

Minutes of the Regular Sitting of the Council of the Municipality of the Township of Harrington held at Lost River Community Centre (LRCC), 2811, Route 327 this 30<sup>th</sup> day of April, 2025 at 7:02 p.m.

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

Councillor Robert Francoeur is 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 sitting of March 31<sup>st</sup>, 2025**

#### **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 March, 2025

7.3 Tabling of March, 2025 financial report

7.4 Financial aid for the Rouge Valley Days

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

8.1 Tabling and notice of motion and presentation of draft By-law number 370-2025 amending subdivision By-law 193-2012

8.2 Adoption of **DRAFT BY-LAW NUMBER 370-2025**, amending subdivision by-law 193-2012 as already amended by the Municipality of the Township of Harrington, to ensure consistency with By-law number 68-33-24 of the MRC of Argenteuil.

8.3 Tabling and notice of motion and presentation of draft By-law number 371-2025 amending zoning By-law 192-2012

8.4 Adoption of **DRAFT BY-LAW NUMBER 371-2025**, amending the Municipality of the Township of Harrington's zoning by-law 192-2012 as already amended, to ensure consistency with by-law number 68-33-24 of the MRC of Argenteuil.

#### **9. Public works**

9.1 Awarding of contract for the replacement of four (4) culverts on Chemin de la Rivière Rouge

9.2 Hiring of Jess Vary as a full-time laborer and driver

9.3 Repeal of Resolution #2025-03-R068

9.4 Awarding of a Contract for the replacement of a culvert on Rivière-Rouge Road

**10. Public safety**

- Fire response summary.

**11. Urban planning and Environment**

11.1 Summary of permits issued

11.2 Nomination – President of the Demolition Committee

**12. Environmental health**

**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 7:02 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 March, 2025.

**2025-04-R080**

**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 March, 2025.

**5. Question period**

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

**6. Approval of Minutes**

**2025-04-R081**

**6.1 Ordinary sitting of March 31<sup>st</sup>, 2025**

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

**THEREFORE,**

**IT IS MOVED BY:** Councillor Robert Dewar

**AND CARRIED THAT** the minutes of the regular sitting of the Municipal Council held on March 31<sup>st</sup>, 2025 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 March, 2025 are filed with the Board.

**7.2 Acceptance of accounts payable and accounts paid for the month of March, 2025**

**IT IS MOVED BY:** Councillor Gerry Clark

**AND CARRIED** to approve the accounts and salaries paid for the month of March, 2025 and the accounts payable, as presented below, and to authorize their payment.

**BILLS PAID (CHEQUES ISSUED MARCH 2025)**

250134	12/03/2025	Services de Cartes Desjardins	1389.85
250135	12/03/2025	Hydro-Québec	1570.20
250136	12/03/2025	L'Ass. des Pro. du Sommet-de-la-Vallée	1200.00
250137	12/03/2025	Durabac Inc.	23907.64
250138	12/03/2025	Soc. de L'Assurance Automobile du Qc	9638.04
250139	12/03/2025	Desjardins Sécurité Financière	7543.17
250140	12/03/2025	Bell Mobilité	113.98
250141	12/03/2025	Jonathan Rodger	50.00
250142	12/03/2025	Soc. de L'Assurance Automobile du Qc	1051.18
250143	20/03/2025	Hydro-Québec	1310.54
250144	20/03/2025	Steve Deschênes	326.28
250145	20/03/2025	Comission Scolaire Sir-Wilfrid-Laurier	77.37
250146	20/03/2025	Jonathan Rodger	31.06
250147	20/03/2025	Neil Swail	33.85
250148	27/03/2025	Retraite Quebec	536.72
250149	27/03/2025	Hydro-Québec Revenus Autres	71554.63
250150	27/03/2025	Bell Canada	326.34
250151	27/03/2025	Bell	1180.46
250152	27/03/2025	Soc. de L'Assurance Automobile du Qc	572.75
250153	31/03/2025	Itany Mohamad	261.45
250154	31/03/2025	Heather-Anne MacMillan	96.05
250155	31/03/2025	Hydro-Québec	3483.47
250156	31/03/2025	Financière Banque Nationale	926.12
250157	31/03/2025	Société d'Horticulture d'Argenteuil	250.00
250158	31/03/2025	CNESST	98.47
250159	31/03/2025	FTQ	869.24
250160	31/03/2025	Desjardins Sécurité Financière	8128.80
250161	31/03/2025	Jonathan Rodger	76.20
250162	31/03/2025	CUPE Local 4852	450.63

