

Minutes of the Regular Sitting of the Council of the Municipality of the Township of Harrington held at the Lost River Community Centre (LRCC), 2811, Route 327 on this 16th day of February, 2026 at 7:00 p.m.

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

Councillor Julie James 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 January 19th, 2026

6.2 Special sitting of January 31st, 2026

6.3 Special sitting of February 4th, 2026

7. Financial and administrative management

7.1 Tabling of the report on expenses authorized by the general manager and department heads for the month of January, 2026

7.2 Acceptance of accounts payable and accounts paid for the month of January, 2026

7.3 Tabling of the January, 2026 financial report

7.4 Financial assistance – Lac Fawn Residents Association – under By-law 306-2024 establishing a financial assistance policy for the purpose of improving the safety and security of private roads

7.5 Write-off of prescribed taxes

7.6 Tabling of expenditure report – 2025 elections

8. Notice of motion and by-law

8.1 Notice of motion for **DRAFT BY-LAW NUMBER 382-2026** regarding the salaries of elected Municipal officials

8.2 Tabling and presentation of **DRAFT BY-LAW NUMBER 382-2026** regarding the salaries of elected Municipal officials

~~8.3 Adoption of **BY-LAW NUMBER 383-2026** amending subdivision By-law 193-2012~~

- 8.4 Notice of motion, tabling, and presentation of **DRAFT BY-LAW NUMBER 384-2026** regarding the occupancy and maintenance of buildings
- 8.5 Adoption of **DRAFT BY-LAW NUMBER 384-2026** concerning the occupancy and maintenance of buildings
- 8.6 Notice of motion, tabling and presentation of **DRAFT BY-LAW NUMBER 385-2026** amending the permit and certificate By-law 195-2012
- 8.7 Adoption of **DRAFT BY-LAW NUMBER 385-2026** amending the By-law on Permits and Certificates 195-2012
- 8.8 Notice of motion, tabling, and presentation of **DRAFT BY-LAW NUMBER 386-2026** amending By-law 196-2012 establishing the Urban Planning Advisory Committee (CCU)
- 8.9 Adoption of **DRAFT BY-LAW NUMBER 386-2026** amending By-law 196-2012 establishing the Planning Advisory Committee (CCU)

9. Public works

10. Public safety

- 10.1 Request for financial assistance for the training of volunteer firefighters under the financial assistance program of the Department of Public Safety

11. Urban planning and Environment

- 11.1 Summary of permits issued – Jan. 2026

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 present in the room. Quorum being established, the mayor declares the regular meeting open at 7:00 p.m. and adds that the meeting is being recorded.

2. Information from the Mayor

Mayor Gabrielle Parr informs those present about certain issues and activities carried out during the month of January, 2026.

2026-02-R021

3. Adoption of the agenda

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED THAT the agenda be adopted with the withdrawal of item 8.3.

ADOPTED UNANIMOUSLY

4. Information from councillors

Councillors provide information on certain issues and activities in which they participated during the month of January, 2026.

5. Question period

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

6. Approval of Minutes

2026-02-R022

6.1 Ordinary sitting of January 19th, 2026

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 to adopt the minutes of the regular sitting of the City Council held on January 19, 2026, with one correction, namely the withdrawal of points 8.1 and 8.2.

ADOPTED UNANIMOUSLY

2026-02-R023

6.2 Special sitting of January 31st, 2026

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 to adopt the minutes of the special sitting meeting of the municipal council held on January 31st, 2026.

ADOPTED UNANIMOUSLY

2026-02-R024

6.3 Special sitting of February 4th, 2026

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 to adopt the minutes of the special sitting of the Municipal Council held on February 4th, 2026.

ADOPTED UNANIMOUSLY

7. Financial and administrative management

7.1 Tabling of report on expenses authorized by management and department heads for the month of January, 2026

Reports of expenditures authorized by Branch and Service Directors for the month of January, 2026 are filed with the Board.

7.2 Acceptance of accounts payable and accounts paid for the month of January, 2026

IT IS MOVED BY: Councillor Gerry Clark

AND CARRIED to approve the accounts and salaries paid for the month of January, 2026 and the accounts payable, as presented below, and to authorize their payment.

BILLS PAID (CHEQUES ISSUED IN JANUARY, 2026)

250847	15/01/2026	Services de Carte Desjardins	3224.26
250848	15/01/2026	Hydro-Québec	1789.36
250849	15/01/2026	Northpoint Commercial Finance	779.53
250850	15/01/2026	Desjardins Sécurité Financière	9553.75
250851	15/01/2026	Bell Mobilité	106.47
260001	15/01/2026	Harrington Valley Community Center	1800.00
260002	15/01/2026	PG Solutions Inc	21729.14
260003	19/01/2026	Hydro-Québec	1688.75
260004	22/01/2026	Mathieu Dessureault	110.81
260005	22/01/2026	Isaac Donald Makoua Makoua	127.94
260006	31/01/2026	Municipalité de Boileau	11270.60
260007	31/01/2026	Transport Larivière et Fils	48107.38
260008	31/01/2026	9244-1369 Québec Inc.	23885.74
260009	22/01/2026	Waste Management	3673.58
260010	29/01/2026	Retraite Québec	553.89
260011	29/01/2026	Bell Canada	253.73
260012	29/01/2026	Steve Deschenes	257.50
260013	29/01/2026	Jonathan Rodger	30.84
260014	30/01/2026	Heather-Anne MacMillan	48.69
260015	30/01/2026	Hydro-Québec	3992.45
260016	30/01/2026	Financière Banque Nationale	1439.78
260017	30/01/2026	Le Fonds Solidarité	1302.10
260018	30/01/2026	Desjardins Sécurité Financière	13532.76
260019	30/01/2026	Cupe Local 4852	870.35

