

**MINUTES
VILLAGE OF NORTH HATLEY
JANUARY 13, 2025**

REGULAR MEETING of Municipal Council held at the Église Sainte-Élisabeth de North Hatley community hall at 7:00 p.m.

PRESENT are the following Councillors:

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

Absent:

QUORUM is present with Mayor Marcella DAVIS-GERRISH presiding.

ALSO PRESENT: Benoit TREMBLAY, Director-General and Secretary-Treasurer, and Bruno BÉLISLE, Assistant Director-General.

AGENDA

1. Adoption of the Agenda
2. Adoption of the Minutes of the meetings held December 2 and 12, 2024
3. Information from Council members
4. Question Period on Items listed on the Agenda

ADMINISTRATION, CLERK AND LEGAL AFFAIRS

5. By-law 2024-765 on remuneration for Council members — Adoption
6. By-law 2024-767 on holding Council meetings — Adoption
7. Letter of resignation submitted by a Council member

HUMAN RESOURCES AND WORK RELATIONS

FINANCE AND TREASURY

8. Approval of Accounts Payable
9. Reports on Net Salaries — 2024-12
10. By-law 2024-768 on real estate transfer duties — Adoption
11. By-law 2024-769 governing property taxes and rates of compensation for services to meet expenses for 2025 – Adoption

ENGINEERING AND PUBLIC WORKS

URBANISM, HERITAGE AND THE ENVIRONMENT

12. By-law 2024-761 amending zoning by-law 2001-432 (zone C-4) — Adoption of 2nd draft
13. By-law 2024-766 amending by-law 2022-641 on building demolition — Adoption
14. Geotechnical investigation – Award of Contract – Refrigerated rink at parc de la Rivière
15. 5, rue Main – Request for zoning change
16. 4120, chemin Magog – Request for demolition

RECREATION, CULTURE AND COMMUNITY LIFE

PUBLIC SECURITY

VARIA

17. Request for revision of the guidelines for the 'valorisation des sols contaminés du MELCCFP' — Support
18. Question Period on Issues of local public interest
19. Meeting Adjourned

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ADOPTION OF THE AGENDA

I, ELIZABETH FEE, MOVE

THAT the Agenda be adopted as presented.

ADOPTION OF THE MINUTES OF THE MEETINGS HELD DECEMBER 2 AND 12, 2024

I, CARROL HALLER, MOVE

THAT the Minutes of the Regular Meeting held December 2, and of the Special Meetings held December 12, 2024 be adopted.

INFORMATION FROM COUNCIL MEMBERS

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

- Reminder garbage bins vs snow removal
- News on the Master Plan: Opening of envelopes January 20. Mrs Dupré will be on the committee reviewing proposals.

QUESTION PERIOD ON ITEMS LISTED ON THE AGENDA

CITIZENS		ISSUES
ALEX SONEA 3005, Capelton	Q	How many question periods are there?
	R	There are 2.
LINE FORTIN 320, Séguin	Q	Why does Council want to adopt the amendment to zone C4 as a master plan is coming?
	R	The project was presented before talks started of revisiting the master plan. The project will result in 22 dwellings, and the land was appropriated for such use. There will be a consultation process.
RICHARD GOURDE 980, Massawippi	Q	A: How many people were present at the public consultation? B. Where will cars park?
	R	A: Approx. 20 people. B: C: Parking will be underground, but currently presented to the MRC.
JEAN-FRANÇOIS LOISELLE 3105, Capelton	Q	Info on Mr. Wilson's resignation: will there be elections?
	R	Info will be shared at that item in the meeting.
JEAN-FRANÇOIS LABRIE 1087, Massawippi	Q	Why is my project not approved while one for Mr. Laliberté has been approved?
	R	It is a question of zoning change without a specified project whereas Mr. Laliberté submitted one, one year ago.
RICHARD GOURDE 980, Massawippi	Q	It was said at the meeting that the majority of the people wanted to wait for the master plan.
	R	The people at the meeting are not necessarily all of the people in the village. They represent one portion of the population.
LINE FORTIN 320, Séguin	Q	Anglais: A: Why make the change now rather than wait for the master plan? B: Who is covering the cost of the master plan – name

