

**MINUTES
VILLAGE OF NORTH HATLEY
JULY 8, 2019**

AT A REGULAR MEETING of Municipal Council held at the Community Centre at 7:05 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 presiding.

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

AGENDA – JULY 8, 2019

1. Adoption of the Agenda
2. Adoption of the Minutes of the regular meeting held June 3, 2019
3. Information from Council members
4. Question Period on Items listed on the Agenda

ADMINISTRATION, TOWN CLERK AND LEGAL AFFAIRS

HUMAN RESOURCES AND WORK RELATIONS

5. Position of Director-General and Secretary-Treasurer - Nomination
6. Position of Director-General and Secretary-Treasurer – Signing Authority – cheques and other banking transactions
7. Position of Director-General and Secretary-Treasurer – Signing Authority – legal and contract documents
8. Revenu Québec online services – Authorization
9. Departure of the Director-General – End-of-employment agreement
10. Pleasant View Beach staff – Hiring of Alissa Bray

FINANCE AND TREASURY

11. Approval of Accounts Payable
12. Reports on Net Salaries – 2019-06
13. Mayor's Report on the financial situation

ENGINEERING AND PUBLIC WORKS

14. Action plan for the renewal of water and wastewater pipes, and roadways – Award of Contract to Claude Cinq-Mars, ing.

PLANNING, HERITAGE AND ENVIRONMENT

15. Minor derogations (3) – 575, rue Hovey – Construction of an accessory building
16. PIIA (intermediate integration) – 575, rue Hovey – Construction of an accessory building
17. PIIA (high-level/priority integration) – 170, rue Main - Transformation
18. Heritage Site – 170, rue Main – Transformation
19. PIIA (intermediate integration) – 475, rue Hovey – Demolition of a main building
20. PIIA (intermediate integration) – 475, rue Hovey – Construction of a main building
21. PIIA (intermediate integration) – 920, rue Massawippi – Changes to building openings
22. PIIA (high-level/priority integration) – 55, rue Main – Commercial terrace
23. PIIA insertion – 345, chemin Virgin – Amendment to resolution 2019-04-01.20
24. Heritage Site – 95, rue Main – Balcony renovation – Amendment to initial request
25. PIIA (high-level/priority integration) – 95, rue Main – Balcony renovation – Amendment to initial request
26. PIIA - 350, rue Wadleigh – Modification to roofing
27. Amendment to by-law 2001-436 on the issuance of construction permits – Notice of Motion

CULTURE, RECREATION AND COMMUNITY LIFE

PUBLIC SECURITY

OTHER BUSINESS

28. Question Period on Issues of local public interest
29. Meeting Adjourned

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2019-07-08.01

ADOPTION OF THE AGENDA

I, MARCELLA DAVIS-GERRISH, MOVE

THAT the Agenda be approved.

PASSED

2019-07-08.02

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD JUNE 3, 2019

I, AARON PATELLA, MOVE

THAT the Minutes of the Regular Meeting held June 3, 2019 be adopted.

PASSED

2019-07-08.03

INFORMATION FROM COUNCIL MEMBERS

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

2019-07-08.04

QUESTION PERIOD ON ISSUES LISTED ON THE AGENDA

(16) citizens are present at the meeting.

CITIZENS

JACQUES CAMPBELL

ISSUES

INFORMATION REGARDING BY-LAW AMENDMENT PROCESS

2019-07-08.05

POSITION OF DIRECTOR-GENERAL AND SECRETARY-TREASURER – NOMINATION

WHEREAS the Director-General and Secretary-Treasurer will be relinquishing his position;

WHEREAS a call for applications and a recruitment process were put into place in order to fill the vacancy;

WHEREAS following the recruitment process Benoit Tremblay was the selected candidate;

WHEREAS Council and the candidate came to an agreement regarding the conditions of the employment contract;

I, AARON PATELLA, MOVE

THAT Council proceed with the hiring of Mr Benoit Tremblay as Director-General and Secretary-Treasurer, in accordance with the conditions outlined and agreed upon by all parties, which are listed in the employment contract;

THAT the Mayor, Michael Page, be authorized to sign the said employment contract for and on behalf of the Municipality;

THAT the start date of employment for Mr Benoit Tremblay be set at July 9, 2019.

THAT the funds required to cover the salary of Mr Benoit Tremblay be taken from available funds under budgetary item 02-130-00-141.

PASSED

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2019-07-08.06

POSITION OF DIRECTOR-GENERAL AND SECRETARY-TREASURER – SIGNING AUTHORITY – CHEQUES AND OTHER BANKING TRANSACTIONS

WHEREAS Mr Daniel Décary has relinquished his position and Mr Benoit Tremblay has been hired as Director-General and Secretary-Treasurer;

WHEREAS the start date of employment for Mr Benoit Tremblay has been set at July 9, 2019;

WHEREAS Mr Benoit Tremblay must be designated as co-signer for cheques and other banking transactions at the Municipality;

I, PAULINE FARRUGIA, MOVE

THAT signing authority for cheques and other banking transactions by Mr Daniel Décary be rescinded as of July 9, 2019;

THAT the Director-General and Secretary-Treasurer, Mr Benoit Tremblay, be authorized to co-sign cheques and other banking transactions for the Municipality as of July 9, 2019.

