

PROVINCE DE QUÉBEC
MRC DE MEMPHRÉMAGOG
MUNICIPALITÉ DU VILLAGE DE NORTH HATLEY

Public notice to persons and organizations wishing to express their views on the draft by-law no. 2024-761 amending zoning by-law no. 2001-432 concerning part of the territory

In accordance with the Act respecting land use planning and development, at a meeting held on December 2, 2024, the Municipal Council of the Municipality of the Village of North Hatley has adopted, by resolution, the draft by-law entitled "By-law no. 2024-761 amending Zoning By-law No. 2001-432 of the Municipality of the Village of North Hatley".

Description of the zone concerned :

- the zone concerned is located approximately between Capelton Road, Main Street Main and Lake Massawippi.

The purpose of this draft by-law is to amend the zoning by-law and, more specifically more specifically, the uses and provisions applicable to a main building located in the in zone C-4 in order to:

1. **Remove** the single-family detached dwelling use from the uses permitted in the zone;
2. **Remove** the use of detached two-family dwellings from the uses permitted in the zone;
3. **To add** the use Habitations "*detached multi-family*" to the zone;
4. **Require**, for a detached multifamily dwelling, a minimum of 8 dwellings and a maximum of a maximum of 24 dwellings;
5. **To remove** the "Hotel" and "Motel" uses from the uses permitted in the zone;
6. **To remove** the "Auto-focused establishments" use from the uses permitted in the zone;
7. **To add** the use Indoor commercial activities in the zone;
8. **To remove** the Religious Establishments use from the permitted uses in the zone;
9. **To add** the convenience store use to the zone;
10. **To modify** the minimum front setback from 2 m for the entire building to 2 m for the first three storeys and 15 m for the 4th storey;
11. **To change** the minimum rear setback from 7.5 m to 4.5 m;
12. **To change** the minimum side setback from 3 m to 2 m;
13. **To add** a minimum sum of side setbacks to 5 m;
14. **To change** the maximum number of storeys authorized from 2 storeys to 4 storeys;
15. **To modify** the maximum authorized height from 10 m to 15 m and to exclude from the height calculation an off-roof structure when it occupies a maximum of 25% of the roof area and the total height, including the off-roof structure, does not exceed the maximum authorized height by more than 3 m.

NOTICE is hereby given of a public consultation meeting to be held on December 10, 2024, at 6:00 p.m., at Sainte-Elisabeth Church, 3115 Capelton Road, North Hatley.

This public consultation meeting will give Council the opportunity to explain the draft by-law and the consequences of its adoption, and to hear from any individuals or organizations wishing to express their views.

The draft by-law is available for consultation at the Village of North Hatley's Town Hall during regular business hours, and on the Municipality's website: <http://www.northhatley.org/fr/>.

This project includes provisions subject to referendum approval.

DONE AT THE MUNICIPALITY OF THE VILLAGE OF NORTH HATLEY, THIS DECEMBER 3, 2024.

Director General