

**MINUTES
VILLAGE OF NORTH HATLEY
JUNE 3, 2019**

AT A REGULAR MEETING of Municipal Council held at the Community Centre at 7:00 p.m.

PRESENT are the following Councillors:

- | | |
|---------------------------|------------------------------|
| 1. Pauline Farrugia | 4. Elizabeth FEE |
| 2. Marcella Davis Gerrish | 5. Aaron PATELLA |
| 3. Guy Veillette | 6. Alexandre-Nicolas Leblanc |

ABSENT:

QUORUM is present with Mayor Michael Page prefinish.

ALSO PRESENT are Daniel Décary, Director-General and Secretary-Treasurer.

AGENDA – JUNE 3, 2019

1. Adoption of the Agenda
2. Adoption of the Minutes of the Regular Meeting held May 6, 2019
3. Information from Council members
4. Question Period on Items listed on the Agenda

ADMINISTRATION, TOWN CLERK AND LEGAL AFFAIRS

5. Process for the filing and review of complaints relative to the awarding of 'public contracts' - Adoption
6. Appointment of Acting Mayors – Amendment to resolution 2017-11-13.07
7. Municipality representation – Appointment of Councillors
8. Purchasing from social and collective enterprises - Commitment
9. Change of law firm –Transfer of files and end of mandate

HUMAN RESOURCES AND WORK RELATIONS

10. Hiring of an attendant for Public Works
11. Hiring of staff at Pleasant View Beach

FINANCE AND TREASURY

12. Tabling of financial statements
13. Approval of Accounts Payable
14. Reports on Net Salaries – 2019-05

ENGINEERING AND PUBLIC WORKS

15. Grass cutting and maintenance – Award of Contract – 2-year contract extension
16. Agreement with the Ministère des transports du Québec (MTQ) – summer – winter – maintenance contract – Adoption...**Item removed**
17. RIEM - Régie intermunicipale des eaux Massawippi – By-law 2019-01 amending Borrowing By-law 2010-03 extending the terms of loan reimbursement – Approval
18. RIEM - Régie intermunicipale des eaux Massawippi – By-law 2019-02 amending Borrowing By-law 2012-04 extending the terms of loan reimbursement – Approval

PLANNING, HERITAGE AND ENVIRONMENT

19. Heritage Site- 77, rue main – partial demolition
20. Heritage Site- 77, rue main – transformation
21. PIIA (high level/priority integration) – 77, rue main – partial demolition
22. PIIA (high level/priority integration) – 77, rue main – transformation
23. PIIA (high level/priority integration) – 170, rue main – transformation
24. Heritage Site - 170, rue main - transformation
25. Heritage Site – 80, rue main – new signage
26. PIIA (high level/priority integration) – 80, rue main – new signage
27. Heritage Site – 55, rue main – commercial terrace
28. PIIA (high level/priority integration) – 55, rue main – commercial terrace
29. Heritage Site – 95, rue main – main building
30. Heritage Site – 95, rue main – main building
31. Request for support within the framework of the Programme de soutien aux municipalités – Infrastructure for sustainable rainwater management at source

**PROCÈS-VERBAL
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CULTURE, RECREATION AND COMMUNITY LIFE

32. Pleasant View Beach - Adoption of schedule of activities and fees
33. Pleasant View Beach - Adoption of regulations
34. Pleasant View Beach – Loan of equipment by the NHRS – North Hatley Recreation Society – Agreement resolution
35. Sailing course – Agreement with the North Hatley Club

PUBLIC SECURITY

OTHER BUSINESS

36. Question Period on Issues of local public interest
37. Meeting Adjourned

2019-06-03.01

ADOPTION OF THE AGENDA

I, AARON PATELLA, MOVE

THAT the Agenda be approved with item 16 removed.

PASSED

2019-06-03.02

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD MAY 6, 2019

I, MARCELLA DAVIS-GERRISH, MOVE

THAT the Minutes of the Regular Meeting held May 6, 2019 be adopted.

PASSED

2019-06-03.03

INFORMATION FROM COUNCIL MEMBERS

The Mayor and Councillors inform citizens on their various files and on upcoming events.

2019-06-03.04

QUESTION PERIOD ON ISSUES LISTED ON THE AGENDA

42 citizens are present at the Meeting.

CITIZENS

D. WATT
J.CAMPBELL

M. GRAYSON

ISSUES

TRANSLATION OF MEETING DOCUMENTS
QUESTIONS ON RÉFÉRENCE TO CONFLICTS OF
INTEREST
77 MAIN...GUARANTEES, FOUNDATION
INSPECTION

2019-06-03.05

**PROCESS FOR THE FILING AND REVIEW OF COMPLAINTS RELATIVE TO THE
AWARDING OF 'PUBLIC CONTRACTS - ADOPTION**

WHEREAS by virtue of Article 938.1.2.1 of the Municipal Code of Québec (RLRQ, c.C-27.1) (hereafter: 'MC'), a municipality must put into place filing and review measures for complaints brought forward relative to the awarding of a contract following a public call for tenders or to the management of the resulting contract;

WHEREAS the Municipality must evaluate and address complaints brought forward by concerned parties with impartiality and objectivity;

WHEREAS the said process must not amend nor limit the requirements under the MC in terms of the measures for addressing complaints.

I, GUY VEILLETTE, MOVE

THAT Council for the Municipality of the Village of North Hatley approve the *Process for the filing and review of complaints relative to the awarding 'public contracts'*, of which a copy is included with the minutes and forms an integral part of it.

PASSED

2019-06-03.06

APPOINTMENT OF ACTING MAYORS – AMENDMENT TO RESOLUTION 2017-11-13.07

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WHEREAS Council must appoint by resolution an Acting Mayor to replace the Mayor when required;

WHEREAS in the event that the appointed Acting Mayor is not available, the Councillor from the next seat will be selected to ensure replacement;

WHEREAS the list must be amended in order to replace Claude Villeneuve with Aaron Patella;

I, MARCELLA DAVIS GERRISH, MOVE

THAT the following calendar be adopted:

Seat 1 Pauline Farrugia:	November 2017 to June 2018
Seat 2 Marcella Davis Gerrish:	July 2018 to February 2019
Seat 3 Guy Veillette:	March to October 2019
Seat 4 Elizabeth Fee:	November 2019 to June 2020
Seat 5 Aaron Patella:	July 2020 to February 2021
Seat 6 Alexandre-Nicolas Leblanc:	March to October 2021

PASSED

2019-06-03.07

MUNICIPAL REPRESENTATION – DESIGNATED COUNCILLORS

WHEREAS Council wishes to ensure municipal representation at various local organizations;

WHEREAS a Councillor is to be designated to represent the Municipality at the COGESAF - Conseil de gouvernance de l'eau des bassins versants de la rivière Saint-François;

I, ALEXANDRE-NICOLAS LEBLANC, MOVE

THAT Councillor Aaron Patella be designated to represent the Municipality at the COGESAF.

PASSED

2019-06-03.08

PURCHASING FROM SOCIAL AND COLLECTIVE ENTERPRISES - COMMITMENT

WHEREAS the social economy is there to meet the needs of local communities, is rooted in communities and contributes to the vitality of the said communities with a view to sustainable development;

WHEREAS social and collective enterprises have a socio-economic impact in terms of how they contribute to job creation, the fight against poverty, social inclusion, school retention, gender equality and immigration integration;

WHEREAS social and collective enterprises are active in providing and promoting local goods and services for the prosperity and benefit of the territories;

WHEREAS social and collective enterprises foster local entrepreneurship, organizational structure and innovation;

WHEREAS municipalities are committed to the government approach favouring territorial prosperity and vitality and fostering, notably in terms of providing goods and services, the growth of the communities;

WHEREAS municipalities have the means to establish a movement that favours public purchases from social and collective enterprises with respect to intergovernmental agreements in the area of public procurement and regulations in force for awarding contracts;

WHEREAS the Municipality of the Village of North Hatley recognizes the socio-economic impact of social and collective enterprises on the vitality of territories.

I, AARON PATELLA, MOVE

THAT the Municipality of the Village of North Hatley agree to take part in the development of public procurement with social and collective enterprises;

THAT the Municipality of the Village of North Hatley commit, with respect to norms and regulations for awarding public and municipal contracts, to obtaining goods and services from the social economy sector.

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PASSED

2019-06-03.09

CHANGE OF LAW FIRM – FILE TRANSFER AND END OF MANDATE

WHEREAS under resolution 2018-11-05.06 municipal Council had accepted the offer of legal services by the law firm of Sylvestre conseillers juridiques inc. for 2019;

WHEREAS a number of municipal law lawyers at Monty Sylvestre conseillers juridiques inc. joined the law firm of Cain Lamarre s.e.n.c.r.l.;

WHEREAS it is in the interest of the Municipality to ensure continuity relative to its files of a legal nature;

I, ALEXANDRE-NICOLAS LEBLANC, MOVE

THAT Council for the Municipality of the Village of North Hatley authorize municipal representatives to retain the services of the law firm of Cain Lamarre s.e.n.c.r.l. starting today and until December 31, 2019, under the terms of the service offer presented by the the law firm of Monty Sylvestre conseillers juridiques inc., for 2019, previously approved by Council resolution, and to authorize, as required, all lawyer substitutes regarding legal files;

THAT Council for the Municipality of the Village of North Hatley authorize the transfer of all files to the law firm of Cain Lamarre under the responsibility of the lawyers joining the said law firm, in paper and electronic form, confirming as such the end of mandates given to the professionals at the law firm of Monty Sylvestre conseillers juridiques inc.

PASSED

2019-06-03.10

HIRING OF AN ATTENDANT FOR PUBLIC WORKS

WHEREAS the Municipality must hire an attendant for Public Works for the summer season;

I, PAULINE FARRUGIA, MOVE

THAT municipal management hire Emily Bellegarde-Hudson as Attendant for Public Works, for the period of May 25 to October 14, 2019, on a variable weekly schedule, at the pay rate of \$14.00 an hour.

THAT compensation in the amount of \$75 be paid to the employee for use of her personal mobile phone.

THAT employment conditions under the personnel management guide regarding contract employees be applied.

THAT payment be made under budgetary item 02-701-50-141.

PASSED

2019-06-03.11

HIRING OF STAFF AT PLEASANT VIEW BEACH

WHEREAS a hiring process was put into place to fill positions for activities scheduled to take place at Pleasant View Beach during the summer season;

I, AARON PATELLA , MOVE

THAT the Municipality hire Alexandra ROBB as Manager of the beach, lifeguard and swim instructor, Amine MAZOUZI as lifeguard-swim monitor, Jacob Gilbert and Louis Blanchard as lifeguards, Lauren Jones as assistant lifeguard, and Reginald James AMBLER as attendant for the tennis courts, reception and assistant sail instructor;

THAT mamangement be authorized to hire an additional lifeguard, to be named;

THAT staff be hired for the period of June 15 to September 8, 2019, on a variable weekly schedule, at the pay rate of \$13.50 to \$20.00 an hour, according to job description, qualifications and experience;

THAT employment conditions under the personnel management guide regarding contract employees be applied.

THAT payment be made under budgetary item 02-701-50-141.

PASSED

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2019-06-03.12

TABLING OF FINANCIAL STATEMENTS BY THE DIRECTOR-GENERAL AND SECRETARY-TREASURER AND OF THE EXTERNAL AUDIT REPORT

The Director-General and Secretary-Treasurer submitted the financial statements for 2018, as well as the external audit.

