

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

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

PRESENT are the following councillors :

- |                           |                   |
|---------------------------|-------------------|
| 1. Pauline Farrugia       | 4. Carrol Haller  |
| 2. Marcella Davis Gerrish | 5.                |
| 3. Michael Munkittrick    | 6. Alain Beaulieu |

ABSENT: Claude Villeneuve

QUORUM is present with Mayor Michael Page presiding.

ALSO PRESENT is Mr. Léonard Castagner, Town Manager and Secretary-Treasurer.

**AGENDA**

1. Adoption of the Agenda
2. Reports from the mayor and the councillors
3. Question period
4. Adoption of the Minutes of the Regular Meeting of February 3<sup>rd</sup> 2014

**CORRESPONDENCE**

5. List provided to the members of council

**ADMINISTRATION**

6. Statement of revenues and expenses as at January 31st 2014
7. List of properties for sale for unpaid taxes
8. Approval of the list of obsolete documents to be destroyed
9. Donation to Maison Aube-Lumière - Benefit Dinner (Envol XVII)
10. Request for a grant from the North Hatley Recreation Society (NHRS) - Series of concerts in Dreamland Park
11. Appointment of members to the Scowen Park committee

**URBAN PLANNING, ENVIRONMENT AND SAFETY**

12. CCUP Business
13. Agreement in principle - Laliberté Project

**INFRASTRUCTURES, ROADS AND SANITATION**

**CULTURE AND OTHER**

14. Winter Fun Day "Snow Sculpture" contest - Announcement of the names of the winners and distribution of prizes
15. Authorization for the "Tour à vélo pour la solidarité" - September 27, 2014

**NOTICES OF MOTION AND BY-LAWS**

16. Adoption of By-law 2014-572 - Code of Ethics and Rules of Professional Conduct for Elected Municipal Officials
17. Adoption of By-law 2014-573 - Amending the planning program 01-431
18. Adoption of By-law 2014-574 - Amending Zoning By-law 01-432

**APPROVAL OF PURCHASES**

19. Authorization to pay the "Communication Plus" invoice from the surplus available
20. Approval of expenses
21. Expenditures over \$5,000

**OTHER BUSINESS**

22. OTHER BUSINESS
23. Question period

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

24. Adjournment of meeting

**2014-03-03.01**

**ADOPTION OF THE AGENDA**

UPON PROPOSAL DULY MOVED BY ALAIN BEAULIEU  
THE COUNCILLORS UNANIMOUSLY RESOLVE

THAT the Agenda be adopted as submitted.

PASSED

**2014-03-03.02**

**REPORTS FROM THE MAYOR AND THE COUNCILLORS**

The mayor and the councillors report on the various cases in which they intervened.

**2014-03-03.03**

**QUESTION PERIOD**

Eleven (11) citizens and one journalist are present in the audience.

SPEAKER	SUBJECT
Michael Rochette	Level of Lake Massawippi
Michael Grayson	Cost of plant
Michel Grimard	Date for the work at the plant
Michael Dudgeon	Grant to the Connaught Home
Michel Grimard	Taxation - Churches taxed except for fees
Michael Dudgeon	Snow clearing on sidewalks

**2014-03-03.04**

**ADOPTION OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 3RD 2014**

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

THAT the Minutes of the Regular Meeting of February 3rd 2014 be adopted as submitted.

PASSED

**2014-03-03.05**

**CORRESPONDENCE**

The list of correspondence received was provided to the members of the council.

**2014-03-03.06**

**STATEMENT OF REVENUES AND EXPENSES AS AT JANUARY 31ST 2014**

The statement of revenues and expenses as at January 31st 2014 is presented by the town manager.

**2014-03-03.07**

**LIST OF PROPERTIES FOR SALE FOR UNPAID TAXES**

WHEREAS the MRC of Memphrémagog passed by-law 12-82 to allow the sale of properties due to non-payment of taxes;

WHEREAS, in accordance with Article 1022 and subsequent articles of the Quebec Municipal Code, a period of three (3) months must be added to the dates mentioned in these articles;

WHEREAS the statement required under Article 1023 of said Quebec Municipal Code must be presented to the MRC of Memphrémagog;

WHEREAS the list of properties for sale for the year 2014 due to non-payment of taxes for 2012-2013-2014 is as follows:

