

**MINUTES  
VILLAGE OF NORTH HATLEY  
MARCH 6, 2023**

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

WERE PRESENT the following Councillors:

- |                      |                        |
|----------------------|------------------------|
| 1. Michel DESROSIERS | 4. Elizabeth FEE       |
| 2. Carrol HALLER     | 5. David WILSON        |
| 3. Danielle DUPRÉ    | 6. Andrew J. PELLETIER |

ABSENT :

QUORUM is present with Mayor Marcella DAVIS-GERRISH presiding.

ALSO PRESENT are Benoit Tremblay, Director-General and Bruno Bélisle, Assistant Director-General.

1. Adoption of the Agenda
2. Adoption of the Minutes of the Meetings held on February 6, 2023
3. Information from Council members
4. Question Period on Items listed on the Agenda

**GENERAL ADMINISTRATION AND OTHER LEGAL AFFAIRS**

- Attestation of training for elected municipal officials
5. *As required by the Commission municipale du Québec, the Director General and Clerk-Treasurer reports on the training courses to come and completed by the newly elected officials.*
  6. Update on the appointment of deputy mayors  
*Resolution to update the nomination of the deputy mayors following the election of the newly elected*
  7. Thank you to Mrs. Julia Kydd Richard  
*Motions of thanks to Mrs. Julia Kydd Richard as an employee of Canada Post for services rendered to the population*

**HUMAN RESOURCES AND LABOUR RELATIONS**

8. Delegation of power to the Director General—hiring  
*Resolution for the delegation of power to the Director General to proceed with the required hiring for the Municipality*
9. Resignation of Mrs. Sofia Van Zuiden to the position of secretary receptionist

**FINANCE AND TREASURY**

10. Approval of Accounts payable
11. Reports on Net Salaries — 2023-02
12. List of properties for sale for non-payment of taxes

**ENGINEERING AND PUBLIC WORKS**

**URBANISM, HERITAGE AND ENVIRONMENT**

13. By-law 2022-654 amending Zoning By-law 2001-432 (regarding tree cutting)—Adoption  
*Resolution to adopt the zoning by-law governing tree cutting on the territory of the Municipality*
14. By-law 2022-655 amending Permits and Certificate By-law 2001-435 (regarding tree cutting)—Adoption  
*Resolution to amend the Permits and Certificates By-law to reflect amendments to the tree-cutting by-law.*
15. By-law 2023-661 amending Zoning By-law 2001-432 (Authorization of use of short stay establishment)—Notice of Motion  
*For items 15 to 18, Resolution to amend the zoning by-law in order to regulate short-stay accommodation in the various zones on the territory of the Municipality.*
16. By-law 2023-661 amending Zoning By-law 2001-432 (Authorization of use of short stay establishment)—Adoption of 1st draft
17. By-law 2023-662 to 2023-732 amending Zoning By-law 2001-432 (Prohibition of use of short-stay establishment)—Notice of motion
18. By-law 2023-662 to 2023-732 amending Zoning By-law 2001-432 (Prohibition of use of short-stay establishments)—Adoption of 1st draft
19. By-law 2023-733 amending Zoning By-law 2011-432 (RB-7 Zone)—Notice of Motion  
*For items 19–20, resolution to amend the zoning by-law to expand the RB-7 zone from a lot currently located in RB-6, from 2 to a maximum of 3 storeys for a maximum height of 13 m and to eliminate a duplicate use provision*
20. By-law 2023-733 amending Zoning By-law 2011-432 (RB-7 zone)—Adoption of 1st draft
21. Minor variance—lot # 4 028 945 Jones Street (front and side setback)
22. PIIA (no specific area)—lot # 4 028 945 Jones Street (New single-family construction)
23. PIIA (Rb-5 zone)—lot # 6 489 041 Rublee Street (New single-family construction) ;
24. Heritage Buildings— Ministry of Culture and Communications— Insurance— Support  
*Resolution to request support from the Federal Government to regulate insurance costs for heritage buildings*
25. By-law 2023-734 amending By-law 2015-582 concerning nuisances and to prevent the infestation of zebra mussels and other exotic invasive species—Notice of Motion  
*For items 25 and 26, resolution to adopt amendments to the by-law to prevent the infestation of zebra mussels and other invasive species*
26. By-law 2023-734 amending By-law 2015-582 concerning nuisances and aimed at preventing the infestation of zebra mussels and other exotic invasive species—Deposit

**RECREATION, CULTURE AND COMMUNITY LIFE**

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**PUBLIC SECURITY**

27. Fire Safety Cover Plan—Acceptance of the 2022 Report  
*Resolution to Adopt the 2022 Fire Department Operations Report*

**VARIA**

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

**2023-03-06.01**

**ADOPTION OF THE AGENDA**

I, DANIELLE DUPRÉ, MOVE

THAT the agenda be adopted as presented with the removal of item 12 - List of properties for sale for non-payment of taxes and the addition of item 28 - Marina lease renewal.

**2023-03-06.02**

**ADOPTION OF THE MINUTES OF THE MEETING HELD ON FEBRUARY 6, 2023**

I, CARROL HALLER, MOVE

THAT the minutes of the regular meeting held on February 6 2023 be adopted after verifications.

PASSED

**2023-03-06.03**

**INFORMATION FROM COUNCIL MEMBERS**

The Mayor and Councillors informed citizens on their various files and on upcoming events

- Candidates for the CCPP committee
- Public consultations
- SQ meeting

**2023-03-06.04**

**QUESTION PERIOD ON ITEMS LISTED ON THE AGENDA**

RESIDENTS	ISSUES
MICHAEL ROCHETTE	<p>Q. Modification de la zone auquel appartient la rue Jones – Est-ce possible de refuser cette demande?</p> <p>Vous avez devant vous un citoyen surpris. J'ai reçu l'ordre du jour vendredi et ma question concerne le point numéro 19. (Coin rue Jones et McKay). Ce matin, j'ai appelé l'inspecteur. Je comprends ce qu'on veut faire sur le coin de la rue Jones est un édifice à étage. C'est une zone résidentielle, avec des maisons à deux étages (maximum). Le conseil doit-il approuver cette demande ou ils peuvent la refuser? Ce qui me surprend c'est que le rezonage n'inclut pas qu'un, mais quatre terrains. Je trouve que mettre un édifice à trois étages dans une zone résidentielle est totalement inacceptable.</p>
	<p>R. Il y aura une consultation publique le 27 mars pour présenter le 1<sup>er</sup> projet de ce règlement.</p>
MICHAEL MUNKITTRICK	<p>Q. I have an announcement that NHRS is going to have a pancake breakfast on the 18<sup>th</sup>. We're looking for volunteers to help us with the breakfast.</p> <p>I'm not sure of all the details but I'm looking at the issue here of disallowing rentals in residential areas. My feeling is that as a taxpayer that pays 500\$ a month, if I go away for a month and want to rent it to a friend, I should be able too. Not allowing it, I feel like that's infringing on my rights.</p>
	<p>R. It's to protect people that are running actual businesses in Town. They are at a disadvantage if AirBnbs remain. There will be a public consultation on this matter on March 27<sup>th</sup>.</p>
MICHAEL ROCHETTE	<p>Q. Qu'est-ce qui vous a incité à accepter la demande des appartements (Jones/McKay) ?</p>
	<p>R. Ce serait une résidence pour inviter d'autre monde à North Hatley qui n'ont pas les moyens de se payer une maison.</p>

