

**PROVINCE OF QUEBEC
MRC DE MEMPHRÉMAGOG
MUNICIPALITY OF THE VILLAGE OF NORTH HATLEY**

Public notice to interested persons entitled to sign a request to participate in a referendum

Second draft By-law number 2024-761 adopted January 13, 2025, amending the zoning by-law.

1 Purpose of the project and requests to participate in a referendum.

Following public consultation meeting held on December 10, 2024, the Council of the Municipality of the Village of North Hatley adopted a second draft by-law amending the zoning by-law.

This second draft contains provisions that may be the subject of an application by interested persons in the zones concerned and in contiguous zones to have a by-law containing them submitted for their approval in accordance with the *Act respecting elections and referendums in municipalities*.

A request for :

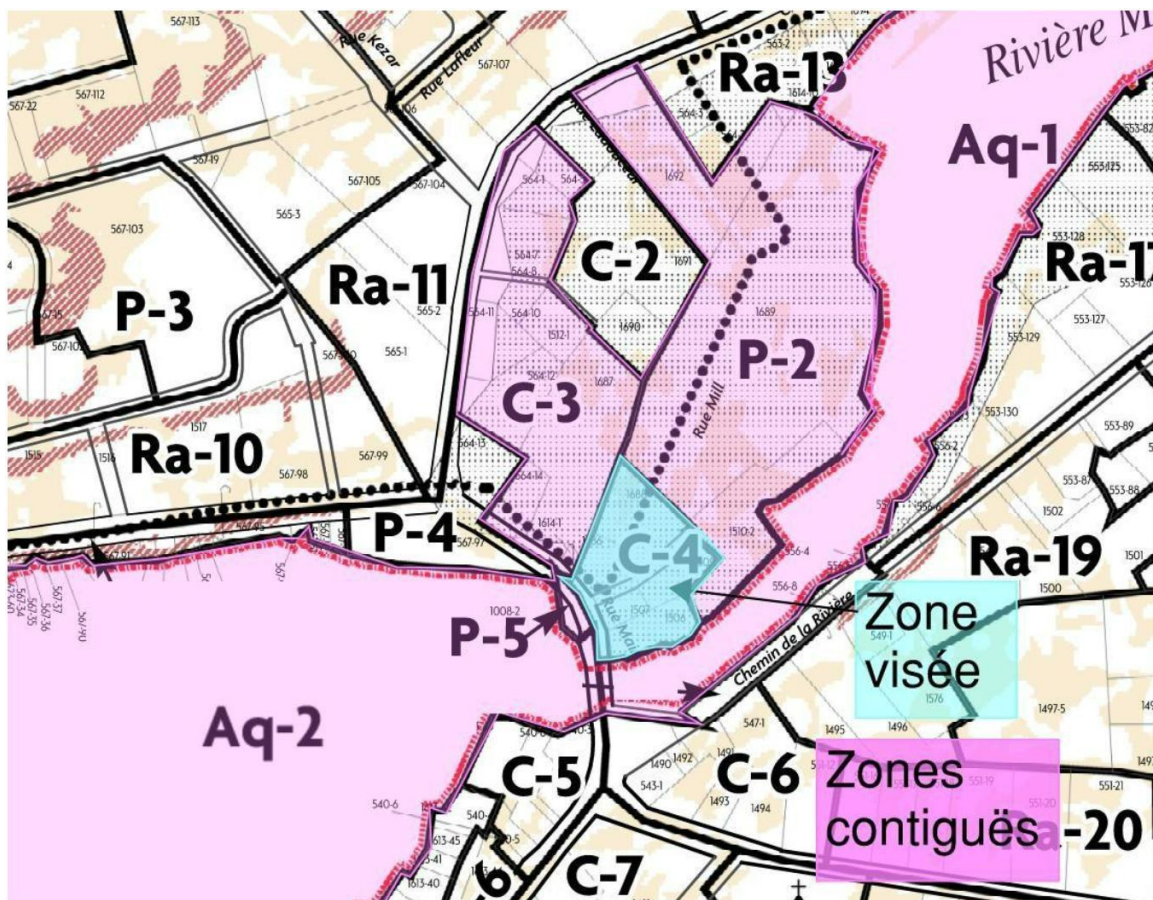
1. **Withdrawal of** the use *Single-family detached homes* from the uses permitted in the **C-4 zone** may come from the C-4 target zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
2. **Withdrawal of** the use *Isolated two-family homes* from the uses permitted in the **C-4 zone** may come from the targeted C-4 zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
3. **The addition of** the *Detached multi-family homes* use in the **C-4 zone** may come from the C-4 target zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
4. A minimum of 8 apartments and a maximum of 24 apartments for a detached multi-family homes in the **C-4 zone** may come from the C-4 zone or contiguous zones, i.e., Aq-1, Aq-2, C-3, P-2 and P-5: Aq-1, Aq-2, C-3, P-2 and P-5.
5. **Withdrawal of** the "Hotel", "Motel" and "Inn" uses from the uses permitted in the **Zone C-4** may come from the C-4 zone or from adjacent zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
6. **Withdrawal of** the *Car sales or repair establishment* use from the uses permitted in the **C-4 zone** may come from the C-4 target zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
7. **Withdrawal of** the *Religious Establishments* use from the uses permitted in **zone C-4** may come from the targeted zone C-4 or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
8. In **C-4 zone**, the *convenience store* use may be **added** from the C-4 target zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
9. **The addition of** the "Fitness gymnasium" use permitted in the **C-4 zone** may come from the C-4 target zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
10. To **modify** the minimum front setback from 2 m for entire building to 2 m for the first three storeys of the building and 15 m for the 4th storey of the building in the **C-4 zone** may come from the C-4 zone or contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.