PASSED

2019-07-08.07

POSITION OF DIRECTOR-GENERAL AND SECRETARY-TREASURER – SIGNING AUTHORITY – LEGAL AND CONTRACT DOCUMENTS

WHEREAS Mr Daniel Décary has relinquished his position and Mr Benoit Tremblay has been hired as Director-General and Secretary-Treasurer;

WHEREAS the start date of employment for Mr Benoit Tremblay has been set at July 9, 2019;

WHEREAS Mr Benoit Tremblay must be designated as co-signer for legal and contract documents at the Municipality;

I, ALEXANDRE-NICOLAS LEBLANC, MOVE

THAT signing authority for legal and contract documents by Mr Daniel Décary be rescinded as of July 9, 2019;

THAT the Director-General and Secretary-Treasurer, Mr Benoit Tremblay, be authorized to co-sign legal and contract documents for the Municipality as of July 9, 2019.

PASSED

2019-07-08.08

ONLINE SERVICES AT REVENU QUÉBEC – AUTHORIZATION

WHEREAS in accordance with Revenu Québec requirements, municipal Council must designate a representative responsible for electronic services to communicate and sign all documents relative to ClicSÉCUR online services at Revenu Québec;

I, ÉLIZABETH FEE, MOVE

THAT municipal Council authorize Benoit Tremblay, Director-General and Secretary-Treasurer for the Municipality of the Village of North Hatley to:

- Access the file of the Municipality of the Village of North Hatley (hereinafter 'the business') to act in the name and on behalf of the business, for all taxation periods and years (past, present and future), including the authority to undertake all negotiations with Revenu Québec, regarding all information that it may have on the business in terms of the administration and enforcement of fiscal laws, the Excise Tax Act, the Act to facilitate the payment of support, and by communicating with revenue Québec either by phone, in person, in writing or by way of online services;
- Register the business with Revenu Québec;
- Sign an authorization or power of attorney in the name and on behalf of the business, renounce or rescind it, as the case may be;
- Register the business at clicSÉCUR under Businesses and My Account for businesses;

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- Consult the business file and act in the name and on behalf of the business, in accordance with user conditions under My Account for businesses;

THAT Council accept that the ministre du Revenu transmit to the representative, by phone, in person, in writing, in electronic form, the information it has on the business and that is required to register under My Account for businesses or for records at Revenu Québec.

PASSED

2019-07-08.09

DEPARTURE OF THE DIRECTOR-GENERAL – END-OF-EMPLOYMENT AGREEMENT

WHEREAS Mr Daniel Décary will be leaving his post as Director-General and Secretary-Treasurer;

WHEREAS an end-of-employment agreement is required;

WHEREAS Council and Mr Daniel Décary have concluded an end-of-employment agreement;

I, AARON PATELLA, MOVE

THAT the end-of-employment conditions for Mr Décary be outlined in the agreement;

THAT the Mayor, Michael Page, be authorized to sign in the name and on behalf of the Municipality the said end-of-employment agreement.

PASSED

2019-07-08.10

PLEASANT VIEW BEACH STAFF – HIRING OF ALISSA BRAY

WHEREAS a hiring process took place in order to fill job openings for services to be offered at Pleasant View Beach over the summer season;

WHEREAS staff for Pleasant View Beach was hired under resolution 2019-06-03.11 by Council;

WHEREAS one job opening was to be filled;

I, ÉLIZABETH FEE, MOVE

THAT the Municipality hire Alissa Bray as lifeguard-swim instructor.

PASSED

2019-07-08.11

APPROVAL OF ACCOUNTS PAYABLE

I, PAULINE FARRUGIA, MOVE

THAT Accounts Payable listed on the statement presented July 8, 2019 by the Treasury Department, in the amount of \$184,248.80, including expenses in excess of \$5,000, be included as in the following list:

