240745	21/01/2025	Fonds Information Foncière	90.00
240746	21/01/2025	Machineries Forget	284.07
240747	21/01/2025	9079-9099 Québec Inc.	237.31
240748	21/01/2025	Service d'Entretien Ménager-M.C.	1379.70
240749	21/01/2025	Le Code Ducharme	137.55
240750	21/01/2025	Juteau Ruel Inc.	165.73
240751	21/01/2025	Service d'Arbres Loiselle	1103.76
240752	21/01/2025	Caltha Conseils Inc.	3679.20
240753	21/01/2025	9129-6558 Québec Inc.	12941.43
240754	21/01/2025	Fusion Signalisation	10179.89
240755	21/01/2025	9377-3760 Québec Inc.	90703.78
240756	21/01/2025	GLS Canada	23.29
240757	21/01/2025	Canadian Tire	768.75
240758	21/01/2025	Fosses Septiques Miron	195.46
240759	21/01/2025	CMP Mayer Inc.	1743.89
240760	21/01/2025	Matériaux SMB	17.45
240761	21/01/2025	Laurentides Environnement	648.95
240762	21/01/2025	Auto Parts Extra	106.96
240763	21/01/2025	H2LAB inc.	341.25
240764	21/01/2025	Location Madden Rental	168.89
240765	21/01/2025	Service Hydraulique d'Argenteuil	18.77
240766	21/01/2025	Service de Recyclage Sterling	1137.92
240767	21/01/2025	Énergies Sonic RN S.E.C.	4931.52
240768	21/01/2025	Crédit Express	102.33
240769	21/01/2025	Garpiépt Bussière C.A. Inc.	3345.77
			<u>401315.86</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 December, 2024

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

ADOPTED UNANIMOUSLY

2025-01-R005

7.4 Support for the Town of Brownsburg-Chatham's requests to the Ministry of Transport and Sustainable Mobility of Quebec following the announcement of the closure of the Henri-Raby Bridge

CONSIDERING THAT that the town of Brownsburg-Chatham passed a resolution on December 10th, 2024 concerning the sudden closing of the Henri-Raby bridge on December 5th, 2024

CONSIDERING THAT the bridge is owned by the Ministry of Transport and Sustainable Mobility of Quebec (MTMD).

CONSIDERING THAT the bridge is the main access for school transport and walkers which affects mobility of all citizens in the municipalities of the MRC.

CONSIDERING THAT the plans to repair this bridge have been ongoing for more than five (5) years and are constantly being delayed and there is no concrete plan nor timetable from the Ministry of Transport and Sustainable Mobility of Quebec regarding the repair or replacement of the bridge.

CONSIDERING THAT the Town of Brownsburg-Chatham is demanding a precise and detailed timetable.

CONSIDERING THAT the Town of Brownsburg-Chatham is requesting that the MTMD implement a solution to ensure active transportation is maintained on the bridge and that they assume all costs associated with a new bridge as well as any cost for the installation and maintenance of a detour road.

CONSIDERING THAT the Township of Harrington fully support these requests to ensure the safety and mobility of all citizens of the MRC.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Chantal Scapino

AND CARRIED THAT the Municipal Council of Harrington support the Town of Brownsburg-Chatham in their request to the MTMD to supply a detailed timeline for repairs or replacement of the bridge as well as assuming all costs of this and of any interim solutions.

ADOPTED UNANIMOUSLY

2025-01-R006

7.5 Submission of a request for financial assistance from the MRC of Argenteuil, under the FRR-Section 4 program, for phase 1 (land acquisition) of the rivière Rouge public accessibility project.

CONSIDERING THAT the Municipality of Harrington is a signatory and beneficiary of the Argenteuil MRC's Vitalization agreement within the framework of Section 4 - Support for vitalization and intermunicipal cooperation, Vitalization axis, Vitalization agreements with MRCs portion of the Regions and rurality fund.

CONSIDERING THAT the municipality of Harrington has been identified as a Q-5 devitalized municipality, making it eligible for this program.

