

CANADA  
PROVINCE OF QUEBEC  
MUNICIPALITY OF WEST BOLTON

Minutes of the regular sitting of the Council of the Municipality of West Bolton, held on Monday, January 13, 2020, at 7:30 p.m. at the Town Hall.

Present:

Jean-Pierre Pouliot, Councillor n° 2  
Loren Allen, Councillor n° 3  
Denis Vaillancourt, Councillor n° 4  
Gilles Asselin, Councillor n° 5  
Cedric Briggs, Councillor n° 6  
who formed a quorum.

The sitting was chaired by Jacques Drolet, Mayor.

Also present:

Jean-François Grandmont, Director general and Secretary-treasurer  
Michael Ferland, head of the Town Planning department and municipal inspector

Absent:

Robert Chartier, Councillor n° 1

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MUNICIPALITY OF WEST BOLTON

AGENDA

1. CALL TO ORDER
2. ADOPTION OF THE AGENDA
3. FIRST QUESTION PERIOD
4. APPROVAL OF MINUTES
5. CORRESPONDENCE
6. TOWN PLANNING
  - 6.1. Inspector's reports - Permits and certificates
  - 6.2. Planning Advisory Committee - Minutes
  - 6.3. Bell - Request for consent
7. ADMINISTRATION
  - 7.1. Approval of accounts and transfers
  - 7.2. Report of authorized expenditures
  - 7.3. DDG training - Audit file - January 22
  - 7.4. By-law number 363-2020 establishing taxation and rates for the year 2020  
- Notice of motion and tabling of draft
  - 7.5. Bill 48 (Agricultural taxation)
  - 7.6. Gasoline tax and Quebec contribution
  - 7.7. BMO Temporary Loan - By-law Number 348-2018 - Rehabilitation of Foster Road
8. ROADWORKS
  - 8.1. Call for tenders 2019-14 - Rehabilitation work on Foster Road - Payment recommendation number 1
9. ENVIRONMENT
10. PUBLIC SECURITY
11. HEALTH AND WELLBEING
12. LEISURE AND CULTURE
13. VARIA
14. SECOND QUESTION PERIOD
15. END OF SITTING

**001-0120  
CALL TO ORDER**

With the members present at the start of the session forming a quorum, the sitting was called to order by the mayor at 7:30 p.m.

The mayor addressed those present.

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**002-0120  
ADOPTION OF THE AGENDA**

IT WAS MOVED by Councillor Jean-Pierre Pouliot, SECONDED by Councillor Loren Allen and resolved to adopt the agenda presented while keeping the Varia open and adding the following points:

- 12.1. Calendar - Neighbours Day - Date change
- 13.1. File 455-32-700936-197 - Jocelyne Lessard

Adopted unanimously

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**003-0120  
FIRST QUESTION PERIOD**

Council held a first question period during which those present could ask questions to its members.

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**004-0120  
APPROVAL OF MINUTES**

IT WAS MOVED by Councillor Loren Allen, SECONDED by Councillor Denis Vaillancourt and resolved:

- to approve the English version of the minutes of November 4, 2019;
- to approve the French versions of the minutes of November 18 and 21, 2019 and of December 2 and 16, 2019.

Adopted unanimously

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**005-0120  
CORRESPONDENCE**

- Report of the favourable preliminary request and orientation from the *Commission de la protection du territoire agricole du Québec* concerning the exploitation of a gravel-sand pit by Roch Vallières inc. on part of lot 5 193 250 of the cadastre of Québec located on Bolton Pass Road.

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**006-0120  
TOWN PLANNING  
INSPECTOR'S REPORT - PERMITS AND CERTIFICATES**

Mr Michael Ferland presented the inspector's report for the months of October, November and December and the annual report for the year 2019. He also presented a comparative report for the years 2017 to 2019 inclusive.

THE MUNICIPAL INSPECTOR'S REPORTS WERE TABLED.

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**007-0120  
TOWN PLANNING  
PLANNING ADVISORY COMMITTEE - MINUTES**

THE PLANNING ADVISORY COMMITTEE MINUTES FOR NOVEMBER AND DECEMBER 2019 WERE TABLED.

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**008-0120  
TOWN PLANNING  
BELL - REQUEST FOR CONSENT**

IT WAS MOVED by Gilles Asselin, SECONDED by Cedric Briggs and resolved to authorize the head of the Town Planning department or the director general to approve plan CM\_01 for Bell Canada concerning the laying of copper cables on a new strand on Brill Road, between Quilliams and Kent roads, as part of the H87840 project.