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Municipalité du VILLAGE DE NORTH HATLEY		DÉBOURSÉS DE PLUS DE 5 000\$ DISBURSED OVER \$ 5,000	
RÉUNION DU : lundi 8 juillet 2019 MEETING OF : July 8, 2019		Déposé : 2019-07-02 Submit : 02-07-2019	
FOURNISSEURS/SUPPLIERS	DATE	FACTURE/INVOICE	MONTANT/AMOUNT
SANI-ESTRIE INC.			
CONTENEUR			551.88 \$
CONTRAT COLLECTE ORDURE, RECYCLAGE, COMPOST			6 584.99 \$
CONTENEUR			402.41 \$
TOTAL			7 539.28 \$
Taxes incluses			
L'EXCELLENCE AGRIDUSTRIE DE L'ESTRIE			
LOCATION SOUFFLEUSE - HIVER			19 816.34 \$
RÉPARATION VÉHICULE VOIRIE			3 168.54 \$
LOCATION VÉHICULE HIVER - DÉNEIGEMENT			15 508.64 \$
LOCATION BOB CAT			5 193.25 \$
RÉPARATION VÉHICULE VOIRIE - HIVER			766.89 \$
RÉPARATION VÉHICULE VOIRIE			6 087.47 \$
PIÈCE POUR VÉHICULE VOIRIE			38.63 \$
LOCATION VÉHICULE VOIRIE - HIVER			3 814.53 \$
RÉPARATION VÉHICULE VOIRIE - BALAI DE RUE			2 041.44 \$
LOCATION MACHINERIE - NETTOYAGE DE RUE			2 385.41 \$
ENTRETIEN ÉQUIPEMENT VOIRIE - BALAI DE RUE			1 911.74 \$
TOTAL			60 732.88 \$
Taxes incluses			
MRC MEMPHRÉMAGOG			
QUOTE-PART			23 901.00 \$
TOTAL			23 901.00 \$
DAMEXCO			
RÉPARATION GAZÉBO DREAMLAND			7 162.94 \$
TOTAL			7 162.94 \$
Taxes incluses			
HYDRO QUÉBEC			
PAVILLON ÉCLAIR ET CUISSON (PLAGE)			57.92 \$
SURPRESSEUR AQUEDUC (1050, MASSAWIPPI)			43.09 \$
POMPE EGOUT 3			89.38 \$
USNE D'ÉPURATION (50, LAPRISE)			2 898.20 \$
SURPRESSEUR AQUEDUC (780, SHERBROOKE)			577.98 \$
POMPE EGOUT 1			1 500.92 \$
ÉCLAIRAGE GÉNÉRAL			1 306.90 \$
HORODATEURS (STATIONNEMENT)			38.65 \$
DREAMLAND PARK			74.73 \$
KIOSQUE			580.91 \$
PARC LOBADANAKI - QUAI MUNICIPAL			198.46 \$
POMPE EGOUT 6			166.93 \$
POMPE ÉGOUT 5			89.31 \$
TOTAL			7 623.38 \$
Taxes incluses			
DEZIEL			
RÉPARATION VÉHICULE VOIRIE - HIVER			4 393.05 \$
ENTRETIEN VÉHICULE VOIRIE - CHANGEMENT DE SAISON			3 253.28 \$
TOTAL			7 646.33 \$
Taxes incluses			

RAYMOND CHABOT GRANT THORNTON			
REDDITION DE COMPTE - TECQ			1 954.58 \$
ASSISTANCE COMPTABLE			2 299.50 \$
AUDIT 2018			1 736.12 \$
RECYC-QUÉBEC 2018			776.08 \$
TOTAL			6 766.28 \$
Taxes incluses			
GRAND TOTAL			121 372.09 \$
Taxes incluses			

PASSED

2019-07-08.12

REPORTS ON NET SALARIES – 2019-06

Presentation :

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

ELECTED	\$5,223.38
PERMANENT	\$21,076.86
SEASONAL	\$1,553.72
TOTAL	\$27,853.96

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2019-07-08.13

MAYOR'S REPORT ON THE FINANCIAL SITUATION



Municipalité du Village de
Municipality of the Village of
North Hatley

**MAYOR'S REPORT TO CITIZENS
2018 FINANCIAL REPORT: SUMMARY**

As required under the Municipal Code, the following is a summary of the 2018 financial situation at the Municipality.

The 2018 audit of the financial statements at the Municipality of the Village of North Hatley was conducted by the firm of Raymond Chabot Grant Thornton. The results were consolidated with those of the RIGDSC - Régie intermunicipale de gestion des déchets solides de Coaticook, the RIEM - Régie intermunicipale des eaux Massawippi, the RIPPIME - Régie intermunicipale de prévention et de protection incendies Memphrémagog est, and the RIPI - Régie intermunicipale de protection des incendies.

The 2018 fiscal year ended with a \$26,721 consolidated operating surplus for tax purposes. The non consolidated (Municipality) operating surplus for tax purposes is \$14,630.

KEY ISSUES

- 2 major water main breaks (rue Main and chemin Capelton) (approximately \$100,000)
- Early onset winter that required an increased use of municipal resources
- Departure of three experienced employees during the year
- Construction permit: (+ \$8,000)
- Mutation: (+ \$63,000)
- Agreement with the MTQ for summer and winter maintenance
- Takeover of summer activities management
- Acquisition of a 6-wheel truck and snow removal equipment

BUDGET RESULTS

	FORECAST	RESULTS	VARIANCES
REVENUES	\$3,365,545	\$3,217,986	(\$147,559)
EXPENSES	\$3,365,545	\$3,203,356	(\$162,189)

EXCESS OF REVENUE OVER EXPENSES **\$14,630**

DEBT SITUATION

The net long-term debt for the Municipality is \$7,654,149 whereas the consolidated debt is \$10,319,236.