2019-06-03.13

APPROVAL OF ACCOUNTS PAYABLE

I, PAULINE FARRUGIA, MOVE

THAT Accounts Payable listed on the statement presented June 3, 2019 by the Treasury Department, in the amount of \$298,328.43, including expenses in excess of \$5,000, be followincluded as in the following list:

PASSED

FOURNISSEURS/SUPPLIERS	DATE	FACTURE/INVOICE	MONTANT/AMOUNT
Municipalité du VILLAGE DE NORTH HATLEY			
DÉBOURSÉS DE PLUS DE 5 000\$ DISBURSED OVER \$ 5,000			
RÉUNION DU : lundi 3 juin 2019 MEETING OF : June 3, 2019		Déposé : 2019-05-27 Submit : 27-05-2019	
SANI-ESTRIE INC. CONTENEUR 442.65 \$ CONTRAT COLLECTE ORDURE, RECYCLAGE, COMPOST 6 584.99 \$ TOTAL 7 027.64 \$ Taxes incluses			
RIEM QUOTE PART 116 097.50 \$ TOTAL 116 097.50 \$			
REVENU QUEBEC REMISES DE L'EMPLOYEUR REGULIER 11 273.65 \$ TOTAL 11 273.65 \$			
LES ENTREPRISES BRETON BALAYAGE DE RUES 17 530.82 \$ BALAYAGE DE RUES 2 424.82 \$ TOTAL 19 955.64 \$ Taxes incluses			
RAYMOND CHABOT GRANT THORNTON MISSION AUDIT 3 449.25 \$ ASSISTANCE COMPTABLE 4 599.00 \$ TOTAL 8 048.25 \$ Taxes incluses			
TENNIS DES CANTONS ENTRETIEN ET RÉPARATION TERRAINS DE TENNIS 5 206.07 \$ TOTAL 5 206.07 \$ Taxes incluses			
PLOMBERIE COTE ET FRERE INC. RÉPARATION AQUEDUC - WADLEIGH 5 330.88 \$ TOTAL 5 330.88 \$ Taxes incluses			
JEFF BEAN TRAVAUX SUR PLUVIAL - WADLEIGH, LEBARON, SAMSON 1 359.58 \$ TRAVAUX SUR AQUEDUC - WADLEIGH 4 799.28 \$ TOTAL 6 158.86 \$ Taxes incluses			
MINISTRE DES FINANCES 1 DE 2 VERSEMENT SQ 78 496.00 \$ TOTAL 78 496.00 \$ Taxes incluses			
GRAND TOTAL			257 594.49 \$ Taxes incluses

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2019-06-03.14

REPORTS ON NET SALARIES – 2019-05

Presentation :

Salary amounts paid to elected officials and permanent employees must be presented for information purposes for the period since the last meeting.

ELECTED OFFICIALS	\$4,835.73
PERMANENT	\$22,574.68
	\$26,4110.41

2019-06-03.15

GRASS CUTTING AND MAINTENANCE – 2-YEAR CONTRACT EXTENSION

WHEREAS the Municipality awarded the grass cutting and maintenance contract to North Hatley Marina, for the 2019 season, at a cost of \$7,500, taxes included;

WHEREAS the firm offered to extend the awarded contract of 2019 by two years, to include an adjustment to the annual cost according to the consumer price index (CPI) for January and region of Montreal;

I, MARCELLA DAVIS GERRISH, MOVE

THAT the Municipality approve the proposal by the firm of North Hatley Marina to extend the 2019 contract by another two years, and to include an adjustment to the annual cost according to the consumer price index (CPI) for January and region of Montreal;

THAT payment be made under budgetary item 02-701-50-522.

PASSED

2019-06-03.16

AGREEMENT WITH THE MINISTÈRE DES TRANSPORTS DU QUÉBEC (MTQ) – MAINTENANCE CONTRACT SUMMER - WINTER – ADOPTION

Item removed.

2019-06-03.17

RIEM - RÉGIE INTERMUNICIPALE DES EAUX MASSAWIPPI – BY-LAW 2019-01 AMENDING BORROWING BY-LAW 2010-03 TO ADJUST THE LOAN REPAYMENT TERM – APPROVAL

WHEREAS council for the RIEM - Régie intermunicipale des eaux Massawippi adopted by resolution, at its meeting of May 9, 2019, by-law 2019-01, « *Règlement 2019-01 modifiant le règlement 2010-03 pour prolonger le terme de remboursement de l'emprunt* », with the repayment term of 20 years replaced by 30 years;

WHEREAS public notice was given on May 14, 2019 to taxpayers of the municipalities of the Canton de Hatley and of the Village of North Hatley and the by-law was available for consultation;

WHEREAS on May 14, 2019 the member municipalities under the RIEM received a copy of the by-law;

WHEREAS the by-law is subject to approval by councils for the municipalities;

I, PAULINE FARRUGIA, MOVE

THAT be approved *By-law 2019-01 amending By-law 2010-03 to adjust the loan repayment term*, adopted by council of the RIEM May 9, 2019.

PASSED

2019-06-03.18

RIEM - RÉGIE INTERMUNICIPALE DES EAUX MASSAWIPPI – BY-LAW 2019-02 AMENDING BORROWING BY-LAW 2012-04 TO ADJUST THE LOAN REPAYMENT TERM – APPROVAL

WHEREAS council for the Régie intermunicipale des eaux Massawippi adopted by resolution, at its meeting of May 9, 2019, by-law 2019-02, « *Règlement 2019-02 modifiant le règlement 2010-03 pour prolonger le terme de remboursement de l'emprunt* », with the reimbursement term of 25 years replaced by 30 years;

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WHEREAS public notice was given on May 14, 2019 to taxpayers of the municipalities of the Canton de Hatley and of the Village of North Hatley and the by-law was available for consultation;

WHEREAS on May 14, 2019 the member municipalities under the RIEM received a copy of the by-law;

WHEREAS the by-law is subject to approval by councils for the municipalities;

I, PAULINE FARRUGIA, MOVE

THAT be approved *By-law 2019-01 amending By-law 2010-02 amending By-law 2012-04 to adjust the loan repayment term*, adopted by council of the RIEM May 9, 2019.

PASSED

2019-06-03.19

HERITAGE SITE - 77, RUE MAIN – PARTIAL DEMOLITION

WHEREAS the building is located in a PIIA (high level/priority integration) zone as stipulated under By-law 277 establishing a heritage site;

WHEREAS the Municipality received a notice of request for partial demolition in accordance with Article 139 of the *Cultural Heritage Act*;

WHEREAS the request consists in the partial demolition of the front section of the building (172 m² or less than 50%) in view of an extension to transform the building into 26 residential units;

WHEREAS the request complies with planning regulations;

WHEREAS the building architecture is Victorian with a Neo-Grec accent;

WHEREAS the values of a heritage site do not rely solely on a building such as with the Connaught Home but on all of the buildings located within the said site;

WHEREAS research, and opinions expressed, confirm that the original building has undergone various types of modification over the years, without considering the issue of preservation, such as the back extension of 1980, the closing in of the front balcony, etc.;

WHEREAS a number of studies conducted by professionals indicate that the building has major structural defects;

WHEREAS the building has been unoccupied since 2017 as it posed a risk to residents;

WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019;

WHEREAS the CCUP recommends that municipal Council not approve the project presented, that it would not respect any of the three heritage values distinct to the North Hatley heritage site, the architectural value, the landscape value and the historical value, and that only an unequivocal opinion, by an expert on the subject, stating that the structure of the building is not salvageable, would allow the CCUP to revise its position to municipal Council;

WHEREAS the project presented does not compromise the heritage characteristics typical of affluent homes, as a high number of such homes are maintained in their authentic state all around Lake Massawippi, which is not the case for the Connaught Home;

WHEREAS the building did not retain any aspect of the conservation plan under Article 143 of the *Cultural Heritage Act* and as such no preservation guidelines or enhancement of the heritage value were conditions in place for the rehabilitation of the building;

WHEREAS Council submitted the partial demolition and transformation project at 77, rue Main to public consultation, in accordance with the *Information and Public Consultation Policy* adopted February 4, 2013, to gather the opinions of citizens, of which many were present at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;

WHEREAS following public consultation, it can be said, unequivocally, that citizens largely pronounced themselves in favour of the partial demolition project and have requested that Council approve it as heritage in terms of the building as it is currently is largely less significant in view of the changes that have altered its authenticity;

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WHEREAS key points and guidelines expressed in the *Age Friendly Municipality Policy* (AFM) adopted August 7, 2017 in terms of housing for senior citizens aim to allow seniors of North Hatley to live in their village for as long as possible in a secure environment adapted to their needs;

WHEREAS Council must again approve a request relative to the partial demolition at 77, rue Main, a request that was approved by resolution 2017-10-05.03 in 2017;

WHEREAS the plans submitted are identical to the plans that were submitted in 2017;

I, MICHAEL PAGE, MOVE

THAT municipal Council for the Village of North Hatley approve the partial demolition of the existing building (front section), as outlined in the demolition plan by architect Michel Jubinville, dated July 7, 2015 and approve the granting of an authorization certificate;

THAT Council approve the request for the removal of the exterior finish of the preserved section of the existing building;

THAT authorization be conditional to the building transformation project being as it was submitted in the overall plans for the project.

The Mayor requests a vote on the resolution.

Alexandre-Nicolas LeBlanc presents a request to amend the resolution. The wording of the proposed amendment is included in the Annexes and forms an integral part of these minutes.

The Mayor requests a vote on the proposed amendment.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote not in favour of it;

Aaron Patella et Alexandre-Nicolas LeBlanc vote in favour;

The proposed amendment is rejected by a majority of the votes.

The Mayor requests a vote on the original resolution.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote in favour;

Aaron Patella and Alexandre-Nicolas LeBlanc vote not in favour.

THE RESOLUTION IS ADOPTED BY MAJORITY VOTE.

Before voting, Councillors Pauline Farrugia and Elizabeth Fee wished to provide details regarding their position on the file, a position for the four resolutions submitted for 77, rue Main. Written opinions on their respective positions were submitted to the Director-General to be included in the present minutes. The texts are part of the Annexes.

Councillor Alexandre-Nicolas LeBlanc reiterated that he was not questioning the pertinence of the project but that his opposition had to do with the fact that the project would not conform to the By-law for establishing a heritage site nor to the By-law on architectural implementation and integration (PIIA). The Councillor indicated that his position applied to all four resolutions submitted for 77, rue Main.

HERITAGE SITE – 77, RUE MAIN – TRANSFORMATION

WHEREAS the building is located in a PIIA (high level/priority integration) zone as stipulated under Bylaw 277 establishing a heritage site;

WHEREAS the Municipality received a notice of request for transformation work on October 15, 2018 in accordance with Article 139 of the *Cultural Heritage Act*;

WHEREAS the request complies with planning regulations;

WHEREAS heritage, architectural, landscape and historical values were a guide as to what constitutes a heritage site;

WHEREAS the focal point of convergence in the village core is Lake Massawippi, surrounded by a both a built and natural framework, the challenge remains to maintain harmony and balance between heritage and landscape.

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WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019;

WHEREAS the CCUP does not recommend that municipal Council approve the transformation project as in the plans submitted.

- BECAUSE the project would destroy the historical value of the building, replicating inauthentic characteristics, that would then lead to a loss of identity linked to the loss of authenticity;
- BECAUSE the project would reproduce components of the building that are out of character, outdated, in an anachronistic way, conferring very little architectural value on the building;
- BECAUSE the proposed implementation would alter the traditional open landscape of the front of the building on rue Main considerably, betraying the landscape value of the heritage site.

WHEREAS Council submitted the transformation project at 77, rue Main to public consultation, in accordance with the *Information and Public Consultation Policy* adopted February 4, 2013, to gather the opinions of citizens, of which many were present at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;

WHEREAS following public consultation, it can be said, unequivocally, that citizens largely pronounced themselves in favour of the transformation project and have requested that Council approve it;

WHEREAS in view of the comments submitted, the goal of heritage preservation, formally stated, would consist in reconciling required changes to meet evolving needs with the requirements for maintaining authentic characteristics that promote the identity and memory of the site;

WHEREAS the transformation project would restore the quality of the site in refurbishing lost or deteriorated architectural characteristics;

WHEREAS key points and guidelines expressed in the *Age Friendly Municipality Policy* (AFM) adopted August 7, 2017 in terms of housing for senior citizens aim to allow seniors of North Hatley to live in their village for as long as possible in a secure environment adapted to their needs;

WHEREAS Council must again approve a request relative to the transformation at 77, rue Main, a request that was approved by resolution 2017-10-05.04 in 2017;

WHEREAS the plans submitted are identical to the plans that were submitted in 2017;

I, MICHAEL PAGE, MOVE

THAT municipal Council for the Village of North Hatley approve the project as outlined in the plans submitted by architect Michel Jubinville, dated July 7, 2015 (a copy of submitted July 4, 2017) and approve the granting of a construction permit;

THAT Council recommend of the applicant to consider obtaining a building accreditation for a Private Residence for Seniors.