Adopted unanimously

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**009-0120  
ADMINISTRATION  
APPROVAL OF ACCOUNTS AND TRANSFERS**

IT WAS MOVED by Councillor Jean-Pierre Pouliot, SECONDED by Councillor Denis Vaillancourt and resolved to approve the list of accounts and transfers dated January 9, 2020, in the amount of \$139,343.16, and to authorize the director general to settle these accounts.

Adopted unanimously

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**010-0120  
ADMINISTRATION  
REPORT OF AUTHORIZED EXPENDITURES**

The director general tabled the report of authorized expenditures.

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**011-0120  
ADMINISTRATION  
DDG TRAINING - AUDIT FILE - JANUARY 22**

IT WAS MOVED by Councillor Denis Vaillancourt, SECONDED by Councillor Gilles Asselin and resolved:

- to authorize the Deputy director general to attend training on the audit file on January 22 in Longueuil;
- to finance this expenditure of \$225 plus taxes and travel expenses, from the general account of the municipality (current budget).

Adopted unanimously

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**012-0120**  
**ADMINISTRATION**  
**BY-LAW NUMBER 363-2020 ESTABLISHING TAXATION AND RATES FOR THE**  
**YEAR 2020 - NOTICE OF MOTION AND TABLING OF DRAFT**

NOTICE OF MOTION is hereby given by Mayor Jacques Drolet, that at a next sitting of this Council, By-law number 363-2020 establishing taxation and rates for the year 2020 will be presented for adoption.

In order to comply with the requirements of article 445 of the Municipal Code (RLRQ, c. C-27.1), a copy of draft By-law number 363-2020 establishing taxation and rates for the year 2020 was tabled by the mayor during the sitting and is annexed to this notice.

Copies of the draft by-laws were made available to the public at the start of this sitting.

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**013-0120**  
**ADMINISTRATION**  
**BILL 48 (AGRICULTURAL TAXATION)**

**CONSIDERING** the submission to the National Assembly on November 5, 2019, of Bill 48, *Act intended mainly to control the cost of agricultural land tax and simplify access to agricultural land tax credit*;

**WHEREAS** the bill would have the effect of capping the valuation of agricultural property;

**WHEREAS** the bill would have a significant direct impact on the finances of municipalities;

**WHEREAS** the bill would represent an attack on municipal autonomy;

**WHEREAS** the bill would create inequity among municipal taxpayers;

**WHEREAS** to recover lost tax revenues, municipalities should tax other classes of taxpayers more;

**WHEREAS** the bill will favour integrators and therefore the industrial farming model;

**WHEREAS** the bill could, in the long term, contribute in devitalizing farming communities and therefore affect the occupation of the territory in Quebec;

**WHEREAS** this bill will not promote the development of agricultural activity which is one of the foundations of the economic vitality of Quebec regions;

**WHEREAS** the government of Quebec should adopt policies favouring the occupation of the territory rather than ill-advised reforms that will affect the development of regions;

IT WAS MOVED by Councillor Jean-Pierre Pouliot, **SECONDED** by Councillor Cedric Briggs and resolved that the Municipality of West Bolton:

- **EXPRESSES** its disagreement with Bill 48 in its current form;
- **REQUESTS** the government to listen to the message of Quebec municipalities and rather engage in a common approach with municipalities to find a lasting solution to the problem of agricultural taxation;
- **SHOULD TRANSMIT** a copy of this resolution to the members of the Committee on Agriculture, Fisheries, Energy and Natural Resources of the National

Assembly; to the Minister of Agriculture, Fisheries and Food, Mr André Lamontagne; to the Minister of Municipal Affairs and Housing, Ms Andrée Laforest; to the Regional Minister for the Montérégie, Mr Christian Dubé; and to the Minister and MP for Brome-Missisquoi, Ms Isabelle Charest; and the *Fédération québécoise des municipalités* and the *Union des municipalités du Québec*.

Adopted unanimously

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**014-0120**  
**ADMINISTRATION**  
**GASOLINE TAX AND QUÉBEC CONTRIBUTION**

**Whereas:**

- The Municipality has read the guide relating to the terms of payment of the government contribution under the gas tax and Quebec contribution (TECQ) program for the years 2014 to 2018;
- The Municipality must comply with the terms of this guide which apply to it in order to receive the government contribution which was confirmed in a letter from the Minister of Municipal Affairs and Housing;

IT WAS MOVED by Councillor Gilles Asselin, SECONDED by Councillor Denis Vaillancourt and resolved as follows:

