



**CANADA
PROVINCE OF QUEBEC
MUNICIPALITY OF WEST BOLTON**

A regular sitting of the Council of the Municipality of West Bolton, held on Monday, April 15, 2024, at 7:30 p.m. at Town Hall, located at 9 Town Hall Road, West Bolton, with an interactive webcast.

The following were present:

Margarita Lafontaine, Councillor n° 1
Marie-Blanche Richer, Councillor n° 2
Loren Allen, Councillor n° 3
Eddy Whitcher, Councillor n° 4
Gilles Asselin, Councillor n° 5
Nancy Lanteigne, Councillor n° 6

The councillors present formed a quorum, and the sitting was presided over by Denis Vaillancourt, Mayor. The Interim Director General and Clerk-Treasurer, Mrs. Monique Pépin, was also present, as required under the provisions of the *Municipal Code of Québec*.

A total of nine (9) individuals were present at the sitting.

AGENDA

- 1. CALL TO ORDER**
 - 2. ADOPTION OF THE AGENDA**
 - 3. TABLING OF THE FINANCIAL REPORT AND THE EXTERNAL AUDITOR'S REPORT FOR THE YEAR ENDING DECEMBER 31, 2023**
 - 4. FIRST QUESTION PERIOD**
 - 5. APPROVAL OF MINUTES**
 - 6. CORRESPONDENCE**
 - 7. TOWN PLANNING**
 - 7.1. Report of the Planning Officer and Municipal Inspector
 - 7.2. Filing of Town Planning Documents
 - 7.3. Minor Exemption – 7 Dumouchel Road
 - 7.4. Conditional Use – 6 Vista Road
 - 8. ADMINISTRATION**
 - 8.1. Approval of Accounts & Transfers
 - 8.2. Report of Authorized Expenditures
 - 8.3. Town Hall Project – Information Session on April 20, 2024
 - 8.4. Appalachian Corridor
 - 8.5. Support to the Town of Sutton's Requests to Hydro-Québec Regarding Recurring Power Outages on its Territory
 - 9. ROADS AND INFRASTRUCTURE**
 - 9.1. Local Road Assistance Program – Recovery Component – Glen Culvert
 - 9.2. Local Road Assistance Program – Recovery Component – Stagecoach Culvert
 - 9.3. Dust Suppressant – Contract Award
 - 9.4. Agreement with Saint-Étienne-de-Bolton – Summit Road
 - 10. ENVIRONMENT**
 - 11. PUBLIC SECURITY**
 - 12. HEALTH & WELLNESS**
 - 13. LEISURE & CULTURE**
 - 14. VARIA**
 - 15. SECOND QUESTION PERIOD**
 - 16. ADJOURNMENT**
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1.
CALL TO ORDER

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

RESOLUTION NUMBER 2024-04-325
2. ADOPTION OF THE AGENDA

IT WAS MOVED BY: Margarite Lafontaine
SECONDED BY: Nancy Lanteigne
AND RESOLVED:

TO ADOPT the agenda as presented.

ADOPTED UNANIMOUSLY

3.
**TABLING OF THE FINANCIAL REPORT AND THE EXTERNAL AUDITOR'S
REPORT FOR THE YEAR ENDING DECEMBER 31, 2023**

Mrs. Christina Laflamme of Raymond Chabot Grant Thornton presented the reports to those present. The Acting Director General and Clerk-Treasurer tabled the 2023 Financial Report, including the external auditor's reports, for the 2023 fiscal year. A copy of the financial report and financial information summary will be made available to the public on the Municipality's website.

4.
FIRST QUESTION PERIOD

Council held a first question period.

RESOLUTION NUMBER 2024-04-326
5. APPROVAL OF MINUTES

IT WAS MOVED BY: Gilles Asselin
SECONDED BY: Nancy Lanteigne
AND RESOLVED:

TO APPROVE the English and French versions of the minutes of March 18, 2024.

ADOPTED UNANIMOUSLY

6.
CORRESPONDENCE

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



7.
TOWN PLANNING

7.1
**REPORT OF THE HEAD OF TOWN PLANNING AND MUNICIPAL
INSPECTOR**

The head of town planning and municipal inspector presented his report for the month of March 2024.