The Mayor requests a vote on the resolution.

Alexandre-Nicolas LeBlanc presents a request to amend the resolution. The wording of the proposed amendment is included in the Annexes and forms an integral part of these minutes.

The Mayor requests a vote on the amendment presented.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote not in favour;

Aaron Patella et Alexandre-Nicolas LeBlanc vote in favour;

The proposed amendment is rejected by a majority of the votes.

The Mayor requests a vote on the original resolution.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote in favour;

Aaron Patella and Alexandre-Nicolas LeBlanc vote not in favour.

THE RESOLUTION IS ADOPTED BY MAJORITY VOTE.

**PROCÈS-VERBAL
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Before voting, Councillors Pauline Farrugia and Elizabeth Fee wished to provide details regarding their position on the file, a position for the four resolutions submitted for 77, rue Main. Written opinions on their respective positions were submitted to the Director-General to be included in the present minutes. The texts are part of the Annexes.

Councillor Alexandre-Nicolas LeBlanc reiterated that he was not questioning the pertinence of the project but that his opposition had to do with the fact that the project would not conform to the By-law for establishing a heritage site nor to the By-law on architectural implementation and integration (PIIA). The Councillor indicated that his position applied to all four resolutions submitted for 77, rue Main.

2019-06-03.21

PIIA (HIGH LEVEL/PRIORITY INTEGRATION) – 77, RUE MAIN – PARTIAL DEMOLITION

WHEREAS the building at 77, rue Main is located in a PIIA By-law on architectural implementation and integration (high level/priority integration) zone;

WHEREAS the Municipality received a request for authorization for partial demolition of the building on October 15, 2018 to the front section (172m²) ;

WHEREAS the request complies with planning regulations;

WHEREAS the main objective of the PIIA consists in preserving the authentic characteristics of the area;

WHEREAS the plans submitted for the partial demolition of the building are included in the overall building transformation project to refurbish in view of 26 residential units and all related infrastructure;

WHEREAS the Connaught Home had been in operation since 1970, as a private residence for senior citizens (approx. 50 years) and has remained unoccupied since July 2017;

WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019;

WHEREAS the CCUP recommends that municipal Council not approve the project submitted, notably the demolition of the older section of the building, as the CCUP considers that the objective of preserving the authentic characteristics of the area cannot be better served than by conserving it, that it has not been demonstrated that the structure can no longer support the building and that only a more detailed study, conducted by an expert, could confirm this, and that reversing course remains a possibility, in spite of challenges;

WHEREAS Council submitted the partial demolition project at 77, rue Main to public consultation, in accordance with Article 145.18 of the *de Act respecting land use planning and management*, in order to gather the opinions of citizens of which many were present to voice their opinions at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;

WHEREAS key points and guidelines expressed in the *Age Friendly Municipality Policy* (AFM) adopted August 7, 2017 in terms of housing for senior citizens aimed at allowing seniors of North Hatley to live in their village for as long as possible in a secure environment adapted to their needs;

WHEREAS the plans submitted are identical to the plans that were submitted in 2017;

I, MICHAEL PAGE, MOVE

THAT municipal Council for the Village of North Hatley approve the partial demolition of the existing building (front section), as outlined in the demolition plan by architect Michel Jubinville, dated July 7, 2015 and approve the granting of an authorization certificate;

THAT authorization for partial demolition be conditional on a financial guarantee, covering all related costs in order to ensure the Municipality that the transformation project will be completed as outlined in the submitted plans. The guarantee can be in one of the following three forms:

- 1) An irrevocable bank letter of guarantee or letter of credit (LOC) issued by a bank, a caisse populaire, an insurance company, trust company, or fiduciary.
- 2) A guarantee by an authorized insurance representative duly authorized to conduct business in Québec by virtue of the Act respecting insurance (L.R.Q., c. A-32).
- 3) A certified cheque made out to the Municipality of the Village of North Hatley and issued from an account registered with a financial institution conducting business in Québec.

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3 JUIN 2019**

The Mayor requests a vote on the resolution.

Alexandre-Nicolas LeBlanc presents a request to amend the resolution. The wording of the proposed amendment is included in the Annexes and forms an integral part of these minutes.

The Mayor requests a vote on the amendment presented.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote not in favour;

Aaron Patella and Alexandre-Nicolas LeBlanc vote in favour;

The proposed amendment is rejected by a majority of the votes.

The Mayor requests a vote on the original resolution.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote in favour;

Aaron Patella and Alexandre-Nicolas LeBlanc vote not in favour.

THE RESOLUTION IS ADOPTED BY MAJORITY VOTE.

Before voting, Councillors Pauline Farrugia and Elizabeth Fee wished to provide details regarding their position on the file, a position for the four resolutions submitted for 77, rue Main. Written opinions on their respective positions were submitted to the Director-General to be included in the present minutes. The texts are part of the Annexes.

Councillor Alexandre-Nicolas LeBlanc reiterated that he was not questioning the pertinence of the project but that his opposition had to do with the fact that the project would not conform to the By-law for establishing a heritage site nor to the By-law on architectural implementation and integration (PIIA). The Councillor indicated that his position applied to all four resolutions submitted for 77, rue Main.

2019-06-03.22

PIIA (HIGH LEVEL/PRIORITY INTEGRATION) – 77, RUE MAIN – TRANSFORMATION

WHEREAS the Municipality received a notice of request for transformation work on the building October 15, 2018;

WHEREAS the building at 77, rue Main is located in a PIIA (high level/priority integration) zone;

WHEREAS the PIIA targets architectural integration of the building relative to the style of architecture in the village core. The village centre consists of various architectural styles, Georgian, American Vernacular and Victorian, such as the architectural design of the Connaught Home;

WHEREAS the PIIA ensures continuity within the built framework and no contrasts;

WHEREAS the PIIA ensures overall visual homogeneity relative to the natural environment by respecting the existing topography;

WHEREAS the PIIA ensures the authentic, dominant and existing characteristics of the environment;

WHEREAS the building setback relative to adjacent buildings affords it all the more importance within the environment;

WHEREAS criteria under the PIIA evaluate project conformity according to set objectives and it has not been demonstrated that the plans do not respect the criteria;

WHEREAS the request complies with planning regulations;

WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019;

WHEREAS the CCUP recommends that municipal Council not approve the plans submitted as the project would not respect standard PIIA guidelines, notably:

- By its implementation, architectural style, it would not enhance continuity within the framework of the existing building but betray the unique character of the existing village core;
- Encroaching on the front lawn area, the project would alter the unique topography that is typical of the distinct area of the village;
- Implementation would betray the authentic character of the area and the architectural characteristics of the section replacing the former heritage building, a form of

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architectural mimicry, rather than preserve the old building, the proposed project is not concerned with maintaining the authentic characteristics of the area.

- Giving a clear indication to the applicant to the effect that any and all transformation to the building integrate the former building and return it to its former glory.

WHEREAS Council submitted the transformation project at 77, rue Main to public consultation, in accordance with Article 145.18 of the *Act respecting land use management and development* to gather the opinions of citizens, of which many were present at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;

WHEREAS following public consultation, it can be said, unequivocally, that citizens largely pronounced themselves in favour of the transformation project and have requested that Council approve it;

WHEREAS key points and guidelines expressed in the *Age Friendly Municipality Policy* (AFM) adopted August 7, 2017 in terms of housing for senior citizens and the details of its action plan aim to allow seniors of North Hatley to live in their village for as long as possible in a secure environment adapted to their needs;

WHEREAS Council must again approve a request relative to the transformation at 77, rue Main, a request that was approved by resolution 2017-10-05.04 in 2017;

WHEREAS in December 2016, SARP - *Service d'aide en rénovation patrimoniale* – was mandated by the Municipality to conduct a study on the building transformation project relative to the PIIA;

WHEREAS the plans submitted are the same as those approved in 2017;

I, MICHAEL PAGE, MOVE

THAT municipal Council for the Village of North Hatley approve the project as outlined in the plans submitted by architect Michel Jubinville, dated July 7, 2015 (a copy of submitted July 4, 2017) and authorize a construction permit;

THAT Council recommend of the applicant to consider obtaining a building accreditation for a Private Residence for Seniors.

The Mayor requests a vote on the resolution.

Alexandre-Nicolas LeBlanc presents a request to amend the resolution. The wording of the proposed amendment is included in the Annexes and forms an integral part of these minutes.

The Mayor requests a vote on the amendment presented.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote not in favour;

Aaron Patella and Alexandre-Nicolas LeBlanc vote in favour;

The proposed amendment is rejected by a majority of the votes.

The Mayor requests a vote on the original resolution.

Pauline Farrugia, Marcella Davis Gerrish, Guy Veillette and Elizabeth Fee vote in favour;

Aaron Patella and Alexandre-Nicolas LeBlanc vote not in favour.

THE RESOLUTION IS ADOPTED BY MAJORITY VOTE.

Before voting, Councillors Pauline Farrugia and Elizabeth Fee wished to provide details regarding their position on the file, a position for the four resolutions submitted for 77, rue Main. Written opinions on their respective positions were submitted to the Director-General to be included in the present minutes. The texts are part of the Annexes.

Councillor Alexandre-Nicolas LeBlanc reiterated that he was not questioning the pertinence of the project but that his opposition had to do with the fact that the project would not conform to the By-law for establishing a heritage site nor to the By-law on architectural implementation and integration (PIIA). The Councillor indicated that his position applied to all four resolutions submitted for 77, rue Main.

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WHEREAS the paintings have been displayed differently;

WHEREAS decorative beams have been removed;

WHEREAS the cornice has been reduced in size, as requested, to a width of 1ft 2 in (rather than 2 ft as previously submitted);

WHEREAS in the plans, the white moulding is not shown in the right colour, a shade of green instead;

WHEREAS criterion # 2 stipulating that 'the pitch of the roofs on an accessory building must be similar to that of the main building to which it is associated', has not been respected as the main building has a double-pitched roof;

WHEREAS the initial objective of the architect was to propose a new form of architecture;

WHEREAS this version of the plans is the most detailed of all versions submitted;

WHEREAS members of the CCUP are divided over this submitted version;

I, GUY VEILLETTE, MOVE

THAT the Municipality consult SARP - Services d'aide en rénovation patrimoniale – for advice on the issue;

THAT the Municipality authorize the construction of the building floors to cover the open foundations.

PASSED

2019-06-03.24

HERITAGE SITE - 170, RUE MAIN - TRANSFORMATION

WHEREAS the building at 170, rue Main is located within a heritage site and that preservation applies to the land and to the exterior finish of buildings on it in accordance with By-law 277 for establishing a heritage site;

WHEREAS the Municipality received a notice of request on January 21, 2019 for a work project in accordance with Article 139 of the *Cultural Heritage Act*;

WHEREAS under Article 137 of the *Cultural Heritage Act* 'A person who in any way alters, restores, repairs or changes a recognized heritage document, object or immovable must comply with any conditions set by the council of the municipality pertaining to the conservation of the heritage value of the document, object or immovable, in addition to the municipal by-laws.';

WHEREAS heritage, historical, architectural and landscape values would not be affected by the transformation work;

WHEREAS a new (5th) version of plans was submitted for review by the CCUP;

WHEREAS this version complies with recommendations following a meeting with the architect on April 15, 2019 ;

WHEREAS this version of the plans is the most detailed of all versions submitted;

WHEREAS members of the CCUP are divided over this submitted version;

I, GUY VEILLETTE, MOVE

THAT the Municipality consult SARP - Services d'aide en rénovation patrimoniale – for advice on the issue;

THAT the Municipality authorize the construction of the building floors to cover the open foundations.

