



CONSULTATION REPORT

PARTIAL DEMOLITION AND TRANSFORMATION PROJECT

77, RUE MAIN – NORTH HATLEY



KEYWORDS

Unrecognizable building, preservation of the old Connaught Home, well-received consultation process, excessive bureaucracy, neglected building, loss of architectural authenticity, condemned building, social significance, foundation and brick replacement, residents in favour, aging population, acceptable under cultural heritage, logical project, responding to needs, former distinction, revitalization, unique village core, irreplaceable authenticity, respect for heritage value, strategic planning required, architectural model, fire safety, façade unrelated to the original, project comparison with the original, lost authenticity, financial guarantee, guaranteed reconstruction, various modifications, flexibility, avoid further delays.



CONTEXT

On October 15, 2018, the Municipality received a notice of request for partial demolition and for transformation at 77, rue Main, relative to an expansion to the most recent section of the building in order to add 27 residential units.

The members of the CCUP reviewed the two (2) requests of March 18 and 25 for partial demolition and for transformation in accordance with two by-laws - *By-law 2000-424 on architectural implementation and integration* and *By-law 277 on establishing a heritage site*. On March 18, 2019, CCUP members asked to visit the building. On March 19, 2019, the CCUP visited the site. On March 25, 2019, the CCUP submitted an unfavourable recommendation to Council on the partial demolition and the transformation project requests.

By virtue of Article 145.18 of the *Act respecting land use planning and development*, municipal Council may order that the plans be submitted for public consultation in accordance with Articles 125 to 127 that apply as required.

The *Policy on Information and Public Consultation*, adopted February 4, 2013, outlines the principles of transparency, engagement and public interest applicable to any project submitted to citizen consultation if municipal Council deems it pertinent or necessary to do so.

On April 1, 2019, municipal Council adopted a resolution to hold a public information meeting followed by a public consultation meeting.

On April 16, 2019, a public information meeting took place at the North Hatley Community Centre with approximately seventy (70) persons in attendance.

During the information meeting, municipal management with the presiding Mayor, Michael Page, the Director-General, Daniel Décary and the Municipal Inspector, Fannie Pelletier-Beaudry, presented and explained the various related issues to be taken into consideration within the framework of the request subject to approval by municipal Council. The formal bilingual presentation of the project consisted of 69 slides and lasted 90 minutes. Questions on the details of the project by the public were taken at the end of the presentation. Questions were to focus only on an understanding of the project or on a need for further clarification.

On May 1, 2019, a public consultation meeting was held at the North Hatley Community Centre Hatley, led by Mayor Michael Page, for municipal Council to hear opinions submitted in writing and comments or opinions stated verbally.

The report has been filed on the Internet site of the Municipality and available under the Newsletter section for both validation of transparency in proceeding with a public consultation and documentation by municipal Council who will have to render a decision on June 3, 2019, on the requests submitted for its approval.



At the Regular Meeting to be held on June 3, 2019, in accordance with provisions under the *Public Consultation Policy* (Article 6.5), municipal Council will provide information to participants on how the results of the public consultation were taken into account in making a decision.

SIGNIFICANT PARTICIPATION

April 16, 2019 - Public Information Meeting:

- 70 persons (6 persons non-residents of North Hatley)
- 9 questions

May 1, 2019 – Public Consultation Meeting:

- 75 participants (8 persons non-residents of North Hatley)
- 3 briefs presented

- 16 written opinions
- 6 verbal opinions

SUMMARY OF THE INFORMATION MEETING REGARDING 77, RUE MAIN

Held at the Community Centre, Tuesday, April 16, 2019 - at 7 p.m.

PRESENT are the following Councillors:

- | | |
|---------------------------|------------------------------|
| 1. Pauline FARRUGIA | 4. Elizabeth FEE |
| 2. Marcella DAVIS GERRISH | 5. |
| 3. Guy VEILLETTE | 6. Alexandre-Nicolas LEBLANC |

ABSENT: Aaron PATELLA

ALSO PRESENT:

Michael Page, Mayor
Daniel Décary, Director-General/Secretary-Treasurer
Fannie Pelletier-Beaudry, Municipal Inspector
Bruno Bélisle, Assistant Secretary-Treasurer
Marie-Pier Roy, Administrative Assistant

1. Introduction

Meeting begins at 7:02 p.m.