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		not divulged? Is there a conflict of interest?
	R	<p>Anglais:</p> <p>A: The project was presented a year ago, long before the idea of revisiting the master plan, which is why it is now presented.</p> <p>B: It is the Ottawa Community Foundation who made the donation for the master plan and we do not know who the donor is. This has no connection whatsoever to Mr. Laliberté.</p>
MANON LORD 410, Woodward	Q	Are you looking for a solution for Mr. Laliberté's project? One gets the impression that as a solution to Mr. Laliberté's project, you have to change the zoning.
	R	No.
JOHN GRONAN 330, Séguin	Q	<p>Anglais:</p> <p>Why wasn't the project presented to everyone?</p>
	R	<p>Anglais:</p> <p>It's a project If it is approved by the CCUP and the MRC, then people can consult it.</p>
STEVE STAFFORD 495, Hovey	Q	<p>Anglais:</p> <p>A: Can we ask the Foundation to say who is the donor for the master plan? Because it sends a wrong message to the population.</p> <p>B: Delays seem long, is it due to the master plan?</p>
	R	<p>Anglais:</p> <p>A: No, we cannot. We were told that the donor wished to remain anonymous.</p> <p>B: A project is a project... all of it to be approved by the CCUP and the MRC.</p>
JANE MEAGHER 2035, Lac	Q	Who is making the donation?
	R	The person who made the donation wishes to remain anonymous.
ALEX SONEA 3005, Capelton	Q	<p>Anglais:</p> <p>No one wants another Connaught. If you change the zoning, it opens the door to other similar projects in the said zone.</p>
	R	<p>Anglais:</p> <p>The amendment to the by-law does not open the door to this type of project.</p>
LINE FORTIN 320, Séguin	Q	The 2012 master plan set the height at 3 floors whereas his is of 4 floors or 50 feet.
	R	Mr. Laliberté's former project was 5 floors...
STEVE STAFFORD 495, Hovey	Q	<p>Anglais:</p> <p>Mr. Laliberté should present his project to the population.</p>
	R	<p>Anglais:</p> <p>It is <u>his</u> project. It is up to him to do so. The question will be put to him.</p>
RICHARD GOURDE 980, Massawippi	Q	A: What will be the next building to go up in the said zone? If the dépanneur is rebuilt, what will replace it...
	R	Thank you for your comments.

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MANON LORD 410, Woodward	Q	More hoped for tax revenue means more luxury apartments. An apartment with a view on the lake will always be more profitable than without. This risks setting a precedent.
	R	Thank you for your comment.
JANE MEAGHER 2035, Lac	Q	Since 2018 people have asked when the town would do something. It's a project start so we should let things advance according to the by-laws.
	R	Something should be done on the issue.
ANNE MARIE BLOUIN 33-41, Main	Q	Thank you Mrs. Gerrish for supporting people like a mother does her family. There seems to be a lot of fear with regard to this project and people are stressed out as a result.

2025-01-13.01

BY-LAW 2024-765 ON REMUNERATION FOR COUNCIL MEMBERS — ADOPTION

I, ANDREW J PELLETIER, MOVE

THAT By-law 2024-765 on remuneration for Council members be adopted.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.02

BY-LAW 2024-767 ON HOLDING COUNCIL MEETINGS — ADOPTION

I, DANIELLE DUPRÉ, MOVE

THAT Bylaw 2024-767 on holding Council meetings be adopted.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.03

LETTER OF RESIGNATION SUBMITTED BY A MUNICIPAL COUNCIL MEMEBER

The Director-General and Clerk-Treasurer submitted the letter of resignation by Councillor of seat number 5, David WILSON, dated December 13, 2024.

The Director-General and Clerk-Treasurer confirmed seat number 5 has been vacant since December 14, 2024.

There will be no election until the general election of November 2025.

Council wishes to thank Mr. Wilson for his contribution to the Village.

