

# **MUNICIPALITÉ DE RAPIDES-DES-JOACHIMS**

## **AGENDA**

### **Ordinary session of March 12, 2026**

*This meeting is being audio recorded for the purpose of assisting in the preparation of the minutes.*

#### **1. OPENING OF THE SESSION**

#### **2. ADOPTION OF THE AGENDA**

**Resolution**

- 2.1 Adoption of the agenda of March 12, 2026

#### **3. DECLARATION OF CONFLICT (if applicable)**

#### **4. ADOPTION OF THE MINUTES**

**Resolution**

- 4.1 Adoption of the minutes of the regular meeting held on February 12, 2026

**Resolution**

- 4.2 Adoption of the minutes of the special meeting held on February 20, 2026

#### **5. MAYOR'S AND COUNCILLOR'S REPORT**

- 5.1 Mayors report

#### **6. CORRESPONDANCE (10 minutes)**

6.1 **Letter from Pontiac Bursaries – Donation Request**

Pontiac Bursaries is a community organization who supports and motivates Pontiac students to pursue a post-secondary education by awarding \$1,000 bursaries. Last year, they awarded 41 bursaries of \$1,000 each.

**Draft Resolution**

***WHEREAS*** Pontiac Bursaries is currently requesting donations to be put towards 2026 bursaries that are awarded to local Pontiac students;

*Moved by:*

*Seconded by:*

***AND RESOLVED THAT*** council authorizes a donation of \$ \_\_\_\_\_ made to Pontiac Bursaries.

6.2 **Letter from Canadian Red Cross – Donation Request**

Red Cross is an organization who helps people and communities in Canada and around the world in times of need and support them in strengthening their resilience. They are seeking donations to help specifically with winter related incidents such as extended power outages, vehicle accidents, hypothermia, falls, etc.

**Draft Resolution**

***WHEREAS*** Canadian Red Cross is currently requesting donations;

*Moved by:*

*Seconded by:*

***AND RESOLVED THAT*** council authorizes a donation of \$ \_\_\_\_\_ made to Canadian Red Cross.

#### **7. TABLING OF DOCUMENTS**

7.1 **2023 FINANCIAL STATEMENT**

The Municipality of Rapides-des-Joachims received the 2023 Financial Statement on March 3, 2026 and it is tabled at the regular sitting of council of March 12, 2026.

7.2 **NOTICE OF MOTION OF BY-LAW NUMBER 2026-0216  
CONCERNING THE OCCUPANCY AND MAINTENANCE**

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**OF BUILDINGS**

A NOTICE OF MOTION is given by \_\_\_\_\_ to the effect that it will be presented at the present sitting, Draft By-law number 2026-0216 concerning the occupancy and maintenance of buildings.

The draft By-law number 2026-0216 is filed and copies of the draft By-law have been made available to the public.

**Resolution**

**7.3 ADOPTION OF DRAFT BY-LAW NUMBER 2026-0216  
CONCERNING THE OCCUPANCY AND MAINTENANCE  
OF BUILDINGS**

**WHEREAS** The Act to amend the Cultural Heritage Act and other legislative provisions (Bill 69) requires a municipality to adopt a occupancy and maintenance bylaw that complies with the new provisions of the Act respecting land use planning and development for buildings of heritage value before April 1, 2026;

**WHEREAS** By virtue of the provisions of sections 148.0.1 to 148.0.26 of the Act respecting land use planning and development (chapter A 19.1) and those of section 141 of the Cultural Heritage Act (R.S.Q., c. P-9.002), a Municipality is required, by by-law, to ensure discretionary control of the occupancy and maintenance of buildings of heritage value on its territory;

**GIVEN THAT** The municipal council deems it appropriate to adopt a bylaw to control the occupancy and maintenance of buildings on its territory and to ensure, among other things, the protection of the built heritage and the proper reuse of the cleared land;

**WHEREAS** The notice of motion of draft bylaw number 2026-0216 governing the occupancy and maintenance of buildings was given at this regular council meeting held on March 12, 2026;

**GIVEN THAT** a copy of draft bylaw number 2026-0216 was given to the members of council at least two (2) working days before the present meeting and that all the members present declare having read it and that they renounce to its reading.