Michael Page welcomes citizens in attendance and announces that the public consultation on the Connaught Home project will be held May 1, 2019.

He advises that the meeting that evening will be presented in French by Fannie Pelletier-Beaudry and in English by Daniel Décary.

Mr. Page provides clarification on the question of alleged conflict of interest between him and the Connaught Home file.

Mr. Décary states the purpose of the meeting of the evening and informs citizens that the documents on the information meeting will be available on the municipal website as of April 17, 2019.

Fannie Pelletier-Beaudry begins the presentation.

Approximately 70 persons are present at the meeting.

2. Current situation

- a. Location
- b. History of the building
- c. Dominant heritage characteristics
- d. Previous work

Mr. Guibault, in charge of maintenance at 77, rue Main for 27 years, provides information on the generator and containers in the shed and the risk of contamination due to the containers.

- e. Status of the premises

3. Project subject to approval by municipal Council

- f. Brief update on the facts of the project
- g. Outline of the submitted project

4. Regulatory context

- h. Urban plan
- i. Amendment to the zoning by-law
 - Example of similar residential density
- j. Permits and certificates: definition of partial demolition and transformation
- k. Demolition by-law
- l. Architectural implementation and integration plan
 - 1. General objectives
 - 2. Recommendations by SARP (Service d'aide-conseil en rénovation patrimoniale)
 - 3. Recommendations by the CCUP
- m. By-law on the establishment of a heritage site



1. Values synonymous with motif
 2. Preservation definition
 3. Architectural study
 4. MRC de Memphrémagog heritage inventory
 5. Recommendation by the CCUP
- n. Definition of heritage
 - o. Definition and examples of achieved insertion
3. Next steps
 - a. Questions for the public
 - b. Explanation of the procedure
 - c. Question period

| Names | Questions |
|-------------------|--|
| Normand Jolicoeur | <p>Unfavourable recommendations by the CCUP, by majority or unanimous vote?</p> <p>Why not proceed with an expert opinion now? What could be the cost of doing so?</p> |
| Answer | <p><i>The CCUP recommendation was unanimous for members present at the meeting.</i></p> <p><i>Expertise was not required of the applicant as the submitted request does not imply reconstruction on the existing foundations but rather their demolition. Expert opinions submitted following visual inspections were deemed sufficient as conclusions indicate that there appear to be major problems with the foundations and that if the applicant wishes to renovate using the same foundations, more expert input will be required, which is not the case here.</i></p> <p><i>According to information submitted by the applicant, the cost of more detailed expert opinion would be in the order of \$50,000 to \$70,000.</i></p> <p><i>A case report for the City of Longueuil indicates that it requested expert opinion to determine the state of foundations, and assumed the costs of doing so.</i></p> |
| Paul St-Pierre | <p>Reference to the article of the law on public notice under the section of minor derogations.</p> <p>What guarantee does the Municipality have once the building is demolished? Will it be rebuilt by a new owner?</p> |



Answer

We will verify the information relative to the article in question.

Following verification, article 145.18 of the public notice refers to the possibility of having a public consultation by virtue of the by-law on architectural implementation and integration plans.

The Municipality may request guarantees from the applicant as a condition for being granted a permit. However, the Municipality has no control in terms of the person making the request.

Peter Provencher

Statement on the sale of the Connaught Home following the question by Mr. St-Pierre.

Answer

Mr. Provencher's comment is well received. However, the question is not relative within the context of the present public consultation process as municipal Council will have to respond to the applicant. The request is not related to the applicant but to the property.

Helene Cunningham

What will the project look like inside? Will there be any description?

Answer

It is suggested that Mrs. Cunningham contact the applicant as the interior is not governed by regulations within the context of the present consultation.

Greg Bishop

More information on the interior layout of the project following the question by Mrs. Cunningham.

Other buildings in the same heritage site as the Connaught Home have been demolished... Will Council take into consideration exceptions that were made in past years?

Answer

The Municipality will note the issues raised.

Richard Gourde

How did Council receive the formal opinion by the CCUP during the previous authorization process?

Why did the Municipality not hold an information meeting prior to the granting of the first permit?

Answer

The public consultation is based on the current request.