SALARIES PAID (CHEQUES ISSUED IN JANUARY, 2026)

Salaries of employees	61959.59
Salaries of elected members	10435.88
Salaries of firefighters	1251.90
Receiver General of Canada	12834.34
Minister of Revenue Quebec	33392.41
CSST	2137.97

BILLS TO BE PAID (CHEQUES TO BE PAID IN FEBRUARY, 2026)

260020	17/02/2026	Équipe Laurence Ingenerie Civile	5150.88
260021	17/02/2026	Compagnie d'Édition André Paquette	100.01
260022	17/02/2026	Municipalité de Boileau	8789.42
260023	17/02/2026	A.D.T.P.B.L.	300.00
260024	17/02/2026	Propane Levac	237.84
260025	17/02/2026	Urbacom	5187.67
260026	17/02/2026	MRC des Pay-d'en-Haut	2352.66
260027	17/02/2026	Fédération Québécoise des Municipal	220.50
260028	17/02/2026	MRC d'Argenteuil	17694.57
260029	17/02/2026	S.T.A.R.	574.89
260030	17/02/2026	Fonds Information Foncière	78.00
260031	17/02/2026	Service d'Entretien Ménager-M.C.	1379.70
260032	17/02/2026	Municipalité d'Huberdeau	1004.65
260033	17/02/2026	Juteau Ruel Inc.	322.23
260034	17/02/2026	Batteries Expert-Lachute	129.92
260035	17/02/2026	Petite Caisse	229.90
260036	17/02/2026	Société d'Horticulture d'Argenteuil	150.00
260037	17/02/2026	Terapro Construction & Agriculture	3.94
260038	17/02/2026	Patrick Morin Inc.	1339.25
260039	17/02/2026	Sinto Inc.	356.65
260040	17/02/2026	Céramique l'Entrepôt St-Jérôme Inc.	1189.29
260041	17/02/2026	2547-0857 Québec Inc.	602.47
260042	17/02/2026	Morrison Électrique	186.26
260043	17/02/2026	Pétrole Léger	6540.83
260044	17/02/2026	Maddhatter Construction	4197.94
260045	17/02/2026	Luc David Melançon	85.00
260046	17/02/2026	Marché Kilmar	113.79
260047	17/02/2026	Ministre des Finances	1165.91
260048	17/02/2026	Centre de Rénovation Pine Hill	28.70
260049	17/02/2026	Formiciel	2212.86
260050	17/02/2026	Canadian Tire	57.67
260051	17/02/2026	Fosses Septiques Miron	195.46
260052	17/02/2026	Auto Parts Extra	477.36
260053	17/02/2026	H2Lab Inc.	347.80
260054	17/02/2026	Maxiburo	1197.10
260055	17/02/2026	J.B. Dixon Inc.	923.11
260056	17/02/2026	Service de Recyclage Sterling	310.43
			<u>337576.15</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 financial reports for January, 2026

2026-02-R026

7.4 Financial assistance – Lac Fawn Residents Association – under By-law 306-2024 establishing a financial assistance policy for the purpose of improving the safety and security of private roads

CONSIDERING THAT a request for financial assistance has been submitted by the Lac Fawn Residents Association under By-law 306-2024 establishing a financial assistance policy for the purpose of improving the safety and security of private roads under the Association's responsibility.

CONSIDERING THAT the committee responsible for reviewing applications confirms that the application meets the requirements of By-law 306-2024 and has submitted a favorable recommendation for this project.

CONSIDERING THAT the Council of the Municipality of the Township of Harrington has reviewed the entire application.

CONSIDERING THAT the Lac Fawn Residents' Association has submitted a project to improve the safety and security of the 7.9 km of private roads under its responsibility over a period of one (1) year, namely for the year 2025.

CONSIDERING THAT all invoices have been submitted to complete the file.

CONSIDERING THAT it is the association's responsibility to determine whether a permit is required for the proposed work.

FOR ALL OF THE ABOVE REASONS, IT IS

MOVED BY: Councillor Robert Dewar

AND CARRIED to authorize the payment of the following amounts to the Lac Fawn Residents' Association under By-law 306-2024 establishing a financial assistance policy for the purpose of improving the safety and security of the 7.9 km of private roads under the Association's responsibility:

For the year 2025 (invoices submitted):

\$7,900 for the purpose of improving the safety and security of private roads under the Association's responsibility.

\$3,950 for snow removal and ensuring the safety and security of private roads under the Association's responsibility.

ADOPTED UNANIMOUSLY

7.5 Write-off of prescribed taxes

WHEREAS certain taxes are prescribed by Municipal Code Section 985, stipulating that “municipal tax arrears are prescribed after three years”.

WHEREAS the Director of Finance is proceeding with the write-off of the prescribed taxes, for a total amount of \$39,857.74.

