

CANADA
PROVINCE OF QUEBEC
MUNICIPALITY OF WEST BOLTON

Minutes of the regular Council sitting of the Municipality of West Bolton, held on Monday, February 14, 2022 at 7:30 p.m. by videoconference with interactive webcast on Zoom.

The following were present:

Margarita Lafontaine, Councillor n° 1

Jean-Pierre Pouliot, Councillor n° 2

Loren Allen, Councillor n° 3

Eddy Witcher, Councillor n° 4

Nancy Lanteigne, Councillor n° 6

The members present formed a quorum.

The sitting was presided over by Denis Vaillancourt, Mayor.

The following was absent:

Gilles Asselin, Councillor n° 5

The following were also present :

Jean-François Grandmont, Director general and Clerk-Treasurer

Maike Storks, Deputy Director general and Deputy Clerk-Treasurer

Marc-Antoine Fortier, Deputy Director of Public Security, Town of Brome Lake (departed after point 037-0222)

AGENDA

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

3. PRESENTATION

- 3.1. Annual activity report of the Revised Fire Safety Risk Coverage Plan of the Brome-Missisquoi RCM for West Bolton

4. FIRST QUESTION PERIOD

5. APPROVAL OF MINUTES

6. CORRESPONDENCE

7. TOWN PLANNING

- 7.1. Site layout and architectural integration plans (PIIA) - PIIA Application #2021-09-0022 – Development of an access road –Mount-Foster Road – Lot 5 193 116
- 7.2. Revitalization of the Bolton-Pass Road area – Pethel Consultants Market Study

8. ADMINISTRATION

- 8.1. Approval of accounts and transfers
- 8.2. Report of authorized expenditures

9. ROADS

10. ENVIRONMENT

11. PUBLIC SECURITY

- 11.1. Fire Safety Annual Report
- 11.2. Hydro-Québec – Frequent outages

12. HEALTH AND WELL-BEING

- 12.1. Family and Seniors Policy – Establishment of a Monitoring Committee
- 12.2. "Support for the development of a family and seniors' policy" Agreement - Addendum

13. LEISURE AND CULTURE

- 13.1. Sponsorship of *Tour des Arts 2022*

14. VARIA

15. SECOND QUESTION PERIOD

16. END OF SITTING

034-0222
CALL TO ORDER

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

035-0222
ADOPTION OF THE AGENDA

IT WAS MOVED BY Jean-Pierre Pouliot
SECONDED BY Nancy Lanteigne
AND RESOLVED:

To adopt the agenda.

Adopted unanimously

036-0222
PRESENTATION
ANNUAL ACTIVITY REPORT OF THE REVISED FIRE
SAFETY RISK COVERAGE PLAN OF THE BROME-
MISSISQUOI RCM FOR WEST BOLTON

Mr. Marc-Antoine Fortier of the Brome Lake Fire Department presented the annual report and answered questions from those present.

037-0222
FIRST QUESTION PERIOD

Council held a first question period.

038-0222
APPROVAL OF MINUTES

IT WAS MOVED BY Eddy Whitcher
SECONDED BY Margarita Lafontaine
AND RESOLVED:

To approve the English versions of the minutes of December 13 and 20, 2021 and the minutes of January 12, 2022;

To approve the English and French versions of the minutes of January 17 and 27, 2022.

Adopted unanimously

039-0222
CORRESPONDENCE

A copy of the correspondence received was sent to members of Council.

040-0222
TOWN PLANNING
SITE LAYOUT AND ARCHITECTURAL
INTEGRATION PLANS (PIIA) - PIIA APPLICATION
#2021-09-0022 – DEVELOPMENT OF AN ACCESS
ROAD –MOUNT-FOSTER ROAD – LOT 5 193 116

Mr. Denis Vaillancourt and Mr. Eddy Whitcher filed the application for PIIA.

WHEREAS the recommendation of the Planning Advisory Committee #1121-047, adopted at the sitting held on November 22, 2021 with respect to the project hereinafter mentioned, has been transmitted to Council;

WHEREAS the following project meets the objectives and criteria set out in By-law no. 359-2019 respecting site layout and architectural integration plans (PIIA) of the Municipality of West Bolton;

CONSIDERING the favourable opinion of the Planning Advisory Committee with respect to the project hereinafter mentioned;

WHEREAS, pursuant to section 145.19 of the *Act respecting land use planning and development*, Council must render its decision on the plan following consultation with the Planning Advisory Committee;

After study and consideration:

IT WAS MOVED BY Eddy Whitcher
SECONDED BY Loren Allen
AND RESOLVED:

To approve PIIA application #2021-09-0022 concerning the development of a ramp for an access road in the former right-of-way of Mont-Foster Road in order to prepare the land for the construction of a residence on lot number 5 193 116 of the cadastre of Québec (registration number 9010 83 1511);

That such approval be conditional on the signing of an agreement regarding the use of the Mount-Foster Road right-of-way that is to be ceded to the municipality.

Adopted unanimously

041-0222
TOWN PLANNING
BOLTON PASS ROAD SECTOR REVITALIZATION –
PETHEL CONSULTANTS MARKET STUDY

Councillor Margarita Lafontaine presented the highlights of the market research conducted by Pethel Consultants.

In August 2020, Pethel Consultants was mandated by resolution to conduct a market study to revitalize the Bolton Pass Road sector between Bailey Road and Glen Road. The study was limited to the Bolton Pass area because if we intended to create an urban core or a

place for convenience stores, the Bolton Pass zone is the only place in West Bolton where it would be possible to do so.