**THEREFORE**, the municipal council adopts the draft by-law as follows:

**CHAPTER 1: DECLARATORY AND INTERPRETATIVE  
PROVISIONS**

**SECTION 1: DECLARATORY PROVISIONS**

**1.1 TITLE OF THE REGULATIONS**

This regulation, bearing the number 2026-0216, is entitled: "*Regulation concerning the occupation and maintenance of buildings in the territory of the Municipality of Rapides-des-Joachims*".

**1.2 SCOPE OF THE REGULATION**

This regulation, the provisions of which are binding on natural persons as well as legal persons under public or private law, applies to the entire territory of the Municipality of Rapides-des-Joachims.

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## **1.3 OBJECT**

The purpose of this by-law is to govern the occupancy and maintenance of buildings in accordance with section XII of Chapter IV of Title I of the *Planning and Development Act* (chapter A-19.1). The Government of Quebec requires each municipality to adopt this by-law, as well as By-law 2023-124 *concerning the demolition of buildings, in accordance with the Act to amend the Cultural Heritage Act* (2021).

## **1.4 SCOPE OF APPLICATION**

This regulation aims to govern buildings located within its territory in order to prevent the deterioration of buildings and to protect them against the elements and to preserve the integrity of their structure by encouraging building owners to maintain their property.

## **1.5 SUBJECT BUILDINGS**

This regulation applies to any building or part of a residential, commercial, industrial and agricultural building, as well as their accessories.

Notwithstanding the foregoing, this regulation does not apply to a building of an exclusively institutional or public nature or an establishment referred to in section 79 of the *Act respecting health services and social services* (chapter S-4.2).

## **1.6 METHOD OF AMENDMENT**

The provisions of this regulation may only be amended or repealed by a regulation adopted in accordance with the provisions of the *Planning and Development Act* (chapter A-19.1) and the *Municipal Code of Quebec* (chapter C-27.1).

## **1.7 VALIDITY**

The Council adopts this Regulation in its entirety and also title by title, chapter by chapter, article by article, paragraph by paragraph, subparagraph by subparagraph and subparagraph by subparagraph, so that, if any title, chapter, article, paragraph, subparagraph or subparagraph of this Regulation were or should one day be declared invalid, the other provisions of the Regulation would continue to apply.

The regulation remains in force and enforceable until amended or repealed by the competent authority.

## **1.8 LAWS AND REGULATIONS**

No provision of this regulation may be interpreted as having the effect of exempting a person from the application of any law or regulation of the Government of Quebec or Canada.

## **1.9 URBAN PLANNING REGULATIONS**

All provisions prescribed in a by-law adopted by the Municipality of Rapides-des-Joachims in accordance with the provisions of Chapter IV of the *Planning and Development Act* (Chapter A-19.1) apply to this by-law.

## **SECTION 2: INTERPRETIVE PROVISIONS**

### **1.10 GENERAL INFORMATION**

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In the event of incompatibility between two provisions of this regulation or between a provision of this regulation and a provision contained in another regulation, the specific provision of this regulation shall prevail over the general provision.

In the event of any incompatibility between restrictive or prohibitive provisions contained in this regulation or in the event of any incompatibility between a restrictive or prohibitive provision contained in this regulation and a provision contained in any other regulation, the most restrictive or prohibitive provision shall apply, unless otherwise indicated.

### **1.11 INTERPRETATION OF THE TEXT**

In general, interpretation must adhere to the following rules:

- a) The headings contained in these regulations form an integral part thereof. In case of contradiction between the text and the heading, the text shall prevail;
- b) The masculine form includes both genders unless the context indicates otherwise;
- c) The use of verbs in the present tense includes the future tense;
- d) The use of the word "must" or "will" indicates an absolute obligation, whereas the word "may" or "will be able to" indicates an optional meaning;
- e) Words written in the singular include the plural and the plural includes the singular, whenever the context lends itself to this extension;
- f) The word "whoever" refers to any legal or natural person;
- g) Any specific provision of this regulation shall prevail over any conflicting general provision.