CONSIDERING THAT the Township of Harrington has access to \$698,744 from the sub-envelope dedicated to projects of local scope in the Revitalization agreement (Section 4) of the Regions and Rurality Fund (FRR) of the MRC of Argenteuil.

CONSIDERING THAT the municipality, through resolution 2024-12-R375, has made an offer to purchase residual lots belonging to the Crown Corporation Hydro Québec.

CONSIDERING THAT the municipality plans to give these residents access to the rivière Rouge this year by installing boat launches, parking lots, signage, dry toilets and, eventually, an orderly parking access control system with ticket and sticker.

CONSIDERING THAT the initial offer to purchase is \$144,900 as submitted to the vitalization committee, of which \$44,900 will be paid by the municipality.

FOR ALL OF THESE REASONS,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED:

THAT the preamble forms an integral part of this resolution.

THAT the Council has taken cognizance of all the terms and obligations set out in the devitalization framework, Regions and Rurality Fund - Section 4. Support for revitalization.

THAT the Municipal Council recommend and approve the submission of a request for financial assistance in the amount of \$100,000 within the framework of the Vitalization Agreement (Section 4) of the Regions and Rurality Fund (FRR) of the MRC of Argenteuil for the project entitled Phase 1 (Land purchases) of the rivière Rouge Public Accessibility Project.

THAT the said amount requested under the Vitalization Agreement (Section 4) of the Regions and Rurality Fund (FRR) come from the sub-envelope reserved for projects of local scope for the Municipality of the Township of Harrington.

THAT the municipal contribution of 10% of the cost of the project will be paid in cash by the Municipality.

AND THAT the Municipal Council of the Township of Harrington authorize Mr. Steve Deschênes, Director General, to sign for and in the name of the Municipality, all documents concerning this request for financial assistance.

ADOPTED UNANIMOUSLY

2025-01-R007

7.6 Request for financial assistance from Bennie's Rescue

CONSIDERING THAT a request for financial assistance has been submitted to Council by Bennie's Rescue concerning the problem of stray cats on the territory of Harrington.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT the Council of the Municipality of Harrington authorize the payment of \$2,000 to Bennie's Rescue as financial assistance for the year 2025.

(G/L Account 02-290-00-451)

ADOPTED BY A MAJORITY

- **FOR:**
Councillors Chantal Scapino, Robert Dewar, Gerry Clark and Daniel St-Onge
- **AGAINST:**
Councillors Julie James et Richard Francoeur

2025-01-R008

7.7 Renewal of PG Solutions services for 2025

WHEREAS it is necessary to authorize the renewal of PG Solutions' services for 2025.

THEREFORE,

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED to authorize payment in the amount of \$20,694.35, taxes included, for the renewal of PG Solutions' services for the year 2025.

(G/L Account 02-130-00-526)

ADOPTED UNANIMOUSLY

8. Notice of Motion and by-law

2025-01-R009

8.1 Adoption of 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

AND CARRIED to adopt 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 installation.

ADOPTED UNANIMOUSLY

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 raft by-law was tabled at the same meeting.

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

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

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 inspection at the beginning of the meeting.

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

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 to develop or modify a water withdrawal facility” 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 pour le premier lot et \$ 50 / lot additionnel
2. Cadastral operation to create a street:	\$ 200 / rue
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. Relocation of 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:	
• Request study and analysis by the CCU	\$ 450
• Analysis by the municipal council and resolution:	\$ 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:	
• New construction or reconstruction of a main building:	\$ 300
• Any other request subject to the PIIA bylaw:	\$ 150

ARTICLE 7 - COMING INTO FORCE:

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

2025-01-R010

8.2 Adoption of 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 based on 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: Councillor Robert Dewar

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

BY-LAW NUMBER 365-2024
CONCERNING DUTIES ON TRANSFERS OF IMMOVABLES

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.