The Municipality was under no obligation to hold a public consultation meeting. Municipal Council is holding one on a voluntary basis. Given the issues regarding the project, it deemed it fitting to submit the project to the public for their recommendations.

Carrol Haller

Will there be a link between Grace Village and the Connaught Home as in the past.

Answer

This component is not included in terms of regulations in force, but Mr. Provencher may possibly be able to provide an answer.

Peter Provencher

Note on public consultations – Two (2) public consultations were initiated by the developer prior to the granting of the first permit.

Answer

The comment and precisions made by Mr. Provencher are appreciated.

Paul St-Pierre

Has Council considered the possibility of separating the projects? Preserve the old building and build a new one on another municipal property.

Answer

No answer was given as the question is not pertinent within the framework of the present public information meeting.

6. Meeting Adjourned

The meeting ended at 9:03 p.m.



QUESTIONS SUBMITTED TO THE PUBLIC

During the public information meeting, by virtue of the *By-law on architectural implementation and integration* and the *By-law on establishing a heritage site*, the questions below were submitted to the public. Initially, the questions to be submitted for public response were the same as those submitted to the members of the CCUP. However, the questions were reworked for clarity and conciseness and resulted in two (2) suggested questions instead of four (4) for easier understanding by participants who are not in the habit of addressing urban questions. As such, the following questions were submitted to participants:

1. Is the partial demolition project acceptable within the perspective of the transformation project submitted?
2. Does the submitted transformation project demonstrate adequate integration within the context of the village core and heritage site?

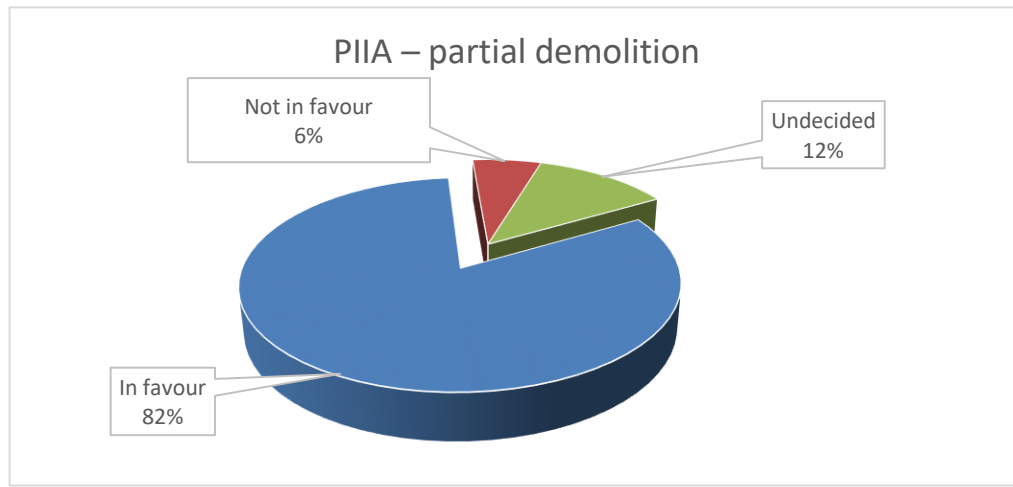
RESULTS - OPINIONS

The charts below display the briefs and written opinions by citizens of the Municipality. In all, 17 persons, in a population 710 citizens (MAMH, 2018) formally voiced their opinion. As such, it must be taken into account that the data represent 2% of the opinion of the entire population. Considering that the public information and consultation meetings mobilized 11% of the population, it could be said that the percentage of the population that responded is representative. It should also be noted that in April and May, a portion of the population of North Hatley is not present in the village (estimated at approximately 40% of the population (Statistic Canada, 2016)). As the territory is comprised of a number of secondary residences, the result is a segment of the population being less informed on municipal issues during some periods of the year. Although the Municipality was not able to set consultation dates closer to the summer season, as municipal Council is obligated to respond to a request as soon as possible, it is nevertheless possible to include this component within the sample of opinions received. Finally, verbally transmitted opinions were not accounted for in the final results.