**SALARIES PAID (CHEQUES ISSUED MARCH 2025)**

Salaires pour les employés (salary of employees)	39153.05
Salaires pour les élus (salary of elect members)	8752.63
Salaires pour les pompiers (salary of firemen)	657.84
Receveur Général du Canada	8279.88
Ministère du Revenu du Québec	20325.03
CSST	1247.27

**BILLS TO BE PAID (CHEQUES TO BE PAID APRIL 2025)**

250163	23/04/2025	Waste Management	6403.19
250164	23/04/2025	Menuiserie P.B.	17286.49
250165	23/04/2025	PLA Architectes	1437.19
250166	23/04/2025	Propane Levac	601.47
250167	23/04/2025	Urbacom	5606.61
250168	23/04/2025	J.-René Lafond	368.29
250169	23/04/2025	Douglas Garage	9287.11
250170	23/04/2025	Les Ent. d'Électricité Richard Prévost	365.62
250171	23/04/2025	PFD Avocats	856.68

250172	23/04/2025	Fédération Québécoise des Municipales	2140.74
250173	23/04/2025	MRC d'Argenteuil	1595.22
250174	23/04/2025	Micheline Chagnon	85.00
250175	23/04/2025	M. Maurice Ent. Électricien Inc.	3904.22
250176	23/04/2025	Fonds Information Foncière	48.00
250177	23/04/2025	Équipements Grenville	203.33
250178	23/04/2025	Gilbert P. Miller et Fils Ltée	6417.67
250179	23/04/2025	Gilbert P. Miller et Fils Ltée	8208.72
250180	23/04/2025	Fonds des Biens et des Services	63.50
250181	23/04/2025	Hubert Pesant	379.42
250182	23/04/2025	Service d'Entretien Ménager-M.C.	1379.70
250183	23/04/2025	Juteau Ruel Inc.	173.82
250184	23/04/2025	SCP Géotek Inc.	8255.21
250185	23/04/2025	9129-6558 Québec Inc.	256661.97
250186	23/04/2025	SHA Pièces et Camion	176.27
250187	23/04/2025	USD Global Inc.	3907.43
250188	23/04/2025	Les Services d'Entretien St-Jovite	571.43
250189	23/04/2025	Canadian Tire	177.49
250190	23/04/2025	Fosses Septiques Miron	195.46
250191	23/04/2025	Matériaux SMB	2616.52
250192	23/04/2025	Excavation Lambert Kelly	505.89
250193	23/04/2025	Auto Parts Extra	204.79
250194	23/04/2025	H2LAB inc.	347.80
250195	23/04/2025	Bunker Fire Ltd.	2388.75
250196	23/04/2025	Service Hydraulique d'Argenteuil	698.22
250197	23/04/2025	Maxiburo	507.07
250198	23/04/2025	Martech	169.59
250199	23/04/2025	Wathier Welding Products	223.00
250200	23/04/2025	Turpin Vitres d'Autos	471.40
250201	23/04/2025	Service de Pneus M.K. 2005	157.92
250202	23/04/2025	Service de Recyclage Sterling	310.43
250203	23/04/2025	Media Transcontinental S.E.N.C.	417.36
250204	23/04/2025	Maintech Services	1515.14
250205	23/04/2025	Énergies Sonic RN S.E.C.	4237.86
			<u>563999.18</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 March, 2025**

Steve Deschênes, General Manager, Clerk-Treasurer, submits the financial report for the month of March, 2025.

**2025-04-R083**

**7.4 Financial aid for the Rouge Valley Days**

**CONSIDERING THAT** the Municipality has received a request for \$5,000 in financial assistance for the Rouge Valley Days, a program for seniors organized by 4Korners, the LivingLab of the University of Sherbrooke (social services), various health organizations and volunteer associations in the Argenteuil RCM.

**CONSIDERING THAT** the beneficiaries of this project will be seniors and vulnerable individuals in the Townships of Harrington and Grenville-sur-la-Rouge.

**CONSIDERING THAT** the request for financial assistance of \$5,000 will be divided equally between the Townships of Harrington and Grenville-sur-la-Rouge.

**CONSIDERING THAT** the services will be offered at the Harrington Golden Age Center with transportation provided for participants.