2025-01-13.04

APPROVAL OF ACCOUNTS PAYABLE

WHEREAS municipal Accounts Payable were reviewed by Council;

I, ANDREW J PELLETIER, MOVE

To approve payment of supplier accounts listed on the statement presented January 13, 2025 by the Treasury Department, in the amount of \$628,432.56.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

REPORTS ON NET SALARIES — 2024-12

ELECTED	15 873,35 \$
PERMANENT	50 877,81 \$
SEASONAL	0,00 \$

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TOTAL	66 751,16 \$
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2025-01-13.05

BY-LAW 2024-768 ON REAL ESTATE TRANSFER DUTIES — ADOPTION

I, MICHEL DESROSIERS, MOVE

THAT By-law 2024-768 on real estate transfer duties be adopted.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.06

BY-LAW 2024-769 GOVERNING PROPERTY TAXES AND RATES OF COMPENSATION TO MEET EXPENSES FOR 2025 — ADOPTION

I, ANDREW J PELLETIER, MOVE

THAT By-law 2024-769 governing property taxes and rates of compensation for services to meet expenses for 2025 be adopted.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.07

BY-LAW 2024-761 AMENDING ZONING BY-LAW 2001-432 (ZONE C4) — ADOPTION OF 2ND DRAFT

I, MICHEL DESROSIERS, MOVE

THAT the 2nd draft of the zoning by-law entitled « Règlement numéro 2024-761 modifiant le Règlement de zonage numéro 2001-432 de la Municipalité du Village de North Hatley » be adopted with the following changes:

- Removal under Article 2 of the draft by-law:
 - Of the usage of « Activités intérieures à caractère commercial » as authorized use in the zone.
- Addition under Article 2 of the draft by-law:
 - The retraction of reference note 22 following « X » at item « 4.3 Groupe commercial », à la ligne C.1 intitulée « Établissements de court séjour;
 - The retraction of the expression « X⁽¹⁹⁾ » at item « 4.7 Usages spécifiquement autorisés », à la ligne intitulée « Auberge »;
 - Of the usage of « Gymnases de conditionnement physique » at item « 4.7 Usages spécifiquement autorisés » below « Gîte touristique » and of « X » with regard to the new usage;
 - At section « Marge de recul latérale minimale », in the line entitled « - tout bâtiment », of reference note 32 following number 2;
 - At paragraph i) Description des renvois, of new note 29, by:
 - replacement of the expression « et « Motel » » by the expression « , « Motel » and « Auberge » »;
 - the addition of the following sentence after the first sentence « L'usage « Résidence de tourisme » est contingenté à un dans la zone. »

Reference note 29 now reads as:

« (29) Les usages « Hôtel », « Motel » et « Auberge » sont prohibés dans la zone. » L'usage « Résidence de tourisme » est contingenté à un dans la zone. »

- au paragraphe i) Description des renvois, de la note de renvoi 32 qui se lit comme suit :

« (32) La marge de recul latérale est de 2 m pour les trois premiers étages du bâtiment et de 6 m pour le 4e étage du bâtiment. »

Mrs Gerrish calls for a vote from the floor on the resolution.

M. Desrosier: for
Mme Haller: for
Mme Dupré: for
Mme Fee: for
M. Pelletier: for

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VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.08

BY-LAW 2024-766 AMENDING BYLAW 2022-641 ON BUILDING DEMOLITION — ADOPTION

I, DANIELLE DUPRÉ, MOVE

THAT the By-law entitled « Règlement numéro 2024-766 modifiant le règlement régissant la démolition d'immeubles no 2022-641 de la Municipalité du Village de North Hatley » be adopted.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.09

GEOTECHNICAL INVESTIGATION – AWARD OF CONTRACT – REFRIGERATED RINK AT PARC DE LA RIVIÈRE

WHEREAS there is an ongoing refrigerated rink project at parc de la Rivière;

WHEREAS further details are needed on soil conditions;

WHEREAS the Municipality put out a call for tenders in accordance with the *Politique de gestion contractuelle*;

Entreprise invité	prix \$	notes
FNX-Innov	\$ 10,950.00	offre conforme et complète. 2 sondages + analyses + rapport
Englobe	-	offre non reçu.
LCL environnement	\$ 12,790.00	offre conforme et complète. 2 sondages + analyses + rapport
Groupe ABS	-	refus, carnet de commande complet
EXP	\$ 13,500.00	offre conforme et complète. 2 sondages + analyses + rapport