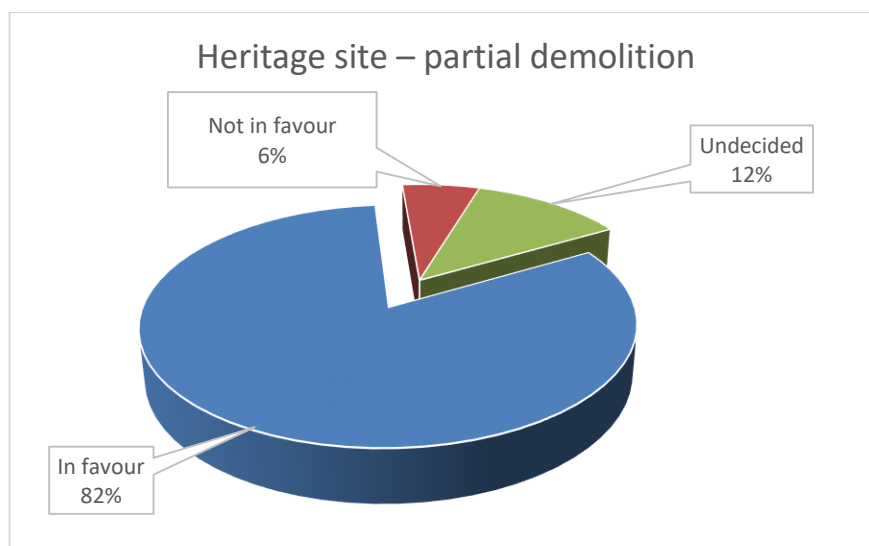
Architectural implementation and integration plan – partial demolition

The first chart displays views obtained regarding partial demolition by virtue of the *By-law on architectural implementation and integration (PIIA)*. The views are in response to the following question: “Is the partial demolition project acceptable within the perspective of the transformation project submitted?”



Heritage site – partial demolition

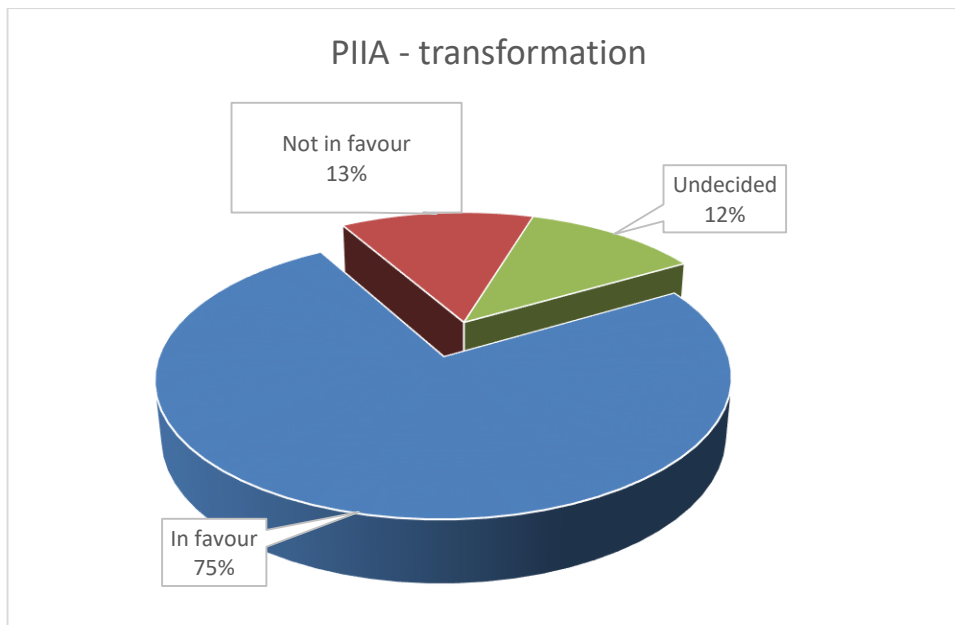
The second chart displays views obtained regarding partial demolition by virtue of the *By-law on establishing a heritage site*. The views are in response to the following question: “Is the partial demolition project acceptable within the perspective of the transformation project submitted?”