### **1.12 REFERENCES**

All references to another law, regulation, inventory, listed heritage property or building located in a classified heritage site, contained in this regulation, are open, that is to say, they extend to any amendment that may be made to the law, regulation, inventory or any new reference made after the coming into force of the regulation.

### **1.13 TERMINOLOGY**

The definitions prescribed in all urban planning regulations, including the *Regulations relating to permits and certificates*, are an integral part of these regulations and shall have the same effect as if they were reproduced here in full, unless they are incompatible, or unless the context indicates a different meaning.

In these regulations, unless the context indicates otherwise, the following words shall have the following meanings:

“ **Building** ” means any structure used or intended to be used to house or accommodate people, animals or things, including in particular a dwelling.

" **Council** ": refers to the Municipal Council of the Municipality of Rapides-des-Joachims.

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“ **Debris** ”: residue, debris or waste which, in itself, is unfit for consumption and unusable, including but not limited to household waste, scrap metal, discharges from a commercial or industrial process, animal carcasses, ashes, paper, metal or glass containers, broken or not, wood residues.

" **Deteriorated** ": said of something poorly preserved and in an unsatisfactory condition to allow the use for which it is intended or designed.

" **Obstruction** ": the accumulation of goods, products, property or any other item that prevents or blocks access to a door or opening of a building.

“ **Warehousing** ”: the depositing of goods, products or property, temporarily or permanently, in any location.

“ **Heritage building** ” means a building designated in accordance with the *Cultural Heritage Act* (chapter P-9.002), a building located in a heritage site designated in accordance with that same Act, a building referred to in the *Historic Sites and Monuments of Canada Act* (RSC (1985), c. H-4) or a building included in an inventory of buildings having heritage value in accordance with section 120 of the *Cultural Heritage Act* (chapter P-9.002).

" **Dwelling** " means a building or part of a building intended for residential use and its fixtures and fittings, including but not limited to a shed, balcony, garage, carport or outbuilding

" **MRC** ": the Regional Municipality of Pontiac.

" **Municipality** ": the Municipality of Rapides-des-Joachims.

" **Healthiness** ": the characteristic of a building or part of a building which, by the quality of its condition, its environment and its maintenance, is favorable to the health and safety of residents and the public because of its use and the condition in which it is found.

" **Dilapidation** ": the state of deterioration produced by time and normal wear and tear of a building, rendering impossible its intended or designed use.

### **CHAPTER 2: ADMINISTRATIVE PROVISIONS**

#### **SECTION 1: ADMINISTRATION AND ENFORCEMENT OF THE REGULATIONS**

##### **2.1 ADMINISTRATION OF THE REGULATIONS**

The competent authority is responsible for the administration and application of this regulation. It may exercise the powers provided for herein and issue notices of offence on behalf of the Municipality relating to any violation of a provision of this regulation.

##### **2.2 COMPETENT AUTHORITY**

The competent authority is the inspector for environment and sustainable development and, in their absence, the director general or deputy director general. Representatives with the same powers and duties may be appointed by resolution of the Municipal Council.

##### **2.3 POWERS AND DUTIES OF THE COMPETENT AUTHORITY**

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The competent authority also exercises the powers and duties conferred upon it by the *Regulations relating to permits and certificates* in force.

### **2.4 INSPECTION**

The competent authority may, at any reasonable time, visit, examine, and enter a building to ensure its compliance with these regulations. For this purpose, it may be accompanied by any person whose expertise or assistance it requires.

Every person must allow the competent authority access to the building for inspection purposes and provide it with all reasonable assistance in the performance of its duties. They must also provide the competent authority with the information or documents it requests.

The competent authority must, upon request, identify itself by means of an identity document or a certificate issued by the Municipality.

### **2.5 TESTS, ANALYSES AND VERIFICATIONS**

The competent authority may carry out or require tests, analyses or verifications to be carried out, photographs or recordings taken, or technical measurements taken using a measuring device in order to verify the building's compliance with this regulation.

These measures may include the objective of verifying the quality of a material, equipment or installation, determining air quality or calculating humidity levels.