CONSEQUENTLY,

IT IS MOVED BY: Councillor Robert Dewar

AND CARRIED to proceed with the write-off of the prescribed taxes before December 31, 2022.

ADOPTED UNANIMOUSLY

7.6 Tabling of expenditure report – 2025 elections

The *Act respecting elections and referendums in Municipalities* stipulates that the returning officer must produce the expense reports of candidates for the municipal elections of November 2, 2025. The Director General files the expense report for the 2025 elections as provided by the Chief Electoral Officer, which all members of the Council have had the opportunity to review. The documents have been forwarded to the Director General of Elections Quebec.

8. Notice of Motion and By-Law

8.1 Notice of motion for DRAFT BY-LAW NUMBER 382-2026 regarding the salaries of elected Municipal officials

Councillor Daniel Low hereby gives notice of motion that By-law number 382-2026 concerning the treatment of municipal elected officials will be adopted at a subsequent meeting.

8.2 Tabling and presentation of DRAFT BY-LAW NUMBER 382-2026 regarding the salaries of elected Municipal officials

Councillor Daniel Low hereby submits and presents Draft By-law number 382-2026 concerning the treatment of municipal elected officials.

BY-LAW NUMBER 382-2026 REGARDING THE SALARIES OF ELECTED OFFICIALS

IT IS MOVED BY: _____

AND CARRIED THAT the Council of the Municipality of the Township of Harrington adopt By-Law number 382-2026 – regarding the salaries of the elected Municipals officials.

ADOPTED UNANIMOUSLY

WHEREAS the *Act respecting the remuneration of elected municipal officials* (RLRQ c T-11.001) determines the powers of Council with respect to setting the remuneration of elected municipal officials.

WHEREAS Council wishes to adopt a By-law with respect to the remuneration of elected municipal officials.

WHEREAS the Municipality of the Township of Harrington is currently governed by a By-law on the remuneration of elected municipal officials, but that,

in the opinion of Council, it is necessary to amend said By-law to determine the remuneration and expense allowances.

WHEREAS Section 2 of the *Act respecting the salaries of elected municipal officials* stipulates that the By-law may be retroactive to January 1 of the year in which it comes into force.

WHEREAS a Notice of Motion of the Draft By-law was duly given by Councillor _____ at the regular Council meeting held February 19, 2026.

WHEREAS the Draft By-law was tabled and presented by Councillor _____ at the regular Council meeting of February 19, 2026, and copies of said Draft By-law were available for consultation on site.

WHEREAS a copy of this By-law has been provided 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 available for public 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.

FOR THESE REASONS,

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 as if it were reproduced hereafter in its entirety.

ARTICLE 2: Purpose

This By-law establishes a new annual base remuneration for the MRC substitute Councillor and renews the current remuneration and those for the 2026 fiscal year for the mayor, acting mayor and the other members of Council of the Municipality of the Township of Harrington.

ARTICLE 3: Mayor's remuneration

The mayor's annual base salary for the 2025 fiscal year was set at \$28,021. For the 2026 fiscal year, it will be increased by the percentage corresponding to the rate of change in the consumer price index for the previous year, based on the index established for the whole of Quebec by Statistics Canada.

ARTICLE 4: Remuneration of the Acting Mayor

The basic annual salary of the deputy mayor for the 2025 fiscal year was set at \$11,284, and for the 2026 fiscal year, it will be increased by the percentage corresponding to the rate of change in the consumer price index for the previous year, based on the index established for the whole of Quebec by Statistics Canada.

If the acting mayor replaces the mayor for more than thirty days, the deputy mayor will be entitled, from that moment until the replacement ceases, to a sum equal to the mayor's remuneration during that period.

ARTICLE 5 : Remuneration of the MRC substitute Councillor

The annual base salary for the MRC substitute councillor will be the same as that of the deputy mayor.

ARTICLE 6 : Remuneration of other Council members

The annual base salary for members of the Municipal Council, other than the mayor, deputy mayor, and substitute councillor, for the 2025 fiscal year was set at \$8,273, and for the 2026 fiscal year, it will be increased by the percentage corresponding to the rate of change in the consumer price index for the previous year, based on the index established for the whole of Quebec by Statistics Canada.

ARTICLE 7 : Expense allowance

In addition to the above-mentioned remuneration, each elected representative will be entitled to an expense allowance in an amount equal to half the amount of the remuneration, up to the maximum provided for in Article 19 of the *Law regarding the remuneration of elected municipal representatives*.

ARTICLE 8: Indexation and revision of remuneration

The remuneration as established by the present By-law will be indexed upwards, for each financial year starting from the one that begins after its entry into force.

Indexation consists of increasing, for each financial year, the amount applicable for the previous financial year by a percentage corresponding to the rate of change in the consumer price index for the previous year, taking as a basis the index established for the whole of Quebec by Statistics Canada.

If the rate of change in the consumer price index for the previous year, based on the index established for the whole of Quebec by Statistics Canada, is negative, the remuneration will remain unchanged.

ARTICLE 9: Compensation for exceptional circumstances

Any member of Council may receive payment of compensation for loss of professional income suffered in the performance of his duties if each of the following conditions are met:

- a) A state of emergency is declared in all or part of the territory of the *Municipality pursuant to the Civil Protection Act (R.L.R.Q., c. S-2.3)*.
- b) The Council member must manage, coordinate or otherwise participate in any response to be carried out by the Municipality as a result of this event.
- c) The council member must be absent from his or her professional duties for a consecutive period of more than four (4) hours and suffers a loss of income during this period of absence.