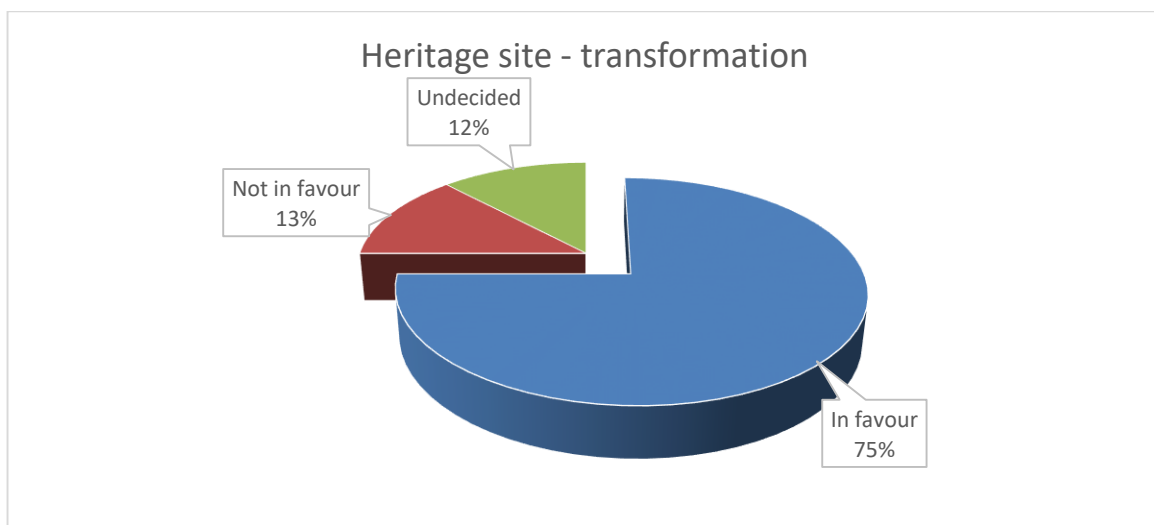
Architectural implementation and integration plan - transformation

The third chart displays views obtained regarding transformation by virtue of the *By-law on architectural implementation and integration (PIIA)*. The views are in response to the following question: “Does the submitted transformation project demonstrate adequate integration within the context of the village core and heritage site?”



Heritage site – transformation

The fourth chart displays views obtained regarding transformation by virtue of the *By-law on establishing a heritage site*. The views are in response to the following question: “Does the submitted transformation project demonstrate adequate integration within the context of the village core and heritage site?”





SUMMARY OF THE PUBLIC CONSULTATION MEETING REGARDING 77, RUE MAIN

Held at the North Hatley Community Centre, Wednesday, May 1, 2019 - at 7 p.m.

Present are the following Councillors

- | | |
|---------------------------|------------------------------|
| 1. Pauline FARRUGIA | 4. Elizabeth FEE |
| 2. Marcella DAVIS GERRISH | 5. |
| 3. | 6. Alexandre-Nicolas LEBLANC |

ABSENT: Aaron PATELLA and Guy VEILLETTE

ALSO PRESENT:

| |
|---|
| Michael Page, Mayor |
| Daniel Décary, Director-General/Secretary-Treasurer |
| Fannie Pelletier-Beaudry, Municipal Inspector |
| Bruno Bélisle, Assistant Secretary-Treasurer |
| Marie-Pier Roy, Administrative Assistant |

1. Introduction

The Meeting begins at 7:05 p.m.

Michael Page welcomes citizens in attendance and provides a brief summary of the information meeting held April 16, 2019.

The consultation will start with the presentation of written statements by people wishing to express their views before Council and will be followed by opinions expressed on the issue in question by people present at the meeting.

Mr. Décary explains how the written statements will be presented and the rules applicable to the said written statements. He then invites a first citizen to present a written statement.

2. Presentation of written statements

| Surname, First name | Address | City |
|-----------------------------|---|--------------|
| Mr. Peter Provencher | Chemin Sherbrooke Mr. Provencher submits a 117-name petition in favour of the project. | North Hatley |

PETITION SUBMITTED BY THE DEVELOPER

117 persons signed a petition in favour of the project.

- 47 persons signed the paper petition.



- 70 persons signed the Internet petition
 - 46 residents of North Hatley
 - 24 non-residents of North Hatley (mainly from the Canton de Hatley)

Questions by municipal
Council

Mr. Leblanc:

Was preventative action taken to help preserve the building when it was in their possession?

Answer: We are an NPO and have done all that we could to preserve it.