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2023-03-06.05

**ATTESTATION OF TRAINING FOR ELECTED MUNICIPAL OFFICIALS**

The Director General and Clerk-Treasurer reported on the training courses taken by the members of Council.

The "Ethical Behaviour" training was attended and completed for the following Council members:

- Carrol HALLER, Councillor seat 2
- Danielle Dupré, Councillor seat 3

The "Roles and Responsibilities of Elected Officials" training was attended and completed for the following Council members

- Carrol HALLER, Councillor seat 2
- Danielle DUPRÉ, Councillor seat 3 (April 15, 2023)

The "Knowing how to deal with the prevention and management of psychological harassment in the municipal environment" training session was attended and completed for the following Council members

- Carrol HALLER, Councillor seat 2
- Danielle DUPRÉ, Councillor seat 3

2023-03-06.06

**UPDATE ON THE APPOINTMENT OF DEPUTY MAYORS**

WHEREAS Council must designate by resolution a Deputy Mayor to replace the Mayor when required;

WHEREAS in the event of the unavailability of the designated Deputy Mayor, the Councillor in the next seat shall act as replacement.

I, MARCELLA DAVIS GERRISH, MOVE

THAT the following format be applied:

Position 1 Michel DESROSIERS: November 2021 to June 2022

Position 2 Carrol HALLER: September 2024 to April 2025

Position 3 Danielle DUPRÉ: May 2025 to October 2025

Position 4 Elizabeth FEE: September 1, 2022 - April 2023

Position 5 David WILSON: May 2023 - December 2023

Position 6 Andrew J. PELLETIER: January 2024 - August 2024

VOTE POUR :                      VOTE AGAINST :                      ABSTENTION :  
ADOPTION :    PASSED

2023-03-06.07

**THANK YOU TO MRS. JULIA KYDD RICHARD**

*Motions of thanks to Mrs. Julia Kydd Richard as an employee of Canada Post for services rendered to the population.*

2023-03-06.08

**DELEGATION OF POWER TO THE DIRECTOR GENERAL - HIRING**

WHEREAS the Municipality must ensure that it has the personnel required for the proper conduct of its operations;

WHEREAS the Municipality must recruit personnel to fill permanent and seasonal jobs

WHEREAS the context of availability of manpower poses several challenges;

WHEREAS the administration must be able to plan and organize hiring and training, sometimes within a short time frame;

I, DAVID WILSON, MOVE

THAT Council delegate the hiring authority to the Director General, Mr. Benoit Tremblay, or in his absence to the Assistant Director General, Mr. Bruno Bélisle;

THAT the Director general or, in his absence, his assistant be authorized to proceed with the hiring of personnel required for the operational needs of the organization as per the terms of the budget while respecting the terms of the Labour Code (R.S.Q., c.C-27)

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THAT the Director general present at the next Council meeting, the list of persons hired indicating their position, the duration of employment and the associated budgetary item.

VOTE FOR : 6      VOTE AGAINST :      ABSTENTION :  
ADOPTION :                                      PASSED

2023-03-06.09

**RESIGNATION OF MS. SOFIA VAN ZUIDEN TO THE POSITION OF SECRETARY RECEPTIONIST**

WHEREAS Ms. Sofia Van Zuiden has held the position of Secretary-Receptionist since November 2020

WHEREAS Ms. Van Zuiden has resigned as Secretary-Receptionist on February 15, 2023;

I, ELIZABETH FEE, MOVE

THAT the municipality accepts the resignation of Ms. Van Zuiden;

THAT the municipality thanks Ms. Van Zuiden for her commitment to the citizens of North Hatley and wishes her the best of luck in her future projects.

VOTE FOR : 6      VOTE AGAINST :      ABSTENTION :  
ADOPTION :                                      PASSED

2023-03-06.10

**APPROVAL OF ACCOUNTS PAYABLE**

I, ANDREW J PELLETIER, MOVE

THAT Accounts Payable listed on the statement presented March 6 by the Treasury Department, in the amount of 185,754.56 \$ \$ including expenses in excess of \$5,000, included in the following list:

PROJET À ADOPTER

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Municipalité du  
VILLAGE DE NORTH HATLEY