PASSED

2019-06-03.25

HERITAGE SITE – 80, RUE MAIN – NEW SIGNAGE

WHEREAS the building at 80, rue Main is located within a heritage site and that preservation applies to the land and to the exterior finish of buildings on it in accordance with By-law 277 for establishing a heritage site;

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WHEREAS the Municipality received a notice of request on April 23, 2019 for a work project in accordance with Article 139 of the *Cultural Heritage Act*;

WHEREAS under Article 137 of the *Cultural Heritage Act* 'A person who in any way alters, restores, repairs or changes a recognized heritage document, object or immovable must comply with any conditions set by the council of the municipality pertaining to the conservation of the heritage value of the document, object or immovable, in addition to the municipal by-laws.';

WHEREAS heritage, historical, architectural and landscape values would not be affected by the transformation work;

WHEREAS the two signs would be made of wood, one red and one blue;

WHEREAS a direction sign would be installed on the existing post, beneath the existing 'Tecknik' sign, which was approved in 2009;

WHEREAS the post is located on the property at 80 to 90, rue Main adjacent to the lot where the different usage will be and that servitude #178724 affects the post.

WHEREAS the CCUP recommends that Council approve the request with no other conditions;

I, GUY VEILLETTE, MOVE

THAT Council approve the request to install new signage, as submitted, with no other conditions.

PASSED

2019-06-03.26

PIIA (HIGH LEVEL/PRIORITY INTEGRATION – 80, RUE MAIN – NEW SIGNAGE

WHEREAS 80, rue Main is located in a zone subject to PIIA (high level/priority integration) and includes the installation of new signage;

WHEREAS the two signs would be made of wood, one red and one blue;

WHEREAS a direction sign would be installed on the existing post, beneath the existing 'Tecknik' sign, which was approved in 2009;

WHEREAS the post is located on the property at 80 to 90, rue Main adjacent to the lot where the different usage will be and that servitude #178724 affects the post

WHEREAS municipal resolution 2008-02-04.07 authorized the installation of the existing wall sign at the same location and of similar shape;

WHEREAS the request complies with applicable criteria, except for # 4 that calls for sober colours. One sign is red with a flat finish;

WHEREAS the request complies with the zoning by-law;

WHEREAS the CCUP recommends that Council approve the request with no other conditions;

I, GUY VEILLETTE, MOVE

THAT Council approve the request to install the new sign, as submitted.

PASSED

2019-06-03.27

HERITAGE SITE – 55, RUE MAIN – COMMERCIAL TERRACE

WHEREAS the building at 55, rue Main is located within a heritage site and that preservation applies to the land and to the exterior finish of buildings on it in accordance with By-law 277 for establishing a heritage site;

WHEREAS the Municipality received a notice of request on April 15, 2019 for a work project in accordance with Article 139 of the *Cultural Heritage Act*;

WHEREAS under Article 137 of the *Cultural Heritage Act* 'A person who in any way alters, restores, repairs or changes a recognized heritage document, object or immovable must comply with any conditions set by the council of the municipality

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pertaining to the conservation of the heritage value of the document, object or immovable, in addition to the municipal by-laws.;

WHEREAS heritage, historical, architectural and landscape values would not be affected by the transformation work;

WHEREAS the projects consists in changes to the lighting and awning of the terrace located on the shoreline of rivière Massawippi;

WHEREAS the current light fixtures are grey (aluminum) and would be black;

WHEREAS the applicant wishes to add a string of lights, overhanging the shoreline of the river;

WHEREAS the lighting (18 lights) would overhang the water and be multi-coloured;

WHEREAS the by-law on nuisances requires that lighting must be projected onto the property in question only;

WHEREAS the current awning is burgundy-red in colour and would be replaced with a new black awning. The awning would be retractable as is the existing one;

WHEREAS the building is black and white and the front awning is burgundy-red;

WHEREAS the request complies with the zoning by-law;

WHEREAS the CCUP does not recommend approving the new overhanging string of lights as the current 12 lights provide sufficient lighting;

WHEREAS the CCUP does not recommend approving multi-coloured lighting in order to maintain uniformity;

WHEREAS the CCUP requests that reflectors be added to modulate the existing lighting and to install it so as not to disturb anyone;

WHEREAS the CCUP recommends noting that a black awning will generate a lot of heat on the terrace.

I, ELIZABETH FEE, MOVE

THAT municipal Council approve the recommendation of the CCUP ;

THAT the row of lights, overhanging the shoreline, not be approved as the current 12 lights provide sufficient lighting;

THAT multi-coloured lights not be approved in order to maintain uniformity;

THAT reflectors be added to modulate the existing lighting and placed so as not to disturb anyone;

THAT changing the awning be approved, conditional on the applicant providing a timeline for the change to the front awning, within a short delay, for uniformity.

PASSED

2019-06-03.28

PIIA (HIGH LEVEL/PRIORITY INTEGRATION) – 55, RUE MAIN – COMMERCIAL TERRACE

WHEREAS 55, rue Main is located in a zone subject to PIIA (high level/priority integration) and includes changes to commercial terraces;

WHEREAS the projects consists in changes to the lighting and awning of the terrace located on the shoreline of rivière Massawippi;

WHEREAS the current light fixtures are grey (aluminum) and would be black;

WHEREAS the applicant wishes to add a string of lights, overhanging the shoreline of the river;

WHEREAS the by-law on nuisances requires that lighting must be projected onto the property in question only;

WHEREAS the lighting (18 lights) would overhang the water and be multi-coloured;

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WHEREAS the current awning is burgundy-red in colour and would be replaced with a new black awning. The awning would be retractable as is the existing one;

WHEREAS the building is black and white and the front awning is burgundy-red;

WHEREAS the request complies with the zoning by-law;

WHEREAS the CCUP does not recommend approving the new overhanging string of lights as the current 12 lights provide sufficient lighting;

WHEREAS the CCUP does not recommend approving multi-coloured lighting in order to maintain uniformity;

WHEREAS the CCUP requests that reflectors be added to modulate the existing lighting and to install it so as not to disturb anyone;

WHEREAS the CCUP requests to know the timeline for the change to the front awning, within a short delay, for uniformity;

WHEREAS the CCUP recommends noting that a black awning will generate a lot of heat on the terrace.

I, ELIZABETH FEE, MOVE

THAT municipal Council approve the recommendation of the CCUP ;

THAT the row of lights, overhanging the shoreline, not be approved as the current 12 lights provide sufficient lighting;

THAT multi-coloured lighting not be approved in order to maintain uniformity;

THAT reflectors be added to modulate the existing lighting and placed so as not to disturb anyone;

THAT changing the awning be approved, conditional on the applicant providing a timeline for the change to the front awning, within a short delay, for uniformity.

PASSED

2019-06-03.29

PIIA (HIGH LEVEL/PRIORITY INTEGRATION) - 95, RUE MAIN – MAIN BUILDING

WHEREAS 95, rue Main is located in a zone subject to PIIA (intermediate integration) guidelines and changes to the front section of the building are subject to approval by municipal Council;

WHEREAS the project consists in changing the exterior staircase (one at the front and the other to the side) leading to the main floor and to add two heatpumps to the front and side of the building;

WHEREAS the first criterion regarding accessory equipment provides that a heatpump must be located in an area that will be the least visible from roadways;

WHEREAS the staircases are currently of wood and would be replaced with grey fibreglass material (steps and stringers) and white wood material (ramp and railing);

WHEREAS the request complies with the zoning by-law;

WHEREAS the CCUP recommends the approval of the renovations to both staircases;

WHEREAS the CCUP recommends the approval of the more set back heatpump, with the condition that it not be visible from the street;

WHEREAS the CCUP recommends that the heatpump more to the front area not be approved as shown in the plans submitted, but that it be approved if:

- It is located under the stairs and not visible;
- It is bordered so as not to be visible from the street (for example, a sort of railing such as for the staircase);
- It is placed to the left side area so as not to be visible from the street.

I, GUY VEILLETTE, MOVE

THAT municipal Council approve the recommendation of the CCUP ;

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THAT renovations to both staircases be approved, as requested;

THAT the more set back heatpump be approved with the condition that it not be visible from the street;

THAT the heatpump more in the front area be approved if it meets one of the following conditions:

- It is located under the stairs and not visible;
- It is bordered so as not to be visible from the street (for example, a sort of railing such as for the staircase);
- It is placed to the left side area so as not to be visible from the street.

PASSED

2019-06-03.30

HERITAGE SITE – 95, RUE MAIN – MAIN BUILDING

WHEREAS the building at 55, rue Main is located within a heritage site and that preservation applies to the land and to the exterior finish of buildings on it, in accordance with By-law 277 on establishing a heritage site;

WHEREAS the Municipality received a notice of request on May 13, 2019 for a work project in accordance with Article 139 of the *Cultural Heritage Act*,

WHEREAS under Article 137 of the *Cultural Heritage Act* 'A person who in any way alters, restores, repairs or changes a recognized heritage document, object or immovable must comply with any conditions set by the council of the municipality pertaining to the conservation of the heritage value of the document, object or immovable, in addition to the municipal by-laws.';

WHEREAS heritage, historical, architectural and landscape values would not be affected by the renovation work;

WHEREAS the projects consists in renovating the exterior staircases (one at the front and the other to the side) to the main floor and to add two heatpumps at the front and side of the building;

WHEREAS the staircases are currently of wood and would be replaced with grey fibreglass material (steps and stringers) and white wood material (ramp and railing);

WHEREAS the CCUP recommends the approval of the renovations to both staircases;

WHEREAS the CCUP recommends the approval of the more set back heatpump, with the condition that it not be visible from the street;

WHEREAS the CCUP recommends that the heatpump more to the front area not be approved as shown in the plans submitted, but that it be approved if:

- It is located under the stairs and not visible;
- It is bordered so as not to be visible from the street (for example, a sort of railing such as for the staircase);
- It is placed to the left side area so as not to be visible from the street.

I, GUY VEILLETTE, MOVE

THAT municipal Council approve the recommendation of the CCUP ;

THAT renovations to both staircases be approved, as requested;

THAT the set back heatpump be approved with the condition that it not be visible from the street;

THAT the heatpump more to the front area be approved if it meets one of the following conditions:

- It is located under the stairs and not visible;
- It is bordered so as not to be visible from the street (for example, a sort of railing such as for the staircase);
- It is placed to the left side area so as not to be visible from the street.

PASSED

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2019-06-03.31

REQUEST FOR SUPPORT WITHIN THE FRAMEWORK OF THE PROGRAMME DE SOUTIEN AUX MUNICIPALITÉS – INFRASTRUCTURE FOR SUSTAINABLE RAINWATER MANAGEMENT AT SOURCE

WHEREAS a number of rainwater or stormwater management issues have been identified with the territory of the Municipality;

WHEREAS the Ministère des affaires municipales et de l'habitation will launch a second call for projects in the spring of 2019 to support municipalities as they adapt to climate change;

WHEREAS the frequency and intensity of heavy precipitation will potentially keep on increasing;

WHEREAS green infrastructure management of rainwater would be put to the test on some properties to monitor results and then extend them to the whole of the territory;

WHEREAS the program could cover 50% of eligible expenses and the Municipality is committed to covering 50% of eligible and non-eligible costs to carry through with the project.

I, AARON PATELLA, MOVE

THAT municipal Council authorize Fannie Pelletier-Beaudry to submit a request for financing to the Ministère des Affaires municipales et de l'Habitation within the framework of the municipality support program or *Programme de soutien aux municipalités – mise en place d'infrastructures de gestion durable des eaux de pluie à la source* during the call for projects in the Spring of 2019.

PASSED

2018-12-03.32

PLEASANT VIEW BEACH - ADOPTION OF SCHEDULE OF ACTIVITIES AND FEES

WHEREAS the schedules for activities and fees were submitted for approval by Council;

I, PAULINE FARRUGIA, MOVE

THAT Council for the Village of North Hatley approve the schedules for activities and fees of which copies are included in the minutes and form an integral part of them.

PASSED

2019-06-03.33

PLEASANT VIEW BEACH - ADOPTION OF RULES AND REGULATIONS

WHEREAS regulations relative to the beach are subject to approval by Council;

I, PAULINE FARRUGIA, MOVE

THAT Council for the Municipality of the Village of North Hatley approve the regulations for Pleasant View Beach of which a copy is included in the minutes and forms an integral part of them.