Complete financial statements are available at the MAMH and Municipality sites

2019-07-08.14

ACTION PLAN FOR THE RENEWAL OF DRINKING WATER AND WASTEWATER PIPES, AND ROADWAYS – AWARD OF CONTRACT TO CLAUDE CINQ-MARS, INC.

WHEREAS an action plan must be put into place for the renewal of water and wastewater pipes, and roadways;

WHEREAS the said action plan is admissible for financing under the Fuel Tax Program and Quebec's contribution (TECQ) 2019-2023;

I, ÉLIZABETH FEE, MOVE

THAT Council authorize a call for proposals for professional services in order to put an action plan into place for the renewal of water and wastewater pipes, and roadways;

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THAT the mandate be given to Claude Cinq-Mars, ing. to prepare the documents required in view of a call for proposals, to ensure oversight of the process and to recommend the award of contract recipient, the said services not to exceed \$1,689.00, plus taxes, in accordance with the submitted service offer;

THAT the call for proposals and related documents be complementary to the calls for proposals and documents of the Canton de Hatley for an action plan for the renewal of water and wastewater pipes, and roadways, and to the RIEM in view of a hydraulic modeling study of the water distribution network, and comply with government program requirements.

PASSED

2019-07-08.15

MINOR DEROGATIONS (3) – 575, RUE HOVEY – CONSTRUCTION OF AN ACCESSORY BUILDING

WHEREAS a request for minor derogation was submitted relative to a project touching on (3) articles of the zoning by-law;

WHEREAS one request consists in authorizing 300 m² of surface area for all accessory buildings, while paragraph b) of Article 7.6 of zoning by-law 2001-432 stipulates that the maximum surface area for all accessory buildings must not exceed 120 m² and not exceed 10% of the total surface area of 1,868.47 m² (translation from the original by-law in French);

WHEREAS one request consists in modifying a height of 9.38 m, while Article 7.7 of zoning by-law 2001-432 stipulates a maximum height of 6 m (translation from the original by-law in French);

WHEREAS one request consists in authorizing the addition of five (5) hôtel suites or rooms above and inside a detached accessory building, while Article 7.11 of the zoning by-law stipulates that “no addition of a room or suite, kitchen, or other living space is permitted within or above a detached accessory building” (translation from the original by-law in French);

WHEREAS Article 7.11 of the zoning by-law concerns the nature of the construction linked to usage and not usage per se, that does not contravene the provisions of the *Act respecting land use planning and development* and as such renders the request admissible, particularly given that the planned usage complies with zoning regulations, without quantitative restrictions;

WHEREAS the maximum floor area of the buildings is of 10% while 7% is the current floor area and that the proposed floor area in the request for a construction permit for the building is 9.1%;

WHEREAS the building would have a surface area of 244 m², equal to 1% of the land surface and to 25% of the surface area of the main building;

WHEREAS the height of the accessory building would be inferior to the height of the main building;

WHEREAS other accessory buildings on the property include guest lodging/rooms;

WHEREAS the ripple effect of such a request is not anticipated due to the context of commercial use to be considered in the request, that is as such hardly applicable elsewhere within the territory;

WHEREAS the request complies with the objectives of the urban plan;

WHEREAS the CCUP recommendation is in favour of the three (3) requests for minor derogation;

I, GUY VEILLETTE, MOVE

THAT municipal Council authorize the three (3) objects of the minor derogation, without conditions.

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PASSED

2019-07-08.16

PIIA (INTERMEDIATE INTEGRATION) – 575, RUE HOVEY – CONSTRUCTION OF AN ACCESSORY BUILDING

WHEREAS a request for the construction of an accessory building at 575, rue Hovey was submitted and the said request is subject to PIIA intermediate integration guidelines;

WHEREAS the accessory building will be located at the back of the property, at 6.5 m from the main building;

WHEREAS the said building would be 9.38 m in height and constructed on land with a 7.5 m slope;

WHEREAS the architectural design of the building was inspired by that of the George Washington Mount Vernon residence: white columns, loggia or portico, verandas beneath the columns, staircases and main porch area;

WHEREAS construction materials would include pale grey clapboard siding and grey asphalt tiles on the gabled roof;

WHEREAS construction would include columns, moldings and dormers in weathered wood, made-to-measure welded steel railing, wood flooring, and grey brick chimneys;

WHEREAS the building would be the designated 'Hovey Poolhouse' integrating 5 hotel suites, a sauna, changing rooms, pool and lake equipment storage areas and a mechanical equipment room.

WHEREAS the CCUP has not approved the project for the following reasons:

- The location of the proposed building is dominant upon arrival at the Manor, and its main facade should reflect its prominent role;
- Prior to the project, trees lining the path of the main entrance to the Manor allowed for an open view onto the lake, which would no longer be the case with the new building (see criterion 3 of PIIA implementation relative to open views);
- The north-facing or main facade of the building on rue Hovey is relatively unadorned with respect to the main building. For example, the said facade has very few windows and modern dormers diminish its integration with the main building;
- The gable roof is not the same as the four gabled roof of the main building.