Have you tried to approach the Ministère de la culture for subsidies or for donations to carry out the work needed in order to preserve the building?

Answer: No.

Mrs. Farrugia:

Did the 2014 study take place in view of bringing the building up to standards due to the new norms applicable to residences for the elderly?

Answer: Studies conducted in 2014 do not take into account new safety norms imposed on residences for the elderly.

Mrs. Pelletier-Beaudry:

Was the organization public until 2001?

Answer: Yes, but then became a private NPO.

Mrs. Fee:

Are the required norms to follow for the refurbishment of the building the same as for residences for the elderly?

Answer: They are stricter for residences for the elderly.



Mr. Morgan Quinn 50, Jackson-Heights North Hatley

Mr. Richard Gourde 980, Massawippi North Hatley

3. Citizens comments

| Names | Questions |
|-----------------------------|---|
| Marc Guilbault – Sherbrooke | <p>The exterior of the building has been modified eight (8) times, but the interior has been modified even more often. There is nothing left of the original interior.</p> <p>Four (4) rooms have been demolished.</p> <p>At the request of the Régie du bâtiment, the stairs were modified to create stairwells for fire safety.</p> <p>Walls have been replaced with gypsum paneling, all doors have been modified for fire safety, the infirmary has been relocated and a hallway added.</p> <p>The ceilings have been totally redone.</p> <p>The changes that took place were based on what was affordable and not on what they truly hoped to do.</p> <p>On the 2nd floor, the porch was completely closed in following requests by the Régie du bâtiment.</p> <p>The foundation was originally in stone and a concrete slab was added.</p> <p>The type of brick is different due to the repairs.</p> <p>The new building project is much closer to the original compared to the current Connaught Home.</p> <p>Almost nothing remains of the exterior that resembles the original building.</p> <p>The look of the building will not be any different to tourists. Only the actual residents will notice the difference.</p> <p>The cost of renovations to restore the building to its original state is too high.</p> |



Jacques Campbell – 3160,
Capelton, North Hatley

What remains of the original building are the indoor and outdoor staircase on the first floor, some original brick work mixed in with the new, some windows possibly and the main front door is the original.

Why are we having ongoing discussions with The Massawippi Retirement Communities if they will no longer be the owners?

What guarantee are they able to give?

M. Stephen Stafford – 495,
Hovey, North Hatley

He is usually in favour of preserving heritage, but recognizes our need for the project. So many people would like to come and settle in North Hatley.

An expert stated that heritage means preserving memories and that the new building is more representative of the memory of the Connaught Home than the current building.

No investor will purchase the building to pay for the renovations.

He hopes that a move forward on the project will take place as soon as possible.

Eric Davignon – Potential buyer
(Sherbrooke)

Our aim is to keep the project intact as it was presented to the committee.

Agreement concluded between them and Grace Village.

We are following how the project evolves and are trying to be as present as possible.

Doug Bowker -

The M. Davignon group hopes to move ahead with the project as approved and to maintain the relationship with Grace Village.

We hope to maintain the relationship we have with the Village of North Hatley and to pursue it with the new buyers.

In our opinion, Mr. Davignon is the ideal buyer. As for the question of welcoming people at the Connaught Home who are no longer autonomous, they will be a priority.



Mr. Normand Jolicoeur –
Sampson, North Hatley

Were all CCUP members present when a decision was made?

Did the president vote?

Answer

No, two (2) members were absent, Mrs. Elizabeth Fee, Councillor and Mr. Martin Troy.

No, the president does not normally vote.

4. End of the public consultation

The public consultation ended at 8:20 p.m.

THEMATIC SUMMARY OF RECEIVED COMMENTS

Taken from the 17 written submissions, a number of factors have been identified in the report in order to highlight main points. They have been classified under seven (7) main themes that in part overlapped and that are pertinent to the consultation and/or decision-making process by municipal Council as well. The themes are: heritage, the state of the building, implementation, volumetry, the social component, the process of consultation and recommendations. The various issues brought to the attention of municipal Council and to the population are stated as citations from the written opinions, syntheses or paraphrases. The methodology was chosen to preserve the anonymity of the participants while sharing with the whole of the population the ideas submitted.