The maximum amount of compensation to which a municipal council member is entitled is \$400 per day and \$12,000 per municipal fiscal year.

Council members must submit their claim in writing to the municipality, accompanied by supporting documents indicating the event giving rise to the payment, the amount of lost income and the amount of compensation claimed.

The claim for compensation must be submitted within 90 days of the end of the event giving rise to the loss of income.

The payment of any compensation must be decided by the Board.

ARTICLE 10: Reimbursement of expenses

To carry out, in the performance of his duties, an act which results in an expense on behalf of the municipality, any member must receive prior authorisation from the Council to carry out the act and to spend an amount not exceeding that set by the Council.

However, the mayor is not required to obtain such prior authorisation when acting in the performance of his duties. The same applies to the Council member designated by the mayor to replace him/her when he/she is unable to represent the municipality.

Any other expense incurred on behalf of the municipality is reimbursed to the Council member who has been previously authorised, for the actual amount of the expense, provided that there are sufficient credits in the budget to cover the reimbursement, and on presentation of supporting documents.

A Council member who uses his or her personal vehicle for authorized travel outside the municipality in the performance of his or her duties receives compensation based on the automobile expense allowance rate established by the Canada Revenue Agency for the reference year.

ARTICLE 11: Compensation for court attendance

The deputy mayor or councillor called to act as a witness in a trial involving the Municipality for facts that occurred while he was in the performance of his duties benefits from compensation of \$75 for half a day and \$150 per day for the time required for his testimony. The municipality shall reimburse the deputy mayor or councillor for all living and travel expenses incurred in connection with the trial.

The payment of this compensation and travel and accommodation expenses does not require prior approval by Council.

ARTICLE 12: Payment of salary to elected representatives

The salaries of elected representatives will be paid monthly.

ARTICLE 13: Repeal

The present By-law replaces and repeals By-laws number 355-2024.

ARTICLE 14: Entry into force and publication

This By-law comes into effect on 1 January 2026.

This By-law will come into force in accordance with the Law.

~~2026-02-R028 8.3 Adoption of BY LAW NUMBER 383-2026 amending subdivision By-law 193-2012~~

~~IT IS MOVED BY: _____~~

~~AND CARRIED TO adopt the By-law number 383-2026 amending subdivision By-law 193-2012 with a modification consisting of deleting the first "WHEREAS" paragraph.~~

~~ADOPTED UNANIMOUSLY~~

BY LAW NUMBER 383-2026 amending subdivision By-law 193-2012

~~WHEREAS~~ that the *Cultural Heritage Act*, as amended by Bill 69 (assented to on April 1, 2021, requires that a By-law concerning the occupancy and maintenance of buildings be in force for all Municipalities by April 1, 2026.

~~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~~ the Municipality of the Township of Harrington's Subdivision By-Law 193-2012 is in force and may be amended in accordance with the law.

~~WHEREAS~~ a notice of motion for the Draft By-law was duly given by Councillor Daniel St-Onge at the regular sitting of the municipal Council held on January 19, 2026.

~~WHEREAS~~ the Draft By-law was tabled and presented by Councillor Daniel St-Onge at the regular sitting of Council held on January 19, 2026, and copies of the Draft By-law were available for consultation on-site.

~~WHEREAS~~ this By-law does not contain any provisions subject to referendum approval.

~~WHEREAS~~ a public consultation meeting was held on February 16th, 2026 to present the Draft By-law.

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

~~WHEREAS~~ a copy of this By-law has been provided to the members of the 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 available for public consultation at the beginning of the meeting.

~~WHEREAS~~ the members of 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

Subdivision By-law 193-2012, as amended, is modified in **Article 2.2.1 “General Provisions”**, by replacing the number 5 with **7.5** in the first, second, and third paragraphs of the first subparagraph and by adding a second subparagraph, all of which shall read as follows:

"2.2.1: General Provisions

~~A cadastral operation relating to a subdivision may not be approved unless the owner, at the discretion of the Municipal Council:~~

- ~~1. Transfer to the Municipality, free of charge, a parcel of land representing 7.5% of the total area of all lots included in the cadastral survey plan and located in a place~~

that, in the opinion of the Council, is suitable for the establishment or expansion of a park, playground, or the maintenance of a natural space.