I, DANIELLE DUPRÉ, MOVE

THAT the contract be awarded to the firm of FNX-Innov;

THAT the Director-General, Benoit Tremblay or in his absence, the Assistant Director-General, Bruno Bélisle, be mandated to sign all related agreements for and on behalf of the Municipality.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.10

5, RUE MAIN — REQUEST FOR ZONING CHANGE

WHEREAS the owner of 5, rue Main submitted a request for zoning change in order to annex the said property to commercial zone C-3;

WHEREAS the Municipality is in the process of putting into place a master plan and implementation strategy that targets among others the zone where is located 5, rue Main;

WHEREAS the request for zoning change is not related to a specific project and Council wishes to make a well-thought-out decision and ensure that all usage meets current and future needs of the Municipality and that said needs will be laid out at public consultations relative to the master plan;

WHEREAS the owner of 5, rue Main acknowledges the strategic location of the building and hopes for commercial zoning that allows for usage that meets the needs of citizens as much as possible;

WHEREAS Council for its part acknowledges the historical and heritage value of the building;

WHEREAS the owner of 5, rue Main has been in discussion with the Municipality and is of the opinion that it is preferable to wait until the master plan is complete in order to request a zoning change;

WHEREAS the timeline for the completion, public presentation and recommendations of the master plan is set for September 2025;

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I, MICHEL DESROSIERS, MOVE

THAT the request for zoning change at 5, rue Main be refused;

THAT Council review any new request for zoning change for 5, rue Main as of October 2025 following the completion of the master plan and recommendations, if the owner wishes to do so;

Mrs Gerrish calls for a vote from the floor on the resolution.

M. Desrosier: for
Mme Haller: for
Mme Dupré: for
Mme Fee: for
M. Pelletier: for

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

2025-01-13.11

4120, CHEMIN MAGOG — REQUEST FOR DEMOLITION

- WHEREAS a request for the demolition of the main building located at 4120, chemin Magog was submitted October 8, 2024;
- WHEREAS the Inspector General reviewed the request and put together a file on the said request by virtue of By-law 2022-641;
- WHEREAS a public notice was published October 25, 2024;
- WHEREAS the Inspector General submitted the file to the Demolition Committee on November 12, 2024;
- WHEREAS the members of the Demolition Committee reviewed the file by virtue of the 13 criteria under By-law 2022-641 on building demolition;
- WHEREAS a detailed inspection of the building in question revealed beyond a doubt that it is in a dilapidated state;
- WHEREAS estimated costs to renovate and bring the building up to code would be approximately \$743,000.00;
- WHEREAS the building shows a municipal property assessment roll value of \$63,700.00;
- WHEREAS the Demolition Committee held a public meeting on November 14, 2024 in accordance with regulations and laws in force;
- WHEREAS the Director-General and Clerk-Treasurer received only one opposition to the demolition, which was submitted to the Demolition Committee;

I, ANDREW J PELLETIER, MOVE

TO REQUIRE that 5 conditions be met as recommended by the CCUP:

1. To not install a garage entrance at the basement level of the front yard;
2. To preserve the characteristics of the balcony columns;
3. To have window frames blend in with the overall building (no yellow);
4. To use cedar shingles, as is currently the case, for the 2nd floor front siding;
5. To install windows in the roof gables vertically rather than horizontally.

TO APPROVE the request and process for demolition of the building.