ADOPTED UNANIMOUSLY

2025-01-R011

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

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: Councillor Daniel St-Onge

AND CARRIED THAT the council of the Municipality of the Township of Harrington enacts as follows:

BY-LAW NUMBER 367-2024
CONCERNING THE IMPOSITION OF TAXES
AND COMPENSATIONS FOR THE YEAR 2025

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

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 OF ARGENTEUIL'S CONTRIBUTION

To pay the MRC of 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 \$0.0360 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.

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 INSTALLMENTS

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

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

The latest date on which the first installment of municipal taxes may be paid is the thirtieth (30th) day following the mailing of the tax bill, and any installment subsequent to the first must be paid respectively on the sixtieth (60th) day on which the previous installment may be paid.

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

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

If the third installment is not paid on or before the due date, this third installment 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 Authorization of an expense for the supervision, updating of plans and provisional and final acceptance visits for the installation of a 3000 mm culvert on Chemin de la Rivière Rouge

CONSIDERING THAT the Municipality of the Township of Harrington has identified the need to replace a 3000 mm diameter culvert on Chemin de la Rivière Rouge to ensure the safety of the road infrastructure.

CONSIDERING THAT it is necessary to retain the services of professionals to supervise the work, update the plans and carry out provisional and final acceptance visits to ensure compliance with specifications and quality standards.

CONSIDERING THAT an offer of service was submitted by DWB Consultants, the engineering firm already working on this project, for an amount not exceeding \$15,400 plus taxes.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Julie James

AND CARRIED THAT the Council of the Municipality accepts the offer of service from DWB Consultants for an expenditure not exceeding \$15,400 plus taxes for supervision services, updating of plans and provisional and final acceptance visits for the installation of a 3,000 mm culvert on Chemin de la Rivière Rouge.

(General ledger account 22-305-00-721)

ADOPTED UNANIMOUSLY

2025-01-R013

9.2 Recall of a temporary employee - Mr. Hunter Rodger

CONSIDERING THAT the workload at the Public Works Department justifies the hiring of a labourer for the Public Works Department for a period of 4 weeks.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Gerry Clark

AND CARRIED THAT the Council proceeds with the hiring of Hunter Rodger as a labourer in the Public Works Department until the last Friday of January 2025 under the same terms and conditions provided for in the collective agreement.

ADOPTED UNANIMOUSLY

2025-01-R014

9.3 End of employment - Personnel number 978

CONSIDERING THAT the needs of the public works department are less important during the winter season.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED to terminate the employment of employee number 978 as of December 27, 2024.

2025-01-R015

9.4 Seasonal employee called back to work – Mr. Paul Knerr

CONSIDERING THAT the workload in the public works department justifies the hiring of a part-time labourer for the Department of Public Works for 1 day a week or as required by operational needs.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT the Council proceeds with the hiring of Mr. Paul Knerr as a seasonal employee in the position of a part-time labourer in the Public Works Department under the same terms and conditions as provided for in the collective agreement.

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

12. Environmental hygiene

2025-01-R016

12.1 Authorization to sign a contract with Compostage Mironor to receive and process compostable materials

CONSIDERING THAT the Municipality of the Township of Harrington wishes to implement a composting program to serve its entire territory.

CONSIDERING THAT the Municipality of the Township of Harrington must send compostable materials to a processing site.

CONSIDERING THAT the Municipality of the Township of Harrington has examined the costs and proximity of available composting facilities and the most appropriate choice is Mironor, located at 751 2nd Concession Road, Brownsburg, at a rate of \$75 per metric ton, plus taxes;

CONSEQUENTLY,

IT IS MOVED BY: Councillor Chantal Scapino

AND CARRIED THAT Council authorize the General Director to proceed with the signature for and in the name Council, of a contract with Mironor for the reception and processing of compostable materials for the sum of \$75 per metric ton, plus taxes as duly tendered.

ADOPTED UNANIMOUSLY

13. Recreation and Culture

14. Question period

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

15. Closure of the sitting

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT the meeting be adjourned at 8:12 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.

Gabrielle Parr
Mayor

Steve Deschênes
Director General and Clerk-
Treasurer

2025-01-R017