2. ~~Pay the Municipality a sum of money representing 7.5% of the value of all the lots included in the cadastral survey plan.~~
3. ~~Transfer to the Municipality, free of charge, a lot included in the cadastral operation plan and located in a place that, in the opinion of the Council, is suitable for the establishment or expansion of a park, a playground, or the maintenance of a natural area, and pay the Municipality a sum of money representing a portion of the total value of all the lots included in the cadastral operation plan. The value of the land transferred free of charge and the sums of money paid must represent 7.5% of the total value of all the lots included in the cadastral operation plan”.~~

~~For the purposes of this section, a flood zone, wetland, or watercourse may not be considered a park, playground, or natural space.”~~

ARTICLE 3

~~Subdivision By law 193-2012, as amended, is modified in Article 2.2.3 “Cadastral Operations Not Subject to Regulation” by replacing paragraph 8 of the first paragraph and adding a 9th paragraph, which shall read as follows:~~

~~”2.2.3: Cadastral operations not subject to the Bylaw~~

~~8. Cadastral operations for agricultural purposes and located in an agricultural zone established under the Act respecting the preservation of agricultural land and agricultural activities (chapter P-41.1).~~

~~9. Cadastral operations required for a traffic route.~~

ARTICLE 4

~~Subdivision By law 193-2012, as amended, is modified by adding section 2.2.3.1 “Lot resulting from cadastral renovation” after section 2.2.3 “Cadastral operations not subject to the By-law”, which shall read as follows:~~

~~”2.2.3.1: Lot resulting from cadastral renovation~~

1. ~~In the event that a piece of land did not form a separate lot prior to the cadastral renovation, the cadastral operation to modify this lot is subject to the contribution for parks, playgrounds, or natural spaces in accordance with the applicable provisions of this By-law.~~
2. ~~In the event that a separate lot resulting from the cadastral renovation is formed by combining a separate lot and a parcel of land that does not form a separate lot, the contribution is only payable for the portion of the lot that was not a separate lot prior to the renovation.~~

ARTICLE 5

~~Subdivision By law 193-2012, as amended, is modified by adding section 2.2.3.2 “Building permit on land resulting from cadastral renovation” after section 2.2.3.1 “Lot resulting from cadastral renovation”, which shall read as follows:~~

~~”2.2.3.2: Building permits on land resulting from cadastral renewal~~

~~When applying for a building permit for a new main building on land that has never been registered as a separate lot due to the fact that it resulted from cadastral renovation, the contribution for parks, playgrounds, or natural spaces is required for this application.~~

ARTICLE 6

~~Subdivision By-law 193-2012, as amended, is modified by adding Article 2.2.4.1, "Deferral of Contribution," following Article 2.2.4, "Rules for Calculation," which shall read as follows:~~

~~"2.2.4.1: Deferral of contribution~~

~~An agreement may be entered into between the owner and the Municipality to defer a contribution relating to a residual lot during a subsequent cadastral operation. The Municipality shall evaluate the request for deferral of contribution based on the development potential of the residual lot under the regulations in force at the time of filing the request and the natural characteristics of the site and the reasons for the request for deferral.~~

~~In the case of such an agreement, the regulations in force at the time of the permit application for a subsequent cadastral operation apply to the contribution payable. The contribution is then payable depending on whether the cadastral operation application covers all or part of the lot benefiting from the contribution deferral, until the entire contribution relating to that lot has been paid.~~

~~However, if the owner applies for a building permit for the residual lot, the contribution is then payable before the building permit is issued for the entire residual lot that is the subject of an agreement.~~

ARTICLE 7 – ENTRY INTO FORCE:

~~This By-law comes into force in accordance with the Law.~~

8.3 Notice of motion, tabling, and presentation of DRAFT BY-LAW NUMBER 384-2026 concerning the occupancy and maintenance of buildings

Mr. Gerry Clark hereby gives notice of motion that By-law number 384-2026 concerning the occupancy and maintenance of buildings will be adopted at a subsequent meeting.

In addition, he proceeds to table and present By-law number 384-2026 concerning the occupancy and maintenance of buildings.

8.5 Adoption of DRAFT BY-LAW NUMBER 384-2026 regarding the occupancy and maintenance of buildings

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED TO adopt the Draft By-Law 384-2026, concerning the occupancy and maintenance of buildings.

ADOPTED UNANIMOUSLY

DRAFT BY-LAW NUMBER 384-2026 regarding the occupancy and maintenance of buildings

WHEREAS the *Cultural Heritage Act*, as amended by Bill 69 (assented to on April 1, 2021), requires that a By-law concerning the occupancy and maintenance of buildings be in force for all Municipalities by April 1, 2026.

WHEREAS such a By-law must contain standards aimed at preventing the deterioration of heritage buildings, protecting them from the elements, and preserving the integrity of their structure.

WHEREAS sections 145.41 to 145.41.7 of the *Act respecting land use planning and development* (RLRQ c. A-19.1) confer powers on Municipalities with regard to the occupancy and maintenance of buildings.

WHEREAS the Municipality of the Township of Harrington wishes to preserve heritage buildings within its territory.

WHEREAS a notice of motion for this Draft By-law was given by Mr. Gerry Clark at the regular sitting of the Council held on February 16, 2026, and the Draft By-law was tabled and presented at that same sitting.

WHEREAS a public consultation meeting will be held to present the Draft By-law.

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

WHEREAS a copy of this By-law has been provided to the members of the 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 available for public consultation at the beginning of the meeting.

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

CONSEQUENTLY, the Municipality of the Township of Harrington decrees as follows:

CHAPTER 1

Declaratory, administrative, and interpretive provisions

Section 1.1: Declaratory provisions

1.1.1 : TITLE of the By-law

This By-law is entitled “By-law on the Occupancy and Maintenance of Buildings” and is numbered 384-2026.

1.1.2 : Purpose of the By-law and territory covered

This By-law sets out standards for the maintenance and occupancy of certain buildings in the territory of the Municipality of the Township of Harrington with a view to preventing their deterioration, ensuring their protection against the elements, and preserving the integrity of their structure.