March 2024
Number of permits issued: 10
Value of work: \$818,000.00

7.2
TABLING OF TOWN PLANNING DOCUMENTS

The head of town planning and municipal inspector tabled the following town planning documents:

- March 2024 Municipal Inspector's Report;
- List of Active Permits and Certificates in the Territory as of April 15, 2024;
- Minutes of the CCU of January 29, 2024;
- Minutes of the CCU of November 13, 2023.

7.3
**REQUEST FOR MINOR EXEMPTION NO. 2306-010
7 DUMOUCHEL ROAD**

This item was postponed.

**RESOLUTION NUMBER 2024-04-327
7.4 APPLICATION FOR CONDITIONAL USE NO. 2311-013
6 VISTA ROAD**

The head of town planning presented the application for conditional use:

Nature and effects of the application:

The purpose of the application for conditional use was to allow the operation of a tourist residence in order to carry out short-term rentals, in accordance with the objectives and criteria outlined in By-law number 349-2018 on conditional use, particularly concerning tourist residences.

Identification of the site concerned:

The site to which this application relates is located at 6 Vista Road in West Bolton, on lot number 5 192 914 of the cadastre of Québec (registration number: 8908-77-8545), located in zone RES-2.

WHEREAS the application is to permit the operation of the residence at 6 Vista Road as a tourist residence;

WHEREAS this application is complete and meets the requirements of By-law 349-2018 on conditional use, particularly for tourist residences;

WHEREAS by its resolution No. 0224-006 the Planning Advisory Committee (PAC) recommends that Council approve this application.

IT WAS MOVED BY: Gilles Asselin
SECONDED BY: Loren Allen
AGAINST: Marie-Blanche Richer and Nancy Lanteigne
AND RESOLVED BY MAJORITY:



To authorize the conditional use under the following conditions:

- The pool will need to be made compliant with the provincial residential pool safety by-law before any short-term rentals can take place.
- The authorization may be revoked by the municipal council after two well-founded complaints.

ADOPTED UNANIMOUSLY

RESOLUTION NUMBER 2024-04-328

8.1 ADMINISTRATION

APPROVAL OF ACCOUNTS PAID AND PAYABLE

IT WAS MOVED BY: Eddy Whitcher
SECONDED BY: Marie-Blanche Richer
AND RESOLVED:

TO APPROVE the list of accounts paid during the month in the amount of \$77,320.77 and the list of accounts payable in the amount of \$200,305.35 and to authorize the Director General to settle these accounts.

ADOPTED UNANIMOUSLY

8.2 ADMINISTRATION

REPORT OF AUTHORIZED EXPENDITURES

The Acting Director General tabled the report of authorized expenditures.

8.3

ADMINISTRATION

TOWN HALL PROJECT – INFORMATION SESSION ON APRIL 20, 2024

Councillor Margarita Lafontaine announced that an information session on the Town Hall project will be held on April 20, 2024, at Buchanan Hall, Brome Lake Centre from 9:30 a.m. to 11:30 a.m.

RESOLUTION NUMBER 2024-04-329

8.4 ADMINISTRATION

APPALACHIAN CORRIDOR

WHEREAS The Municipality of West Bolton and the Municipality of Saint-Étienne de Bolton signed an agreement with Appalachian Corridor on March 10, 2021, whereas said agreement will expire on December 31, 2024, and whereas it is renewable every 5 years;

WHEREAS West Bolton has committed:

- a) For the years 2020 and 2021, to donate an annual amount of \$30,000 to Appalachian Corridor to match the sums obtained from the regional fundraising and the *Fondation de la Faune du Québec* (FFQ).
- b) For the years 2022 to 2024, to pay Appalachian Corridor annual amounts of \$11,571, \$12,198 and \$12,500 respectively.

WHEREAS The Municipality of West Bolton undertakes to clear snow from parking area P (20 spaces) as presented.



WHEREAS The Municipality of West Bolton undertakes to collaborate in communication activities related to the trail network on the website and/or the municipal newsletter and to have the information approved by Appalachian Corridor before dissemination, and whereas it will also be possible to simply refer citizens and users to the Appalachian Corridor website (<https://www.corridorapalaichien.ca/les-sentiers-du-Mont-Foster/>).

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

THAT Council recognize the value of this agreement and authorize the payment of invoice F20230084 in the amount of \$12,500.

ADOPTED UNANIMOUSLY

RESOLUTION NUMBER 2024-04-330

8.5 ADMINISTRATION

**SUPPORT TO THE TOWN OF SUTTON'S REQUESTS TO HYDRO-QUÉBEC
REGARDING RECURRING POWER OUTAGES ON ITS TERRITORY**

WHEREAS the electrical transmission system leading to the Town of Sutton and located on the territory of the Town of Sutton uses a voltage of 49 kV;

WHEREAS 49 kV transmission lines represent old technology that will be phased out in Quebec by 2030;

WHEREAS this network was designed for a tourist village in the 1960s;

WHEREAS over the past 2 years, the number of power outages has increased considerably throughout the territory of the Town of Sutton;

WHEREAS the current network was powered down by falling trees inside and even outside the right-of-way of the line for two consecutive winters, during the 2022 holiday season and early 2024;

WHEREAS the power down during the 2022 holiday season required the Town to initiate emergency measures;

WHEREAS the power down in early 2024 forced the Town to go into pre-alert mode, and was less than twelve hours away from triggering emergency measures;

WHEREAS the width of the right-of-way is clearly no longer sufficient to ensure reliable electrical service, particularly in the context of climate change, which increases the level of risk for Sutton substation, that is not connected to any other sources of power;

WHEREAS Hydro Québec has recently begun studies to open a new corridor for the power line;

WHEREAS Hydro Québec is planning the construction of a new 120-kV transmission line and substation to provide greater and safer power on the territory of the Town;

WHEREAS the commissioning of this new equipment, originally scheduled for 2032, would be brought forward to 2030 following pressure from the Town of Sutton;

WHEREAS the Sutton substation is already being used to its maximum capacity during peak periods;

WHEREAS last fall Hydro Québec offered the HILO program to install electronic thermostats free of charge in Sutton residences to reduce pressure on electricity demand during peak hours;



WHEREAS the electricity distribution network covers a forested area of 247.67 km² and is therefore exposed to the risk of branches and trees falling on electrical wires and related equipment;

WHEREAS Hydro Québec has acknowledged that vegetation control budgets have not been sufficient in recent years to adequately manage the risks of power interruptions;

WHEREAS 40% of service interruptions are attributable to vegetation coming into contact with distribution system equipment;

WHEREAS Hydro-Québec's 2035 action plan "Towards a decarbonized and prosperous Québec" proposes to improve the quality of service by intensifying vegetation control work;

WHEREAS this action plan also aims to "invest more in the electricity system in order to provide our customers with reliable, high-quality, and affordable cost";

WHEREAS the quality and stability of the electrical wave is a matter of concern for the population of Sutton, which suffers from numerous voltage fluctuations and momentary losses of electrical service (*flicker*);

CONSIDERING the local and regional economic impact of power interruptions, but also of the numerous voltage fluctuations and momentary losses of electrical service, forcing businesses to close for several hours, including small businesses and large businesses such as the ski resort and the tourist industry, an important and essential driver of economic vitality for the Town of Sutton;

WHEREAS this economic impact related to interruptions and variations also affects the citizens of Sutton: loss of food, breakdown of computer equipment, loss of salary, etc.;

CONSIDERING the social, psychological and physical impact of power interruptions, as well as the numerous voltage fluctuations and momentary losses of electrical service on the population of Sutton, including the danger posed by the situation to people's safety;

WHEREAS the Town of Sutton requests Hydro-Québec's senior management to accelerate the construction of a new 120 kV line on a fast-track basis and to operate it at 49 kV until the Cleveland-Waterloo line is operational.

IT WAS MOVED BY: Marie-Blanche Richer
SECONDED BY: Nancy Lanteigne
AND RESOLVED

THAT the Council of the Municipality of West Bolton supports the request of the Town of Sutton that Sutton be chosen as a priority to implement the concept of resilience provided for in Hydro-Québec's 2035 action plan.

THAT Hydro-Québec should allocate the necessary funds to intensify vegetation control work throughout the Sutton territory in the short term in order to reduce outages by 30% by 2028.

THAT Hydro-Québec should identify technical and economic solutions to isolate the ski area's electrical operations from residential arteries.



THAT Hydro-Québec should check the protective devices on the distribution system that are the source of temporary power interruptions to citizens

THAT the Town of Sutton should request Hydro-Québec and the Government of Quebec to institute preventive measures for vegetation control, in particular by requiring property owners to accept the cutting of trees and authorize the pruning of branches on their property that pose a risk of power outages to the community.

THAT the Town of Sutton appeals to the solidarity of citizens of Sutton to give access to their property to companies qualified for tree felling and branch pruning and to work jointly with Hydro-Québec to ensure quality electrical service to the population.

THAT a copy of this resolution be sent to the following:

- the Minister of the Economy, Innovation and Energy and Minister responsible for Regional Economic Development;
- the Quebec Minister of Municipal Affairs;
- the Minister of Public Security and Minister responsible for the Estrie region
- the MNA for Brome-Missisquoi and Quebec Minister responsible for Sport, Leisure and the Recreation;
- the MP for Brome-Missisquoi and Minister of Canadian Heritage;
- the Chairperson and Chief Executive Officer of Hydro-Québec;
- the Interim Chairperson of the Régie de l'énergie du Québec;
- the Warden of the Brome-Missisquoi RCM;
- the mayors of the municipalities of the Brome-Missisquoi RCM.

ADOPTED UNANIMOUSLY

**RESOLUTION NUMBER 2024-04-331
9.1 ROADS AND INFRASTRUCTURE
LOCAL ROAD ASSISTANCE PROGRAM – RECOVERY COMPONENT –
GLEN ROAD CULVERT**

WHEREAS a fortuitous event occurred on July 11, 2023, and December 18, 2023;

WHEREAS the description of the fortuitous event is as follows:

Collapse of the roadway caused by a washout at the culvert in question following the flooding of the creek caused by the heavy rains of July 11, 2023 and December 18, 2023, resulting in the closure of Glen Road.

WHEREAS the Municipality of West Bolton is cognizant of the terms and conditions of application of the Restoration component of the Local Road Assistance Program (PAVL) and undertakes to comply with them.

WHEREAS the interventions referred to in the application for funding relate to level 1 or level 2 local roads and works eligible for funding under the Recovery component;

WHEREAS the Municipality of West Bolton undertakes to obtain the funding necessary to carry out the entire project, including, in particular, the financial assistance granted by the Minister that represents 90% of the eligible expenses;

WHEREAS the Municipality of West Bolton chooses the following option to determine the calculation of the financial assistance:

- X a detailed estimate of the cost of the work;
offer of services detailing costs (private agreement);



the successful contractor's bid slip (call for tenders);

WHEREAS the municipality's project manager, Mr. Martin St-Jacques, is acting as the municipality's representative to the Ministry in this matter;

FOR THESE REASONS,

IT WAS MOVED BY: Gilles Asselin
SECONDED BY: Loren Allen
AND UNANIMOUSLY RESOLVED

THAT the Council of the Municipality of West Bolton authorizes the submission of an application for financial assistance for eligible work, confirms its commitment to have the work carried out in accordance with the terms and conditions in effect and acknowledges that in the event of non-compliance with these terms and conditions, the financial assistance will be terminated.

ADOPTED UNANIMOUSLY

**RESOLUTION NUMBER 2024-04-332
9.2 ROADS AND INFRASTRUCTURE
LOCAL ROAD ASSISTANCE PROGRAM – REHABILITATION COMPONENT –
STAGECOACH ROAD CULVERT**

WHEREAS a fortuitous event occurred on July 11, 2023, and December 18, 2023;

WHEREAS the description of the fortuitous event is as follows:

Collapse of the roadway caused by a washout at the culvert in question following the flooding of the creek caused by the heavy rains of July 11, 2023, resulting in the closure of Stagecoach Road;

WHEREAS the Municipality of West Bolton is cognizant of the terms and conditions of application of the Restoration component of the Local Road Assistance Program (PAVL) and undertakes to comply with them.

WHEREAS the interventions referred to in the application for funding relate to level 1 or level 2 local roads and works eligible for funding under the Recovery component;

WHEREAS the Municipality of West Bolton undertakes to obtain the funding necessary to carry out the entire project, including, in particular, the financial assistance granted by the Minister that represents 90% of the eligible expenses;

FOR THESE REASONS,

IT WAS MOVED BY: Marie-Blanche Richer
SECONDED BY: Gilles Asselin
AND UNANIMOUSLY RESOLVED

THAT the Council of the Municipality of West Bolton authorizes the submission of an application for financial assistance for eligible work, confirms its commitment to have the work carried out in accordance with the terms and conditions in effect and acknowledges that in the event of non-compliance with these terms and conditions, the financial assistance will be terminated.

ADOPTED UNANIMOUSLY



**RESOLUTION NUMBER 2024-04-333
9.3 ROADS AND INFRASTRUCTURE
DUST SUPPRESSANT – CONTRACT AWARD**

WHEREAS the Municipality wishes to award a contract for the supply and application of dust suppressant for its municipal roads for the year 2024;

WHEREAS a call for tenders by invitation was issued to four (4) contractors engaged in the application of dust suppressant;

WHEREAS this request for quotes is valid for the year 2024;

WHEREAS the value of the contract is estimated based on an average of 140,000 litres annually and the unit prices (\$/litre) provided by the contractors;

WHEREAS the bids received are as follows:

- Les Entreprises Bourget: \$0.45/litre for an estimated total amount of \$63,000 before taxes
- Somavrac c.c.: \$0.3925/litre for an estimated total amount of \$54,950 before taxes
- Enviro Solutions Canada Inc.: Did not respond to the call for tenders.
- Multi Routes Inc.: \$0.519/litre for an estimated total amount of \$72.60 before taxes

WHEREAS the lowest compliant bidder for the supply and application of dust suppressant on municipal roads for 2024 is Somavrac c.c. with a unit price of \$0.3925/litre for an estimated total amount of \$54,950 before taxes.

IT WAS MOVED BY: Gilles Asselin
SECONDED BY: Loren Allen
AND RESOLVED:

TO AWARD a contract to *Somavrac c.c.* for the supply and application of dust suppressant on municipal roads for the year 2024 at a unit price of \$0.3925/litre for an estimated total amount of \$54,950 before taxes;

TO FINANCE this expenditure from the general operating account of the Municipality;

TO AUTHORIZE the Director General and Secretary-Treasurer to proceed with payment upon receipt of supporting documents and the approval of the head of roads and infrastructure.

ADOPTED UNANIMOUSLY



**10.
ENVIRONMENT**

Nothing to discuss

**11.
PUBLIC SECURITY**

Nothing to discuss

**12.
HEALTH & WELLNESS**

Nothing to discuss

**13.
LEISURE & CULTURE**

Nothing to discuss

**14.
VARIA**

Nothing to discuss

**15.
SECOND QUESTION PERIOD**

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

Council answered all questions posed by citizens.
Copies of the agenda were made available to the public prior to the start of the sitting.

**RESOLUTION NUMBER 2024-04-329
17. ADJOURNMENT**

The agenda having been exhausted,

IT WAS MOVED BY: Marie-Blanche Richer
SECONDED BY: Eddy Witcher
AND UNANIMOUSLY RESOLVED

TO ADJOURN the sitting at 9:20 p.m.

Denis Vaillancourt
Mayor

Monique Pepin
Acting Director General and
Clerk-Treasurer

I, Denis Vaillancourt, Mayor of West Bolton, certify that the signing of these minutes is equivalent to the signing of all the resolutions contained herein as per section 142 of the *Municipal Code of Québec*.





01/11/2020