PASSED

2019-06-03.34

PLEASANT VIEW BEACH – LOAN OF EQUIPMENT BY THE NHRS – NORTH HATLEY RECREATION SOCIETY – AGREEMENT RESOLUTION

WHEREAS the NHRS is the owner of the recreational equipment at the Pleasant View BEACH club house for various activities such as swimming, tennis and sailing, as well as other play equipment;

WHEREAS the NHRS agrees to loan to the Municipality of the Village of North Hatley the equipment needed to hold various beach activities;

WHEREAS discussions were held between the parties in order to come to an agreement on the said equipment;

I, AARON PATELLA, MOVE

THAT the Municipality approve the agreement according to the following conditions:

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1. Equipment included in the agreement: ladders, lifeguard chairs, water safety and rescue equipment, and equipment in the club house at the beach, according to a mutually agreed to list;
2. The loan is applicable to the summer season, from June to September inclusively and could be renewed;
3. Equipment on loan under the agreement, unless permanently installed, will be stored in the beach club house;
4. The Municipality is committed to maintaining the equipment in good working condition, normal wear taken into consideration.

THAT Council for the Municipality of the Village of North Hatley thank the North Hatley Recreation Society for its agreement to the loan of equipment.

PASSED

2019-06-03.35

SAILING COURSES – AGREEMENT WITH THE NORTH HATLEY CLUB

WHEREAS the Municipality wishes to offer sailing lessons to beach members;

WHEREAS the Municipality does not have sailboats available;

WHEREAS the North Hatley Club submitted a service offer to the Municipality to provide sailing lessons during the summer.

i, AARON PATELLA, MOVE

THAT the Municipality accept the service offer by the North Hatley Club to provide sailing lessons to beach members, in accordance with the following conditions:

- Lessons will be given Monday, Wednesday and Friday mornings;
- The program will be offered over a period of 6 weeks, with 3 sessions of 2 weeks, from July 8 to August 16, 2019;
- Groups will consist of a minimum of 6 and a maximum of 10 participants per group;
- The Municipality has to provide a boat operator to assist sailing instructors at the North Hatley Club;
- The North Hatley Club will provide an instructor for each group of 5 participants (maximum 2);
- The Municipality will assume the cost of \$21/hr for each instructor provided by the North Hatley Club;
- The Municipality will determine the rate for participants and will handle registrations;
- The Municipality will have the required insurance protection coverage for its participants and the pleasure crafts provided.

THAT payment be made under budgetary item 02-701-40-41

PASSED

OTHER BUSINESS

2019-06-03.36

QUESTION PERIOD ON ISSUES OF LOCAL PUBLIC INTEREST

CITIZENS	ISSUES
C.HALLER D.WILSON	77 MAIN...MINIMUM AGE FOR SENIORS DEBT...POST ON THE MUNICIPAL SITE DEBT FOR THE RIEM...LOAN EXTENSION?
C.FIDDLER D.CYR	SPEED BUMP AND CUL-DE-SAC SIGN ON CH. DU LAC SAILING COURSE...LANGUAGE PROGRAMS AND COSTS
M.GRAYSON P.LAJOIE	77 MAIN...MONTHLY RENTAL COSTS DENTIST BUILDING...RAINWATER MARINA...DIRECTION
D.WILSON	77 MAIN... CONGRATULATIONS TO COUNCIL

2019-06-03.37

MEETING ADJOURNED

At 8:45 p.m., all issues on the Agenda having been addressed;

I, MARCELLA DAVIS-GERRISH, MOVE

THAT the meeting be concluded and adjourned.

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PASSED

Michael Page
Mayor

Daniel Décary
Director-General and Secretary-Treasurer

I, Michael Page, confirm that the signing of these Minutes is equivalent to the signing by me of all the resolutions contained herewith in accordance with Article 142 (2) of the Municipal Code.

This is not an official document. It has been translated from the French for information purposes only. In the event of a discrepancy between the French and the English documents, the French will prevail. E.&O.

PROJET - À ÊTRE ADOPTÉ

ANNEX I

PROCESS FOR THE FILING AND REVIEW OF COMPLAINTS RELATIVE TO THE AWARDING OF 'PUBLIC CONTRACTS'

WHEREAS by virtue of Article 938.1.2.1 of the Municipal Code of Québec (RLRQ, c.C-27.1) (hereafter: 'MC'), a municipality must put into place filing and review measures for complaints brought forward relative to the awarding of a contract following a public call for tenders or to the management of the resulting contract;

WHEREAS the Municipality must review and handle complaints brought forward by concerned parties with impartiality and objectivity;

WHEREAS the said process must not amend nor limit the requirements under the MC in terms of the measures for addressing complaints.

THAT Council for the Municipality of the Village of North Hatley approve the *Process for the filing and review of complaints relative to the awarding of 'public contracts'*

1. Preamble

The preamble forms an integral part of it.

2. Objectives

The objectives of the process are:

- a. to ensure fair treatment of all complaints filed with the Municipality within the framework of awarding a contract following a public call for tenders;
- b. to ensure fair treatment of all expressions of interest to the Municipality regarding a contract that, if not under MC Article 938, would be subject to MC Article 935, with a supplier who is the only one capable of providing the goods and services by virtue of subparagraph 2 of the first paragraph of MC Article 938 or subparagraph 2 of the first;
- c. to designate the person to whom the complaints or expressions of interest will have to be addressed, included her or his e-mail address.

3. Interpretation

The process must not be interpreted as allowing for deviation from the set measures under the laws that govern municipal contracts, including measures under the said laws for filing a complaint, the terms and conditions of admissibility of the complaint, set delays, etc.

4. Responsible municipal official

The Director-General and Secretary-Treasurer of the Municipality is the designated official responsible for overseeing the said process. As such, she or he is the person to whom all complaints must be addressed relative to the process of call for public tenders, and to any expressions of interest following a published notice of intention, in accordance with MC Article 938.0.0.1

In the event of absence or impossibility to act by the Director-General and Secretary-Treasurer, the Assistant Director-General and Secretary-Treasurer will assume responsibility.

Any complaint or expression of interest must be forwarded to the following e-mail address: direction.generale@northhatley.org, or to a designated address by the official in charge and must be indicated in the call for public tenders or in the notice of intention to conclude a contract by mutual agreement.

5. Obligation of the responsible official

The responsible official must act with complete impartiality and diligence with regard to the application of MC measures for to the filing, review, handling and follow-up for complaints or notices of expression of interest.

Relative to these tasks, the responsible official must notably:

- a. Take receipt of all complaints and expressions of interest;
- b. Verify their eligibility by virtue of the measures under the MC and of the present process;
- c. Ensure that the registered documents are listed on the electronic tendering system or Système électronique d'appel d'offres (SEAO) in accordance with the MC;

- d. Ensure treatment and follow-up of complaints and expressions of interest, in accordance with the MC, by calling upon any person, firm or specialist mandated by the Municipality when appropriate and of interest;
- e. Formulate and transmit to the complainant or to the person having submitted an expression of interest, the decision of the Municipality;
- f. Inform the complainant or the person having submitted an expression of interest of their right to file a complaint by virtue of the Act respecting the Autorité des marchés publics (RLRQ, c. A-33.2.1), when applicable, within the prescribed delay under the MC.

6. Motives in support of a complaint within the framework of awarding a contract following a public call for tenders

Any person, or group of persons, or their representative, interested in the awarding of a contract can file a complaint relative to the public call for tenders process when they are of the opinion that the call for tenders includes conditions that:

- Do not guarantee a fair and just treatment of competitors;
- Do not permit competitors to take part although they are qualified to meet the outlined needs; or
- Do not conform to the regulatory framework of the Municipality.

7. Motive in support of an expression of interest within the framework of awarding a contract on a mutual agreement basis to a 'sole supplier'

A person may express an interest in a contract to be concluded by mutual agreement with a 'sole supplier' if the person is able to demonstrate that they can fulfill a contract in terms of the needs of the Municipality and of the requirements of the contract outlined in the notice of intention.

8. Coming into effect

The process will come into effect when adopted by municipal Council.

ANNEX II

FRENCH TEXT FOLLOWED BY ENGLISH TEXT

TEXTE DE MADAME PAULINE FARRUGIA

Avant mon vote sur les quatre prochaines résolutions, je voudrais lire un texte, en français et en anglais, que j'ai préparé à l'avance. M. Décary, je demande que ce libellé soit annexé au procès verbal d'aujourd'hui svp, et je vous ai fourni une copie de ce texte. Before I vote on the next four resolutions, I would like to read a text, in both French and English, that I have prepared in advance. I will begin in French.

Je voudrais commencer par souligner le travail remarquable qu'a accompli notre administration pour s'assurer que les membres du conseil aient toutes les informations nécessaires pour leur décision. Je voudrais aussi reconnaître le travail des membres du CCUP et remercier TOUS les citoyens qui ont participé à notre consultation publique, quel que soit leur position dans ce dossier.

En me préparant pour ce vote, j'ai lu la demande de *La Communauté de Retraités Massawippi*, leurs plans architecturaux et tous les documents et rapports qu'ils ont soumis. J'ai aussi étudié les procès-verbaux des réunions du CCUP, les commentaires individuels des membres du CCUP, les rapports et analyses soumises par notre inspectrice et le rapport mandaté par notre conseil municipal et *La Communauté de Retraités Massawippi* auprès du *Service d'aide-conseil en rénovation patrimoniale*. J'ai aussi étudié la décision initiale du conseil sur ce dossier et le plan d'action de notre municipalité dans le cadre de sa politique de *Municipalité Amie Des Aînés*. De plus, j'ai pris la liberté de regarder des règlements municipaux des sites patrimoniaux d'autres municipalités, de même que la loi sur le patrimoine culturel du gouvernement du Québec qui englobe les concepts d'immeuble patrimonial et du patrimoine immatériel. J'ai, bien entendu, aussi lu et écouté les interventions (verbales et écrites) de TOUS les citoyen(ne)s qui nous ont interpellés dans ce dossier.

Le conseil municipal a déjà rendu une décision dans ce dossier en 2017. Lors des délibérations publiques entourant ce vote, j'expliquais alors qu'étant à la fois très sensible au patrimoine architectural de North Hatley tout en étant une des conseillères responsables de la politique et du plan pour les aînées de notre municipalité, cette décision avait été la plus difficile de mon mandat de 4 ans. À cette époque, North Hatley avait organisé trois consultations publiques pour définir les priorités de notre politique et plan d'action *Municipalité Amie des Aînés*. Les citoyens avaient alors indiqué que les logements pour les gens âgés étaient un besoin criant et supportaient massivement le projet proposé par *La Communauté de Retraités Massawippi* (MRC). La politique et son plan furent adoptés par la municipalité de North Hatley en 2017, indiquant que les logements pour personnes âgées étaient une des cinq priorités. Le ministre de la famille du gouvernement du Québec, approuva ce document et donna la statu de *Municipalité Amie des Aînés* en 2018. Le 1^{er} mai de cette année, nous avons encore consulté nos citoyen(ne)s, cette fois-ci sur le projet de la MRC et la majorité des interventions étaient en faveur du projet proposé. **Il est clair et évident que North Hatley a un besoin immédiat et urgent de logements alternatifs pour les ainé(e)s. Ce besoin est encore plus aigüe en raison de la « zone d'intervention » du gouvernement québécois qui retarde et peut-être empêchera l'adoption du programme particulier d'urbanisme (PPU) pour le centre de notre village.**

La propriété Connaught est située à l'intérieur du site patrimonial de North Hatley, tel qu'enregistré en 1987 par le conseil municipal. Malheureusement, il n'existe présentement aucun règlement municipal, propre à cette zone, en ce qui a trait à la conservation. Ce site a été inscrit en 1987, mais il n'y a eu aucun suivi avec l'adoption d'un règlement municipal relatif à la gestion de ce site. **Au courant des années, cela a résulté en l'approbation de multiples modifications du building Connaught qui ont sévèrement réduit sa valeur patrimoniale. Cela a aussi résulté en l'approbation de multiples projets de démolition et rénovation à l'intérieur de ce site patrimonial.**