The chart outlining the recommendations also indicates the frequency with which they were submitted.



| HERITAGE |
|--|
| Most important building within the heritage site. |
| Historical value linked to the home of the first mayor of North Hatley (first hospital, electrification of North Hatley, drinking water supply, etc.), to the holiday destination of another era, and the Connaught Home was part of a group of hotels, all of them now gone. |
| The submitted project does not reflect the interests of North Hatley and of its citizens. When Dr. Edgar acquired the property in 1897, he built a large home on the site and named it "Victoria". He later demolished the house and replaced it with a brick building that was later sold to a group that operated it as a hotel. Dr. Edgar was more interested in people than in mortar. |
| We hear arguments by a minority opposed to the project in order to preserve the original front facade of the building that should remain part of the plans for any investor interested in the building. |
| In 2016, when the project was submitted to the CCUP it was received, at the time, as a building with little heritage value and the recommendation to municipal Council was to go ahead with the plans as the building had been altered eight times and had as such lost a major part of its heritage value. |
| Mark Guilbault, who was in charge of the building maintenance for 27 years, spoke at the consultation to state how few original elements of the building remained. |
| The recent concern surrounding heritage that was not raised in 2016 is questionable. |
| Heritage value is its authenticity, its unique history and its presence in the village is its strength. |
| Authenticity cannot be replaced. To have a heritage site disappear and replace it with some imitation of the original is an unequivocal response and issue with regard to the by-laws that North Hatley has made efforts to put into place. |
| Eight (8) modifications have been made to the building since 1900 that have affected its heritage integrity. |
| The house was at one time a stately residence but that is no longer the case. |
| Support the replacement of any part of the building to maintain the prevailing spirit of the building. |
| The project as presented proposes adequate integration with the village and heritage site. |
| We may lose a key property of our community. |
| To do nothing at all would be worse in terms of our heritage. |
| The building will be improved while referencing the past of the old Connaught. |

| ARCHITECTURE |
|---|
| Architectural value is linked to a unique style of architecture. |
| The proposed plans have respected the architecture of the building and would bring a sense of pride to the Municipality. |
| The plans are a replica of the original building and as such meet all of the integration criteria and stand as a perfect example of what architecture looked like at the beginning of the 20 th century. |
| In the audience of some 75 people, the majority were in favour of the plans submitted for the Connaught project. |



| |
|--|
| The Connaught has heritage value that is unique to the village in addition to being an architectural model for the region. |
| The project submitted has respected the architectural style of the original building. |
| The plans submitted are fabulous. |
| The proposed plans illustrate a style of architecture that fits very well within the village. |
| The plans illustrate proper integration and it would be a good idea to move ahead with the project. |
| Beautiful development project. |
| The plans illustrate a beautiful building while maintaining its essential aspects. |
| Admirable project. |
| The proposed architecture will add to the beauty of the village. |

| STATE OF THE BUILDING |
|---|
| The building should undergo testing on a structural level. |
| Following a visit to the site, the building did not appear to be usable as a seniors residence or as any other form of residence. |
| The community should recognize that the Dr. Klinck foundation has made efforts to honor the former home of Dr. Edgar. |
| There are three contradictory opinions on the state of the foundations. The CCUP was told in 2016 that the condition of the foundation made it impossible to carry out renovations whereas the CCUP in 2019 states that it is possible. |
| The condition of the brick work was also considered to be impossible to restore by the CCUP of 2016 so why does the CCUP of 2019 think otherwise? |
| The fire chief, in 2016, stated that the building was a fire trap and that residents should be evacuated as soon as possible. |
| It is obvious that no investor would want to invest the necessary funds in an attempt to preserve the building as it is. |
| Clearly North Hatley is in need of revitalization. |
| North Hatley is going through a state of devitalization noticeable by everyone. |
| The expert reports on the building of 2014 concluded that the re-use of the original building was not feasible. |
| The building has stood empty since July 2017. |
| In favour of the partial demolition as the building has largely deteriorated. |
| The project may not be perfect but better than allowing the empty building to end up in ruin. |
| The Village de North Hatley is in dire need of this type of revitalization project. |
| The partial demolition is acceptable. |
| The partial demolition should be approved. |

| IMPLEMENTATION AND VOLUMETRY |
|---|
| Landscape value linked to its implementation – set back from the street. |
| Considering the geographic location and height under the proposed plans, the building will have a negative impact on the building located on rue School and in particular will restrict the view. |
| The transformation project is a good project, well located. |