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

<b>ROLL NUMBER</b>	<b>LOT #</b>	<b>AMOUNT</b>	
8815-19-5073	4 028 663	\$26,066.81	Excluding interest
8816-20-9777	4 028 675	\$29,691.82	Excluding interest
8816-31-7475	4 028 682	\$11,644.74	Excluding interest
8816-51-4336	4 028 692	\$1,289.28	Excluding interest
8816-61-4393	4 028 702 and 4 030 082	\$14,352.94	Excluding interest
8816-62-0663	4 028 774	\$22,345.97	Excluding interest
8916-30-9297	4 028 956	\$8,159.14	Excluding interest
8916-35-2006	4 029 086	\$9,960.49	Excluding interest
8916-61-2014	4 029 003	\$5,426.04	Excluding interest
8916-72-6163	4 029 162	\$6,238.34	Excluding interest

UPON PROPOSAL DULY MOVED BY ALAIN BEAULIEU  
THE COUNCILLORS UNANIMOUSLY RESOLVE

THAT the Municipality of the Village of North Hatley approve the above list of properties for sale due to non-payment of taxes for the years 2012-2013-2014 with an interest rate of 10% per annum for the years 2012 to 2014;

THAT the Municipality appoint Mr. Léonard Castagner, Town Manager and Secretary-Treasurer, to be at the Memphrémagog MRC for the sale of properties for unpaid taxes Thursday, June 12th 2014.

PASSED

**2014-03-03.08**

**APPROVAL OF THE LIST OF OBSOLETE DOCUMENTS TO BE DESTROYED**

WHEREAS the municipality has a legal obligation to keep on file certain documents;

WHEREAS the law allows for the destruction of certain documents after a set period of time has elapsed;

WHEREAS the party hired by the municipality has done the archiving of the municipal documents and certain documents may be destroyed in accordance with the law;

WHEREAS said documents are known and identified as the documents listed on "Annexe 1" of this document;

UPON PROPOSAL DULY MOVED BY ALAIN BEAULIEU  
THE COUNCILLORS UNANIMOUSLY RESOLVE

THAT the municipality proceed with the destruction of the documents listed in "Annexe 1".

PASSED

**2014-03-03.09**

**DONATION TO MAISON AUBE-LUMIÈRE - BENEFIT DINNER (ENVOL XVII)**

WHEREAS the Maison Aube-Lumière's mission is to bring warmth and serenity in the lives of cancer patients;

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

WHEREAS, in order to support its humanitarian mission, it is organizing a benefit dinner (L'Envol XVII) Friday, March 28th 2014;

UPON PROPOSAL DULY MOVED BY CARROL HALLER  
THE COUNCILLORS UNANIMOUSLY RESOLVE

TO support the actions of Maison Aube-Lumière, by donating \$100 from the grant fund 02-190-00-996.

PASSED

**2014-03-03.10**

**REQUEST FOR A GRANT FROM THE NORTH HATLEY RECREATION SOCIETY (NHRS) - SERIES OF CONCERTS IN DREAMLAND PARK**

WHEREAS the Municipality of the Village of North Hatley received a request for a grant of more than \$2,000 from the North Hatley Recreation Society (NHRS) for concerts to be held in Dreamland Park;

WHEREAS NHRS is requesting financial support for the opening concert;

WHEREAS the concert is free and accessible to the whole population;

WHEREAS the Municipality acknowledges the importance of encouraging this organization;

UPON PROPOSAL DULY MOVED BY PAULINE FARRUGIA  
THE COUNCILLORS UNANIMOUSLY RESOLVE

To give the North Hatley Recreation Society (NHRS) a maximum amount of \$2,000, from the grant fund (02-702-10-970, Contribution arts et culture);

PASSED

**2014-03-03.11**

**APPOINTMENT TO THE SCOWEN PARK COMMITTEE**

WHEREAS the Council of the Village of the North Hatley recognizes the importance of having green spaces in the municipality;

WHEREAS the Scowen property is jointly owned with the Municipality of the Canton de Hatley;

WHEREAS at the February 24th 2014 meeting at the Lucien Vachon hall, the two municipalities expressed an interest in preparing a common planning project;

WHEREAS at the same meeting, the two municipalities expressed an interest in reserving a space for a future fire station;

WHEREAS, at the same meeting, the two municipalities decided to form a joint working committee to study the development of Scowen Park;

WHEREAS it is necessary to appoint representatives of North Hatley to a joint working committee;

UPON PROPOSAL DULY MOVED BY MICHAEL MUNKITTRICK  
THE COUNCILLORS UNANIMOUSLY RESOLVE

TO appoint Councillors Michael Munkittrick and Alain Beaulieu to the working committee to study the development of the Scowen Park;

THAT the mayors of the Canton de Hatley and North Hatley meet with Mr. Peter Scowen in order to validate the proposal.