The study shows:

- That West Bolton is a rural and prestigious market;
- That the niche agriculture found in West Bolton represents an opportunity for its development;
- That the lack of local businesses forces the population to move to Knowlton or elsewhere for their purchases of everyday goods and services;
- That there is potential for a market focused on local products, but that it is limited by the small size of the target market. This market could focus on a local offer from West Bolton farms and the region;
- That there is potential for a restaurant with an area equivalent to that of the Thirsty Boot.
- The study includes some statistics that allow us to quantify the commercial potential of a small development.

The full report was filed with Council, and it will be posted on the municipality's website. Interested citizens are invited to read it and share their impressions or suggestions with elected officials.

042-0222
ADMINISTRATION
APPROVAL OF ACCOUNTS AND TRANSFERS

IT WAS MOVED BY Jean-Pierre Pouliot
SECONDED BY Nancy Lanteigne
AND RESOLVED:

To approve the list of accounts and transfers as of February 10, 2022 in the amount of \$249,260.62 and to authorize the director general to settle these accounts.

Adopted unanimously

043-0222
ADMINISTRATION
REPORT OF AUTHORIZED EXPENDITURES

The director general tabled the report of authorized expenditures.

044-0222
ROADS

Nothing to discuss.

045-0222
ENVIRONMENT

Nothing to discuss.

046-0222
PUBLIC SECURITY
FIRE SAFETY – ANNUAL REPORT

WHEREAS the revised fire safety risk coverage plan of the Brome-Missisquoi RCM came into force on July 1, 2016;

WHEREAS each municipality must file an annual report, as prescribed by section 35 of the Fire Safety Act;

WHEREAS an Excel file has been developed in order to facilitate the drafting and compilation of the implementation of the fire safety risk coverage plan, and whereas this file consists of seven (7) tabs: Title page, Summary, PI (performance indicator), PMO (implementation plan), Graph (performance indicator in the form of a graph), DSI-2003 and DSI-2003 (vehicle), and whereas an eighth tab (Work accident-incident) is added to the report of municipalities that have a fire department;

WHEREAS the 2021 annual activity report, Year 5, has been completed by the Director of Public Security and the Fire Department of the Town of Brome Lake for the Municipality of West Bolton;

WHEREAS the Municipality of West Bolton has read the 2021 Annual Activity Report, Year 5;

IT WAS MOVED BY Loren Allen
SECONDED BY Jean-Pierre Pouliot
AND RESOLVED:

That the Municipality of West Bolton adopts the 2021 annual activity report, Year 5, related to the revised Fire Safety Risk Coverage Plan and authorizes its transmission to the Brome-Missisquoi RCM. The latter will consolidate all the annual reports of the municipalities of the Brome-Missisquoi RCM and forward them to the *Ministère de la Sécurité publique*.

Adopted unanimously

047-0222
PUBLIC SECURITY
HYDRO-QUÉBEC – FREQUENT OUTAGES

The Mayor mentioned that:

Several citizens in the same area of West Bolton suffered prolonged outages during the last three weekends of January. The three outages occurred during nights when there were no gusts or windstorms during periods of significant but normal cold spells in January in Quebec.

On Wednesday, February 9, 2022, Mr. Pouliot, Mr. Grandmont and I attended a meeting on Teams with Ms. Eve-Marie Jodoin (advisor for

regional affaires for the Estrie and Montérégie regions) and Alexandre Savard (engineer) of Hydro-Québec to provide explanations for the repeated and prolonged outages that affected the same West Bolton sector in January. In a nutshell, they explained that the present circuit of the affected sector is not able to meet the increased demand for electricity given the limitations of some relay stations that are no longer up to today's standards.

Ms Jodoin has accepted our invitation to a forthcoming Council session to explain the reasons and, above all, the short- and long-term action plan to resolve this problem.

048-0222
HEALTH AND WELL-BEING
FAMILY AND SENIORS POLICY – ESTABLISHMENT OF A
MONITORING COMMITTEE

The elected official responsible for family and seniors issues presented the project.

IT WAS MOVED BY Nancy Lanteigne
SECONDED BY Jean-Pierre Pouliot
AND RESOLVED:

To invite those interested in being part of a monitoring committee for the implementation of the Family and Seniors Policy to contact Ms. Maïke Storks at dga@bolton-ouest.ca or at 450 242-0704.

Adopted unanimously

049-0222
HEALTH AND WELL-BEING
"SUPPORT FOR THE DEVELOPMENT OF A FAMILY AND
SENIORS POLICY" AGREEMENT - ADDENDUM

IT WAS MOVED BY Jean-Pierre Pouliot
SECONDED BY Nancy Lanteigne
AND RESOLVED:

To authorize the director general to sign an addendum to the "Support for the development of a family and seniors policy" agreement considering the addition of 3 additional meetings.

Adopted unanimously

050-0222
LEISURE AND CULTURE
SPONSORSHIP *TOURS DES ARTS* 2022

IT WAS MOVED BY Jean-Pierre Pouliot
SECONDED BY Margarita Lafontaine
AND RESOLVED:

To contribute \$250 to the *Tour des arts* for the year 2022;

To finance this expenditure from the general account of the Municipality (Current Budget).

Adopted unanimously

**051-0222
VARIA**

Nothing to discuss.

**052-0222
SECOND QUESTION PERIOD**

Council held a second question period during which those attending the live broadcast could ask questions to its members.

Copies of the agenda were made available to the public electronically prior to the start of the sitting.

**053-0222
END OF SITTING**

With the agenda having been exhausted,

IT WAS MOVED BY Jean-Pierre Pouliot
SECONDED BY Loren Allen
AND RESOLVED UNANIMOUSLY:

To end the sitting at 8:53 p.m.

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

Denis Vaillancourt
Mayor

Attestation

The signing of these minutes by the mayor is equivalent to the signing by the mayor of all the resolutions it contains as per section 142 of the Municipal Code.