**DÉBOURSÉS DE PLUS DE 5 000\$  
DISBURSED OVER \$ 5,000**

RÉUNION DU : 6 mars 2023 MEETING OF : March 6th, 2023		Déposé : 2023-03-06 Submit : 06-03-2023	
FOURNISSEURS/SUPPLIERS	DATE	FACTURE/INVOICE	MONTANT/AMOUNT
<b>PARC RÉGIONAL MASSAWIPPI</b>			
QUOTE-PART 2023	2023-01-09	202300001	23 851,80 \$
		<b>TOTAL</b>	<b>23 851,80 \$</b>
<b>REVENU QUÉBEC</b>			
REMISES DE L'EMPLOYEUR JANVIER 2023			15 518,16 \$
		<b>TOTAL</b>	<b>15 518,16 \$</b>
<b>REVENU CANADA</b>			
REMISES DE L'EMPLOYEUR JANVIER 2023			9 675,14 \$
		<b>TOTAL</b>	<b>9 675,14 \$</b>
<b>COMPASS MINERALS</b>			
SEL DE DÉGLAÇAGE	2023-01-17	1117252	4 709,31 \$
SEL DE DÉGLAÇAGE	2023-01-19	1119210	4 602,83 \$
SEL DE DÉGLAÇAGE	2023-01-25	1122738	4 701,33 \$
SEL DE DÉGLAÇAGE	2023-01-27	1125301	4 773,20 \$
SEL DE DÉGLAÇAGE	2023-01-31	1127647	4 578,86 \$
SEL DE DÉGLAÇAGE	2023-02-07	1133212	4 765,22 \$
		<b>TOTAL</b>	<b>28 130,75 \$</b>
			<i>Taxes Incluses</i>
<b>L'EXCELLENCE AGRIDUSTRIE DE L'ESTRIE</b>			
ENT. & REP GARAGE TÔLE	2023-01-10	51118	1 649,97 \$
TRAVAUX GARAGE TÔLE, PLAGES & MARCHÉ	2023-01-10	51119	1 121,01 \$
BANDES DE LA PATINOIRE	2023-01-10	51120	827,82 \$
CAMION EN RÉPARATION	2023-01-10	51121	413,91 \$
CAMION EN RÉPARATION	2023-01-10	51122	413,91 \$
CAMION EN RÉP. & BORNES-FONTAINES	2023-01-10	51123	1 121,01 \$
LOCATION DIECI (BACKHOE BRISÉ)	2023-01-17	51164	1 628,55 \$
		<b>TOTAL</b>	<b>7 176,18 \$</b>
			<i>Taxes Incluses</i>
<b>REGAN SHELDON</b>			
ENTRETIEN PATINOIRE JANVIER 2023	2023-02-05	632	12 003,39 \$
		<b>TOTAL</b>	<b>12 003,39 \$</b>
			<i>Taxes Incluses</i>
<b>HYDRO-QUÉBEC</b>			
PLAGE PLEASANT VIEW	2023-01-27	611802 765171	94,93 \$
POMPE ÉGOUT 2	2023-01-27	611802 765172	91,35 \$
SURPRESSEUR (MASSAWIPPI)	2023-01-27	611802 765173	39,91 \$
SURPRESSEUR (SHERBROOKE)	2023-01-30	677502 850660	708,08 \$
SAPIN DE NOËL	2023-01-30	677502 850662	140,92 \$
USINE D'ÉPURATION	2023-01-30	677502 850661	2 968,27 \$
ÉCLAIRAGE GÉNÉRAL	2023-01-31	618102 699040	1 357,94 \$
STATIONNEMENT	2023-02-01	613602 750649	59,32 \$
RÉGIE INCENDIE	2023-02-03	745402 989896	210,25 \$
POMPE ÉGOUT 1	2023-02-08	619002 970420	561,98 \$
DREAMLAND PARK	2023-02-10	646002 895571.2	104,86 \$
PAVILLON TOILETTES PUBLIQUES	2023-02-10	646002 895568	1 424,12 \$
POMPE ÉGOUT 5	2023-02-10	646002 895570	91,35 \$
POMPE ÉGOUT 6	2023-02-10	646002 895572	93,85 \$
PARC LOBADANAKI	2023-02-10	646002 895569	36,60 \$
ÉGOUT MOTEUR (POTEAU)	2023-02-13	668502 862522	30,44 \$
STATION POMPAGE (MAGOG)	2023-02-13	624402 693962	270,79 \$
		<b>TOTAL</b>	<b>8 284,96 \$</b>
			<i>Taxes Incluses</i>
<b>ENVIRO CONNEXION</b>			
COLLECTES JANVIER 2023	2023-01-31	0000008368	9 410,33 \$
CONTENEUR	2023-01-31	0000008364	1 310,72 \$
		<b>TOTAL</b>	<b>10 721,05 \$</b>
			<i>Taxes Incluses</i>
<b>MÉCANIQUE TDR</b>			
REMORQUAGE WESTERN V23	2023-02-02	11374	687,55 \$
RÉP. VÉHICULE VOIRIE (V23)	2023-02-22	11408	3 980,18 \$
RÉP. VÉHICULE VOIRIE (V23)	2023-02-27	11416	10 894,03 \$
RÉP. VÉHICULE VOIRIE (V21)	2023-03-02	11431	3 789,83 \$
CRÉDIT SUR FACTURE 11431	2023-03-02	11432	(157,91) \$
		<b>TOTAL</b>	<b>19 193,68 \$</b>
			<i>Taxes Incluses</i>
<b>CAIN LAMARRE</b>			
N/D: 70-20-7824	2023-01-31	70-0000023101	2 625,75 \$
N/D: 70-20-7826	2023-02-10	70-0000023282	1 103,12 \$
N/D: 70-20-1304	2023-02-17	70-0000023248	124,64 \$
N/D: 70-20-7824	2023-02-28	70-0000023391	13 603,37 \$
		<b>TOTAL</b>	<b>17 456,88 \$</b>
			<i>Taxes Incluses</i>
		<b>GRAND TOTAL</b>	<b>152 011,99 \$</b>

VOTE POUR :                      VOTE AGAINST :                      ABSTENTION :  
ADOPTION :    PASSED

2023-03-06.11

**REPORT ON NET SALARIES — 2023-02**

ELECTED	6 923,83 \$
PERMANENT	29 604,37 \$
<b>TOTAL</b>	<b>36 528,20 \$</b>

2023-03-06.12

**LIST OF PROPERTIES FOR SALE FOR NON-PAYMENT OF TAXES**

*SUBJECT WITHDRAWN*

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**2023-03-06.13**      **BY-LAW 2022-654 AMENDING ZONING BY-LAW 2001-432 (REGARDING TREE FELLING) - ADOPTION**

I, ELIZABETH FEE, MOVE

THAT the by-law entitled "By-law No. 2022-654 amending Zoning By-law No. 2001-432 of the Municipality of the Village of North Hatley" be adopted with the amendment proposed at the public consultation on February 20, 2023.

VOTE FOR : 6      VOTE AGAINST :      ABSTENTION :  
ADOPTION :    PASSED

**2023-03-06.14**      **BY-LAW 2022-655 AMENDING PERMITS AND CERTIFICATE BY-LAW 2001-435 (REGARDING TREE FELLING) - ADOPTION**

I, ELIZABETH FEE, MOVE

THAT the by-law to amend the Permits and Certificates By-law entitled "By-law No. 2022-655 amending the Permits and Certificates By-law No. 2001-435 of the Municipality of the Village of North Hatley", be adopted.

VOTE FOR :              VOTE AGAINST :              ABSTENTION :  
ADOPTION :    PASSED

**2023-03-06.15**      **BY-LAW 2023-661 AMENDING ZONING BY-LAW 2001-432 (AUTHORIZATION OF USE OF SHORT STAY ESTABLISHMENT) - NOTICE OF MOTION**

I, MICHEL DESROSIERS, give notice of motion that at a future council meeting a by-law will be presented for adoption.