I, GUY VEILLETTE, MOVE

THAT municipal Council not approve the plans as submitted for the reasons outlined by the CCUP and request that new plans be submitted to the CCUP mainly to revise the details for the main facade of the building.

- The said facade should reflect the strategic location of the proposed building in view of its prominence upon arrival at the Manor;
- Adornment and the architectural elements of the proposed building are not representative of the main building;
- The proposed building has very few windows, and sources of light by way of modern dormers diminish its integration with the main building;
- The gable roof is not the same as the four gabled roof of the main building.

PASSED

2019-07-08.17

PIIA (HIGH LEVEL/PRIORITY INTEGRATION) – 170, RUE MAIN – TRANSFORMATION

WHEREAS a new version of plans for the said project, received May 27, 2019, was submitted for review by the CCUP;

WHEREAS the cornice has been reduced in size, as requested, to a width of 1 ft 2 in;

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

WHEREAS criterion # 2 stipulating that 'the pitch of the roofs on an accessory building

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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 building destroyed by fire was 5.9 m in height and must be rebuilt to a height of 3.9 m to comply with the zoning by-law;

WHEREAS this version of the plans displays a high level of integration by virtue of the PIIA by-law;

WHEREAS this version reflects the recommendations resulting from the meeting with the architect on April 15, 2019;

WHEREAS the recommendation by the CCUP is not unanimous – two members are in favour of the plans because the roofing is lighter, but two members are not in favour of the plans as integration with neighbouring buildings is lacking, even with the building itself, and that the first version of the plans is the best among the five proposed plans;

WHEREAS the request complies with urban by-laws and has been given ministerial authorization 7430-05-01-4505007 / 401809249 for reconstruction work;

I, ÉLIZABETH FEE, MOVE

THAT municipal Council approve the version of the plans as submitted May 27, 2019.

PASSED

2019-07-08.18

HERITAGE SITE - 170, RUE MAIN - TRANSFORMATION

WHEREAS the building at 170, rue Main is located within a heritage site and 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 construction work, 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 reconstruction work;

WHEREAS a new version of plans, received May 27, 2019, was submitted for review by the CCUP;

WHEREAS the building destroyed by fire was 5.9 m in height, but must be rebuilt to a height of 3.9 m to comply with the zoning by-law;

WHEREAS the recommendation by the CCUP is not unanimous – two members are in favour of this version as the roofing is lighter, but two members are not in favour of the plans as integration with neighbouring buildings is too weak, even with the building itself, and the first version of the plans is the best among the five proposed plans;

WHEREAS the request complies with urban by-laws and has been given ministerial authorization 7430-05-01-4505007 / 401809249 for reconstruction work;

I, ÉLIZABETH FEE, MOVE

THAT municipal Council approve the version of the plans as submitted May 27, 2019.

PASSED

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2019-07-08.19

PIIA (INTERMEDIATE INTEGRATION) – 475, RUE HOVEY – DEMOLITION OF A MAIN BUILDING

WHEREAS a request for demolition of the main building located at 475, rue Hovey was submitted and is subject to PIIA (intermediate integration) guidelines;

WHEREAS the seasonal home has been expanded three (3) times;

WHEREAS the said home was built on a crawlspace foundation, making expansion difficult in order to transform it into a permanent residence;

WHEREAS the building has a number of defects: water infiltration, load-bearing floor joists in a state of deterioration, mould, exterior finish in poor condition, sagging roof, doors and windows at the end of their useful life, cracks in the foundation walls;

WHEREAS the siting of the existing building is non-conforming: the building encroaches onto the rear setback and onto the street right-of-way;

WHEREAS the siting of the existing building is mainly directed towards a view onto the lake and much less in relation with the street;

WHEREAS the building does not display any specific architectural form to be preserved;

WHEREAS the request complies with urban by-laws;

WHEREAS the recommendation of the CCUP is in favour of demolition by virtue of the PIIA by-law;

I, GUY VEILLETTE, MOVE

THAT municipal Council approve the request for demolition by virtue of the PIIA by-law.

THAT this resolution be submitted to the demolition committee in accordance with the demolition by-law.

