

To the citizens and friends of North Hatley

We have been waiting many months for the North Hatley municipal council and the MRC to table their long term plan to allow development on the flood plain in North Hatley. Much North Hatley taxpayers money has been spent on legal and expert advice over the past two years, with more targeted for 2017.

The Ministry of the Environment has reviewed the MRC initial Management Plan and has refused to accept it as is.

Nevertheless, the second version of the Management plan that will be presented by the MRC at the Public consultation the coming Thursday still authorises construction of 210 residential units in three buildings, in the middle of the flood-zone.

Citizens challenge the validity of the flood zone map on which the Management Plan is based.

One serious error has recently been proved in the analysis which produced the map. This is likely to substantially increase depths and extent of flooding around proposed buildings.

We encourage you all to attend the coming MRC public meeting with respect to their Management Plan (second version) for the North Hatley flood-zone. It is scheduled for April 13th, 2017 at 6:30 pm in their offices, 455 rue MacDonald in Magog. This will be the ONLY time for public input. So if you feel strongly about this issue, please attend with your questions and comments (in the language of your choice) ... or just be present. If there is any possibility of public pressure to influence the future of our beautiful village, now is the time!!

In the mean-time, make sure you look at the memoir on the MRC management plan (and of the amazing pictures of passed floods it offers) and at letters sent to the Ministers Heurtel et Coiteux by citizens of North Hatley and other documents posted at www.facebook.com/ActionNorthHatley or on the Friends/Amis de North Hatley site, at www.fanhca.org

Here are examples of questions that should be asked at the public consultation:

- 1) Why build in a flood zone? Considering the effects of climate changes that are predicted, that seems not to make sense at all.
- 2) Why did the council, in 2015, ignore the 178 signatures petition asking for modifications to the project?
- 3) The Town Council assumes that this project will be so popular that the developer will easily sell the proposed condo units while no market study has been done or requested. What if the condos do not sell? Without a market study how can the council be confident of the success of this project? Selling residential property in a flood zone is not easily done because :
 - a) There is no Ministry of Public Security compensation for flood zone property damage
 - b) Flood damage insurance is not available in Canada
 - c) CMHC will not offer mortgage insurance
- 4) Who will pay the costs associated with the building and upgrading of infrastructures?
- 5) Who will pay the costs associated with the risks of flooding?