- the Municipality undertakes to comply with the terms of the guide which apply to it;
- the Municipality undertakes to be solely responsible and to release Canada and Quebec, as well as their ministers, senior officials, employees and agents, from all responsibility for claims, demands, losses, damages and costs of all kinds for personal injury, death, damage to property or loss of property due to wilful or negligent action resulting directly or indirectly from investments made with financial assistance obtained through the 2014-2018 TECQ program;
- the Municipality approves the content and authorizes the transmission to the Ministry of Municipal Affairs and Housing of the attached work schedule and all the other documents required by the Ministry in order to receive the government contribution which was confirmed in a letter from the Minister of Municipal Affairs and Housing;
- the Municipality undertakes to achieve the minimum threshold for municipal infrastructure fixed at \$28 per inhabitant per year, for a total of \$140 per inhabitant for the five years of the program;
- the Municipality shall inform the Ministry of Municipal Affairs and Housing of any amendment to be made to the approved work schedule by this resolution;
- the Municipality hereby certifies through this resolution that the attached work schedule includes the cost of actual work done.

Adopted unanimously

**015-0120**  
**ADMINISTRATION**  
**BMO - TEMPORARY LOAN - BY-LAW NUMBER 348-2018 - REHABILITATION OF**  
**FOSTER ROAD**

IT WAS MOVED by Councillor Gilles Asselin, SECONDED by Councillor Loren Allen and resolved that the mayor or, in his absence, the deputy mayor and the director general be authorized to obtain and sign revolving short-term financing from BMO (e.g.: line of credit), not exceeding \$764,354 to complete the work planned under By-law number 348-2018 for repair work on Foster Road.

Adopted unanimously

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**016-0120**  
**ROADWORKS**  
**CALL FOR TENDERS 2019-14 - FOSTER ROAD REHABILITATION WORK -**  
**PAYMENT RECOMMENDATION NUMBER 1**

Considering payment recommendation number 1, of December 19, 2019, from Mr Nicolas Paradis, ing. of Avizo Experts-Conseil;

IT WAS MOVED by Councillor Cedric Briggs, SECONDED by Councillor Gilles Asselin and resolved:

- to approve the payment of \$10,857.60 taxes included, to Excavation St-Pierre Tremblay for part of the repair work on Foster Road carried out as part of call for tenders 2019-14;
- to finance this expenditure in accordance with By-law number 348-2018.

Adopted unanimously

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**017-0120**  
**ENVIRONMENT**

Nothing to discuss.

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**018-0120**  
**PUBLIC SECURITY**

Nothing to discuss.

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**019-0120**  
**HEALTH AND WELLBEING**

Nothing to discuss.

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**020-0120**  
**LEISURE AND CULTURE**  
**CALENDAR - NEIGHBOURS DAY - CHANGE OF DATE**

IT WAS MOVED by Councillor Denis Vaillancourt, SECONDED by Councillor Jean-Pierre Pouliot and resolved that the date of Neighbours Day that appears on the municipal calendar be brought forward from August 22 to August 8, 2020.

Adopted unanimously

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**021-0120**  
**VARIA**  
**FILE 455-32-700936-197 - JOCELYNE LESSARD**

IT WAS MOVED by Councillor Jean-Pierre Pouliot SECONDED by Councillor Gilles Asselin and resolved to authorize the director general to sign an out-of-court settlement agreement following mediation held in the matter of Ms Jocelyne Lessard, file n° 450-32-700936-197.

Adopted unanimously

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**022-0120**  
**SECOND QUESTION PERIOD**

Council held a second question period during which those present could ask questions to its members.

Copies of the agenda were made available to the public at the start of this sitting.

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**023-0120**  
**END OF SITTING**

The agenda having been exhausted, IT WAS MOVED by Councillor Loren Allen, SECONDED by Councillor Cedric Briggs and unanimously resolved to end the sitting at 8:25 p.m.

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Jean-François Grandmont, OMA  
Director general and Secretary-Treasurer

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Jacques Drolet  
Mayor

Bonsoir à tous et bienvenu à cette première séance de votre Conseil pour l'année 2020. Good evening everyone and welcome to this first sitting of your council for year 2020.

Premièrement, au nom de tous les élus et des membres de l'Administration, je vous souhaite une année 2020 remplie de succès et surtout, pleine de santé.

Fortunately this weekend, Mother Nature has been on our side. No major damage has been reported and we haven't lost electricity. Je présume qu'elle fut convaincue que les dommages de l'automne dernier furent suffisants.

Encore cette année, notre charge de travail ne sera pas diminuée. We will continue the rehabilitation of our roads and will pursue the search of various subsidies, to reduce costs for taxpayers.

Au cours de l'année, la MRC Brome Missisquoi révisera le schéma de développement élaboré en 2008 et pleinement en force depuis 2012. As you know, West Bolton was greatly penalized, with restrictions due to non-reconnaissance of an urban perimeter and or construction or extension of roads. Le résultat de ces restrictions, ainsi que l'augmentation des zones de conservation, risque de mettre énormément de pression sur les finances de la Municipalité.