J'espère que le récent « engagement de principe » du conseil, en matière de protection du patrimoine, débouchera sur des règlements municipaux clairs qui s'appliqueront à TOUTES les propriétés sises dans la zone patrimoniale. Des règlements qui seront réalistes et qui seront accompagnés des orientations claires et d'un accès à d'aide financière si nécessaire. Il est inéquitable que l'entière responsabilité de la conservation du patrimoine échoie uniquement aux propriétaires. **Tant qu'aucun nouveau règlement municipal pour la gestion de notre site patrimoniale n'est adopté, toute décision la concernant devrait être justifiée avec nos règlements municipaux actuels, notre plan d'intégration architectural et les décisions antérieures du conseil municipal comme précédent. Notre inspectrice municipale a bien utilisé ces outils dans son analyse du projet proposé.**

Du point de vue du patrimoine immatériel, le premier propriétaire du Connaught, le Dr Charles J Edgar, a initié une vocation admirable à cette propriété, celle d'un hôpital au service de sa communauté. En 1970, les familles Scowen et Hart ont acheté la propriété et

l'ont donnée au Dr W. J. Klinck et la Grace Chapel Cooperation des Frères Chrétiens du Québec. Au fil des ans, plusieurs de nos aînés et leurs familles ont pu bénéficier de cette générosité and jusqu'à récemment, vieillir n'était pas un empêchement pour rester dans notre beau village. Les Grace Christian Homes ont récemment changé de nom pour Les Communautés de Retraités Massawippi, mais ils continuent leur vocation de maintenir la qualité de vie de nos aîné(e)s. **L'aboutissement de ce projet permettrait à nos aîné(e)s, qui devront faire la difficile décision de déménager de leur logement, d'avoir le choix de rester dans le village qu'ils adorent. Le patrimoine est plus que du ciment et de la brique, c'est aussi la mémoire, les traditions, la culture, la famille et la communauté. Si nos aîné(e)s ne peuvent pas rester à North Hatley, un lien important à notre patrimoine immatériel sera perdu pour les générations futures.**

TEXT SUBMITTED BY PAULINE FARRUGIA

I would like to begin by highlighting the incredible work that our administration has completed in order to ensure that we the members of council had all of the information necessary for our decision, I would also like to acknowledge the work of the members of the CCUP and to thank ALL of the citizens who participated in our public consultation, regardless of their position on this issue.

In preparing for this vote, I have read the Massawippi Retirement Communities' application, their architectural plans and all of the reports and documents that they have submitted. I have also read the minutes of the CCUP meetings, individual CCUP members' input, the reports and analyses submitted by our inspector and the report that was jointly mandated by Council and the Massawippi Retirement Communities from *Service d'aide-conseil en rénovation patrimoniale*. I have also reviewed Council's previous decision on this file and the municipality's Age Friendly Municipality Policy and Action Plan. In addition, I have taken the liberty of referring to bylaws passed by other municipalities with heritage sites and to the Government of Québec's Cultural Heritage Act which mentions both immovable and intangible heritage. And of course I have read and listened to the valuable input (both written and verbal) of ALL of the citizens who chose to reach out to us on this file.

A decision on this project has already been made by Council and during Council's public deliberations in 2017, I prefaced my vote by saying that, as someone who values greatly the architectural heritage of North Hatley while at the same time being one of the councillors responsible for the municipality's policy and plan for our senior citizens, this decision was the most difficult of my four year mandate. At that time, the municipality had recently conducted three public consultations to define priorities for our age friendly municipality policy and plan in which our citizens highlighted the desperate need for alternative forms of housing for seniors and their strong support for the project that was being proposed by the *Massawippi Retirement Communities*. The municipality's policy and plan were adopted in 2017, listing housing for seniors as one of our five main priorities. The Québec family minister acknowledged this document and gave North Hatley its Age Friendly Municipality accreditation in 2018. On May 1st of this year, we again consulted our citizens, this time specifically on the MRC's project and the majority of the citizens who gave us their input were in favour of the MRC's proposed project. **It is crystal clear that this municipality has an immediate and urgent need for alternative forms of housing for seniors. This need is even more crucial in light of the government of Québec's « intervention zone » which is still delaying and may even prevent the adoption of a special urban plan for the centre of our village.**

The Connaught property is situated within North Hatley's Heritage Site, registered in 1987 by the municipal council of the time. Unfortunately, there is currently no municipal bylaw that is specific to this heritage site for the regulation of its conservation. The site was registered by the municipality in 1987 but there was subsequently no followup to this with an appropriate bylaw for the management of this site. **This has resulted in the approval of a large number of changes to the Connaught building over the years, changes which have severely compromised its heritage value. It has also resulted in the approval of a number of demolition and renovation projects to other properties within the heritage site.**

I hope that Council's recent « commitment in principle » to the protection of our heritage, will result in clearly written bylaws that will apply equally to ALL of the properties within this heritage site. Bylaws that are realistic and accompanied by clear guidelines and access to financial assistance, if necessary. It is unfair to place the entire burden of heritage conservation on the owners of heritage properties. **Until a heritage site bylaw for the management of this site is adopted by Council, decisions for properties within our heritage site can only be based on our existing bylaws and integration plan, and with past Council decisions as precedent. Our municipal inspector has very effectively used these existing tools in her analyses of this project.**

From an « intangible heritage » perspective, the Connaught building's original owner, Dr. Charles J Edgar bestowed an admirable vocation to this property, that of a hospital to serve his community. In 1970, the Scowen and Hart families purchased the property and donated it to Dr. W. J. Klinck and the Grace Chapel Cooperation of the Christian Brethren of Québec. Over the years, many of our seniors and their families have benefitted from this generosity and until very recently, getting older was never a constraint to remaining in this beautiful

village. The Grace Christian Homes has since changed its name to the Massawippi Retirement Communities but continues to uphold the vocation of maintaining quality of life for our senior citizens. **The realization of this project would give seniors, who have to make the difficult decision of moving out of their homes, a choice if they wish to remain in the village which they love. Heritage is more than bricks and mortar, it is also traditions, memories, culture, family and community. If our seniors can no longer remain here, the link to this valuable intangible heritage will be lost to our future generations.**

In conclusion, after very careful consideration, I have decided to vote in favour of these resolutions. Je vais donc voter en faveur de ces résolutions.

En faveur.

PROJET À ÊTRE ADOPTÉ

ANNEX III

FRENCH TEXT FOLLOWED BY ENGLISH TEXT

TEXTE DE MADAME ELIZABETH FEE

Prenant la parole à mon vote sur les quatre résolutions relatives à la démolition partielle et à la transformation du 77 rue Main:

Comme je crois est vrai pour la plupart des habitants de North Hatley, je pense que le charme et l'attraction de notre village sont ancrés dans les bâtiments patrimoniaux situés au cœur du village et dans la campagne environnante. La destruction de l'un d'entre eux déchire le tissu de l'ensemble et dilue l'ambiance caractéristique du petit village rural qu'est North Hatley. Maintenir le caractère de notre village est d'une importance vitale, c'est l'élément indéfinissable qui attire les habitants du monde entier et assure sa viabilité.

Cette résolution, et les trois suivantes proposent d'accepter les demandes de permis de démolition partielle et de transformation de la propriété située au 77 rue Main, propriété du centre du village qui a eu une grande valeur historique, culturelle et architecturale pour notre village et qui a été protégée tant qu'un bien patrimonial au sens de la Loi sur le patrimoine culturel (LPC) depuis 1987.

Les propriétaires du 77 rue Main, connu sous le nom de Connaught, qui gèrent depuis près d'un demi-siècle une résidence pour personnes âgées en perte d'autonomie, ont justifié les demandes de démolition partielle et de transformation en souhaitant fournir un hébergement pour les aînés autonomes. Ils disent qu'ils ne peuvent pratiquement pas trouver le moyen de le faire dans la structure existante, dont la valeur architecturale a été diminuée par l'ajout d'une annexe et par la négligence au fil des ans de maintenir de manière adéquate l'enveloppe extérieure du bâtiment.

Leur proposition (le projet Connaught) consiste en un grand projet d'appartements en forme de L qui fournira 26 nouveaux espaces de vie dans le centre commercial du village.

Notre CCUP a recommandé, conformément à la LPC et au règlement sur le plan d'implantation et de l'intégration architecturale (PIIA), que la démolition partielle et la transformation proposées ne soient **pas acceptées**.

Le bâtiment comprend des éléments architecturaux qui font écho au bâtiment d'origine, mais le bâtiment existant (l'annexe) n'est que partiellement préservé. Par conséquent, il ne répond pas aux critères de préservation définis dans la CHA. Et la structure proposée est beaucoup plus grande que l'empreinte d'origine, aussi ne respecte-t-elle pas strictement les critères du PIIA pour la préservation du paysage et l'intégration architecturale.

Si le conseil accepte la proposition de Connaught, nous renonçons au patrimoine bâti du Connaught et je crois que, pour le justifier, nous devons au moins nous assurer que nous obtiendrons un bâtiment qui améliorera la qualité de vie de nos résidents.

Environ le tiers de notre population est composée de résidents de plus de 65 ans. Beaucoup ont indiqué qu'il existe actuellement un besoin urgent de logements pour les aînés autonomes et qu'ils considèrent que le projet Connaught répond à leurs besoins.

Le projet Connaught, bien que physiquement très éloigné de la structure originale de 1900, offre à la municipalité l'occasion de loger nos aînés; et nous devons nous rappeler que le «patrimoine culturel» du bâtiment a toujours été de fournir un hébergement à la communauté, en tant qu'hôpital, hôtel et résidence de soins de fin de vie.

En termes de valeur culturelle, pour cette conseillère, l'assurance des propriétaires que la nouvelle structure offrira un logement adapté aux personnes âgées à nos aînés servira à garantir que le patrimoine culturel du bien sera préservé, même si les valeurs architecturale et historique seront perdues, je pourrais, en une meilleure conscience, accepter les demandes de démolition partielle et de transformation.

Le ministère de la Santé et des Services sociaux (MSSS) a établi des normes de «résidence privée pour aînés (RPA)» pour les aînés autonomes. La plupart des résidences pour personnes âgées des communautés environnantes sont certifiées RPA.

La loi LPC nous donne un mécanisme pour ajouter des conditions qui peuvent protéger la patrimoine à la délivrance de permis pour un bâtiment du patrimoine. J'ai donc ajouté à la résolution 2019-06-03.20 une condition à joindre aux permis demandés; que les propriétaires du projet Connaught soient invités à demander la certification RPA.

Faisant confiance à la bonne foi des propriétaires de 77 rue Main pour qu'ils honorent leur promesse de fournir un logement adapté aux personnes âgées en certifiant leur projet en tant que RPA, je voterai en faveur de cette résolution et des trois suivantes relatives à 77 rue Main.

TEXT SUBMITTED BY ELIZABETH FEE

Speaking to my vote on the four resolutions pertaining to 77 rue Main partial demolition and transformation:

I believe, as I think most North Hatley residents do, that the charm and attraction of our village is embedded in the heritage buildings at the heart of the village and in the surrounding countryside. The destruction of any one of them tears at the fabric of the whole and dilutes the characteristic ambience of the small rural village that is North Hatley. Maintaining the character of our village is vitally important, as it is the undefinable element that draws people here from around the world and ensures its viability.

This resolution and the following three propose acceptance of request for permits to partially demolish and transform the property at 77 Main, a property in the village core that has had important historical, cultural, and architectural value for our village, and that has been protected as a heritage property under the Cultural Heritage Act (CHA) since 1987 .

The owners of 77 Main, known as the Connaught, who for nearly half a century have managed a residence on the property for elders with loss of autonomy, have given as reason for the requests for partial demolition and transformation the wish to upgrade the facility to provide accommodation for autonomous elders. They say they cannot practically see a way to do so in the existing structure, whose architectural value has been degraded by the addition of an annex and through neglect over the years to adequately maintain the exterior envelope of the building.

Their proposal (the Connaught project) consists of a large L-shaped apartment project which will provide 26 new living spaces in the commercial core of the village.

Our CCUP has recommended, based on conformity with the CHA and the Site Planning and Architectural Integration Planning by-law (PIIA) that the proposed partial demolition and transformation not be accepted.