### **2.6 NOTICE OF NON-COMPLIANCE**

The competent authority may send a notice of non-compliance to the owner, tenant or occupant of a building in the event of a contravention of these regulations.

The person who receives a notice of non-compliance must carry out or have carried out the work, tests, analyses or verifications required within the time limits given by the competent authority in the notice of non-compliance.

The person to whom such a requirement is made must comply with it.

### **2.7 INSTALLATION OF A MEASURING DEVICE AND EXPERTISE**

The competent authority may, following an intervention carried out under this regulation, install or have installed a measuring device or order the owner, tenant or occupier to install or have installed one and to transmit the data collected to it.

It may also require the owner, tenant or occupant of a building to carry out, or have carried out by an expert, a test, analysis or verification to ensure the building's compliance with this regulation and to provide a certificate of compliance.

It can require the owner, tenant, or occupant of a building to provide a detailed report prepared by an expert to validate the presence of unsanitary conditions. This report must describe the identified unsanitary conditions and include a detailed description of the corrective work required to make the building habitable.

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The person to whom such a requirement is made must comply with it within the prescribed time limits.

### **2.8 EXTERMINATION INTERVENTION**

The competent authority may require an extermination intervention to be carried out in a building in which the presence of vermin, rodents, insects or any other harmful animal is found.

The owner, tenant or occupant of the premises targeted by the extermination intervention must proceed promptly to carry out the tasks required to allow the exterminator to eliminate the vermin, rodents, insects or any other harmful animal.

The person to whom such a requirement is made must comply with it within the prescribed time limits.

### **2.9 PUBLIC HEALTH**

If the competent authority considers that a person's psychosocial situation or hoarding disorder makes it impossible for them to understand that an identified cause of unsanitary conditions in a building they occupy is likely to affect their health or safety and that they refuse to evacuate, it may inform a health and social services establishment or any other public health authority.

### **2.10 SECURITY HAZARD**

When damage to a structural element causes a building to present a risk to the health and safety of persons, the competent authority may send the owner, tenant or occupant of the premises a notice ordering them to prevent access to the building, in particular by boarding up doors and windows or installing a security fence.

The person to whom such a requirement is made must comply with it within the prescribed time limits.

## **CHAPTER 3: MAINTENANCE, OCCUPANCY AND SANITATION OF BUILDINGS**

### **SECTION 1: INTERVIEW**

#### **3.1 MAINTAINING A BUILDING IN GOOD CONDITION**

All constituent parts of a building, such as walls, doors, windows, roof, foundation and exterior cladding, balconies, stairs, etc., must be maintained in good condition and be able to fulfill the functions for which they were designed.

They must have sufficient strength to withstand the combined forces of live loads, roof loads, loads due to wind pressure, the weight of snow, wind force and other elements of nature to which they are subjected and be repaired or replaced as necessary so as to prevent any cause of danger or accident.

#### **3.2 WATER INFILTRATION AND FIRE**

Any structural, insulation, or finishing element affected by water infiltration or fire must be cleaned, completely dried, or replaced to prevent and eliminate the presence and growth of odors, mold, or mildew. Fire-damaged materials that no longer meet their original specifications must be replaced.

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### **3.3 OUTER ENVELOPE**

All exterior walls of a building must always have a covering. The walls and exterior covering of a building, regardless of the materials used, must:

- a) be kept in good condition, repaired or replaced as needed, so as to prevent mold, rot and corrosion as well as any infiltration of air, water, intrusion of vermin or rodents;
- b) be strong and stable so as to prevent walls from being damaged or tilted, beams from being twisted or joists from sagging;
- c) be cleaned, repainted, otherwise treated or maintained in such a way as to maintain a clean appearance and prevent deterioration.

### **3.4 FOUNDATION**

All the foundations of a building must be maintained at all times in a condition that ensures its preservation, protection and solidity.

Foundation walls must be maintained and repaired in such a way as to keep them looking clean and to prevent any infiltration of air or water or intrusion of insects, vermin, rodents or any other animals.