Therefore, we will need to explore some alternatives to assure a minimum of development, enabling us to pay for the ever-increasing costs of municipal services. Nous explorerons la possibilité de revitaliser les secteurs de Bolton Pass et le Chemin Glen au cours des prochains mois. Bien entendu, nous vous tiendrons au courant de nos réflexions et vous consulterons en temps opportun.

Également, M. Pouliot continuera également à finaliser une Politique pour une Municipalité Amies des Aînés. Pour ce faire, il recherchera votre support et plus d'informations vous seront fournies dans les mois à venir.

With the last Municipal Bulletin, we informed you of the calendar of residual material pick-ups, as well as the proper way to fill various bins. It is very important to follow these instructions. We have been informed that Sani-Eco intends to increase the cost of recycling by 10% to \$77.00 a ton, due to the non-conformity of our deliveries. For your information, in 2018 we were paying less than \$30.00 a ton. Consequently, we should

all give a very special attention to the content of our various bins. Your money is at stake.

Aussi, 2019 nous a rappelé l'importance d'être bien préparé pour faire face aux mesures d'urgence. Nous avons mis en place un système d'appels automatisés, afin de pouvoir vous informer promptement des mesures à prendre. Cependant, tel que mentionné dans le Bulletin, il est de votre responsabilité de vous inscrire. Faites-le donc dès maintenant. As mentioned in the Bulletin, it is your responsibility to register. Therefore, do it now.

Jacques Drolet

CANADA  
PROVINCE OF QUEBEC  
BROME-MISSISQUOI RCM  
MUNICIPALITY OF WEST BOLTON

**BY-LAW NUMBER 363-2020  
ESTABLISHING TAXATION AND OTHER RATES  
FOR 2020**

**WHEREAS** the Municipal Council of West Bolton wishes to establish rules for the payment of municipal taxes and other charges;

**WHEREAS** notice of motion of this by-law was duly given at the Council meeting held on January 13, 2020 and the draft by-law was tabled at the same meeting.

**THEREFORE**, the Municipal Council decrees as follows:

**ARTICLE 1**

The preamble forms an integral part of this By-law.

**ARTICLE 2**

The provisions of this By-law shall also apply to owners of registered agricultural operations.

**ARTICLE 3**

To make up the difference between the expenditures provided for in the 2020 budget and total of specific revenues as well as revenues based on the aggregate tax rate, the present By-law hereby imposes and levies, for 2020, the following taxes and compensations:

1. A general property tax of \$0.48/100.00 assessment on all taxable property in the municipality, as it appears on the assessment role in force. This tax is payable by owners of said property;
2. A compensation of \$159.00 for waste collection, transportation and disposal for every dwelling and premises in the municipality. This compensation is required from the owners of said dwellings or premises;
3. A compensation of \$28.00 for each dwelling located in the municipality, as it appears on the assessment roll in effect. This compensation is required from the owners of these dwellings to pay the amount required by the Brome-Missisquoi RCM for ecocentres;
4. A compensation of \$20.00 for each dog license. This compensation is required from the owners of the said dogs.

The compensation provided for in subsection 2 of this Article is not required for premises located in an immovable that is exempt from property tax under section 204 of the Act Respecting Municipal Taxation, or for premises found in a unit of assessment with only one dwelling and for which the value of the non-residential part is less than 50% (class 6 or less) pursuant to section 244.32 of the Act Respecting Municipal Taxation.

## FINAL PROVISIONS

### **ARTICLE 4**

The general property tax and compensations are, in all cases, required from owners of taxed properties unless stipulated otherwise in this By-law.

### **ARTICLE 5**

The general property tax and the compensations must be paid in one instalment only. However, when the total is equal to or greater than \$300.00, they can be paid in one payment or in three equal instalments as the debtor chooses.

The one-time payment or first instalment of municipal property taxes must be made no later than the thirtieth day after the account is mailed. The second payment must be made no later than 90 days after the thirtieth day after the account was mailed. The third payment must be made no later than 90 days after the expiration of the period during which the second payment is required to be made.

### **ARTICLE 6**

If a payment is not made within the stipulated time, only the amount of the payment due will be payable immediately.

### **ARTICLE 7**

As of January 1, 2020, the outstanding balances of any debt due to the municipality bear interest at the rate of 15% from the time they become due.

### **ARTICLE 8**

This By-law comes into force in accordance with the Act.

**Adopted in West Bolton, February 3, 2020.**

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Jacques Drolet  
Mayor

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Me Jean-François Grandmont, OMA  
Director General and Secretary-  
Treasurer