

CANADA
PROVINCE OF QUEBEC
MUNICIPALITY OF WEST BOLTON

A Special meeting of the Council of the Municipality of West Bolton, held on Monday, November 17, 2025, at 5:30 p.m. at the Town Hall located at 9 Town Hall Road, West Bolton, with interactive webcast.

THE FOLLOWING WERE PRESENT:

Denis Vaillancourt, Mayor
Margarita Lafontaine, Councillor No. 1
Eddy Whitcher, Councillor No. 4
Gilles Asselin, Councillor No. 5
Nancy Lanteigne, Councillor No. 6

PRESENT BY VIDEOCONFERENCE:

Daniel Desrochers, Councillor No. 2

ABSENT:

Loren Allen, Councillor No. 3

The councillors present formed a quorum, and the meeting was presided over by Mr. Denis Vaillancourt, Mayor. The Director General & Clerk-Treasurer, Mrs. Léa Laplante, was also present, in accordance with the provisions of the *Municipal Code of Québec* (s. 159).

Three other individuals were present online during the session.

AGENDA

- 1. CALL TO ORDER**
- 2. DETERMINATION THAT THE NOTICE OF MEETING WAS COMPLIANT**
- 3. ADOPTION OF THE AGENDA**
- 4. ADOPTION OF THE FIRST DRAFT BY-LAW NUMBER 475-2025 AMENDING ZONING BY-LAW NUMBER 264-2008**
- 5. PUBLIC CONSULTATION ANNOUNCEMENT – BY-LAW NUMBER 475-2025 AMENDING ZONING BY-LAW NUMBER 264-2008**
- 6. QUESTION PERIOD**
- 7. ADJOURNMENT**

1. CALL TO ORDER

RECORDING OF THE SESSION BEGINS

With the councillors participating at the start of the meeting forming a quorum, the mayor called the meeting to order at 5:31 p.m.

The mayor made some opening remarks.

2. DETERMINATION THAT THE NOTICE OF MEETING WAS COMPLIANT

The Director General mentioned that the notice of this special meeting had been sent to all members of Council in accordance with the requirements of section 153 of the *Municipal Code of Québec*.

Council noted that the notice had been served and that the meeting could be held.

**3. ADOPTION OF THE AGENDA
RESOLUTION NUMBER: 2025-11-194**

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

TO ADOPT the agenda by amending the description of item 5 as follows:

5. Announcement of public meeting – by-law number 475-2025
amending zoning by-law number 264-2008

ADOPTED

**4. ADOPTION OF THE FIRST DRAFT BY-LAW NUMBER 475-2025
AMENDING ZONING BY-LAW NUMBER 264-2008
RESOLUTION NUMBER: 2025-11-195**

WHEREAS the notice of motion for draft by-law number 475-2025 amending zoning by-law number 264-2008 was duly given at the regular meeting of November 10, 2025;

WHEREAS the purpose of the draft by-law is to authorize the operation of sugar farms (including sugar shacks as an ancillary activity) in zones RES-1, RES-2, RES-3 and REC-1, to add specific conditions governing this operation and to include the definition of "sugar farm" into Schedule A – Terminology;

WHEREAS the RCM's land use and development plan identifies these areas as having a recreational-forestry vocation and aims to ensure that they are exploited in a rational and sustainable manner;

WHEREAS the Planning Advisory Committee (PAC) recommended that Council amend the zoning by-law to take into account the maple syrup potential of the territory;

WHEREAS the Municipal Council deems it appropriate to adopt the first draft by-law in accordance with the provisions of sections 123 et seq. of the *Act respecting land use planning and development* (the Act);

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

TO ADOPT the first draft by-law number 475-2025 amending zoning by-law number 264-2008, as tabled at this meeting;

THAT the first draft by-law be subject to the procedures set out in the Act, including the holding of a public consultation meeting, in accordance with section 125 of the Act;

THAT the Director General & Clerk-Treasurer is authorized to give such notice as may be required and to take such steps as may be necessary as a result of this resolution.

ADOPTED

**5. SCHEDULING OF PUBLIC MEETING – BY-LAW NUMBER 475-2025
AMENDING ZONING BY-LAW NUMBER 264-2008
RESOLUTION NUMBER: 2025-11-196**

WHEREAS the Municipal Council adopted the first draft by-law number 475-2025, amending zoning by-law number 264-2008;

WHEREAS in accordance with section 125 of the Act, a public meeting must be held to allow any interested person to be heard on the content of the draft by-law;

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

TO ANNOUNCE the holding of a public meeting on the first draft by-law number 475-2025, amending zoning by-law number 264-2008;

THAT the said public meeting be held at the Town Hall, 9 Town Hall Road, West Bolton, on November 27, 2025, from 5 p.m. to 6 p.m.;

THAT any interested person may send questions, comments or notices by e-mail to inspection@bolton-ouest.ca before the time of the meeting;

THAT the Director General & Clerk-Treasurer should give public notice to this effect in accordance with the Act and carry out all necessary administrative formalities.

ADOPTED

6. QUESTION PERIOD

Council held a question period during which those attending in person may ask questions to councillors.

Council answered all questions asked by citizens.

Copies of the agenda were made available to the public before the start of the meeting.

**7. ADJOURNMENT
RESOLUTION NUMBER: 2025-11-197**

The agenda having been exhausted;

IT WAS MOVED BY: Nancy Lanteigne
SECONDED BY: Margarita Lafontaine
AND UNANIMOUSLY RESOLVED

TO ADJOURN the meeting at 5:42 p.m.

Denis Vaillancourt
Mayor

Léa Laplante
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*.