The purpose of this by-law will be to amend Zoning By-law No. 2001-432 in order to :

- to add the use "Establishment of principal residence" in the classification of uses, in the subdivision "1. Short-stay establishments". The addition of this use in the classification of uses authorizes the use "Principal Residence Establishment" in the C-1 to C-8 zones, as "Short Stay Establishments" are already authorized in these zones;
- to add the use "Establishment of principal residence" as a use specifically authorized in zones Ra-17 and RUR-4.

This draft by-law is tabled in accordance with section 445 of the Quebec Municipal Code.

VOTE FOR : 6      VOTE AGAINST :              ABSTENTION :  
ADOPTION :    PASSED

**2023-03-06.16**      **BY-LAW 2023-661 AMENDING ZONING BY-LAW 2001-432 (AUTHORIZATION OF USE OF SHORT STAY ESTABLISHMENT) – ADOPTION OF 1<sup>ST</sup> DRAFT**

I, MICHEL DESROSIERS, MOVE

To adopt the draft by-law amending Zoning By-law No. 2023-661.

The purpose of this draft by-law No. 2023-661 is to amend Zoning By-law No. 2001-432 in order to

- to add the use "Establishment of principal residence" in the classification of uses, in the subdivision "1. Short stay establishments";
- add the use "Principal Residence Establishment" as a use specifically permitted in the C-4, C-6, C-7, C-8, Ra-17 and RUR-4 zones.

NOTICE is hereby given that a public consultation meeting will be held on March 27, 2023 at 3:30 p.m. at the Village of North Hatley Town Hall.

This consultation meeting will allow council to explain the draft by-law and the consequences of its adoption, and to hear the persons and organizations who wish to express themselves.

VOTE FOR : 6      VOTE AGAINST :              ABSTENTION :  
ADOPTION :    PASSED

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2023-03-06.17

**BY-LAW 2023-662 TO 2023-732 AMENDING ZONING BY-LAW 2001-432 (PROHIBITION OF USE OF SHORT-STAY ESTABLISHMENT) – NOTICE OF MOTION**

I, MICHEL DESROSIERS, give notice of motion that at a future council meeting, 71 by-laws will be presented for adoption.

The purpose of these seventy-one (71) by-laws will be to amend Zoning By-law No. 2001-432 in order to prohibit the use "Establishment of principal residence" in all zones of the municipal territory, with the exception of zones C-4, C-6, C-7, C-8, RA-17 and RUR-4.

The term "Establishment of principal residence", the use of which shall be prohibited in each of the zones of the Municipality, except the C-4, C-6, C-7, C-8, RA-17 and RUR-4 zones, is defined as an establishment where accommodation is offered, by means of a single reservation, for a period not exceeding 31 days, in the principal residence of the operator, to one person or to a single group of related persons at a time, and which does not include any meals served on the premises.

Each of the zones of the territory affected by the amendment is the subject of a separate by-law. Notice of Motion is hereby given for each of these by-laws which are listed below:

**a) Agricultural Zones A :**

- **No 2023-662** « By-Law modifying the zoning by-law no 2001-432 specifically for zone A-1 ».

**b) Aquatic Zones Aq :**

- **No 2023-663** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Aq-1 »;
- **No 2023-664** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Aq-2 »;

**c) Commercial Zones C :**

- **No 2023-665** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-1 »;
- **No 2023-666** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-2 »;
- **No 2023-667** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-3 »;
- **No 2023-668** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-5 ».

**d) Public Zones P :**

- **No 2023-669** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-1 »;
- **No 2023-670** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-2 »;
- **No 2023-671** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-3 »;
- **No 2023-672** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-4 »;
- **No 2023-673** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-5 »;
- **No 2023-674** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-6 »;
- **No 2023-675** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-7 »;
- **No 2023-676** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-8 »;
- **No 2023-677** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-9 »;
- **No 2023-678** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-10 »;
- **No 2023-679** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-11 ».

**e) Residential Zones Ra :**

- **No 2023-680** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-1 »;
- **No 2023-681** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-2 »;
- **No 2023-682** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-3 »;
- **No 2023-683** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-4 »;
- **No 2023-684** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-5 »;

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- **No 2023-685** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-6 »;
- **No 2023-686** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-7 »;
- **No 2023-687** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-8 »;
- **No 2023-688** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-9 »;
- **No 2023-689** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-10 »;
- **No 2023-690** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-11 »;
- **No 2023-691** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-12 »;
- **No 2023-692** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-13 »;
- **No 2023-693** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-14 »;
- **No 2023-694** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-15 »;
- **No 2023-695** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-16 »;
- **No 2023-696** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-18 »;
- **No 2023-697** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-19 »;
- **No 2023-698** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-20 »;
- **No 2023-699** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-21 »;
- **No 2023-700** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-22 »;
- **No 2023-701** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-23 »;
- **No 2023-702** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-24 »;
- **No 2023-703** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-25 »;
- **No 2023-704** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-26 »;
- **No 2023-705** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-27 »;
- **No 2023-706** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-28 »;
- **No 2023-707** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-29 »;
- **No 2023-708** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-30 »;
- **No 2023-709** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-31 ».

**f) Residential Zones Rb :**

- **No 2023-710** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-1 »;
- **No 2023-711** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-2 »;
- **No 2023-712** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-3 »;
- **No 2023-713** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-4 »;
- **No 2023-714** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-5 »;
- **No 2023-715** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-6 »;
- **No 2023-716** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-7 »;
- **No 2023-717** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-8 »;
- **No 2023-718** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-9 »;
- **No 2023-719** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-10 »;
- **No 2023-720** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-11 »;
- **No 2023-721** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-13 ».



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**g) Recreational Zones Rec :**

- **No 2023-722** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-1 »;
- **No 2023-723** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-2 »;
- **No 2023-724** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-3 »;
- **No 2023-725** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-4 »;
- **No 2023-726** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-5 »;
- **No 2023-727** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-6 »;
- **No 2023-728** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-7 ».

**h) Rural Zones RUR :**

- **No 2023-729** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-1 »;
- **No 2023-730** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-2 »;
- **No 2023-731** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-3 »;
- **No 2023-732** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-5 ».

Each of these draft by-laws is also filed in accordance with Section 445 of the Quebec Municipal Code.