11. To **modify** the minimum rear setback from 7.5 m to 4.5 m in the **C-4 zone** may come from the C-4 zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
12. To **modify** the minimum side setback from 3 m to 2 m for the first three storeys of the building and 6 m for the 4th storey of the building in the **C-4 zone** may come from the C-4 zone or contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
13. To **add** a minimum sum of side setbacks at 5 m in the **C-4 zone** may come the C-4 target zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
14. To **change** the maximum number authorized storeys from 2 to 4 in the **zone C-4** may come the C-4 zone or from contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.
15. To **modify** the maximum height authorized from 10 m to 15 m and to exclude from the height calculation an off-roof construction when it occupies a maximum of 25% of the roof area and the total height, including the off-roof construction, not exceed by more than 3 m the maximum height authorized in **zone C-4** may come from the C-4 zone or contiguous zones, i.e. : Aq-1, Aq-2, C-3, P-2 and P-5.

The purpose of such a request is that the by-law containing this provision be submitted for approval to the qualified voters of the zone to which it applies and to those of any contiguous zone from which a valid request for the provision originates.

2 Zone description

- The area affected by **zone C-4** lies approximately between Capelton Road, the Massawippi River and Lake Massawippi. Here is the approximate boundary of the area affected by the **C-4 zone** modification:



An illustration of the entire zoning plan is available on the municipality's website:
<http://www.northhatley.org/fr/>.

3 Conditions for valid applications

To be valid, all requests must :

- clearly indicate the disposition and zone from which it originates;
- A **copy of identification** must accompany the application (identification of the person entitled to registration);
- be received at the municipal office no later than January 23, 2025 ;
- have been approved in writing by at least twelve interested parties in the area where it originates, or by at least a majority of them if the number of interested parties in the area does not exceed 21.

4 Interested parties

4.1 An interested person is any person who not disqualified from voting and who meets the following conditions on January 13, 2025:

- be of legal age, a Canadian citizen and not under curatorship;
- be domiciled, own a building or occupy a place of business in an area from which a request may originate.

4.2 Additional condition for undivided co-owners of an immovable and co-occupants of a place of business: be designated, by means of a power of attorney signed by the majority of co-owners or co-occupants, as the person entitled to sign the application on their behalf.

4.3 Condition for exercising the right to file an application in writing by a legal entity: every legal entity must designate from among its members, directors and employees, by resolution, a person who, on January 13, 2025, is of full age and a Canadian citizen and who is not under curatorship.


5 No requests

All provisions of the second draft that not been the subject of a valid request may be included in a by-law that does not need to be approved by those eligible to vote.

6 Project consultation

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

GIVEN TO THE MUNICIPALITY OF THE VILLAGE OF NORTH HATLEY, THIS
JANUARY 15, 2025.



General Manager

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