### **3.5 ROOF**

All component parts of the roof and eaves of a building must:

- a) be kept in good condition and repaired or replaced, as necessary, to prevent any bending in the roof structure, to ensure perfect sealing, a clean appearance and to prevent the intrusion of birds, vermin, rodents or insects;
- b) ensure the maintenance of a compliant roof covering over the entire roof and its components;
- (c) To collect, in gutters, rainwater or snowmelt from the roof that could otherwise flow onto another person's property or onto the public road. These gutters must be watertight, securely installed, and maintained in good condition. The water must be discharged only on the owner's property.  
Components of the roof include flashings, vents, aerators, soffits, fascias, gutters and roof edges.

### **3.6 DOORS AND WINDOWS**

All exterior doors and windows of a building, including their frames, must be maintained or repaired to prevent any infiltration of water, air, or snow, or replaced when damaged or defective. Frames must be caulked as needed, and all moving parts must function properly.

Doors and windows and their frames must be periodically cleaned, repainted, otherwise treated or maintained in such a way as to maintain an appearance of cleanliness and good maintenance and to prevent deterioration.

All barricades at the doors, windows and all other access points of a building, unless it has been damaged by fire, poses a danger to public safety or is the subject of a demolition permit application to the competent authority, are prohibited.

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### **3.7 WALLS AND CEILINGS**

Walls and ceilings must be kept in good condition and free from holes, cracks, or other defects. Damaged plaster or other material coverings that are crumbling or threatening to detach must be repaired or replaced.

### **3.8 FLOORS**

Floors must be kept in good condition and must not contain any poorly joined, warped, broken, rotten, or otherwise deteriorated planks. Any defective part must be repaired or replaced.

The floor of a bathroom or toilet room must not allow water to seep into the adjacent walls.

### **3.9 BALCONIES, GALLERIES, STAIRS AND OTHER COMPONENTS**

All parts of a balcony, gallery, porch, walkway, exterior staircase, and all structures projecting from a building must:

- be kept in good condition, repaired or replaced as needed to maintain a clean appearance;
- be maintained in such a way as to prevent any rot or deterioration;
- to be free of any obstructions preventing movement and access to entrance doors and emergency exits.

### **3.10 HERITAGE BUILDING**

For a heritage building designated under the *Cultural Heritage Act* (chapter P-9.002), located in a heritage site designated by the Municipality or the RCM, or listed in the RCM's inventory of real estate heritage, maintenance work must not distort or alter the building's heritage character. Maintenance interventions must preserve the building's architectural integrity and heritage character.

## **SECTION 2: OCCUPATION**

### **3.11 ELECTRICAL INSTALLATION, DRINKING WATER SUPPLY AND WASTEWATER DISPOSAL**

A dwelling must be equipped with a drinking water supply system, a wastewater drainage plumbing system and heating and lighting installations which must be continuously maintained in good working order so that they can be used for their intended purposes.

### **3.12 EQUIPMENT**

A dwelling must be equipped with at least:

- a) A kitchen sink;
- b) A toilet (latrine);
- c) A sink;
- d) A bathtub or a shower.

All this equipment must be connected directly to the plumbing system and be in good working order.

A dwelling must be equipped with at least one range hood and a 220-volt electrical outlet for the stove.

### **3.13 WATER**

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The kitchen sink, washbasin, and bathtub or shower in a dwelling must be supplied with both hot and cold water. The hot water temperature must not be less than 45°C.

### **3.14 HEATING**

A dwelling must be equipped with a permanent heating system which allows the occupant to maintain a minimum temperature of 20°C in the living spaces.

The insulation of the exterior envelope, such as the roof, exterior walls, floors or foundations, must be sufficient for the building to be heated adequately.

### **3.15 LIGHTING**

A dwelling must be equipped with a functioning electrical installation that provides lighting for all rooms, interior common areas, interior and exterior staircases, and common exterior entrances.

## **SECTION 3: SANITATION**

### **3.16 HOMEWORK**

The owner, tenant, or occupant of a building must, at all times, maintain it in a good state of hygiene. Required maintenance and repair work must be carried out as soon as possible.