**CONSIDERING THAT** this organization offers weekly activities for residents of the Townships of Harrington and Grenville-sur-la-Rouge.

**CONSIDERING THAT** these activities were offered in 2019 and funded by both municipalities.

**CONSIDERING THAT** this service offering was interrupted due to the pandemic.

**CONSIDERING THAT** the time has come to offer this service again and to enhance it with additional services thanks to financial support from the Quebec Research Fund, the CISSS des Laurentides (Agency for Health and Social Services Laurentides) and several regional and local partners.

**CONSIDERING THAT** the Township of Harrington is one of only two regions in the province selected for this project.

**CONSEQUENTLY,**

**IT IS MOVED BY:** Councillor Robert Dewar

**AND CARRIED THAT** the Council authorize the granting of financial assistance in the amount of \$2,500 to the organization Rouge Valley Days.

(GL : 22-307-05-728)

**ADOPTED UNANIMOUSLY**

**8. Notice of Motion and By-Law**

**8.1 Tabling and notice of motion and presentation of draft By-law number 370-2025 amending subdivision By-law 193-2012**

Mr. Robert Dewar hereby gives notice of motion that By-law number 370-2025 amending subdivision By-law 193-2012 will be adopted at a subsequent meeting.

In addition, he proceeds with the filing and presentation of By-law number 370-2025 amending subdivision By-law 193-2012.

**2025-04-R084**

**8.2 Adoption of DRAFT BY-LAW NUMBER 370-2025, amending subdivision By-law 193-2012 as already amended by the Municipality of the Township of Harrington, to ensure consistency with By-law number 68-33-24 of the MRC of Argenteuil.**

**IT IS MOVED BY:** Councillor Robert Dewar

**AND CARRIED** to adopt Draft By-law 370-2025, amending subdivision By-law 193-2012 as already amended by the Municipality of the Township of Harrington, to ensure consistency with By-law number 68-33-24 of the MRC of Argenteuil.

**ADOPTED UNANIMOUSLY**

**DRAFT BY-LAW NUMBER 370-2025, amending subdivision By-law 193-2012 as already amended by the Municipality of the Township of Harrington, to ensure consistency with By-law number 68-33-24 of the MRC of Argenteuil**

**WHEREAS** the Municipality of the Township of Harrington is governed by the *Act respecting land use planning and development* (R.S.Q., c. A-19.1).

**WHEREAS** Zoning By-law number 192-2012 of the Municipality of the Township of Harrington, in force since May 22, 2012, may be amended in accordance with the law.

**WHEREAS** the MRC of Argenteuil adopted By-law 68-33-24 amending the revised land use and development plan in order, in particular, to modify certain provisions applicable to closed wetlands, and it came into force on January 10, 2025.

**WHEREAS** the Municipality of the Township of Harrington must adopt, under the Planning and Development Act, any by-law to ensure that its urban planning regulations are consistent with the revised land use and development plan.

**WHEREAS** a notice of motion of this By-law was given at the regular sitting of the Municipal Council held on April 22, 2025, and the draft By-law was tabled at the same sitting.

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

**WHEREAS** the present draft By-law contains no provisions subject to referendum approval.

**WHEREAS** a copy of this By-law has been submitted to the members of the Municipal Council in accordance with the provisions of the Municipal Code of Québec (RLRQ, c. C-27.1).

**WHEREAS** a copy of the By-law is made available to the public for consultation at the beginning of the meeting.

**WHEREAS** the members of the Council declare that they have read the said By-law and waive its reading.

**CONSEQUENTLY**, the Municipality of the Township of Harrington decrees the following:

#### **ARTICLE 1 – PREAMBLE**

The preamble forms an integral part of this by-law.

#### **ARTICLE 2**

The subdivision By-law 193-2012, as amended, is amended in section 3.2, by replacing article 3.2.5 “**Special provisions for lots located in an area whose main purpose is Agricultural (A) or Agroforestry (AG)**” which will read as follows:

##### **“3.2.5: Special provisions for plots located in an area whose main purpose is Agricultural (A) or Agroforestry (AG)**

Despite the provisions relating to the minimum dimensions of a plot, when a cadastral operation is necessary to extract a building, whose use is commercial or industrial existing on an agricultural entity, the width of the plot may be reduced to 120 meters and the surface area to 10,000 square meters. In addition, the plot resulting from this cadastral operation must be of regular shape and include an access road with a minimum width of 6 meters across its entire width.