VOTE FOR : 6      VOTE AGAINST :      ABSTENTION :  
ADOPTION :                                  PASSED

2023-03-06.18

**BY-LAW 2023-662 TO 2023-732 AMENDING ZONING BY-LAW 2001-432 (PROHIBITION OF USE OF SHORT-STAY ESTABLISHMENTS) – ADOPTION OF 1<sup>ST</sup> DRAFT**

CONSIDERING THAT the first drafts of bylaws number 2023-662 to 2023-732 are each intended to amend Zoning By-law number 2001-432 in order to prohibit, in the zone for which each of these first drafts specifically applies, the use "Establishment of principal residence ;

GIVEN THAT the use "Establishment of principal residence" will be authorized only in zones C-4, C-6, C-7, C-8, Ra-17 and RUR-4 by virtue of by-law number 2023-661, as well as by-laws number 2023-665, 2023-666, 2023-667 and 2023-668 which aim to specifically prohibit the use "Establishment of principal residence" in zones C-1, C-2, C-3 and C-5, all these by-laws are presently in the process of being adopted ;

I, MICHEL DESROSIERS, MOVE

To adopt each of the following first draft by-laws:

- **No 2023-662** « By-Law modifying the zoning by-law no 2001-432 specifically for zone A-1 ».
- **No 2023-663** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Aq-1 »;
- **No 2023-664** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Aq-2 »;
- **No 2023-665** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-1 »;
- **No 2023-666** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-2 »;
- **No 2023-667** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-3 »;
- **No 2023-668** « By-Law modifying the zoning by-law no 2001-432 specifically for zone C-5 ».
- **No 2023-669** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-1 »;
- **No 2023-670** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-2 »;
- **No 2023-671** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-3 »;
- **No 2023-672** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-4 »;
- **No 2023-673** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-5 »;

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- **No 2023-674** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-6 »;
- **No 2023-675** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-7 »;
- **No 2023-676** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-8 »;
- **No 2023-677** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-9 »;
- **No 2023-678** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-10 »;
- **No 2023-679** « By-Law modifying the zoning by-law no 2001-432 specifically for zone P-11 ».
- **No 2023-680** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-1 »;
- **No 2023-681** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-2 »;
- **No 2023-682** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-3 »;
- **No 2023-683** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-4 »;
- **No 2023-684** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-5 »;
- **No 2023-685** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-6 »;
- **No 2023-686** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-7 »;
- **No 2023-687** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-8 »;
- **No 2023-688** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-9 »;
- **No 2023-689** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-10 »;
- **No 2023-690** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-11 »;
- **No 2023-691** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-12 »;
- **No 2023-692** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-13 »;
- **No 2023-693** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-14 »;
- **No 2023-694** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-15 »;
- **No 2023-695** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-16 »;
- **No 2023-696** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-18 »;
- **No 2023-697** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-19 »;
- **No 2023-698** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-20 »;
- **No 2023-699** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-21 »;
- **No 2023-700** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-22 »;
- **No 2023-701** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-23 »;
- **No 2023-702** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-24 »;
- **No 2023-703** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-25 »;
- **No 2023-704** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-26 »;
- **No 2023-705** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-27 »;
- **No 2023-706** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-28 »;
- **No 2023-707** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-29 »;
- **No 2023-708** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-30 »;
- **No 2023-709** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Ra-31 ».
- **No 2023-710** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-1 »;
- **No 2023-711** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-2 »;

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- **No 2023-712** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-3 »;
- **No 2023-713** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-4 »;
- **No 2023-714** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-5 »;
- **No 2023-715** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-6 »;
- **No 2023-716** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-7 »;
- **No 2023-717** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-8 »;
- **No 2023-718** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-9 »;
- **No 2023-719** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-10 »;
- **No 2023-720** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-11 »;
- **No 2023-721** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rb-13 ».
- **No 2023-722** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-1 »;
- **No 2023-723** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-2 »;
- **No 2023-724** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-3 »;
- **No 2023-725** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-4 »;
- **No 2023-726** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-5 »;
- **No 2023-727** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-6 »;
- **No 2023-728** « By-Law modifying the zoning by-law no 2001-432 specifically for zone Rec-7 ».
- **No 2023-729** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-1 »;
- **No 2023-730** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-2 »;
- **No 2023-731** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-3 »;
- **No 2023-732** « By-Law modifying the zoning by-law no 2001-432 specifically for zone RUR-5 ».

The first drafts of by-law numbers 2023-662 to 2023-732 are individually attached to this resolution to form an integral part thereof;

A consultation meeting will be held on March 27, at 3:30 p.m., at the Town Hall of the Village of North Hatley.

This consultation meeting will allow council to explain the draft by-law and the consequences of its adoption, and to hear the persons and organizations who wish to express themselves.

VOTE FOR :                      VOTE AGAINST :                      ABSTENTION :  
ADOPTION :    PASSED

2023-03-06.19

**BY-LAW 2023-733 AMENDING ZONING BY-LAW 2011-432 (RB-7 ZONE) – NOTICE OF MOTION**

I, MICHEL DESROSIERS, give notice of motion that at a future council meeting a by-law will be presented for adoption.

The purpose of this by-law will be to amend the zoning by-law 2001-432 in order to :

- expand zone Rb-7 from part of zone Rb-6 ;
- modify the maximum number of floors permitted in the Rb-7 zone, from 2 to 3 floors maximum;
- to modify the maximum height authorized in the Rb-7 zone, from a maximum height of 10 m to a maximum height of 13 m
- to repeal, in the specification grids, the following reference number (4): "The natural slope of the land must be less than or equal to 15% at the location planned for the building", and this, due to the duplication of this provision in the zoning by-law.

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The draft of this by-law is tabled in accordance with section 445 of the Quebec Municipal Code.

VOTE POUR : 6      VOTE CONTRE :              ABSTENTION :  
ADOPTION :                              ADOPTÉE

2023-03-06.20

**BY-LAW 2023-733 AMENDING ZONING BY-LAW 2011-432 (RB-7 ZONE) – ADOPTION OF 1<sup>ST</sup> DRAFT**

I, MICHEL DESROSIERS, MOVE

To adopt the draft by-law amending Zoning By-law No. 2023-733.

The purpose of this draft by-law No. 2023-733 is to amend zoning by-law No. 2001-432 in order to

- expand the Rb-7 zone from part of the Rb-6 zone ;
- change the maximum number of storeys permitted in the Rb-7 zone from 2 to 3 storeys
- to modify the maximum height authorized in the Rb-7 zone, from a maximum height of 10 m to a maximum height of 13 m
- to repeal, in the specification grids, the following reference content number (4): "The natural slope of the land must be less than or equal to 15% at the location planned for the building", and this, due to the presence of the duplication of this provision in the zoning by-law.

NOTICE is hereby given that a public consultation meeting will be held on March 27, 2023 at 3:00 p.m. at the Village of North Hatley Town Hall.

This consultation meeting will allow council to explain the draft by-law and the consequences of its adoption, and to hear the persons and organizations who wish to express themselves.