PASSED

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

**2014-03-03.12**

**CCUP BUSINESS**

WHEREAS the CCUP held a Regular Meeting on February 19th 2014;

WHEREAS Resolution 2014-008 with respect to a request for a permit to replace eight windows at 145, rue des Vétérans was passed with the recommendation that it be adopted by the Town Council;

WHEREAS Resolution 2014-009 regarding a request for a permit to erect an attached building on the front left sideyard at 70, rue Jackson Heights was passed with the recommendation that it be adopted by the Town Council;

WHEREAS Resolution 2014-012 regarding a request for a permit for the construction of a main building on lot number 4 029 037, rue Rublee adding fill to reduce the difference in height with the neighbouring buildings, was passed with the recommendation that it be adopted by the Town Council;

UPON PROPOSAL DULY MOVED BY CARROL HALLER  
THE COUNCILLORS UNANIMOUSLY RESOLVE

TO accept the recommendations of the CCUP.

PASSED

**2014-03-03.13**

**AGREEMENT IN PRINCIPLE - LALIBERTÉ PROJECT**

WHEREAS the developer Mr. Richard Laliberté filed a preliminary draft of the site plan, attached herewith;

WHEREAS the project is located near the municipal parking lots;

WHEREAS an application was submitted January 22, 2014 by the developer;

WHEREAS the overall area of the project is approximately 15,370 m<sup>2</sup>;

WHEREAS the developer submitted a set of architectural perspective images dated January 22, 2014;

WHEREAS presentations were done during some working meetings of the CCUP and Council with the developer;

WHEREAS, following these meetings, the Council shows interest in said project;

WHEREAS, in order to carry out this project, it is necessary to amend the regulation on urban planning and get the approval of the citizens and the proper authorities, if required;

UPON PROPOSAL DULY MOVED BY ALAIN BEAULIEU  
THE COUNCILLORS UNANIMOUSLY RESOLVE

THAT this resolution indicate the Council's interest in making this project a reality, subject to the proper approval of any amendments to be made to the various urban planning by-laws;

THAT the Council accept the following principles in one general plan, as presented in the draft, without however authorizing any encroachment on municipal property;

THAT the maximum number of residential units authorized be 230 units, without increasing the footprint area of the buildings;

THAT the architectural perspectives be respected except for building "C", it having to be modified in accordance with the developer's proposal of February 26, 2014 so as to visually reduce the length of the building through the choice of materials, colours, the jutting out of the facade at certain points to give the appearance of multiple individual buildings.

THAT the maximum footprint area allowed for all the buildings together be 7,685 m<sup>2</sup> i.e. 50% of the project area and that a minimum of 25% of the area be reserved for green spaces;

THAT the maximum height allowed for the buildings be no more than 5 storeys;

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

THAT the maximum living area for a 5th storey be 2,480 m<sup>2</sup> or 32% of the footprint area;

THAT the number of parking spaces on the project site be:

- 0.5 space per unit for the independent seniors' building;
- 0 space for businesses;
- 1.2 spaces per unit for the other units;

THAT the layout plan be prepared by a land surveyor at the expense of the developer and that it show all the setbacks, encroachments on the adjacent and municipal lots;

THAT the blueprints and architectural perspectives be approved by the Council and presented by the developer to the citizens of North Hatley for an "Open Door" public consultation, in accordance with the consultation policy;

THAT the commercial use be limited to convenience type businesses and professional services;

That the overall project be subject to the terms under By-law 2008-524 "Entente relatives à des travaux municipaux" (agreement concerning municipal projects) and to required government approvals;

THAT the project be conditional upon the approval by the Council of one general plan for the whole sector.