The building includes architectural elements that echo the original building, but there is only partial preservation of the existing building (the annex), so does not meet criteria for preservation as specified in the CHA. And the structure proposed is much larger than the original footprint, so does not strictly respect the PIIA criteria of landscape preservation and architectural integration.

If Council accepts the Connaught proposal, we relinquish the built heritage of the Connaught and I believe that to justify doing so, we must at least ensure that we will gain a building that improves the quality of life for our residents

About on third of our population consists of residents over 65. Many have indicated that there is currently an urgent need for housing for autonomous elders, and that they see the Connaught project as responding to their needs.

The Connaught project, although physically far removed from the original 1900 structure, does offer an opportunity for the municipality to provide accommodation for our elders; and we must remember that the "cultural heritage" of the building has always been to provide accommodation for the community, as a hospital, a hotel, and a residence for end-of-life care.

In terms of cultural value, for this councillor, an assurance from the owners that the new structure will provide age-friendly accommodation for our elders will serve as assurance that the cultural heritage of the property will be preserved, even if the architectural and historical value will be lost, and can in clearer conscience accept the requests for partial demolition and transformation.

The Ministère de la Santé et Services sociaux (MSSS) has established norms for « résidence privée pour ainés (RPA) » for autonomous elders. Most of the seniors' residences in the surrounding communities are certified as RPAs.

The CHA gives us a mechanism to add conditions that can protect preservation to the granting of permits for a heritage building. I have, therefore, added to resolution 2019-06-03.20 a condition to be attached to the permits being sought; that the owners of the Connaught project be requested to seek RPA certification.

Trusting in the good faith of the owners of 77 Main to fulfill their promise to provide age-friendly housing in certifying their project as an RPA, I will vote in favour of this resolution and the following three pertaining to 77 Main.

ANNEX IV

REQUEST FOR AMENDMENT TO RESOLUTION 2019-06-03.19

Proposal to amend the recommendation HERITAGE SITE - 77, RUE MAIN – PARTIAL DEMOLITION

1. WHEREAS the building is located in a heritage site, a municipal right, as stipulated under By-law 277 establishing a heritage site;
2. WHEREAS the Municipality received a notice of request for partial demolition in accordance with Article 141 of the *Cultural Heritage Act*;
3. WHEREAS the request consists in the partial demolition of the front section of the building (172 m² or less than de 50%) in view of an extension to transform the building into 26 residential units;
4. WHEREAS the request complies with planning regulations;
5. WHEREAS the building architecture is Victorian with a Neo-Grec accent;
6. ~~WHEREAS the values of a heritage site do not rely solely on a building such as with the Connaught Home but on all of the buildings located within the said site;~~
7. ~~WHEREAS research, and opinions expressed, confirm that the original building has undergone various types of modification over the years, without considering the issue of preservation, such as the back extension of 1980, the closing oin of the front balcony, etc.;~~
8. ~~WHEREAS a number of studies conducted by professionals indicate that the building has major structural defects;~~
9. ~~WHEREAS the building has been unoccupied since 2017 as it posed a risk to residents;~~
- A. ***WHEREAS Council must decide on the conformity of the project, as to whether or not it meets the historical, architectural and landscape values outlined in the by-law relative to the heritage site of North Hatley (By-law 277);***
10. WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019
 - B. ***WHEREAS following numerous meetings on the project and after visiting the site, all CCUP members for North Hatley unanimously formulated a negative recommendation, as it does not respect any of the three heritage values distinct to the heritage site of North Hatley, be it the architectural value, the landscape value, as well as the historical value, and that only an unequivocal opinion, by an expert on the subject, stating that the structure of the building is not salvageable, would allow the CCUP to revise its position to municipal Council;***
 - C. ***WHEREAS, although invited to do so, the applicant neglected to demonstrate the technical need to demolish the older section of the building;***
 11. ~~WHEREAS the CCUP recommends that municipal Council not approve the project presented, that it would not respect any of the three heritage values distinct to the North Hatley heritage site, the architectural value, the landscape value and the historical value, and that only an unequivocal opinion, by an expert on the subject, stating that the structure of the building is not salvageable, would allow the CCUP to revise its position to municipal Council;~~
 12. ~~WHEREAS the project presented does not compromise the heritage characteristics typical of affluent homes, as a high number of such homes are maintained in their authentic state all around Lake Massawippi, which is not the case for the Connaught Home;~~
 13. ~~WHEREAS the building did not retain any aspect of the conservation plan under Article 143 of the *Cultural Heritage Act* and as such no preservation guidelines or enhancement of the heritage value were conditions in place for the rehabilitation of the building;~~
 14. WHEREAS Council submitted the partial demolition and transformation project at 77, rue Main to public consultation, in accordance with the *Information and Public Consultation Policy* adopted February 4, 2013, to gather the opinions of citizens, of which many were

present at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;

D. WHEREAS Council submitted the partial demolition and transformation project at 77, rue Main to public consultation, by asking a question of citizens beyond the issues to be addressed, to know if the demolition is 'acceptable within the perspective of the transformation project submitted', although the debate should have focused on the conformity of the project to heritage values stated under the by-law on the heritage site of North Hatley and on the applicable objective under the PIIA of North Hatley.

~~15. WHEREAS following public consultation, it can be said, unequivocally, that citizens largely pronounced themselves in favour of the partial demolition project and have requested that Council approve it as heritage in terms of the building as it is currently is largely less significant in view of the changes that have altered its authenticity;~~

~~16. WHEREAS key points and guidelines expressed in the *Age Friendly Municipality Policy* (AFM) adopted August 7, 2017 in terms of housing for senior citizens aim to allow seniors of North Hatley to live in their village for as long as possible in a secure environment adapted to their needs;~~

E. WHEREAS in amending the zoning in 2018, Council had already authorized establishing a residence for senior citizens at 77, rue Main and that no elected official questions the necessity of acknowledging the said need, without losing sight of the fact that the current debate focuses solely on establishing if the architectural proposal conforms to heritage values and to the objectives of integration prescribed under our by-laws;

~~17. WHEREAS Council must again approve a request relative to the partial demolition at 77, rue Main, a request that was approved by resolution 2017-10-05.03 in 2017;~~

~~18. WHEREAS the plans submitted are identical to the plans that were submitted in 2017;~~

F. WHEREAS Council was recently unanimous in adopting a resolution in favour of an action plan aimed at a better understanding and preservation of the heritage of North Hatley and, as such, the decision that Council must now make must reflect the said unanimous position;

I, _____ MOVE

~~THAT municipal Council for the Village of North Hatley approve the partial demolition of the existing building (front section), as outlined in the demolition plan by architect Michel Jubinville, dated July 7, 2015 and approve the granting of an authorization certificate;~~

~~THAT Council approve the request for the removal of the exterior finish of the preserved section of the existing building;~~

~~THAT authorization be conditional to the building transformation project being as it was submitted in the overall plans for the project.~~

THAT municipal Council for the Village of North Hatley not approve the demolition of the heritage section of the building (front section), as outlined in the demolition plan by architect Michel Jubinville, dated July 7, 2015 and not approve the granting of an authorization certificate.

ANNEX V

REQUEST OF AMENDMENT TO RESOLUTION 2019-06-03.20

Proposal to amend the recommendation

HERITAGE SITE - 77, RUE MAIN – TRANSFORMATION

1. WHEREAS the building is located in a heritage site, a municipal right, as stipulated under By-law 277 establishing a heritage site;
2. WHEREAS the Municipality received a notice of request for transformation work on October 15, 2018 in accordance with Article 139 of the *Cultural Heritage Act*;
3. WHEREAS the request complies with planning regulations;
4. ~~WHEREAS heritage, architectural, landscape and historical values were a guide as to what constitutes a heritage site;~~
5. ~~WHEREAS the heritage site is characterized by a harmony of its elements all the while displaying diversity among them;~~
6. WHEREAS the focal point of convergence in the village core is Lake Massawippi, surrounded by a both a built and natural framework, the challenge remains to maintain harmony and balance between heritage and landscape.
7. WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019;
8. WHEREAS the CCUP **unanimously recommends that municipal Council not approve** the transformation project as in the plans submitted.
 - BECAUSE the project would destroy the historical value of the building, replicating inauthentic characteristics, that would then lead to a loss of identity linked to the loss of authenticity;
 - BECAUSE the project would reproduce components of the building that are out of character, outdated, in an anachronistic way, conferring very little architectural value on the building;
 - BECAUSE the proposed implementation would alter the traditional open landscape of the front of the building on rue Main considerably, betraying the landscape value of the heritage site.
9. ~~WHEREAS Council submitted the transformation project at 77, rue Main to public consultation, in accordance with the *Information and Public Consultation Policy* adopted February 4, 2013, to gather the opinions of citizens, of which many were present at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;~~
10. ~~WHEREAS following public consultation, it can be said, unequivocally, that citizens largely pronounced themselves in favour of the transformation project and have requested that Council approve it;~~
- A. **WHEREAS Council submitted the partial demolition and transformation project at 77, rue Main to public consultation, by asking a question of citizens beyond the issues to be addressed, to know if the demolition is 'acceptable within the perspective of the transformation project submitted', although the debate should have focused on the conformity of the project to heritage values stated under the by-law on the heritage site of North Hatley and on the applicable objective under the PIIA of North Hatley.**
11. ~~WHEREAS in view of the comments submitted, l'objectif de protection patrimoniale, par le biais de la citation, consisterait à concilier les changements requis par l'évolution des besoins avec les impératifs du maintien des caractères hérités qui expriment l'identité et la mémoire des lieux;~~
12. ~~WHEREAS the transformation project will restore the quality of the area in refurbishing lost or deteriorated architectural characteristics;~~
13. ~~WHEREAS key points and guidelines expressed in the *Age Friendly Municipality Policy* (AFM) adopted August 7, 2017 in terms of housing for senior citizens aim to allow seniors of North Hatley to live in their village for as long as possible in a a secure environment adapted to their needs;~~
- B. **WHEREAS in amending the zoning in 2018, Council had already authorized establishing a residence for senior citizens at 77, rue Main and that no elected official**

questions the necessity of acknowledging the said need, without losing sight of the fact that the current debate focuses solely on establishing if the architectural proposal conforms to heritage values and to the objectives of integration prescribed under our by-laws;

14. ~~WHEREAS Council must again approve a request relative to the transformation at 77, rue Main, a request that was approved by resolution 2017-10-05.04 in 2017;~~

15. ~~WHEREAS the plans submitted are identical to the plans that were submitted in 2017;~~

I, _____ MOVE

~~THAT municipal Council for the Village of North Hatley approve the project as outlined in the plans submitted by architect Michel Jubinville, dated July 7, 2015 (a copy of submitted July 4, 2017) and approve the granting of a construction permit;~~

THAT municipal Council for the Village of North Hatley not approve the proposal for transformation as outlined in the demolition plans submitted by architect Michel Jubinville, dated July 7, 2015 and not approve a certificate of authorization.