1.1.3 : Subject properties

This By-law applies to any heritage property designated in accordance with the *Cultural Heritage Act* (chapter P-9.002), located on a heritage site designated in accordance with that Act or listed in an inventory referred to in the first paragraph of section 120 of that Act.

1.1.4 : Conflict with other By-laws or laws

Compliance with this By-law does not exempt the person from complying with any other provincial or federal law or By-law or any other By-law of a Municipality applicable in this case.

1.1.5 : Adoption Part by Part

The Municipal Council of the Township of Harrington hereby declares that it adopts this By-law chapter by chapter, section by section, and article by article, paragraph by paragraph, so that if any part of this By-law is declared null and void by a court, such a decision shall have no effect on the other parts of the By-law, except in cases where the meaning and scope of the By-law or one of its provisions would be altered or modified.

Section 1.2: Administrative provisions

1.2.1 : Administration and enforcement of the By-law

The administration and enforcement of this By-law are entrusted to any person hereinafter referred to as the “designated official,” in accordance with the provisions of the current *Bylaw on Permits and Certificates* of the Municipality of the Township of Harrington.

1.2.2 : Powers of the designated official

The powers of the designated official are set out in the current *By-laws on Permits and Certificates* of the Municipality of the Township of Harrington.

Section 1.3: Interpretative provisions

1.3.1 : Structure of the By-law

The numbering system used in this By-law is as follows:

- 1. Chapter
 - 1.1 Section
 - 1.1.1 Article
 - 1. Paragraph
 - a) Subparagraph

When the text of an article does not contain any numbering relating to a paragraph or subparagraph, it is considered to be a clause.

1.3.2: Terminology

Expressions, terms, and words have the meaning and application attributed to them by the *By-laws on Permits and Certificates in force in the Municipality of the Township of Harrington*. If they are not specifically defined, they retain their usual meaning as defined in the dictionary.

Notwithstanding the foregoing, for the purposes of this By-law, the following definitions apply:

Dilapidation: the state of something that is not well maintained and cannot be used to perform the functions for which it was intended or designed.

In good condition: the state of something that is well preserved and can be used to fulfill the functions for which it is intended or designed.

Maintenance: the act of keeping something in good condition.

Heritage property: any immovable property (including a building, structure, ruin, or land) located on a heritage site listed or included in an inventory adopted by the MRC of Argenteuil, in accordance with the *Cultural Heritage Act* (RLRQ, c.P-9.002).

Municipality: Municipality of the Township of Harrington.

Constituent parts of a building: includes where applicable, the roof, frame, columns, beams, joists, exterior and/or interior walls, foundation, architectural elements, doors, windows, chimneys, cornices, eaves, balconies, terraces, stairs, steps, guardrails, weatherstripping, mortar joints, and exterior cladding.

CHAPTER 2

PROVISIONS ON OCCUPANCY AND MAINTENANCE

Section 2.1: Standards to prevent the deterioration of buildings

2.1.1 : Maintaining a building in good condition

All parts of a building must be kept in good condition and be able to perform the functions for which they were designed.

Maintenance and repair work must not, under any circumstances, alter the heritage character of a building. Such work must preserve the architectural integrity and heritage quality of a building.

2.1.2 : Obligations

All parts of a building must be maintained and repaired in such a way that they remain uniform in appearance and are not damaged.

Exterior surfaces made of wood or metal, where applicable, must be protected by paint, stain, varnish, or any other coating whose use is not prohibited by the By-laws in force in the Municipality of the Township of Harrington.

Maintenance and/or repair work must be carried out as soon as possible.

A main building must be equipped with a functioning heating system, and the indoor temperature must be sufficient to preserve the condition of the building (to prevent damage caused by freezing or moisture, etc.).

Section 2.2: Standards for protecting buildings from the elements and preserving their structural integrity

2.2.1 : Preserving their structure

All components of a building, where applicable, must be maintained in such a way as to preserve their integrity and withstand the combined forces of live loads, roof loads, wind pressure loads, snow loads, and other natural elements to which they are subjected, so as not to compromise public safety.

2.2.2 : Obligations

All parts of a building must be repaired or replaced so that they retain their stability, strength, or solidity.

All parts of a building, where applicable, must be repaired or replaced to prevent the infiltration of air, water, or snow and to remain watertight.

The exterior envelope of a building (wall and/or roof covering), where applicable, must be free of holes or cracks and must not be uncovered.

All parts of a building must be kept safe and in good condition at all times.

Section 2.3: Vacant Buildings

2.3.1 : Obligations

Openings in a vacant building must be closed and locked to prevent access.

A vacant building must be monitored regularly to identify any parts of the building that are not in good condition.

CHAPTER 3

INTERVENTIONS BY THE MUNICIPALITY

Section 3.1: Remedies to carry out the required work

3.1.1 : Notice of non-compliance

In the event of a violation of this By-law, the designated official may send the owner of the building in question a written notice by certified mail or by bailiff, indicating:

- a) The nature of non-compliance.
- b) The repair, renovation, or maintenance work required to bring the building into compliance with this By-law.
- c) The deadline for completing the work.

The designated official may require the owner of the building covered by the notice of non-compliance to send the Municipality a report from a competent professional certifying that the building and/or its components comply with this By-law.