### **3.17 PROHIBITIONS**

The following, in particular, constitute a cause of unsanitary conditions, are prohibited, and must be eliminated:

- a) The filth, deterioration, clutter, apparent and continuous state of abandonment of a building, a dwelling and all its components;
- b) The presence of dead animals;
- c) The presence, storage or use of products or materials that give off a foul odor or toxic fumes;
- d) The deposit or accumulation of household waste, refuse, or recyclable materials other than in containers provided for this purpose or, inside a building, in a room not provided for this purpose;
- e) The obstruction of a means of evacuation;
- f) The deposit or accumulation of combustible materials which, due to their quantity or location, present a risk of fire;
- g) The presence of an obstacle preventing the closing and locking of a door in a required fire separation or of a door fitted with a shuttering device;
- h) The presence of ice or condensation on an interior surface of a building other than a window;
- i) The presence of accumulated water or moisture causing or likely to cause degradation of the structure, insulation, materials or finishes, or the presence of mold or fungi and conditions promoting their growth;

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- j) The accumulation of debris, materials, combustible materials, decomposing or putrefied materials, excrement, urine or other sources of filth;
- k) The presence of vermin, rodents, birds, insects or any other harmful animal, as well as a condition that promotes their proliferation.

### **CHAPTER 4: PENALTIES, SANCTIONS AND RECOURSE**

#### **4.1 FINES**

Anyone who contravenes or maintains a contravention of any provision of these regulations commits an offence and is liable to:

- a) If it is a natural person:
  - i a fine of at least \$300 and at most \$50,000 for a first offence;
  - ii a fine of at least \$600 and at most \$150,000 for a repeat offence;
  - iii a fine of at least \$10,000 and at most \$250,000 for a violation on a heritage building.
- b) if it is a legal entity:
  - i a fine of at least \$1,000 and at most \$150,000 for a first offence;
  - ii a fine of at least \$1,500 and at most \$225,000 for a repeat offence;
  - iii a fine of at least \$20,000 and at most \$250,000 for a violation on a heritage building.

The amount of the fine must be determined based on the following aggravating factors:

- a) the fact that the offender acted intentionally or showed negligence or carelessness;
- b) the seriousness of the harm or the risk of harm to the health or safety of persons;
- c) the intensity of the nuisances suffered by the neighborhood;
- d) the foreseeable nature of the offence or the failure to act on recommendations or warnings aimed at preventing it, in particular, when the work required by the Municipality or described in a notice of deterioration has not been carried out;
- e) the fact that the building in question is a heritage building cited in accordance with the *Cultural Heritage Act* (chapter P-9.002), located in a heritage site cited by the Municipality or an RCM or listed in the heritage inventory of the Municipality;
- f) the fact that the actions or omissions of the offender have caused such deterioration of the building that the only effective remedy is its demolition;
- g) the offender's attempts to conceal the offence or their failure to attempt to mitigate its consequences

#### **4.2 MULTIPLE OFFENCES**

If the offence continues, it constitutes, day after day, a distinct and separate offence and the fine may be imposed for each day during which this offence continues.

#### **4.3 ORDER TO REMOVE A CAUSE OF UNSANITARY CONDITIONS**

When the owner or occupant of a building is found guilty of an offence under this regulation relating to unsanitary conditions, a judge may, in addition to imposing a fine, order that person to eliminate the cause of

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unsanitary conditions within a period he determines or to carry out the work necessary to prevent it from recurring.

If this person fails to comply within this period, the cause of unsanitary conditions may be removed by the Municipality at this person's expense.

Notice of the application for an order must be given by the plaintiff to the person whom the order could compel to remove the cause of unsanitary conditions, unless those parties are in the presence of the judge.

### **4.4 OTHER REMEDIES**

The Municipality may, for the purpose of enforcing the provisions of this regulation, exercise cumulatively, with those provided for in this regulation, any other appropriate remedy of a civil or penal nature.

## **CHAPTER 5: SPECIAL PROVISIONS**

### **5.1 NOTICE OF DAMAGE**

If the owner of a building refuses to comply with or act upon a notice of non-compliance issued by the municipal officer, the Municipal Council may request the registration in the land register of a notice of deterioration of the building.