VOTE FOR:		VOTE AGAINST:		ABSTENTION:	
ADOPTION:	ADOPTÉD				

REQUEST FOR REVISION OF GUIDELINES FOR THE 'VALORISATION DES SOLS CONTAMINÉS DU MELCCFP' — SUPPORT

- WHEREAS a request was submitted by the Municipalité d'Ogden, supported by the Municipalité de Sainte-Hélène-de-Bagot, asking for a revision of the guidelines for the 'valorisation des sols contaminés du ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs (MELCCFP);

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- WHEREAS the new guidelines, published in December 2023, stipulate that soil with natural metal and metalloid contents surpassing applicable criteria must be considered contaminated, which can result in high costs for handling and moving them to authorized sites;
- WHEREAS the excessive cost related to the management of these types of soil results in an increased tax burden for citizens and municipalities;
- WHEREAS the situation also results in increased greenhouse gas emissions due to the transport of the soil to often far away locations, which hinders environmental sustainability and carbon emission reduction objectives;
- WHEREAS the current criteria under the guidelines do not take into account regional differences, local geological conditions and financial capabilities of individual municipalities in managing these situations;
- WHEREAS many municipalities on our territory share the same concerns and face the same challenges as the municipalit  d'Ogden, which makes this an important issue for our Municipality as well;

I, ANDREW J PELLETIER, MOVE

- **Do support** resolution [2024-10-169] of the municipalit  d'Ogden regarding the revision of the guidelines for the 'valorisation des sols contamin s du MELCCFP'.
- **To request** of the minist re de l'Environnement, de la lutte contre les changements climatiques, de la Faune et des Parcs du Qu bec a revision of the guidelines for the 'valorisation des sols contamin s', and an amendment to the criteria in the action guide 'Guide d'intervention – protection des sols et r habilitation des terrains contamin s'. We also request a softening of the guidelines on the evaluation of soil contents, so that original soil be evaluated differently, and that generic criteria for normal background levels be applied to these soils.
- **To forward** the resolution to the minist re de l'Environnement, de la lutte contre les changements climatiques, de la Faune et des Parcs, and to the MP for Orford, the MRC de Memphr magog, the f d ration des municipalit s du Qu bec (FQM), to the union des municipalit s du Qu bec (UMQ), and to any other entity deemed pertinent in supporting this cause.

QUESTION PERIOD ON ISSUS OF LOCAL PUBLIC INTEREST

QUESTIONS MAY BE ASKED VERBALLY AND BY STATING ONE'S NAME, ADDRESS AND CITY/TOWN.

CITIZENS		ISSUES
JOHN GRONAN 330, S�guin	Q.	Anglais: Will there be an election following Mr. Wilson's departure?
	R.	Anglais: No, to avoid imposing costs on the population.
STEVE STAFFORD 495, Hovey	Q.	Anglais: In C4, will it be possible to rent a dwelling on a short-term basis?
	R.	Anglais: No.
MORGAN QUINN 50, Jackson Heights	Q.	Anglais: Can the Village do anything to limit the increase in the deer population?
	R.	Anglais: No. The minist�re des For�ts, de la Faune et des Parcs was contacted and it was suggested to educate the population on how not to feed them and on how to keep them away.

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JEAN-FRANÇOIS LOISELLE 3105, Capelton	Q.	A: There are bear tracks on the territory... B: Is there a recreation agreement with the Canton de Hatley?
	R.	A: People have mentioned seeing bears, but bear tracks ... we are not aware. B: The Canton no longer wants to be part of our agreement, but there is an opening for the Fête nationale des Québécois.
DON WATT 4010, Magog	Q.	Anglais: There has been no garbage pickup for two weeks.
	R.	Anglais: Some sectors were overlooked and we are looking at solutions with the MRC.
MANON LORD 410, Woodward	Q.	Is there a date for the demolition of the building at the beach?
	R.	It will be in the call for tenders to be published in January.
CLAUDE GENDRON 340, Séguin	Q.	A: I wanted to purchase the Picallily building. At the time, demolition was not a possibility. It is a good idea to demolish it. B: On January 2 it was impossible to go up rue Sherbrooke even with winter tires. More salt than sand is required at this location.
Monsieur CROOK (SHERBROOKE RECORD)	Q.	Anglais: Is it possible to obtain more information on remuneration for elected officials?
	R.	Anglais: Mr. Pelletier draws up remuneration for Council.

MEETING ADJOURNED

At 9:02 p.m., all issues on the Agenda having been addressed;

I, ELIZABETH FEE, MOVE

That the meeting be concluded and adjourned.

MARCELLA DAVIS-GERRISH
Mayor

BENOIT TREMBLAY
Director-General

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.