PROJET - À ÊTRE ADOPTÉ

ANNEX VI

REQUEST OF AMENDMENT TO RESOLUTION 2019-06-03.21

Proposal to amend the recommendation

PIIA HIGH LEVEL/PRIORITY INTEGRATION - 77, RUE MAIN – PARTIAL DEMOLITION

1. WHEREAS the building at 77, rue Main is located in a PIIA By-law on architectural implementation and integration (high level/priority integration) zone;
2. ~~WHEREAS the Municipality received a request for authorization for partial demolition of the building on October 15, 2018 to the front section (172m²);~~
3. WHEREAS the request complies with planning regulations;
- A. **WHEREAS Council must decide on the conformity of the project in order to establish if it meets the objective of high/level priority intergration outlined in the North Hatley by-law relative to architectural implementation and integration (By-law 2000-424);**
 4. WHEREAS the main objective of the PIIA consists in preserving the traditional characteristics of the area;
 5. ~~WHEREAS the plans submitted for the partial demolition of the building sont rattachés au projet global de transformation de l'immeuble de sorte à le réhabiliter pour y recevoir 26 unités résidentielles, ainsi que toutes les infrastructures afférentes à cet usage ;~~
 6. ~~WHEREAS the Connaught Home had been in operation since 1970, a a private residence for senior citizens (approx. 50 years) and has remained unoccupied since July 2017;~~
 7. WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019;
 8. ~~WHEREAS the CCUP recommends that municipal Council not approve the project submitted, notably the demolition of the older section of the building, as the CCUP considers that the objective of preserving the traditional characteristics of the area cannot be better served than by conserving it, that it has not been demonstrated that the structure can no longer support the building and that only a more detailed study, conducted by an expert, could confirm this, and that reversing course remains a possibility, in spite of challenges;~~
- B. **WHEREAS following numerous meetings on the project and after visiting the site, all CCUP members for North Hatley unanimously formulated a negative recommendation, as the CCUP considers that the objective of preserving the authentic characteristics of the area cannot be better served than by conserving it, that it has not been demonstrated that the structure can no longer support the building and that only a more detailed study, conducted by an expert, could confirm this, and that reversing course remains a possibility, in spite of challenges;**
- C. **WHEREAS, although invited to do so, the applicant neglected to demonstrate the technical need to demolish the older section of the building;**
 9. ~~WHEREAS Council submitted the partial demolition project at 77, rue Main to public consultation, in accordance with Article 145.18 of the de Act respecting land use planning and management, in order to gather the opinions of citizens of which many were present to voice their opinions at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;~~
- D. **WHEREAS Council submitted the partial demolition and transformation project at 77, rue Main to public consultation, where the debated issue was the pertinence of a project for a residence for senior citizens although the anticipated debate should have focused on the the applicable objective of the PIIA of North Hatley, integration within the environment.**
 10. ~~WHEREAS following public consultation, it can be said, unequivocally, that citizens largely pronounced themselves in favour of the transformation project and have requested that Council approve it;~~
 11. ~~WHEREAS key points and guidelines expressed in the Age Friendly Municipality Policy (AFM) adopted August 7, 2017 in terms of housing for senior citizens aimed at allowing seniors of North Hatley to live in their village for as long as possible in a secure environment adapted to their needs;~~

E. WHEREAS in amending the zoning in 2018, Council had already authorized establishing a residence for senior citizens at 77, rue Main and that no elected official questions the necessity of acknowledging the said need, without losing sight of the fact that the current debate focuses solely on establishing if the architectural proposal conforms to heritage values and to the objectives of integration prescribed under our by-laws (R. 2000-424);

~~12. WHEREAS the plans submitted are identical to the plans that were submitted in 2017;~~

F. WHEREAS Council was recently unanimous in adopting a resolution in favour of an action plan aimed at a better understanding and preservation of the heritage of North Hatley and, as such, that the decision that Council must now make must reflect the said unanimous position.

I _____ MOVE

~~THAT municipal Council for the Village of North Hatley approve the partial demolition of the existing building (front section), as outlined in the demolition plan by architect Michel Jubinville, dated July 7, 2015 and approve the granting of an authorization certificate;~~

~~THAT authorization for partial demolition be conditional on a financial guarantee (of at least \$100,000 or insurance), that ensures the Municipality that the transformation project will be completed as outlined in the submitted plans.~~

THAT municipal Council for the Village of North Hatley not approve the demolition of the heritage section of the building (front section), as outlined in the demolition plan by architect Michel Jubinville, dated July 7, 2015 and not approve the granting of a certificate of authorization.

PROJET - A ÊTRE ADAPTÉ

ANNEX VII

REQUEST OF AMENDMENT TO RESOLUTION 2019-06-03.22

Proposal to amend the recommendation

PIIA HIGH LEVEL/PRIORITY INTEGRATION - 77, RUE MAIN - TRANSFORMATION

1. WHEREAS the Municipality received a request for transformation work on the building on October 15, 2018;
2. WHEREAS the building at 77, rue Main is located in a PIIA (high level/priority integration) zone;
- A. **WHEREAS Council must decide on the conformity of the project in order to establish if it meets the objective of high level/priority integration outlined in the North Hatley by-law relative to architectural implementation and integration (By-law 2000-424);**
 - ~~3. WHEREAS the PIIA targets architectural integration of the building relative to the style of architecture in the village core. The village centre consists of various architectural styles, Georgian, American Vernacular and Victorian, such as the architectural design of the Connaught Home.~~
 - ~~4. WHEREAS the PIIA ensures continuity within the built framework and no contrasts;~~
 - ~~5. WHEREAS the PIIA ensures overall visual homogeneity relative to the natural environment by respecting the existing topography;~~
 6. WHEREAS the PIIA ensures the authentic, dominant and existing characteristics of the environment;
 - ~~7. WHEREAS the building setback relative to adjacent buildings affords it all the more importance within the environment; WHEREAS criteria under the PIIA evaluate project conformity according to set objectives and it has not been demonstrated that the plans do not respect the criteria;~~
 8. WHEREAS the request complies with planning regulations;
 9. WHEREAS the CCUP completed a review of the request and made its recommendation to Council in its submitted minutes of March 25, 2019, adopted April 15, 2019;
 10. WHEREAS the CCUP recommends that municipal Council not approve the plans submitted as the project would not respect PIIA guidelines, notably:
 - By its implementation, architectural style, it would not enhance continuity within the framework of the existing building, but betray the unique character of the existing village core;
 - Encroaching on the front lawn area, the project would alter the unique topography that is typical of the distinct area of the village;
 - Implementation would betray the authentic character of the area and the architectural characteristics of the section replacing the former heritage building, a form of architectural mimicry, rather than preserve the old building, the proposed project is not concerned with maintaining the authentic characteristics of the area.
 - Giving a clear indication to the applicant to the effect that any and all transformation to the building integrate the former building and return it to its former glory.
- ~~11. WHEREAS Council submitted the transformation project at 77, rue Main to public consultation, in accordance with Article 145.18 of the Act respecting land use management and development to gather the opinions of citizens, of which many were present at the information meeting held April 16, 2019 and at the public consultation meeting held May 1, 2019, by means of written opinions, briefs, and verbal opinions;~~
- C. **WHEREAS Council submitted the partial demolition and transformation project at 77, rue Main to public consultation, where the debated issue was the pertinence of a project for a residence for senior citizens although the anticipated debate should have focused on the the applicable objective of the PIIA of North Hatley, integration within the environment.**

12. WHEREAS following public consultation, it can be said, unequivocally, that citizens largely pronounced themselves in favour of the transformation project and have requested that Council approve it;

13. WHEREAS key points and guidelines expressed in the *Age Friendly Municipality Policy* (AFM) adopted August 7, 2017 in terms of housing for senior citizens and the details of its action plan aim to allow seniors of North Hatley to live in their village for as long as possible in a a secure environment adapted to their needs;

D. WHEREAS in amending the zoning in 2018, Council had already authorized establishing a residence for senior citizens at 77, rue Main and that no elected official questions the necessity of acknowledging the said need, without losing sight of the fact that the current debate focuses solely on establishing if the architectural proposal conforms to the high level/priority integration objectives prescribed under the PHA of North Hatley (R. 2000-424);

14. WHEREAS Council must again approve a request relative to the transformation at 77, rue Main, a request that was approved by resolution 2017-10-05.04 in 2017;

15. WHEREAS in December 2016, SARP — *Service d'aide en rénovation patrimoniale* — was mandated by the Municipality to conduct a study on the building transformation project relative to the PHA;

16. WHEREAS the plans submitted are the same as those approved in 2017;

I, _____ MOVE

THAT municipal Council for the Village of North Hatley approve the project as outlined in the plans submitted by architect Michel Jubinville, dated July 7, 2015 (a copy of submitted July 4, 2017) and authorize a construction permit;

THAT municipal Council for the Village of North Hatley not approve the proposal for transformation as outlined in the patial demolition plan submitted by architect Michel Jubinville, dated July 7, 2015, and not approve the granting of a certificate of authorization.

ANNEX VIII



PLAGE PLEASANT VIEW BEACH

Été 2019

ABONNEMENT	Résident de North Hatley et du Canton de Hatley	Non-résident
Tarifs de saison (abonnement)		
Famille (maximum : 5 personnes)	GRATUIT	260 \$
Individuel :	GRATUIT	75 \$
Tarif journalier		
	ABONNÉS	NON ABONNÉS
ENFANT :	GRATUIT	<u>2 \$</u>
ADULTE :	GRATUIT	<u>5 \$</u>

Tennis libre

Gratuit

Changement de joueurs aux heures

Cours de natation

Programme d'apprentissage de la natation et de la sécurité aquatique
de la Société canadienne de la Croix-Rouge

Enfants de 5 ans et plus

Durée : 30 minutes/jour, 4 jours/semaine, 6 semaines

(horaire à déterminer après l'inscription) du 2 juillet au 9 août
2019

Niveaux : 1 à 10 (à être évalué par l'instructeur)

Tarifs (6 semaines) :

Abonné : 30 \$

Non-abonnés : 60 \$ (inclus l'entrée quotidienne à la plage)

Les cours donnent droit au crédit d'impôt pour la condition physique

Cours de voile

Enfants de 5 ans et plus

Durée : 3 heures/jour (am), 3 jours/semaine, 2 semaines

(horaire à déterminer après l'inscription)

du 8 juillet au 16 août 2019

Tarifs (2 semaines) :

Abonné : 55 \$

Non-abonnés : 90 \$ (inclus l'entrée quotidienne à la plage)

Les cours donnent droit au crédit d'impôt pour la condition physique

<p>Cours de tennis Enfants de 5 ans et plus</p>	<p>Cours de golf Enfants de 5 ans et plus</p>
<p>Informations à venir</p>	<p>Informations à venir</p>

Consultez notre site web : www.northhatley.org

ANNEX IX

Consignes de sécurité et règlements de la plage

SONT INTERDITS :

- Contenants de verre
- Alcool, cigarette, drogues, shampoing, animaux de compagnie.
- La pêche
- Jouets gonflables en eau profonde
- Mise à l'eau de canots, kayaks, et autres embarcations sans autorisation préalable du personnel de la plage

-
- Respect des consignes des sauveteurs en tout temps
 - Lorsque la plage est ouverte, baignade permise à l'intérieur des bouées seulement
 - Surveillance constante des enfants de moins de 12 ans
 - Utilisation des contenants réservés pour les ordures et le recyclage

**BAIGNADE INTERDITE
LORSQUE LA PLAGE EST FERMÉE ET SANS SURVEILLANCE**

VISITEZ NOTRE SITE WEB
WWW.NORTHHATLEY.ORG

Safety Notices and Beach Regulations

PROHIBITED

- Glass containers
- Alcohol, smoking, drugs, shampoo, pets
- Fishing
- Inflatable toys in deep water
- Launching of canoes, kayaks and other pleasure craft without prior permission by beach staff

-
- Obey lifeguards at all times
 - When the beach is open and supervised, swim within the buoys only
 - Children under 12 must be supervised at all times
 - Use recycling and garbage bins at all times

**NO SWIMMING
WHEN THE BEACH IS CLOSED AND NOT SUPERVISED**

VISIT OUR WEBSITE
WWW.NORTHHATLEY.ORG

ANNEXE X

Règlements du tennis

- Pour jouer d'abord s'inscrire à la plage;
 - Changement de joueurs aux heures;
 - Priorité des courts accordée aux leçons de 9h00 à 12h00 du lundi au vendredi.
 - Après la partie, passez le balai et nettoyez les lignes
-

SONT INTERDITS :

- Contenants de verre
 - Alcool, cigarette, drogues, nourriture, animaux de compagnie.
 - Utilisation des contenants réservés pour les ordures et le recyclage
-

VISITEZ NOTRE SITE WEB
WWW.NORTHHATLEY.ORG

Tennis Regulations

- Registration at the beach prior to playing
 - Change of players on an hourly basis
 - Priority given to tennis lessons - 9:00 to 12:00 from Monday to Friday
 - Required sweeping and cleaning of lines after each game
-

PROHIBITED

- Glass containers
 - Alcohol, smoking, drugs, pets
 - Recycling containers and garbage bins
-

VISIT OUR WEBSITE
WWW.NORTHHATLEY.ORG