PASSED

2019-07-08.20

PIIA (INTERMEDIATE INTEGRATION) – 475, RUE HOVEY – CONSTRUCTION OF A MAIN BUILDING

WHEREAS a request for construction of a main building located at 475, rue Hovey was submitted and is subject to PIIA (intermediate integration) guidelines;

WHEREAS a 381m² single family home would be constructed with a 117m² attached garage and with a 20m² shed or storage area;

WHEREAS the exterior finish would be of clapboard, stone and cedar shingles, all in a shade of brown;

WHEREAS the roofing would be of asphalt shingles and sheet metal in a shade of brown;

WHEREAS the building would include a solarium, a porch and balconies with aluminum railings (side and back) and wood columns painted white, and concrete flooring;

WHEREAS the proposed siting would consist of a 13.67m front setback, a 3.58m right side setback and a 46.01m left side setback, in a somewhat parallel alignment, with the garage at an angle, relative to rue Hovey;

WHEREAS the height would be 10m;

WHEREAS the two entryways would be 6m wide and marked with landscaping;

WHEREAS approximately 30 trees would have to be cut down for construction and surrounding space for which a plan has been submitted;

WHEREAS the CCUP recommendation is not in favour of the construction plans as submitted, as the proposed building does not integrate well with surrounding properties, and calls for a more sober approach, that is not met, for a number of factors:

- Various exterior finish materials;
- The inclusion of stone whereas clapboard siding is more the norm within the sector and in general, in North Hatley;

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- The modular architecture of the building is apparent whereas buildings within the sector are more rectangular in structure.

I, GUY VEILLETTE, MOVE

THAT Council not approve the reconstruction plans as submitted as the proposed building does not integrate with surrounding properties, and calls for a more sober approach, that is not met, for a number of factors:

- Various exterior finish materials;
- The inclusion of stone whereas clapboard siding is more the norm within the sector and in general, in North Hatley ;
- The modular architecture of the building is apparent whereas buildings within the sector are more rectangular in structure.

THAT COUNCIL acknowledge receipt of the changes submitted July 2, 2019, but that they will be submitted to the CCUP for review and a new recommendation by virtue of the PIIA by-law.

PASSED

2019-07-08.21

PIIA (INTERMEDIATE INTEGRATION) – 920, RUE MASSAWIPPI – CHANGES TO BUILDING OPENINGS

WHEREAS a request to modify building openings at 920, rue Massawippi was submitted and the work project is subject to the PIIA by-law ;

WHEREAS the request consists in replacing the 2nd front door with three (3) guillotine windows and adding a vertical trellis and a horizontal wood planter;

WHEREAS the architectural flow of the openings would be improved in terms of natural spacing and resulting fluidity;

WHEREAS the proposed changes blend well into the structure and do not hinder the preservation of the existing characteristics of the building;

WHEREAS the resulting appearance or look of the openings against the solid walls will better integrate with the existing buildings in the neighbourhood;

WHEREAS the request complies with the urban by-laws;

I, ÉLIZABETH FEE, MOVE

THAT Council approve the request.

PASSED

2019-07-08.22

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

WHEREAS a request was submitted to modify the commercial terrace at 55, rue Main, which is subject to the PIIA by-law;

WHEREAS the request is to install electric lighting in the laneway between civic addresses 45 and 55, rue Main ;

WHEREAS the request is to install seven overhanging (7) cantilevered gas torches, on the balcony that gives onto the water;

WHEREAS the torch lighting would be identical to the lighting on the back balcony and maintain the flow between the two terraces;

WHEREAS the lighting would be low impact and more for ambiance, and the terrace is currently rather dark;

WHEREAS the request meets the requirements for commercial terraces under the PIIA, or criteria # 1 and # 6;

WHEREAS the CCUP recommends that Council approve the request;

I, ÉLIZABETH FEE, MOVE

THAT Council approve the request as submitted.

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PASSED

2019-07-08.23

PIIA INSERTION – 345, CHEMIN VIRGIN – AMENDMENT TO RESOLUTION 2019-04-01.20

WHEREAS a request for modification at 345, chemin Virgin was submitted and the said modification is subject to PIIA guidelines;

WHEREAS the purpose of the request is to modify the initial siting in order to set back the developed site and interchange or switch the parallelogram angle shape of the building;

WHEREAS the purpose of the request is also to modify the height of the building, by eliminating the space on the second level or floor, resulting in a reduced height from 8.2 m to 6.6 m in total;

WHEREAS the purpose of the request is also to modify an ornamental element of the building, that enhances a structural component to the left side opening of the building, with the removal of the marquee;

WHEREAS the access road has been modified, with a width of 3.4 m and length of 73 m, and the cutting down of an additional five (5) trees;

WHEREAS the building no longer displays sufficient modulation in terms of its roofing or height;

WHEREAS the building displays too much linearity;

WHEREAS the request complies with urban planning regulations;

WHEREAS the CCUP approves the request with regard to:

- Modification to initial siting and to the angle change to the building;
- Modification to the access road.

WHEREAS the CCUP does not approve the request with regard to:

- The elimination of the space on the second level or floor;
- The removal of the marquee.

The request does not comply with criterion 3 of the PIIA by-law in terms of architectural and volumetric components, and the lack of modulation results in monotony.

The modifications display very minimal ornamental detail, that does not comply with architectural criterion 12 (Volumetry) of the PIIA by-law and results in diminished value.

I, GUY VEILLETTE, MOVE

THAT municipal Council authorize the following amendments to resolution 2019-04-01.20:

- Modification to initial siting and angle change to the building;
- Modification of the access road;
- Removal of the marquee.