Marvelous location for the project.

| SOCIAL ASPECT |
|---|
| In the event that the project could not move ahead, North Hatley will lose its soul. |
| Confident that if Dr. Edgar could have taken part in the discussions, the comfort and well-being of elderly people in his community would have taken priority over preserving the substance of his home. |
| The project falls within a context of undeniable need. |
| A wave of opposition is indicative of an opposition to a change that could improve the quality of life for so many. |
| In other words, heritage would serve the purpose of the “not in my backyard” citizen movement. |
| There are too many unknowns because without a plan outlining how our heritage buildings will be repurposed, our small community, once again, has been torn apart. |
| The result of these unknown realities is that the Municipality must find a way to unite divided parties. It must take the lead on the question to find solutions that will preserve the Connaught, allow the construction of apartments and restore social harmony. |
| North Hatley needs it. |
| Seniors need it. |
| A needed project. |
| The project must go ahead. |
| Hoping that the project becomes reality so that people can continue to live in North Hatley. |
| The geographic location is totally logical in meeting the needs of senior citizens. |
| The best possible project for the senior citizens of North Hatley. |
| The project meets the needs. |



| PROCESS AND PUBLIC CONSULTATION |
|--|
| Very satisfactory consultation process. |
| Five years ago, there was a consultation process on the Connaught, in accordance with internal procedure. Consisting of twenty people, it is the committee that voted for this 6 th scenario, the project currently under review. The members of the committee never anticipated the eventual barrier of heritage protection. |
| A minority of quite vocal people have caused disruptions to the current project. |
| In 2016, Mr. Steve Allatt of the Massawippi Retirement Communities presented these facts to the CCUP who as such had been more in favour of the project. |
| The question to the public is in question regarding its legal and regulatory references. |
| The CCUP recommendation was unfavourable. |
| The public participation process was well received. |
| The project was approved by municipal Council in 2017. |
| A new request was submitted, at the request of the Municipality. |
| Hoping that there will be a solution so that the project can go ahead. |
| Hoping for an end to further delays. |

| RECOMMENDATIONS | Frequency |
|--|------------------|
| Ask for a guarantee in order to avoid ending up with no building at all. | 3 |
| Ask for a detailed assessment of the structural integrity of the building. | 2 |
| The decision should be postponed. | 1 |
| If the structure is still viable, the Municipality should ensure maintenance by means of respect for the by-laws. | 1 |
| The back section should be one floor only. | 1 |
| Repurchasing the building and the demolition of the back section expansion could be financed by the government, institutions, private foundations and individuals, and could serve as a public space and tourist attraction (museum, youth hostel, town hall, artists-in-residence, gathering venue, concert hall, etc.) | 1 |
| The ideal solution is to preserve the Connaught and promote the construction of apartments for senior citizens. | 1 |
| Municipal Council should be proactive in finding solutions for both heritage protection and for the construction of adapted living accommodations for elderly people. One should not take place to the detriment of the other. | 1 |
| Reflection is needed on the fundamental values that will result in strategic revitalization planning. Reflection should also allow for the preservation of the characteristic elements of the village. | 1 |



CONCLUSION

The population is in favour of the project at 77, rue Main with respect to *By-law 2000-424 on architectural implementation and integration* and *By-law 277 on establishing a heritage site*. Municipal Council could also endorse a recommendation that would alleviate the fears of the community in that the granting of an authorization for partial demolition will come with a guarantee of reconstruction. The guarantee could be either in the form of a financial guarantee or in the form of an insurance contract.

Consequently, Council members will consider both the review and unfavourable recommendation of the project by the CCUP and the favourable opinion of the project by the majority of citizens who took part in the consultation process. The opposing views expressed in the comments submitted to municipal Council indicate that the people of North Hatley are currently a divided community. It is ultimately a realization to be taken into account by municipal Council in terms of strategic planning and regulatory review. Doing so may positively bring the community together in a shared vision that will then translate into municipal regulation that will guide changes on the territory compatible with the expectations and aspirations of the community.

Finally, citizen participation in the recent public consultation is indicative of the vested interest of the community in being engaged in the municipal government decision-making process.