PASSED

2014-03-03.14

**WINTER FUN DAY "SNOW SCULPTURE" CONTEST - ANNOUNCEMENT OF THE NAMES OF THE WINNERS AND DISTRIBUTION OF PRIZES**

WHEREAS the municipality organized a snow sculpture contest in the village;

WHEREAS the municipality wishes to reward the efforts of the citizens who made winter more enjoyable;

WHEREAS last February 15th the judges visited the streets of the village to determine the winners;

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

THAT the three (3) winners chosen by the judges receive cash prizes as follows: \$100 for first place, \$50 for second place and \$25 for third place;

THAT the winners be:

1st Place	Richard and Vanessa Cliche
2nd Place	Louise, Jonathan and Michael Gearey
3rd Place	James, Madison, Jackson and Cooper Bradley

THAT the municipality congratulate all the participants and the winners.

PASSED

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

2014-03-03.15

**AUTHORIZATION FOR THE "TOUR À VÉLO POUR LA SOLIDARITÉ" -  
SEPTEMBER 27, 2014**

WHEREAS the "Carrefour de solidarité internationale" requested authorization from the municipal council to hold its second edition of the "Tour à vélo pour la solidarité" (bicycle race for solidarity),

WHEREAS the "tour" includes passing on the territory of the Village of North Hatley on September 27th 2014;

UPON PROPOSAL DULY MOVED BY MICHAEL MUNKITTRICK  
THE COUNCILLORS UNANIMOUSLY RESOLVE

THAT the municipal council of the Village of North Hatley authorize the September 27th 2014 bicycle "tour".

PASSED

2014-03-03.16

**ADOPTION OF BY-LAW 2014-572 - CODE OF ETHICS AND RULES OF  
PROFESSIONAL CONDUCT FOR ELECTED MUNICIPAL OFFICIALS**

**WHEREAS** the Municipal Ethics and Good Conduct Act (2010, c. 27) requires the adoption of a code of ethics and rules of professional conduct for elected municipal officials;

**WHEREAS** the ethical values of the municipality and municipal organisations stated in this code of ethics and rules of professional conduct are:

1. The integrity of the members of any council of the municipality;
2. Honour for the office of member of a council of the municipality;
3. Prudence in the pursuit of the public interest;
4. Respect toward other members of a council of the municipality, the employees of the municipality and the citizens;
5. Loyalty to the municipality; and
6. The quest for fairness.

**WHEREAS** the values set out in the code of ethics and rules of professional conduct must guide all persons in their understanding of the rules that apply to them;

**WHEREAS** the rules set out in this code of ethics and professional conduct aim to prevent, in particular:

1. Any situation where the private interest of a council member might impair his or her independence of judgement in carrying out the duties of office;
2. Any situation that would be contrary to sections 304 and 361 of the Act respecting elections and referendums in municipalities (R.S.Q., chapter E-2.2); and
3. Favouritism, embezzlement, breach of trust or other misconduct.

UPON PROPOSAL DULY MOVED BY PAULINE FARRUGIA  
THE COUNCILLORS UNANIMOUSLY RESOLVE

TO adopt By-law 2014-572 - Code of Ethics and Rules of Professional Conduct for Elected Municipal Officials.

PASSED

2014-03-03.17

**ADOPTION OF BY-LAW 2014-573 - AMENDING THE PLANNING PROGRAM 01-431**

WHEREAS a public consultation meeting was held at 6:30 p.m. on March 3rd;

WHEREAS the citizens had the opportunity to express their views on the draft by-law;

UPON PROPOSAL DULY MOVED BY ALAIN BEAULIEU  
THE COUNCILLORS UNANIMOUSLY RESOLVE

TO adopt By-law number 2014-573 amending the planning program 01-431.

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

The purpose of this by-law number 2014-573 will be to amend the planning program by-law 01-431 in order to:

- update the agricultural land use following the adoption by the Memphrémagog MRC of by-law 11-13 amending the revised land use and development plan ("le Schéma")

A copy of the by-law is attached as an integral part of this resolution.

PASSED

**2014-03-03.18**

**ADOPTION OF BY-LAW 2014-574 - AMENDING ZONING BY-LAW 01-432**

WHEREAS a public consultation meeting was held at 6:30 p.m. on March 3rd;

WHEREAS the citizens had the opportunity to express their views on the draft by-law;

UPON PROPOSAL DULY MOVED BY ALAIN BEAULIEU  
THE COUNCILLORS UNANIMOUSLY RESOLVE

TO adopt the Zoning by-law number 2013-574.