3.1.2 : Deadlines

The deadline specified in the notice of non-compliance must be respected.

If the work requires the issuance of a certificate of authorization or a permit under the current *Permit and Certificate By-laws* of the Municipality of the Township of Harrington, a complete application must be submitted and comply with the provisions of these By-laws.

If public safety or health is threatened by the situation, the designated official may issue a notice to the owner ordering them to prevent access to the building, and the owner must comply.

3.1.3 : Work carried out by the Municipality

If the owner does not carry out the work within the time limit specified in the notice of non-compliance, the Superior Court may, at the request of the Municipality, order the owner to carry out the work or authorize the Municipality to carry out the work and claim the costs from the owner. The application shall be heard and decided on an urgent basis.

The cost of this work constitutes a priority claim on the immovable on which it was carried out, in the same manner and according to the same rank as the claims referred to in paragraph 5 of article 2651 of the *Civil Code of Québec*. This cost is secured by a legal hypothec on the immovable.

3.1.4 : Notice of deterioration

If the owner fails to carry out the work within the time limit specified in the notice of non-compliance, the Council may request that the following information be entered in the land register:

- a) The description of the building concerned and the name and address of its owner.
- b) The name of the Municipality and the address of its office, as well as the title, number, and date of the resolution by which the Council requests the entry.

- c) The title and number of the By-law governing the occupation and maintenance of buildings.
- d) A description of the work to be carried out.

No notice of deterioration may be registered in respect of a building that is owned by a public body within the meaning of the *Act respecting Access to documents held by public bodies and Personal Information* (RLRQ chapter A-2.1).

3.1.5 : Notice of rectification

When the Municipality determines that the work required in the notice of deterioration has been carried out, the Council must, within 60 days of the determination, request the registration of a notice of rectification in the land register, which contains, in addition to the information found in the notice of deterioration, the registration number of that notice of deterioration in the land register and a statement that the work described therein has been carried out.

3.1.6 : Notification of registration in the land register

Within 20 days, the Municipality shall notify the owner of the property and any holder of a real right registered in the land register of the property of the registration of any notice of deterioration or regularization.

3.1.7 : List of buildings subject to notice of deterioration

The Municipality shall keep a list of buildings for which a notice of deterioration is registered in the land register. It shall publish this list on its website or, if it does not have one, on the website of the regional county municipality whose territory includes its own.

The list contains, for each building, all the information contained in the notice of deterioration.

When a notice of regularization is registered in the land register, the Municipality must remove from this list any reference to the notice of deterioration related to this notice of regularization.

3.1.8 : Acquisition of a building by the Municipality

The Municipality may acquire, by mutual agreement or by expropriation, any building for which a notice of deterioration has been entered in the land register for at least 60 days, on which the work required in that notice has not been carried out, and which has one or more of the following characteristics:

- a) It has been vacant for at least one year at the time of service of the notice of expropriation provided for in section 9 of the *Act respecting expropriation*, RLRQ c E-25;
- b) Its state of disrepair presents a risk to the health or safety of persons;
- c) It is a heritage building designated in accordance with the *Cultural Heritage Act* (RLRQ, chapter P-9.002), located on a heritage site designated in accordance with that Act or listed in an inventory of heritage buildings adopted by the MRC of Argenteuil.

Such a building may then be disposed of, for valuable consideration, to any person or, free of charge, to a person referred to in section 29 or 29.4 of the *Act respecting cities and towns*, CQLR c C-19.

CHAPTER 4

FINAL PROVISIONS

SECTION 4.1: Penal provisions and entry into force

4.1.1 : Violations and penalties

Anyone who violates or allows a violation of any provision of this By-law commits an offense and is liable to a fine of:

For a natural person: a fine of not less than \$2,000 and not more than \$250,000,

For a legal person: a fine of not less than \$4,000 and not more than \$250,000

In the event of a repeat offense, the amounts of the fines shall be doubled. If, in accordance with the provisions of this By-law, a notice of deterioration of the building has been entered in the land register prior to its acquisition by a new owner, the prescribed fine for a repeat offense may be imposed regardless of the change of ownership.

If the offense lasts more than one day, the offense committed on each day constitutes a separate offense, and the penalties prescribed for each offense may be imposed for each day that the offense continues, in accordance with this section.

4.1.2 : Entry into force

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

8.6 Notice of motion, tabling and presentation of DRAFT BY-LAW NUMBER 385-2026 amending the permit and certificate By-law 195-2012

Daniel St-Onge hereby gives notice of motion that, at a subsequent meeting, By-law number 385-2026 amending By-law 195-2012 on permits and certificates will be adopted.

In addition, he proceeds to table and present By-law number 385-2026 amending the permit and certificate By-law 15-2012.

2026-02-R029

8.7 Adoption of DRAFT BY-LAW NUMBER 385-2026, amending the Municipality of the Township of Harrington's By-Law on Permits and Certificates 195-2012, in order to make filming subject to the issuance of a certificate of authorization and to establish fees for this purpose.

IT IS MOVED BY: Councillor Gerry Clark

AND CARRIED TO adopt Draft By-law No. 385-2026, amending By-law No. 195-2012 on Permits and Certificates of the Municipality of the Township of Harrington, in order to make filming the subject to the issuance of a certificate of authorization and to establish fees for this purpose.

