

**MINUTES  
VILLAGE OF NORTH HATLEY  
OCTOBER 5, 2017**

AT A SPECIAL MEETING of Municipal Council held at the Municipal Office at 6 p.m. on October 5, 2017

PRESENT are the following councillors:

- |                           |                      |
|---------------------------|----------------------|
| 1. Pauline Farrugia       | 4.                   |
| 2. Marcelle Davis Gerrish | 5. Claude Villeneuve |
| 3. Guy Veillette          | 6. (vacant seat)     |

ABSENT: Normand Jolicoeur

QUORUM is present with Mayor Michael Page presiding.

ALSO PRESENT is Daniel Décary, Director-General and Secretary-Treasurer

The Notice of Meeting was given as required by law, to Council members not present at the opening of the Meeting.

**AGENDA**

1. Adoption of the Agenda
2. Question Period
3. 77 rue Main, zone C-7 - Request for partial building demolition
4. PIIA architectural heritage, expansion and renovation project, 77, rue Main – Approval of Project
5. Meeting Adjourned

**2017-10-05.01**

**ADOPTION OF THE AGENDA**

UPON PROPOSAL DULY MOVED BY PAULINE FARRUGIA  
COUNCILLORS UNANIMOUSLY RESOLVE

That the Agenda be adopted as presented.

PASSED

**2017-10-05.02**

**QUESTION PERIOD**

Sixteen (16) citizens are present at the meeting.

**CITIZENS**

**ISSUES**

Paul St-Pierre	Position of the CCUP, public notice, Councillor absent, postponement of decision
Johanne Pelletier	Feasibility, viability and fiscal studies
Dominique Cyr	Delay of notice, demolition of the front section of the building, public consultation
Michael Grayson	Plans, demolition draft by-law
Jacques Campbell	Proceed with the Agenda
Stephen Piercy	Two-year delay sufficient
Pauline Bernatchez Beaudoin	Parking

**2017-10-05.03**

**77 RUE MAIN, ZONE C-7 - REQUEST FOR PARTIAL BUILDING DEMOLITION**

WHEREAS plans were presented by The Massawippi Retirement Communities organization regarding the expansion and renovation of the building located at 77, rue Main in zone C-7;

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WHEREAS the request was submitted by The Massawippi Retirement Communities organization for the partial demolition of the existing building (front section) in order to proceed with the expansion and renovation of the said building;

WHEREAS the request was submitted by The Massawippi Retirement Communities organization to proceed with the removal of the exterior covering of the preserved section of the existing building;

WHEREAS the building is included within the territory corresponding to a heritage site defined under By-law 277- Designated heritage site;

WHEREAS Council consulted the CCUP whose members consider that the existing building should be preserved and maintained in its original form;

WHEREAS the organization has outlined the various issues related to the state of the section of the building to be demolished;

WHEREAS numerous modifications have been made to the original building over the years;

WHEREAS there are current codes and standards for building construction to be respected;

WHEREAS the organization is committed to salvaging the components that make up the front section of the existing building in order to incorporate them into the rebuilding of the said front section;

WHEREAS a firm specializing in heritage architecture (Service d'aide-conseil en rénovation patrimoniale) has been consulted and the plans respect the main goals of the proposed project;

WHEREAS AGE-FRIENDLY MUNICIPALITY (AFM) policies, in terms of Housing, favour new models of housing adapted to seniors lifestyles by welcoming organizations specialized in housing construction for seniors (cooperatives, condominiums, multi-generational, multiplex);

UPON PROPOSAL DULY MOVED BY GUY VEILLETTE  
COUNCILLORS UNANIMOUSLY RESOLVE

THAT Council approve the partial demolition of the existing building (front section), as presented in the demolition plan by architect Michel Jubinville, dated July 7, 2015, and authorize the granting of a certificate of authorization;

THAT Council approve the request by the organization to remove the exterior cover of the preserved section of the existing building;

Vote requested by CLAUDE VILLENEUVE

For: PAULINE FARRUGIA  
MARCELLA DAVIS GERRISH  
GUY VEILLETTE

Against: CLAUDE VILLENEUVE

THE PROPOSAL IS ADOPTED

2017-10-05.04

**PIIA ARCHITECTURAL HERITAGE, INTEGRATION, EXPANSION AND RENOVATION PLAN, 77 RUE MAIN, ZONE C-7 - APPROVAL OF PROJECT**

WHEREAS a request was submitted by the The Massawippi Retirement Communities organization to proceed with the expansion and renovation of the building located at 77, rue Main in zone C-7;

WHEREAS the building is to be converted into a detached multi-family building of 25 housing units;

WHEREAS there are applicable regulatory provisions;

WHEREAS architectural installation and elevation plans were submitted by The Massawippi Retirement Communities organization;

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WHEREAS the building is included within the territory corresponding to a heritage site defined under By-law 277- Designated heritage site;

WHEREAS Council consulted the CCUP whose members consider that the existing building should be preserved and maintained in its original form;

WHEREAS the organization is committed to salvaging the components that make up the front section of the existing building in order to incorporate them into the rebuilding of the said front section;

WHEREAS a firm specializing in heritage architecture (Service d'aide-conseil en rénovation patrimoniale) has been consulted and the plans respect the main goals of the proposed project;

WHEREAS AGE-FRIENDLY MUNICIPALITY (AFM) policies, in terms of Housing, favour new models of housing adapted to seniors lifestyles by welcoming organizations specialized in housing construction for seniors (cooperatives, condominiums, multi-generational, multiplex);

UPON PROPOSAL DULY MOVED BY MICHAEL PAGE  
COUNCILLORS UNANIMOUSLY RESOLVE

THAT Council approve the project presented according to the plans submitted by architect Michel Jubinville, dated July 7, 2015 (version submitted July 4, 2017) and authorize the granting of a building certificate;

Vote requested by CLAUDE VILLENEUVE

For: PAULINE FARRUGIA  
MARCELLA DAVIS GERRISH  
GUY VEILLETTE

Against: CLAUDE VILLENEUVE

THE PROPOSAL IS ADOPTED

2017-10-05.05

**MEETING ADJOURNED**

At 6:39 p.m., all issues on the Agenda having been addressed;

UPON PROPOSAL DULY MOVED BY MARCELLA DAVIS GERRISH  
THE COUNCILLORS UNANIMOUSLY RESOLVE

That the meeting be concluded and adjourned.

PASSED

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Michael Page  
Mayor

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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.

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PROJECT - TO BE ADOPTED