THAT municipal Council not approve the request for modification with regard to the elimination of the space on the second level or floor. The request does not comply with criterion 3 of the PIIA by-law as to architectural and volumetric components, and the lack of modulation results in monotony. The modification displays very minimal ornamentation that does not comply with criterion 12 (Volumetry) of the PIIA by-law and results in diminished value.

PASSED

2019-07-08.24

HERITAGE SITE – 95, RUE MAIN – BALCONY RENOVATIONS – CHANGES TO THE INITIAL REQUEST

WHEREAS a request was submitted to amend resolution 2019-06-03.30 regarding among others, balcony renovations;

WHEREAS the request for amendment concerns the change in direction of both

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staircases up to the balconies for one, free up a window, and also allow for direct access from the parking area to the staircase;

WHEREAS the request includes the addition of signs (8 signs of 6" x 12") to better identify parking spaces relative to building usage;

WHEREAS the request includes resurfacing the parking area in asphalt for the front parking area adjacent to the Épiciér J. B. LeBaron, for improved parking space uniformity;

WHEREAS the request does not hinder heritage values;

WHEREAS the CCUP has made a recommendation in favour of the requests for changes;

I, GUY VEILLETTE, MOVE

THAT municipal Council approve the request for amendment to resolution 2019-06-03.30.

PASSED

2019-07-08.25

PIIA (HIGH LEVEL/PRIORITY INTEGRATION) – 95, RUE MAIN – BALCONY RENOVATION – AMENDMENT TO THE INITIAL REQUEST

WHEREAS a request was submitted to amend resolution 2019-06-03.29 regarding among others, balcony renovations;

WHEREAS the request for amendment concerns the change in direction of both staircases up to the balconies for one, free up a window, and also allow for direct access from the parking area to the staircase;

WHEREAS the request includes the addition of signs (8 signs of 6" x 12") to better identify parking spaces relative to building usage;

WHEREAS the request includes resurfacing the parking area in asphalt for the front parking area adjacent to the Épiciér J. B. LeBaron, for improved parking space uniformity;

WHEREAS the two existing staircases are located in the side and front yards leading to the main floor balcony, which meets criterion # 7 of the PIIA by-law in terms of architecture and volumetry;

WHEREAS the CCUP has made a recommendation in favour of the requests for amendment and the committee recommends modifying the existing footpath relative to the requested changes;

I, GUY VEILLETTE, MOVE

THAT municipal Council approve the requests for amendment to resolution 2019-06-03.29

PASSED

2019-07-08.26

PIIA - 350, RUE WADLEIGH – CHANGE OF ROOFING MATERIAL

WHEREAS the Municipality received a request for change relative to ongoing construction work on a single-family home (permit 2019-021);

WHEREAS resolutions 2019-04-01.23 and 2018-12-03.17 form an integral part of the construction permit;

WHEREAS regarding the roofing material for the main building, initially approved asphalt shingles would be replaced with cedar shingles;

WHEREAS the CCUP has made a recommendation to Council in favour of the request for a change to the roofing material;

WHEREAS the request complies with the urban by-laws;

I, ÉLIZABETH FEE, MOVE

THAT municipal Council approve the request as submitted.

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PASSED

2019-07-08.27

AMENDMENT TO BY-LAW 2001-436 – BY-LAW ON THE CONDITIONS FOR ISSUING A CONSTRUCTION PERMIT – NOTICE OF MOTION

I, GUY VEILLETTE, give notice that will be presented at a future Council meeting, a draft regulation as well as the public consultation process.

The object of the by-law will be to amend the '*By-law for the issuance of construction permits*' in order to make adjustments to rural zones so that they may include stand-alone infrastructures rather than municipal infrastructures with regard to sector density by amending column 2 of table 1 to add all RUR zones.

OTHER BUSINESS

RETIREMENT OF MR DANIEL DÉCARY

Mr Décary has been involved in municipal affairs for more than 46 years

Tonight I would like to go on the record in order to recognize Mr. Décary's incredible contribution to our municipality.

Étant une des conseillères qui a travaillé beaucoup avec vous, M. Décary, je suis très reconnaissante de tout le travail que vous avez fait pour nous. Contrôler notre petit budget n'est pas facile mais vous avez travaillé étroitement avec M. Bélisle pendant les dernières années pour faire, selon moi, l'impossible. En plus, vous avez dépensé beaucoup de temps pour que North Hatley puisse bénéficier des programmes de subventions et pour que notre municipalité puisse réaliser une variété de projets pour nos citoyens et des visiteurs comme des fêtes spéciales, des concerts, la politique et plan d'action MADA, et beaucoup d'autres. All of the work that you have completed in order to reign in our budget, bring in new grant funding and optimize our finances through a variety of means has been exemplary and I would like to thank you for your dedication, your passion, your hard work and your incredible support. I don't have enough time here to cover everything that you have accomplished during your time with us so I will conclude simply by wishing you the very best for your retirement and for all of your future projects.