In the case of a new building, the minimum dimensions prescribed in the first paragraph shall apply and the lot must be contiguous to an existing street on the date of entry into force of this by-law.

For the purposes of the application of the two preceding paragraphs, in the case where the Act on the protection of agricultural land and its activities so prescribes, an authorization from the CPTAQ (Agricultural Land Protection Commission) will also be required.

**ARTICLE 3 - ENTRY INTO FORCE:**

These by-laws shall enter into force in accordance with the Law.

**8.3 Tabling and notice of motion and presentation of draft By-law number 371-2025 amending zoning By-law 192-2012**

Ms. Julie James hereby gives notice of motion that By-law number 371-2025 amending zoning By-law 192-2012 will be adopted at a subsequent meeting.

In addition, she proceeds with the filing and presentation of By-law number 371-2025 amending zoning By-law 193-2012.

2025-04-R085

**8.4 Adoption of DRAFT BY-LAW NUMBER 371-2025, amending the Municipality of the Township of Harrington's zoning By-law 192-2012 as already amended, to ensure consistency with By-law number 68-33-24 of the MRC of Argenteuil.**

**IT IS MOVED BY:** Councillor Julie James

**AND CARRIED** to adopt Draft By-law number 371-2025, amending zoning By-law 192-2012 as already amended by the Municipality of the Township of Harrington, to ensure consistency with By-law number 68-33-24 of the MRC of Argenteuil.

**ADOPTED UNANIMOUSLY**

**DRAFT BY-LAW NUMBER 371-2025, amending the Municipality of the Township of Harrington's zoning by-law 192-2012 as already amended, to ensure consistency with by-law number 68-33-24 of the MRC of Argenteuil**

**WHEREAS** the Municipality of the Township of Harrington is governed by the *Act respecting land use planning and development* (R.S.Q., c. A-19.1).

**WHEREAS** zoning By-law number 192-2012 of the Municipality of the Township of Harrington, in force since May 22, 2012, may be amended in accordance with the law.

**WHEREAS** the MRC of Argenteuil adopted By-law 68-33-24 amending the revised land use and development plan in order, in particular, to modify certain provisions applicable to closed wetlands, and it came into force on January 10, 2025.

**WHEREAS** the Municipality of the Township of Harrington must adopt, under the Planning and Development Act, any by-law to ensure that its urban planning regulations are consistent with the revised land use and development plan.

**WHEREAS** a notice of motion of this By-law was given at the regular sitting of the Municipal Council held on April 22, 2025, and the draft By-law was tabled at the same sitting.

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

**WHEREAS** the present draft By-law contains no provisions subject to referendum approval.

**WHEREAS** a copy of this By-law has been given to the members of the Municipal Council in accordance with the provisions of the Municipal Code of Québec (RLRQ. c. C-27.1).

**WHEREAS** a copy of the By-law is made available to the public for consultation at the beginning of the meeting.

**WHEREAS** the members of the Council declare that they have read said By-law and waive its reading.

**CONSEQUENTLY**, the Municipality of the Township of Harrington decrees the following:

**ARTICLE 1 - PREAMBLE**

The preamble forms an integral part of this By-law.

**ARTICLE 2**

Zoning By-law 192-2012, as amended, is amended in article **8.3.3 “Special provisions for a closed wetland in zones URB-132, URB-134 AND URB-141”**, by repealing this article in its entirety.

**ARTICLE 3 – ENTRY INTO FORCE:**

This By-law shall enter into force in accordance with the Law.

**9. Public works**

**9.1 Awarding of contract for the replacement of four (4) culverts on Chemin de la Rivière Rouge**

**WHEREAS** the Municipality of the Township of Harrington issued a call for tenders for the replacement of four (4) culverts on Chemin de la Rivière Rouge.

**WHEREAS** this work is being carried out in conjunction with the Local Roads Assistance Program (PAVL).

**WHEREAS** the following contractors submitted bids in response to the call for tenders:

• Emile Foucault	297 894.48 \$
• Excapro Inc.	237 801.00 \$
• 9456-3087 QC. Inc.	312 269.48 \$
• Nordmec	298 551.48 \$
• Construction C. Cusson	243 314.92 \$
• Uniroc	344 995.69 \$
• Groupe Colas	343 676.37 \$
• 7500114 Can. Inc.	358 183.45 \$
• Marc A. Desormeaux	300 659.63 \$
• David Riddell	257 153.73 \$
• Gilbert P. Miller	395 033.11 \$
• 9475-6905 Québec Inc. (noncompliant)	227 739.35 \$

**WHEREAS** the lowest conforming bid was received from **Excapro Inc.** at a total cost of **\$237, 801** taxes included.