ADOPTED UNANIMOUSLY

DRAFT BY-LAW NUMBER 385-2026, amending the Municipality of the Township of Harrington's By-Law on Permits and Certificates 195-2012, in order to make filming subject to the issuance of a certificate of authorization and to establish fees for this purpose.

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 By-law No. 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 a notice of motion for this By-law was given by Mr. Daniel St-Onge at the regular sitting of the municipal Council held on February 16, 2026, and the Draft By-law was tabled and presented at that same sitting.

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

WHEREAS this Draft By-law does not contain any provisions subject to referendum approval.

CONSEQUENTLY, the Municipality of the Township of Harrington decrees as follows:

ARTICLE 1 - PREAMBLE

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

ARTICLE 2

By-law 195-2012 on permits and certificates, as amended, is amended in Article **5.1.1 “Requirement to obtain a certificate of authorization”** by adding a 16th paragraph to the first subparagraph, which shall read as follows:

“5.1.1: Requirement to obtain a certificate of authorization

16. Filming.”

ARTICLE 3

By-law 195-2012 on Permits and Certificates, as amended, is amended in section **7.2.1 “Fees”** by adding an 18th item to Table D. Certificate of Authorization, which shall read as follows:

“7.2.1: Rates

D. Certificate of authorization:	Rates:
18. Filming: Basic Rates	\$500 \$200 /day
Use of public roads	\$100 /day
▪ With intermittent street closures:	\$200 /day
▪ With complete street closures:	
Use of public property	\$500/Site/day
▪ Municipal buildings:	
▪ Parking/land/parks/green space/vehicles:	
Use of Municipal services/employees:	Twice the actual rate”

ARTICLE 4 - ENTRY INTO FORCE:

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

8.8 Notice of motion, tabling, and presentation of DRAFT BY-LAW NUMBER 386-2026 amending By-law 196-2012 establishing the Urban Planning Advisory Committee (CCU) of the Municipality of the Township of Harrington, in order to change the number of members comprising the committee.

Mr. Daniel St-Onge hereby gives notice of motion that By-law number 386-2026 establishing the Urban Planning Advisory Committee (CCU)

In addition, he proceeds to table and present By-law number 386-2026 establishing the Urban Planning Advisory Committee (CCU)

2026-02-R030

8.9 Adoption of DRAFT BY-LAW NUMBER 386-2026 amending By-Law 196-2012 establishing the Planning Advisory Committee (CCU) of the Municipality of the Township of Harrington, to change the number of members comprising the committee.

IT IS MOVED BY: Councillor Gerry Clark

AND CARRIED TO ADOPT Draft By-law 386-2026 amending By-law 196-2012 establishing the Planning Advisory Committee (CCU) of the Municipality of the Township of Harrington, in order to change the number of members comprising the committee.

ADOPTED UNANIMOUSLY

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 the By-law establishing the Planning Advisory Committee 196-2012 of the Municipality of the Township of Harrington is in force throughout the territory and may be amended in accordance with the law.

WHEREAS the Municipality of the Township of Harrington wishes to ensure the efficient management of discretionary applications within its territory.

WHEREAS a notice of motion for this Draft By-law was duly given by Mr. Daniel St-Onge at the regular sitting of the Council on February 16, 2026, and this Draft By-law was tabled and presented at that same sitting.

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

WHEREAS a copy of this By-law was provided to the members of the 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 available for public consultation at the beginning of the meeting.

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

CONSEQUENTLY, the Municipality of the Township of Harrington decrees as follows:

ARTICLE 1 - PREAMBLE

The preamble to this By-law forms an integral part of it as if it were reproduced herein.

ARTICLE 2

By-law establishing the Urban Planning Advisory Committee 196-2012, as amended, is amended in Article **2.3. 1 Number of members**, by changing the number six (6) to seven (7) in the first paragraph and by changing the number four (4) to five (5) in the second paragraph of the first paragraph, and the whole shall read as follows:

2.3.1: Number of members

The Committee shall be composed of **seven (7)** members appointed by resolution of the Municipal Council, including:

2. **Five (5)** residents of the territory of the Township of Harrington

ARTICLE 3 - ENTRY INTO FORCE:

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

9. Public works

10. Public Safety

10.1 Request for financial assistance for the training of volunteer firefighters under the financial assistance program of the Department of Public Safety

WHEREAS the Municipality plans to provide first aid training to its entire team, which includes 18 firefighters, to respond effectively and safely to emergencies occurring within its territory.

WHEREAS the Municipality wishes to take advantage of the financial assistance available.

FOR THESE REASONS,

IT IS MOVED BY: Councillor Gerry Clark

AND CARRIED THAT the Municipality authorizes the submission of an application for financial assistance for first aid training for 18 firefighters under the Financial Assistance Program for Volunteer Firefighter Training of the Ministry of Public Safety and, consequently, forward this resolution to the MRC of Argenteuil for the same purpose.

ADOPTED UNANIMOUSLY

11. Urban Planning and Environment

11.1 Summary of permits issued – Jan. 2026

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

IT IS MOVED BY: Councillor Daniel St-Onge

AND CARRIED THAT the meeting be adjourned at 7:36 p.m.

ADOPTED UNANIMOUSLY

2026-02-R031

2026-02-R032

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