The purpose of this by-law number 2014-574 will be to amend the Zoning by-law 01-432 in order to:

- add new provisions following the adoption by the Memphrémagog MRC of by-law 11-13 amending the revised land use and development plan ("le Schéma") concerning residential use in permanent agricultural zone;
- add provisions setting the distances for the management of odors in agricultural zones;

PASSED

**2014-03-03.19**

**AUTHORIZATION TO PAY THE "COMMUNICATION PLUS" INVOICE FROM THE SURPLUS AVAILABLE**

WHEREAS the council had a mobile radio system installed in the municipal motorized equipment;

WHEREAS the work was carried out as agreed to between the Municipality and the firm;

WHEREAS the cost of the work done amounts to \$3,420.04 plus taxes;

UPON PROPOSAL DULY MOVED BY MICHAEL MUNKITTRICK  
THE COUNCILLORS UNANIMOUSLY RESOLVE

THAT the Council authorize the payment of Invoice number 80370 from the firm "Communication Plus" in the amount of \$3,420.04 plus taxes;

That the amount required by taken from the available surplus.

PASSED

**2014-03-03.20**

**APPROVAL OF EXPENSES**

UPON PROPOSAL DULY MOVED BY PAULINE FARRUGIA  
THE COUNCILLORS UNANIMOUSLY RESOLVE

THAT the expenses listed on the statement presented on March 3rd 2014 by the Treasury Department be approved for payment.

Regular expenses at March 3rd 2014:	<b>\$215,614.20</b>
Pre-authorized payment :	<b>\$25,671.37</b>

PASSED



**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

**2014-03-03.21      EXPENDITURES OVER \$5,000**

UPON PROPOSAL DULY MOVED BY PAULINE FARRUGIA  
THE COUNCILLORS UNANIMOUSLY RESOLVE

TO authorize the following purchase(s):

PROVIDERS	DATE	INVOICE	AMOUNT
<b>LES POMPES R. FONTAINE</b>			
Drinkable water - West side - Emergency call	December 31, 2013	18043	\$419.89
Drinkable water East side - replace pump and repair pipes	16 janvier 2014	18050	\$1,474.84
Ice-storm - West Pumping Station - drive and problem	22 janvier 2014	18062	\$6,434.16
Ice storm - Purchase of replacement pump	January 24, 2014	18070	\$3,403.72
		<b>TOTAL:</b>	<b>\$11,732.61</b>
			(Inclusive of Taxes)
<b>SIFTO</b>			
WINTER SALT 34.22 TM	January 23, 2014	72390717	\$3,492.22
WINTER SALT 34.04 TM	February 12, 2014	72396580	\$3,473.84
		<b>TOTAL:</b>	<b>\$6,966.06</b>
			(Inclusive of Taxes)
<b>SONIC - LA COOP DES CANTONS</b>			
WINTER DIESEL FUEL	February 10, 2014	32036181	\$3,358.77
COMMUNITY CENTRE – HEATING OIL	February 12, 2014	31863911	\$2,241.05
		<b>TOTAL:</b>	<b>\$5,599.82</b>
			(Inclusive of Taxes)

PASSED

**2014-03-03.22      OTHER BUSINESS**

**2014-03-03.23      QUESTION PERIOD**

Morgan Quinn	Translation of Laliberté and Scowen resolutions
Michael Dudgeon	Why radios versus cell phones?
John Gronan	Thank you for the support re the concerts Destruction of the citizens' documents by the SQ - Next dates
Michael Grayson	Laliberté Project - what format of consultation will be used Will there be a referendum? Height of buildings Cost of the infrastructures to be modified What environmental impact study will be done? What is the project schedule?
Michael Dudgeon	What type of approval required from CCUP? Size of buildings
Jean-Yves Durocher (Stanstead Journal)	What is the footprint of the first phase?

**MINUTES  
VILLAGE OF NORTH HATLEY**

**MARCH 3, 2014**

Patrick Lajoie	Snow clearing, amateur job in the yard
	Taxes
Michael Rochette	What is the purpose of the development of Scowen Park?

**2014-03-03.24**

**ADJOURNMENT OF MEETING**

At 8:20 p.m., all issues on the Agenda having been addressed;

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

THAT this meeting be adjourned.

PASSED

\_\_\_\_\_  
Michael Page  
Mayor

\_\_\_\_\_  
Léonard Castagner  
Town Manager 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 herein 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.