**THEREFORE,**

2025-04-R086



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

**AND CARRIED THAT** the Council of the Township of Harrington authorizes the awarding of the contract for the replacement of four (4) culverts on Chemin de la Rivière Rouge to **Excapro Inc.**, for the total amount of **\$227,801** taxes included.

(GL : 22-307-05-728)

**ADOPTED UNANIMOUSLY**

**2025-04-R087**

**9.2 Hiring of Jess Vary as a full-time laborer and driver**

**WHEREAS** it is necessary to hire a full-time driver to meet the operational needs of the Public Works Department.

**FOR THIS REASON,**

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

**AND CARRIED THAT** the Council proceed with the hiring of Mr. Jess Vary as a full-time day labourer driver effective May 5, 2025, at the hourly rate established under the terms of the collective agreement in effect, namely class 3.

**ADOPTED UNANIMOUSLY**

**2025-04-R088**

**9.3 Repeal of Resolution #2025-03-R068**

**WHEREAS** during the meeting held on March 31, 2025, the Municipality awarded a contract for the replacement of a culvert on Rivière-Rouge Road.

**WHEREAS** it has come to light, upon verification, that the lowest bidder does not hold the required license from the Régie du bâtiment du Québec, which is necessary to legally and compliantly carry out the work.

**THEREFORE,**

**IT IS MOVED BY:** Councillor Robert Dewar

**AND CARRIED THAT** the Municipality proceed with the repeal of Resolution number 2025-03-R068 and consequently, withdraw and cancel the contract for the culvert replacement on Rivière-Rouge Road awarded to Cotton Miller Excavation Inc.

**ADOPTED UNANIMOUSLY**

**2025-04-R089**

**9.4 Awarding of a Contract for the replacement of a culvert on Rivière-Rouge Road**

**WHEREAS** culvert no. HA-PC-0051 was washed away by floodwaters resulting from the remnants of Hurricane Debby.

**WHEREAS** Ministerial Order #007-2024 provides financial assistance to cover the costs of damages.

**WHEREAS** the water flowing through this culvert comes from a recognized watercourse.

**WHEREAS** it is essential to ensure the free flow of water in this watercourse to prevent further damage and to maintain proper drainage.

**WHEREAS** the Municipality issued a public call for tenders for the installation of this culvert in accordance with applicable regulations.

**WHEREAS** two (2) compliant bids were received:

- **Gilbert P. Miller: \$129,495.10**
- **David Riddell Excavation: \$123,703.67**

**WHEREAS** the lowest compliant bid was submitted by **David Riddell Excavation** for a total cost of **\$123,703.67**, including all applicable taxes.

**THEREFORE,**

**IT IS MOVED BY:** Councillor Chantal Scapino

**AND CARRIED THAT** the Council of the Municipality hereby accepts the bid submitted by **David Riddell Excavation** for the installation of culvert no. HA-PC-0051 at a total cost of **\$123,703.67**.

- **THAT** said expense be charged to the unallocated surplus.
- **AND THAT** this work be included in the Municipality’s reimbursement request to the Minister of Public Security.

(GL : 22-307-05-728)

**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 Nomination – President of the Demolition Committee**

**CONSIDERING THAT**, on November 18, 2024, the Municipal Council appointed the members of the Demolition Committee (resolution: 2024-11-R361).

**CONSIDERING THAT** Section 9 of By-law 297-2023 concerning the demolition of buildings provides that the chair shall be appointed by the municipal council.

**CONSEQUENTLY,**

**IT IS MOVED BY:** Councillor Julie James

**AND CARRIED** to appoint Mr. Robert Dewar to act as President of the demolition committee until November 18, 2025.

**ADOPTED UNANIMOUSLY**

**12. Environmental hygiene**

**13. Recreation and Culture**

**14. Question period**

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

**15. Closure of the sitting**

2025-04-R090

2025-04-R091

**IT IS MOVED BY:** Councillor Robert Dewar

**AND CARRIED THAT** the meeting be adjourned at 7:53p.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.

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**Gabrielle Parr**  
**Mayor**

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