VOTE POUR : 6      VOTE CONTRE :              ABSTENTION :  
ADOPTION :                              ADOPTÉE

2023-03-06.21

**MINOR VARIANCE – LOT 4028945 JONES STREET (FRONT AND SIDE SETBACK)**

WHEREAS a request for a minor exemption was presented at the CCU meeting of February 22, 2023

WHEREAS the purpose of this request is to obtain a reduction in the front setback and the side setback in order to allow the construction of a detached single-family dwelling on a rectangular lot with a depth of 22.75 m. The front setback requested for the project is 3 m, the side setback requested for the project is 1 m.

WHEREAS the final objective is to locate the residence on the lot outside of the steep slope zones (+30%);

WHEREAS after analyzing the request, the members of the CCU unanimously recommend to the Municipal Council to authorize the proposed front setback of 3 m, but recommend to require a minimum left lateral setback of 1.5 m in order to respect the requirement of article 993 of the Civil Code of Quebec.

I, MICHEL DESROSIERS, MOVE

THAT Council follow the recommendations of the CCU and authorize a decrease in the front setback to 3 m and a decrease in the left side setback to 1.5 m.

VOTE POUR : 6      VOTE CONTRE :              ABSTENTION :  
ADOPTION :                              ADOPTÉE

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2023-03-06.22

**PIIA (NO SPECIFIC AREA) – LOT 4028945 JONES STREET (NEW SINGLE-FAMILY CONSTRUCTION)**

WHEREAS the presentation of a new construction project on lot 4 028 945 (Jones Street), at the February 22, 2023 CCU

WHEREAS the project presented concerns the construction of a two-storey single-family residence with a basement at garden level

WHEREAS the members of the CCU formulate the following requirements:

- Requires that the topography of the lot not be altered for the development of the parking lot while maintaining a slight slope (minimum 1% to maximum 2%) in order to evacuate the runoff from the parking lot towards the embankment and not towards Jones Street;  
WHEREAS the members of the PAC have formulated the following requirements

- Requires the planting of trees at the top of the slope, at the bottom of the slope and on the steep slope to limit erosion of the land;

- Requires dense landscaping around the parking area (hedge and/or deer resistant bush).

WHEREAS the members of the CCU unanimously recommend favourably the project, the whole accompanied by the above-mentioned requirements;

I, MICHEL DESROSIERS, MOVE

THAT the municipal council authorizes the project presented with the requirements proposed by the CCU.

VOTE FOR : 6      VOTE AGAINST:      ABSTENTION :  
ADOPTION :                              ADOPTÉE

2023-03-06.23

**PIIA (RB-5 ZONE) – LOT 6489041 RUBLEE STREET (NEW SINGLE-FAMILY CONSTRUCTION)**

WHEREAS the presentation of a new construction project on lot 6 489 041 (Ruble Street), at the February 22, 2023 CCU;

WHEREAS the project presented concerns the construction of a one-storey detached single-family residence with basement;

WHEREAS the members of the CCU formulate the following comments in order to review the project in a modified and improved version. These are proposals made to the applicant in order to improve the visual aspect of the front façade of the building:

- Lack of fenestration at the front and/or the size of the proposed openings is too small;

- The balcony is too small in relation to the void left by the size of the windows in the front;

- See the possibility of adding windows in the basement at the front or on the side walls;

- See the possibility of adding window treatments if the applicant wishes to keep the current size of the front windows;

- Add vegetation to conceal the foundation wall on the front of the building;

- Adding architectural elements to the façade such as an additional roof gable, exposed rafters, etc.

WHEREAS the members of the CCU unanimously recommend to refuse the project in its present version in order that it be evaluated again by the Planning Advisory Committee once the visual aspect of the façade has been improved.

I, MICHEL DESROSIERS, MOVE

THAT the municipal council does not authorize the project as presented and invites the applicant to resubmit his project to the CCU taking into account the proposals made by the latter.

VOTE POUR : 6      VOTE CONTRE :      ABSTENTION :  
ADOPTION :                              ADOPTÉE

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2023-03-06.24

**HERITAGE BUILDINGS – MINISTRY OF CULTURE AND COMMUNICATIONS –  
INSURANCE SUPPORT**

Considering that heritage is a collective wealth, and that its preservation is a responsibility that must be concerted and assumed collectively by all stakeholders, the government, municipal authorities and citizens, including corporate citizens;

Considering the considerable efforts recently undertaken by the Government of Quebec and the municipalities on the legal and financial level to promote better preservation and restoration of Quebec's built heritage;

Considering that the support program for the municipal real estate heritage community undeniably contributes to the social acceptability of new regulatory constraints that are greatly beneficial to the preservation of this heritage;

Considering the major impact of a refusal of insurability for owners of old properties;

Considering that the actions of insurers contribute to discouraging owners of old properties from preserving them, and to new potential buyers from acquiring them and, consequently, contribute to the devaluation of the said heritage, jeopardizing its preservation;

Considering that the actions of the insurers compromise those related to the new orientations of the government and the municipalities for the implementation of tools for the identification and management of this heritage;

I, CARROL HALLER, MOVE

To ask the Government of Quebec to intervene with the Government of Canada and the competent authorities to quickly find solutions to guarantee, at a reasonable cost, the insurability of all heritage buildings, regardless of the age of the building or a component, the identification of the building in an inventory, its status, its location in the zoning or its submission to regulations aimed at preserving its characteristics;

To ask all the MRCs and municipalities of Quebec as well as the stakeholders in the protection of Quebec's heritage to join their voices in adopting this resolution;

To transmit this resolution to the Government of Quebec, to the Ministry of Culture and Communications, to the Ministry of Municipal Affairs and Housing, to the federal and provincial deputies of the territory, to the municipalities and MRCs of Quebec, to the Fédération québécoise des municipalités, to the Union des municipalités du Québec, the Friends and Owners of Quebec's Older Houses APMAQ, Action Patrimoine, Héritage Montréal, the Ordre des urbanistes du Québec, the Ordre des architectes du Québec, the Insurance Bureau of Canada, the Regroupement des cabinets de courtage d'assurance du Québec (RCCAQ), Mr. Gérard Beaudet, Professor Université de Montréal and Jean-François Nadeau, journalist at Le Devoir.

VOTE POUR : 6      VOTE CONTRE :      ABSTENTION :  
ADOPTION :      ADOPTÉE

2023-03-06.25

**BY-LAW 2023-734 AMENDING BY-LAW 2015-582 CONCERNING NUISANCES AND TO  
PREVENT THE INFESTATION OF ZEBRA MUSSELS AND OTHER AXOTIC INVASIVE  
SPECIES – NOTICE OF MOTION**

I, ANDREW J PELLETIER, give notice of motion that at a future council meeting a by-law will be presented for adoption.