### **5.2 NOTIFICATION TO THE OWNER**

The Municipality must, within 20 days of the registration of a notice of deterioration in the land register, notify the owner of the building and any holder of a real right registered in the land register with respect to that building of the registration of the notice of deterioration.

### **5.3 ACQUISITION BY THE MUNICIPALITY**

When the Municipality wishes to avail itself of paragraph 1 of the first paragraph of section 145.41.5 of the *Planning and Development Act* (chapter A19.1) in order to acquire or expropriate a building in respect of which a notice of deterioration has been registered in the land register for a period of at least 60 days, one of the following conditions must be met:

- a) the building has been vacant for at least a year;
- b) The state of disrepair or decay presents a risk to the health or safety of people;
- c) This is a heritage building listed in accordance with the *Cultural Heritage Act* (chapter P-9.002), located in a heritage site designated by the Municipality or a Regional County Municipality (MRC), or included in the Municipality's heritage inventory.

Such a building may then be alienated, for consideration, to any person or free of charge, to a person referred to in section 29 or 29.4 of the *Cities and Towns Act* (chapter c-19).

### **5.4 PROPERTY TAX**

Any sum owed to the Municipality as a result of its intervention under this regulation is treated as a property tax if the debtor is the owner of the building.

## **CHAPTER 6: FINAL PROVISION**

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## **6.1 ENTRY INTO FORCE**

This regulation will come into force in accordance with the provisions of the *Planning and Development Act* (chapter A-19.1) and the Municipal Code of Quebec (chapter C-27.1).

### **Resolution**

## **7.4 MUNICIPAL VEHICLES – PLATE RENEWAL**

**WHEREAS** it is necessary to renew the registration on all municipal vehicles through the SAAQ;

Moved by:  
Seconded by:

**AND RESOLVED THAT** council authorizes the interim Director General, Natasha Condie, to sign and pay, for and in the name of the Municipality of Rapides-des-Joachims, all documents and fees relating to the registration renewal of the following vehicles:

- 2016 Ford F-250;
- 2006 GMC Sierra;

## **8. FOLLOW-UP**

### **8.1 2026 Property tax bills & correspondence**

Property tax bills were sent out on Friday, February 28<sup>th</sup> along with the 2026 budget and notice of amended municipal office hours

### **8.2 Town Hall Furnace Repairs**

Kool-Vent repaired the circulation pump on Wednesday, March 4<sup>th</sup>

## **9. ROADS**

### *Discussion*

### **9.1 Snow Removal Contract – Call for Tender**

The current snow removal contract end on October 31<sup>st</sup> 2026. A new call for tender will need to go out this spring for the 2027 season. Discussion requested for a 1-year contract vs. a 2-year contract

## **10. DUMP & GARBAGE**

## **11. TOWN HALL**

### **11.1 Town Hall Rental Request**

The RDJ Outdoorsmen Club is requesting to use the hall at no cost on Saturday, April 11, 2026 to host a fish dinner followed by live entertainment and a bar. They will be applying for both the food and alcohol permits under their organization.

### **Resolution**

**WHEREAS** the RDJ Outdoorsmen Club has requested the use of town hall to host a fish dinner and social hour on April 11, 2026;

**CONSIDERING** they will be applying for all necessary permits for the event and have liability insurance;

Moved by:  
Seconded by:

**AND RESOLVED THAT** The municipal council of Rapides-des-Joachims *approves/OR/declines* their request to use town hall to host their event;

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*Optional -----* **AND RESOLVED THAT** council agrees to waive the town hall rental fee.

*Discussion* **12. MUNICIPAL PROPERTY**  
12.1 **Mailbox Building Renovation Project – Proposal**  
The public works supervisor is proposing the renovation of the mailbox building which includes new plexiglass all the way around, closing in the ceiling and painting it, as well as the installation of soffit around the exterior of the building. Council has been given the project breakdown and total cost for consideration.