For all of this and for so much more

Thank You Mr Décary!!!

2019-07-08.28

QUESTION PERIOD ON ISSUES OF LOCAL PUBLIC INTEREST

CITIZENS	ISSUES
M. PAUL ST-PIERRE M. PATRICK LAJOIE M. DOMINIQUE FREMINET	ASKS THAT MR BENOIT TREMBLAY INTRODUCE HIMSELF SUPPORTS M. FREMINET FOR A GLASS RECYCLING BIN IS THERE A COST FOR THIS SERVICE? M. PATELLA: CONSULT THE FILE
MME JANE MEAGHER	LAKE ROAD: WHEN WILL SPEEDBUMPS BE INSTALLED? ON THE LIST OF WORK TO BE DONE
MME JANE MEAGHER	INSTALL A 'LOCAL TRAFFIC ONLY' (NEAR CUL-DE-SAC) BEFORE MASSAWIPPI
MME JANE MEAGHER	WHAT IS TO BE DONE WITH DEER EATING VEGETATION? LOOKING AT SOLUTIONS
MME GWYNN	THE TRAFFIC ISSUE ON LAKE ROAD MAY BE DUE TO GOOGLE: LOOKING INTO IT DEER PROBLEM
M. MICHAEL GRAYSON M. MICHAEL GRAYSON	SPEED PROBLEM ON MASSAWIPPI DRAIN PROBLEM DIRECTED AT THE SIDEWALK: TOWN IN SOLUTION MODE
M. MICHAEL GRAYSON M. NAISI LEBARON M. NAISI LEBARON	PUT BACK 'ENGINE BREAKING PROHIBITED' SIGN NEWS ON THE BRIDGE CONSTRUCTION WILL THE BY-PASS ROAD BE BUILT? NO, THERE WILL BE A PEDESTRIAN AND BIKE PATH ON THE WOODEN BRIDGE. FIRE SAFETY WILL ASSURED
M. DONALD WATT	WILL AMBULANCES BE ABLE TO ACCESS BOTH SIDES? : MR PAGE: AMBULANCE SERVICES WILL BE WELL INFORMED
MME JANE MEAGHER	STREET LINING AND MARKING TOOK PLACE JULY 1... MR PAGE: THE FIRM DID THE WORK AS SOON AS IT WAS

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M WILSON	ABLE TO
M. PATRICK LAJOIE	INFO ON THE DEBT SITUATION
M. PATRICK LAJOIE	IS IT POSSIBLE TO REDUCE THE SPEED ON THE LAKE?
	IS IT POSSIBLE TO DEMOLISH THE BRIDGE IN JUNE
	RATHER THAN AUGUST AS THE INITIAL DEMOLITION
	WORK HAS THE MOST IMPACT
MRS CAROL HALLER	A BUOYE COULD BE PUT IN PLACE TO LIMIT SPEED ON
	THE LAKE
MRS CAROL HALLER	THE DREAMLAND PARK GAZEBO WAS WELL
	RENOVATED. WAS IT A LOCAL FIRM?
MRS CAROL HALLER	HOW LONG IS THE CONTRACT FOR THE NEW DG ? MR
	PAGE: 5 YEARS
M. PAUL ST-PIERRE	WHY HAS THERE NOT BEEN ENVIRONMENTAL
	AUTHORIZATION FOR THE CONSTRUCTION OF THE NEW
	BRIDGE?
M. MICHAEL GRAYSON	INFO ON THE NEW BRIDGE: POSSIBILITY OF PLACING
	THE NORTH HATLEY TOWN LOGO ON THE BRIDGE
MRS CAROL HALLER	PLAN FOR THE NEEDS OF SENIOR CITIZENS IN THE
	CONSTRUCTION OF THE BRIDGE
M. PAUL ST-PIERRE	ARE THERE SOLUTIONS FOR THE SHERBROOKE,
	RIVIÈRE, MAIN INTERSECTION? MR PAGE: THE
	SITUATION IS BEING STUDIED
M. WILSON	PLACE A SIGN THAT INDICATES THREE (3) STOPS? MR
	DÉCARY: A FOURTH ONE SHOULD BE ADDED...
MRS CAROL HALLER	HOW MANY EMPLOYEES ARE ON VACATION?
M. PAUL ST-PIERRE	WHAT IS THE STATUS NEW ON THE CONNAUGHT?
MME	WHAT IS HAPPENING WITH THE? MR PAGE PROVIDED
	INFORMATION
	VILLAGE IMPROVEMENT SOCIETY?
JUDY LEBARON	CONNAUGHT : HAVE A GARDEN FOR SENIOR CITIZENS
	AT OR ARRIVING AT (?) THE CONNAUGHT HOME

2019-07-08.29

MEETING ADJOURNED

At 9:09 p.m., all issues on the Agenda having been addressed;

I, MARCELLA DAVIS-GERRISH, MOVE

THAT the meeting be concluded and adjourned.

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.