The purpose of this by-law will be to amend by-law 2015-582 concerning nuisances and aimed at preventing the infestation of zebra mussels and other invasive exotic species in order to adjust the rates related to boat washing.

The draft of this by-law is tabled in accordance with section 445 of the Quebec Municipal Code.

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2023-03-06.26

**BY-LAW 2023-734 AMENDING BY-LAW 2015-582 CONCERNING NUISANCES AND AIMED AT PREVENTING THE INFESTATION OF ZEBRA MUSSELS AND OTHER EXOTIC INVASIVE SPECIES - DEPOSIT**

I, ANDREW J PELLETIER, TABLE Bylaw 2015-582 concerning nuisances and aimed at preventing the infestation of zebra mussels and other invasive exotic species;

The purpose of this draft by-law is to amend By-law 2015-582 concerning nuisances and aimed at preventing the infestation of zebra mussels and other exotic invasive species in order to adjust the rates for boat washing.

This draft by-law will be adopted at a future council meeting.

VOTE POUR : 6      VOTE CONTRE :      ABSTENTION :  
ADOPTION :      ADOPTÉE

2023-03-06.27

**FIRE SAFETY COVER PLAN – ACCEPTANCE OF THE 2022 REPORT**

Considering that the MRC of Memphremagog has a fire safety cover plan (SCRI) in effect for its territory since April 3, 2008, then modified on September 1, 2013;

Considering that article 35 of the law on fire safety stipulates that "Any local or regional authority and any intermunicipal board responsible for the application of measures provided for in a risk coverage plan must adopt by resolution and transmit to the Minister, within three months of the end of their fiscal year, an activity report for the previous year and their projects for the new year in terms of fire safety;

Considering that the MRC council adopted, at its meeting of February 15th, 2023, the annual report on the implementation of the SCRI for the year 2022 and transmitted said report to the ministère de la Sécurité publique (MSP);

Whereas the MSP requests that each of the municipalities covered by the MRC's annual report adopt the report that it has produced and transmitted to the MRC;

I, DAVID WILSON, MOVE

That the Council of the Municipality of the Village of North Hatley accepts the annual report already transmitted to the MRC with regard to the implementation of the actions provided for in the SCRI of the MRC of Memphremagog for the year 2022.

VOTE POUR : 6      VOTE CONTRE :      ABSTENTION :  
ADOPTION :      ADOPTÉE

2023-03-06.28

**RENEWAL OF THE MARINA LEASE**

MARINA refers to the waterfront property and a heritage building located at 240 Mill Street, North Hatley.

A marina business (boat slip rentals, boat repair and maintenance, non-motorized pleasure craft rentals and other marina services) has existed on the property since the 1920s.

The Municipality of North Hatley acquired the property on January 27, 1988. Since that time, the municipality has leased its property to individuals who have continued to provide marina services on the site.

On September 12, 2022, by resolution, the Council of North Hatley created a "Marina Committee" whose mandate was to direct the work related to the development of the marina in the coming years.

The intention was to analyze the various possible options; and it was formed by a steering committee composed of Mayor Davis, Councillor Wilson, Councillor Desrosiers and the Director General Mr. Benoit Tremblay; several sub-committees would examine the results once the main report was established.

The items to be considered are as follows:

Determine the current condition of the building and boat launch;

Ensure the protection of Lake Massawippi to the greatest extent possible;

Address public access issues to Lake Massawippi on the municipal shoreline;

Evaluate all possible options for the existing marina building and its future services.

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On March 2, 2023, the committee tabled its report. It provided: a history of the lease agreements since 1988 (when the municipality acquired the MARINA), a table with suggested changes to specific clauses in the 2022 marina lease agreement.

**WHEREAS:**

The Marina Committee has suggested some changes to the 2022 Marina Lease Agreement;

It is recognized that additional work needs to be done to clearly define the operating model that will benefit the economic and social requirements of the citizens of the Village of North Hatley;

The municipality wishes to continue to offer marina services for 2023;

There are now less than 4 weeks left before the opening of Lake Massawippi;

The current operator is the best placed to ensure the operation for 2023;

I, ELIZABETH FEE, MOVE THAT the Municipality enter into a contract with Stephen Piercy to lease the MARINA for the 2023 season.

The terms of the contract will be similar to the 2022 lease agreement, to include renewal terms, a reasonable increase in rent and with changes as determined by Council.

The Municipality will immediately request the development of a public consultation process and its implementation in order to provide the basis for a plan for the future development of the MARINA, which will include a plan for the renovation of the marina building and a business plan for the future operation of the marina.

VOTE POUR : 3      VOTE CONTRE : 4      ABSTENTION :  
ADOPTION :

2023-03-06.29

**QUESTION PERIOD ON ISSUES OF LOCAL PUBLIC INTEREST**

IT IS POSSIBLE TO ASK QUESTIONS LIVE, MAKING SURE TO GIVE YOUR NAME AND ADDRESS.

SOME QUESTIONS WERE SUBMITTED BY E-MAIL PRIOR TO THE MEETING. SOME REPLIES MAY BE DIFFERENT FROM THE AUDIO FILE AS THEY WERE ANSWERED FOLLOWING THE MEETING.

CITIZENS	OBJECTS
<b>QUESTIONS SENT BY EMAIL</b>	
PAUL ST-PIERRE	Q. When will Minutes of recent Council meetings (from December of last year on) be made available on the Web?
	R. They should be made available this week. The problem is that we have trouble with the recording. To make it so that it's comprehensible, Bruno needs to modify it in another application. It's a long process, but we're working on finding a quicker solution.
PAUL ST-PIERRE	Q. What will be the total cost, for 2023, of giving access to Lake Massawippi to a particular individual outside normal operating times (including overtime pay), both morning and night? Who will pay this cost?
	R. See answer given to Don Watt on this subject.
PAUL ST-PIERRE	Q. When will a meeting between the police and residents of North Hatley be held?
	R. Monday March 13 <sup>th</sup> at 2pm.
SAMUEL D'AVIGNON	Q. Concernant le contrat de la Marina, est-ce que ces informations seront rendues publiques à tous les résidents avant la signature?
	R. J'ai l'impression que plusieurs choses pourront être partagées, mais je vais vérifier avec l'accès à l'information.
DON WATT	Q. In respect to item 12 – which I didn't understand a bloody thing it said. What happens to properties which are sold for taxes. Where does the money go? How much does the town retain and how much does the