**13. CIVIL PROTECTION**

**14. ACTION PLAN**

**15. URBANISM & ZONING**

**16. RECREATION & CULTURE**

*Discussion* **17. CAMPGROUND & PICNIC AREA**  
17.1 Wood splitter

**18. STREET LIGHTS & ENVIRONMENT**

**19. BUILDING INSPECTOR**

**Resolution** **20. MISCELLANEOUS**  
20.1 **Regions and Rurality Fund (FRR) – Component 4 "Intermunicipal Cooperation" – Enhancement of the intermunicipal agreement between the MRC Pontiac and the MRC des Collines-de-l'Outaouais for the provision of passenger transportation services**

**WHEREAS** the municipality of Rapides-des-Joachims acknowledges that it has read and understood the Applicant's Guide concerning the Municipal Cooperation and Governance component of the Regions and Rurality Fund, Intermunicipal Cooperation sub-component;

**WHEREAS** the municipal bodies of Alleyn-et-Cawood, Bristol, Bryson, Campbell's Bay, Chichester, Clarendon, Fort-Coulonge, L'Île-du-Grand-Calumet, L'Isle-aux-Allumettes, Litchfield, Mansfield-et-Pontefract, Otter Lake, Portage-du-Fort, Rapides-des-Joachims, Shawville, Sheenboro, Thorne, Waltham, Cantley, Chelsea, L'Ange-Gardien, La Pêche, Pontiac, Val-des-Monts and the MRC des Collines-de-l'Outaouais wish to present a project to improve the transportation service of persons who are the subject of an intermunicipal agreement between the MRC Pontiac and the MRC des Collines-de-l'Outaouais as part of the Cooperation and Municipal Governance component of the Regions and Rurality Fund;

**NOW THEREFORE**, it is  
Moved by:  
Seconded by:

**AND RESOLVED THAT** this resolution be adopted and enacted as follows:

- The council of Rapides-des-Joachims undertakes to participate in the project to improve the intermunicipal agreement between the MRC Pontiac and the MRC des Collines-de-l'Outaouais for the provision of passenger transportation services;

**MUNICIPALITÉ DE RAPIDES-DES-JOACHIMS**

- The MRC Pontiac agrees to pay a portion of the costs, namely the minimum contribution required under the program;
- Council appoints the MRC Pontiac as the organization responsible for the project and authorizes the submission of the project under the Municipal Cooperation and Governance component of the Regions and Rurality Fund, Intermunicipal Cooperation sub-component;
- Council designates Mayor Roger Lafond to sign any document that is necessary or useful or requested by the municipal body responsible for the project for the purposes of this grant application.

Discussion

20.2 **CERTIFICATE OF RECOGNITION**  
Nomination: Glen Lance, Bob Thayer

**21. QUESTION PERIOD (15 minutes)**

**22. ADMINISTRATION**

Resolution

22.1 Approval of expenses list between February 11, 2026 and March 10, 2026

Moved by:  
Seconded by:

**AND RESOLVED THAT** Council approve and authorize the payment of expenses for the period between February 11, 2026 and March 10, 2026 for the amount of \$70,448.47

**CERTIFICATE OF AVAILABILITY OF CREDIT**

I, Alana Bowes, the undersigned Clerk-Treasurer, in accordance with Article 961 of the Quebec Municipal Code, certify line of credit with the Municipality has sufficient funds for these expenditures

Alana Bowes

Clerk-Treasurer

Resolution

**22.2 DG VACATION REQUEST**

**WHEREAS** the Director General is requesting her 4-week paid vacation time before she begins her maternity leave;

**CONSIDERING** the Director General is entitled to her paid annual vacation under the terms of her employment contract and in accordance with the Act Respecting Labour Standards (CQLR c. N-1.1);

Moved by:  
Seconded by:

**AND RESOLVED THAT** council approves the director general’s vacation request;

**AND RESOLVED THAT** office hours for the Municipal office will be adjusted as per the interim director general’s contract;

**AND RESOLVED THAT** a public notice will be posted in the mailbox building as well as on the municipality’s website and Facebook page.

**23. IN CAMERA**

**24. CLOSING OF THE MEETING**

Resolution

24.1 Close the meeting of March 12, 2026 at: