

February 2, 2009

CANADA  
PROVINCE OF QUEBEC  
MUNICIPALITY OF WEST BOLTON

The regular monthly meeting of the council of West Bolton was held Monday, February 2, 2009 at the Town Hall at 7:30 p.m.

PRESENT: Mayor Donald Badger  
Councillors: #1 Lisa Merovitz,  
#2 Joann McBrine, #3 Loren Allen,  
#4 Frank Simms, #5 Stanley Horne,  
#6 Tony Rotherham along with Municipal  
Inspector Charles Brunelle & Director-general  
Carrol Kralik.

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AGENDA

1.	<b>OPENING OF THE MEETING</b>
2.	<b>ADOPTION OF AGENDA</b>
3.	<b>ADOPTION OF MINUTES</b>
4.	<b>BUSINESS ARISING FROM LAST MEETING</b>
4.1	- 10 year prescription request
4.2	- Road committee meeting date
5.	<b>VISITORS</b>
6.	<b>URBANISM</b>
6.1	- Urbanism Committee Report - Request to CPTAQ, non-agricultural usage lot #298 - Request to CPTAQ, non-agricultural usage lots #P322 & #P326 - Adoption 1 <sup>st</sup> bylaw project #264-2008-09-01 in order to enlarge municipal zone Pres-3 from a part of RF-4 - 1 <sup>st</sup> bylaw project #264-2008-09-02 concerning residential lighting dispositions in the zoning bylaw will be studied by the urbanism committee for a recommendation - Notice of Motion to amend permits and certificates bylaw concerning permit fees for kennels
6.2	-Resolution to participate in PAPA program, septic systems Sally's Pond
7.	<b>MUNICIPAL INSPECTOR'S REPORT</b>
8.	<b>CORRESPONDENCE</b>
8.1	- Beginning of cadastral renovation in West Bolton
8.2	- Training session concerning nuisances
8.3	- Letter from Etienne & Paul Davignon
9.	<b>ADMINISTRATION</b>
9.1	- Notice to resident 2009
10.	<b>POLICE</b>
10.	- Event at 326 Spicer on January 14, 2009
1	
11.	<b>FIRE</b>
11.	- Report for end of month of December 2008 & January 2009
1	- Notice of motion to amend bylaw #324 enacting a charge for certain goods and services or activities in the municipality
11.	
2	
12.	<b>VISITORS</b>
13.	<b>VARIA</b>
14.	<b>ACCOUNTS PAYABLE</b>

#012-0209

ADOPTION OF AGENDA

Moved by councillor McBrine  
seconded by councillor Simms & carried  
unanimously THAT the proposed agenda be adopted as  
amended.

#013-0209

ADOPTION OF MINUTES

Moved by councillor Horne

seconded by councillor Allen & carried unanimously THAT the Minutes of the regular council meeting held January 12, 2009 be adopted as typed.

4.

BUSINESS ARISING

#014-0209

Request for judicial acquisition of property rights by 10 year prescription to Steve Boyer & Carole Primeau concerning a part of lot #405-16, township of Bolton

WHEREAS the municipality is aware of the request and technical description prepared by Claude Migué, A.G. dated October 7, 2008 under plan #14,945D #12875 concerning a part of lot 405-16, township of Bolton;

WHEREAS the municipality is not contesting the request of Steve Boyer & Carole Primeau;

WHEREAS the municipality renounces to the delay of presentation of notice along with the 'signification' of said request;

THEREFORE it was moved by councillor Merovitz seconded by councillor Horne and carried unanimously THAT the municipality of West Bolton requests that Steve Boyer & Carole Primeau who are claiming a part of lot #405-16, provide written confirmation that they will relinquish without costs any surface area that may be required from lot #405-16 in view of the municipality building a turn-around at the extremity of Vista road. Upon reception of this written confirmation, the municipality of West Bolton will not contest the request for judicial acquisition of property rights by 10 year prescription to Steve Boyer & Carole Boyer concerning a part of lot #405-16, township of Bolton.

Road committee meeting to be held Thursday, February 5<sup>th</sup>, 2009 at 10:00am at the Town Hall.

5.

VISITORS

+/- 5 visitors were present

6.

URBANISM

6.1

#015-0209

Urbanism Committee Report

Moved by councillor Simms

seconded by councillor McBrine and carried unanimously THAT the Urbanism Committee Report be approved.

#016-0209

Request for usage other than agriculture on lot #298

WHEREAS the municipality of West Bolton has received an authorization request addressed to the CPTAQ from Yves Lefebvre;

WHEREAS the request is for usage other than agriculture on an area of 5,000 square meters of lot #298 in order to build a single family dwelling (near Mountain road) the original farm

house situated at 367 Brill has an acquired right (file #359673) and will be sold;

WHEREAS Yves Lefebvre is the owner of lots #P296, #297, #298 & #P299 having a total area of 64.310 hectares in the municipality of West Bolton, township of Bolton;

WHEREAS the municipal zoning allows single family dwellings in zone AF-1;

WHEREAS there is appropriate space available elsewhere in the municipality outside of the green zone for the construction of a residence;

THEREFORE it was moved by councillor Rotherham seconded by councillor Merovitz and carried unanimously THAT the municipality of West Bolton recommends to the CPTAQ to authorize the construction of a residence on 5,000 square meters of lot #298. This conforms to municipal by-laws.

#017-0209

Request for usage other than agriculture on lots #P322 & #P326

WHEREAS the municipality of West Bolton has received an authorization request addressed to the CPTAQ from Paul Hébert;

WHEREAS the request is for usage other than agriculture on an area of 5,000 square meters of lot #P322 in order to build a single family dwelling and alienation of lots #P322 & #P326 east of Brown road with the right to use for purposes other than agriculture on 61.3 hectares;

WHEREAS Paul Hébert and Kathy Woodard are the owners of lots #215, #216, #217, #P220, #P322, #P326 having a total area of 120.49 hectares in the municipality of West Bolton, township of Bolton;

WHEREAS the municipal zoning allows single family dwellings in zones RF-6 & RF-3;

WHEREAS there is appropriate space available elsewhere in the municipality outside of the green zone for the construction of a residence;

THEREFORE it was moved by councillor Simms seconded by councillor Horne and carried unanimously THAT the municipality of West Bolton recommends to the CPTAQ to authorize the construction of a residence on 5,000 square meters of lot #P322 and alienation of lots #P322 & #P326 east of Brown road with the right to use for purposes other than agriculture on 61.3 hectares. This conforms to municipal by-laws.

#018-0209

Adoption of 1<sup>st</sup> by-law project #264-2008-09-01 amending the zoning bylaw #264-20008 in order to enlarge municipal zone PRES-3 from a part of zone RF-4

Moved by councillor McBrine

seconded by councillor Rotherham and carried unanimously THAT the 1<sup>st</sup> by-law project #264-2008-09-01 amending the zoning bylaw #264-20008 in order to enlarge municipal zone PRES-3 from a part of zone RF-4 be adopted. The 1<sup>st</sup> bylaw project concerning residential lighting dispositions in the zoning bylaw will be studied by the urbanism committee.

**NOTICE OF MOTION** was made by councillor Horne that at a subsequent council meeting a bylaw will be adopted in order to amend the permits and certificates by-law #267-2008 regarding the cost of kennel permits. We will dispense with the reading of the bylaw at the time of adoption.

#019-0209

Participation in the PAPA program

WHEREAS the goal of the PAPA program is to furnish financial aid to MRCs or towns outside the MRC in order to permit them to be able to plan in the application of corrective measures where individual waste water installations are deficient;

THEREFORE it was moved by councillor Allen seconded by councillor Rotherham & carried unanimously THAT the municipality of West Bolton advises the MRC Brome-Missisquoi of the following information:

1. The municipality of West Bolton wishes to participate in the PAPA program.
2. The West Bolton municipal council agrees to include only the septic installations that were installed prior to 2000 (10 years and older).
3. The municipality of West Bolton agrees to assume the costs that the subsidy does not cover.

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#020-0209

MUNICIPAL INSPECTOR'S REPORT

Moved by councillor McBrine seconded by councillor Allen & carried unanimously THAT the Municipal Inspector Report be approved along with his mileage cheque in the amount of \$46.40 and that of the road inspector in the amount of \$72.40

PERMITS ISSUED

Refer to attached list

8

CORRESPONDENCE

8.1

The Minister of Natural Resources has advised that the cadastral renovation will begin soon in West Bolton. More information will follow in La Source.

8.2

A training session on nuisances and uncleanliness will be given by the law firm Paradis, Lemieux, Francis on Thursday, March 26, 2009 at 7:00pm at the Euro-Spa in Saint-Ignace-de-Stanbridge.

8.3

A letter received from Etienne & Paul Davignon concerning the modification of usage in conservation zone, the

modification of preservation zone and the implementation of the new MRC development plan was read out loud as requested.

9

ADMINISTRATION

9.1

The notice to residents 2009 as prepared will be sent out with the tax bills.

10.

POLICE

10.1

An alarm went off for attempted break and entry at 10:00pm on January 14, 2009 at 326 Spicer. The property owner arrived from Montreal before the S.Q. It took the S.Q. 2 hours to arrive on the scene, the property owner wrote a letter of complaint to Director Jean Beaudoin.

11.

FIRE

11.1

The report for the end of December 2008 and January 2009 was presented.

A letter will be sent advising the property owner at 411 Brill the costs for the intervention of the fire department with regards to an electrical problem.

Someone snowshoeing on private property fell and was hurt. The ambulance was called, they were unable to reach the person because the road was not plowed. They called the Town of Brome Lake fire department, the charges to the municipality for the rescue, \$650.00. This service is part of our fire agreement.

In order to be able to recover these charges an amendment to our bylaw #324 is required.

**NOTICE OF MOTION** was made by councillor Simms that at a subsequent council meeting a bylaw will be adopted in order to amend the bylaw #324 enacting a charge for certain goods, services or activities in the municipality to include costs for search and rescue. We will dispense with the reading of the bylaw at the time of adoption.

14.

ACCOUNTS PAYABLE

Bank balance as at 31.12.08	\$ 40,153.73
Disbursements January	79,293.25
Deposits January	179,867.05
Bank balance as at 31.01.09	\$ 140,727.53 +
<b>GIC</b>	<b>\$258,952.39 + \$25,711.54 parks &amp; playgrounds</b>

I, the undersigned secretary-treasurer, certify there are sufficient funds to pay the accounts of January/February 2009 in the amount of \$74,789.94 (refer to enclosed list)

#021-0209

PAYMENT OF THE ACCOUNTS

Moved by councillor Allen  
seconded by councillor McBrine & carried  
unanimously THAT the accounts of January/February 2009 in the amount of \$74,789.94 be paid.

Meeting adjourned at 9:30pm by councillor Merovitz  
ADOPTED

February 2, 2009

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Carrol Kralik  
Director General

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Donald Badger  
Mayor

NEXT REGULAR COUNCIL MEETING, **MONDAY**, MARCH 2, 2009  
AT 7:30PM.