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		owner retain?
	R.	Point twelve was withdrawn because there were no outstanding tax accounts.  The taxes that are owed to us come to the municipality. The owners have a year to buy back their property.
DON WATT	Q.	Medical clinic – As I recall, this clinic was proposed by Laliberté by part of his project. Is that correct?
	R.	No. This is the clinic that is located in AC that is looking to expand.
DON WATT	Q.	What is Laliberté proposing to do with his property that he has in the center of town?
	R.	No proposal has been made.
DON WATT	Q.	What's councils position today on flood zone construction? If Laliberté's project is proposed again and the government allows it, will you accept or reject it? If it comes down to you making the decision, are you against it or not?  Let's suppose that he's allowed to build in the flood zone. Is he required to have a building permit by the Town?
	R.	Of course he is required to have a construction permit to build.  Wilson – If it concerns a flood zone, we lean on the Provincial government on what can be done or not.  Davis – We cannot build in a flood zone. If it's accepted by the government, there will be strict lines and regulations to follow. We would follow the laws in place at the time. I would not be in agreement personally for construction in a flood zone. However, that's a very large question.  Haller – I would be very hesitant to fill in a flood zone.
DON WATT	Q.	Are Laliberté's properties inspected by our inspector on an annual basis? If not, that means you don't know if they're in good condition or not.
	R.	No he does not. Our inspector does not evaluate personal properties on an annual basis.
DON WATT	Q.	If we speak of a theoretical property in a flood zone, would the council feel right/obligated by raising the taxes on that and using the money to keep the building up to "?" ?
	R.	Desrosiers – You seem to be going in a certain direction. What is your intention and what's your final question.
DON WATT	Q.	Where is the medical clinic supposed to be located? Who's going to finance this project?
	R.	Location is being discussed as we speak. Operation and instillation is the clinic. We have a partnership agreement that we provide the space, and they provide a full service.  I want everybody to understand that the medical clinic approached the municipality and has nothing to do with Laliberté. It's an extension of the Ayer's Cliff clinic.
DON WATT	Q.	So this clinic, who will manage it?
	R.	This is an extension of the Ayer's cliff clinic, which will be run in full by the corporation.

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DON WATT	Q.	How many paying members are needed from North Hatley to make the clinic worthwhile?
	R.	<p>We provide the space and guarantee that they will get 100 new members in this clinic. These members don't necessarily have to be from North Hatley.</p> <p>Based off of your questions, certain information is being circulated right now and I find that unfortunate because that's how rumours start.</p> <p>I have asked if they can hold a public consultation to answer all of these questions you may have. I can explain our involvement in the agreement, but it is their project and they will be running it. I'm not too concerned about getting 100 members and they aren't either; it's not going to be hard to do.</p>
DON WATT	Q.	Here's an idea if you run into trouble. Is it possible to have a transportation service here who will cart out residents to different places so that we don't need a clinic here?
	R.	<p>No. A clinic project has been proposed to us and that is what we're looking at.</p> <p>There's a service that already exists that gives people to appointments, through Lennoxville community aid.</p>
DON WATT	Q.	Florent Hébert arrangement. We have to supply an employee at his demand to do this right?
	R.	No. When he must go in outside of business hours, we will unlock it at an amount of \$150 each time. (Based on our by-law)
DON WATT	Q.	Who's going to be responsible for boat washing this year?
	R.	The municipality. We will be going through a hiring process.
DON WATT	Q.	I've been upset about this business of zebra mussels. All last summer between 6pm and 6am, boats could go in and out of Ayer's Cliff no problem. There was nobody watching their doc. Is it going to be the same situation this year? Because if that's the case, what's the point of doing all this.
	R.	<p>This is in discussion at the Parc Régional, concerning fees and access. We are wanting to have something uniform for all municipalities around the lake.</p> <p>A public meeting is held every month if you would like to discuss it with them.</p>
PATRICK LAJOIE	Q.	<p>J'ai manqué la séance pour le budget en décembre. Pouvez-vous me dire s'il a été accepté en unanimité?</p> <p>50 mille dollars a été budgété comme profit pour la marina. Lorsqu'on dit qu'on fait une entente avec Piercy selon le prix de l'année dernière, ou est-ce qu'on va aller chercher le 33 mille qui manque?</p> <p>Si vous étudiez les options, vous verrez qu'il y a en a plus qu'un. Mme Fee, quand tu as présenté cette résolution, vous ne regardiez que dans une seule direction et c'était Piercy.</p> <p>Si vous me disiez aujourd'hui que j'ai le contrat de la marina, je le préparerais dans deux semaines. Vous ne pouvez pas me dire qu'il est trop tard pour envisager d'autres choix.</p> <p>Et M. Pelletier, si vous êtes en faveur d'une consultation publique, vous demandez un délai supplémentaire.</p> <p>Ce n'est pas contre Piercy, mais les revenus doivent être là pour la ville. Le mandat du conseil municipal est de défendre les intérêts de la communauté et non ceux</p>

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		des individus. Ce n'est pas que je veux opérer la marina, mais que le bon montant soit porté à la population de North Hatley selon le budget.
	R.	Le budget a été accepté en unanimité. (Notez que Mme Haller n'était pas élue donc elle ne pouvait pas voter.)
GUY ROY	Q.	Je me base sur ce que M Lajoie a dit. Une consultation publique pour la marina... ça fait quoi 4 mois de suite qu'on se le fait dire? Je me demande, qui a manqué à la tâche de faire une consultation, de ne pas faire un appel d'offres? Les rapports du comité sont-ils disponibles? C'est inconcevable qu'on parle d'un sujet quand personne n'a été avisé.
	R.	Nous voulons organiser une consultation pour chercher l'appui de la population et d'entendre vos idées. Comme vous pouvez le constater, le conseil semble divisé sur ce point. Certains soutiennent l'opérateur actuel, d'autres pensent qu'on doit élargir la proposition.
NATHALIE MEUNIER	Q.	Je supporte ce que M Lajoie a dit.
	R.	
D'AVIGNON?	Q.	Sur un conseil municipal, on y trouve souvent des conflits d'intérêts. À certains moments, les personnes concernées devraient se retirer et ne pas être autorisées à voter, car cela peut causer des problèmes.
	R.	Pelletier - Pourquoi tu nous dis ça ? Nous suivons ces étapes lorsque c'est le cas.

2023-03-06.30

**MEETING ADJOURNED**

At 8:56 p.m all issues on the Agenda having been addressed;

I, ANDREW J PELLETIER, MOVE

That the meeting be concluded and adjourned

\_\_\_\_\_  
Marcella Davis Gerrish  
Mairesse

\_\_\_\_\_  
Benoit Tremblay  
Directeur général et Secrétaire-trésorier

I, MARCELLA DAVIS GERRISH, 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.E.