

QUESTIONS & ANSWERS

PRELIMINARY CONCEPT FOR WENTWORTH INTEGRATED TOURISM RESORTS INC.

A) General questions

Q1: How can we ensure that the promoter will comply with our regulations and other applicable laws?

A: First, as with any project, a thorough analysis will be carried out once the project is formally submitted, which is not yet the case in this instance. This analysis must of course be conducted in accordance with the municipal and regional regulation in force and in compliance with the applicable governmental laws and regulations. In the event the project is not in compliance, particularly with local regulation, the designated official can not issue the permits required to begin work on the project.

In addition, if the project goes ahead, inspections and monitoring would be carried out by the authorities concerned, as provided for by the regulatory and legislative framework.

Q2: What will be the respective roles of the municipality, the RCM and the Government of Quebec in this analysis process?

A: Land use planning in our territory is shared among three levels of government, namely the Government of Quebec, the RCM and the municipalities.

The Government of Quebec, through its guidelines, and various laws, regulations and policies, sets out the broad guidelines for land use planning in our territory.

For more information, you may consult MAMH's website (French only):

<https://www.mamh.gouv.qc.ca/amenagement-du-territoire/guide-la-prise-de-decision-en-urbanisme/>

However, for certain activities and specific work, particularly concerning environmental matters, certificates of authorization must be applied for from the appropriate governmental departments, in addition to being authorized by the municipality.

At the municipal level, we are responsible for the urban plan and zoning bylaws, which includes standard-setting provisions in many areas, for example:

- Authorized uses
 - Major real estate developments
 - Golf courses*
 - Public access to waterways
 - Rivers and shoreline protection
 - Road management
 - Recreational trails
- *For golf courses, the developer must also obtain a certificate of authorization for the use of pesticides and fertilizers. Please, see the following link (French only):*
<http://www.environnement.gouv.qc.ca/pesticides/permis/demandes/ca.htm>

The municipality also has two other important bylaws for regulating the realization of major projects, namely the *Bylaw on agreements relating to municipal works and guarantees concerning municipal works (in the process of being adopted)* and the *Site Planning and Architectural Integration Programs Bylaw*.

The first bylaw allows for the conclusion of agreements with promoters to clearly set out their responsibilities regarding the equipment and infrastructure required to realize their project, including their financial responsibilities.

The second bylaw aims to ensure that the project can be integrated harmoniously with the municipality's architectural environment.

Whether elected municipal officials, citizens, urban planners or the various planning advisory committees, all these players participate, according to their role, in urban and land use planning decision-making.

(please, see slide 1 in the appendix of this document for more details).

Q3: How will you ensure the governance and oversight of such a project during its realization?

A: Regular inspections will be carried out at the work site by the municipality and other authorities concerned.

Q4: Will citizens have a say in what follows and in the next steps?

A: Absolutely. Already, the municipality has opened a dialogue with its citizens on the concept through two information sessions held on February 24 and May 6. At the February 24 meeting, the preliminary concept for Wentworth Integrated Tourism Resort Inc. was outlined and our citizens' initial comments were collected. During the meeting on May 6, the municipality presented what would be the main steps in the project review process should the promoter submit a formal project to the municipality. This meeting also allowed citizens to ask numerous questions about this process that touched on several aspects of the project.

Another meeting will be held on June 8 to enable citizens, community organizations and seasonal residents to share their concerns and comments about the preliminary concept presented by Wentworth Integrated Tourism Resorts. This consultation will be held at the Wentworth Community Center beginning at 2:00 p.m.

Following this consultation, a comprehensive information document will be sent to the promoters, detailing all the concerns, comments and expectations of the municipality and its citizens regarding the recreational tourism project.

If the promoter then submits a formal project to the municipality, citizens will be informed and consulted on a regular basis as part of the project review process.

Q5: Could the promoter get the municipality to make changes to current municipal bylaws?

A: The promoter could apply to request a change to current municipal bylaws. In such a case, this application would be submitted to and studied via a well-established municipal and legal process.

Such a request would be analyzed by the municipality's urban planning department, as well as the urban planning and environmental advisory committees (CCU and CCE), while taking into account the RCM's land use and development plan, the municipality's urban plan and impacts on residents and the territory. The CCU and CCE would then be asked to make their recommendations to the Municipal Council for the decision.

Before deciding on any such an application, the municipality commits to holding a citizen consultation, even if the law does not oblige it to do so.

For more details on this process, please see slide 2 in appendix of this document.

You may also consult the following links (in French only):

https://www.mamh.gouv.qc.ca/fileadmin/publications/amenagement_territoire/urbanisme/plan_urbanisme_manuel_modification.pdf

<https://www.mamh.gouv.qc.ca/amenagement-du-territoire/guide-la-prise-de-decision-en-urbanisme/acteurs-et-processus/processus-dapprobation-referendaire/>

Q6: Would the citizens of the municipality be able to intervene and even block, if necessary, a change to our bylaws?

A: As explained in question 5 in this section of the document, citizens will have the opportunity to express themselves on such a request to influence the Municipal Council.

Q7: Why not simply tell the promoter immediately that we are not interested in the project?

A: The municipality has the duty and the responsibility to answer the requests and questions of a promoter seeking to carry out a project on its territory. The municipality does not have the power to object to a project that complies with our municipal bylaws and the relevant laws (provincial and federal).

Q8: Who will finance fire department service and other equipment and infrastructure required by the project?

A: If the project is authorized and complies with the relevant bylaws and laws, the municipality will sign agreements with the promoter under the *Bylaw on agreements relating to municipal works and guarantees concerning municipal works*, which is expected to come into force during summer 2019.

These agreements would clearly set out the promoter's responsibilities with respect to the equipment and infrastructure required to carry out the project, including their financial responsibilities.

Q9: What happens if the promoter changes ideas along the way and doesn't carry out the project as planned? Who would pay the costs to finish the project or close and clean up the site?

A: Agreements with the promoter under the *Bylaw on agreements relating to municipal works and guarantees concerning municipal works* will provide for financial reserves and provisions to cover the costs associated with managing such a situation.

Q10: How will we be able to ensure that the impact studies and analyses produced by the promoter are valid and accurate?

A: Municipal regulation already requires documents to be submitted to support a permit application, produced by members in good standing of Quebec professional orders (i.e., engineers). Also, the regulation also provides that the CCU and Municipal Council may request additional independent studies, in particular to validate those provided by the promoter. Furthermore, the Argenteuil RCM and the Government of Quebec can also be involved at this stage.

Q11: In the Municipal Council's view, would the Wentworth Integrated Tourist Resort project be beneficial?

A: As mentioned, no formal project has yet been submitted to the municipality by the promoter. Therefore, we cannot speculate on the tangible benefits of the project, which the promoter will have to demonstrate if it goes ahead with the project. In this case, if a project is submitted, the Municipal Council must first be able to measure the costs and impacts associated with the project so that it can compare them with the possible benefits.

Q12: Has the promoter completed the acquisition of the land needed to carry out the project?

A: Presently, we do not have confirmation that a transaction has been completed regarding the land concerned. However, the Wentworth Integrated Tourism Resort, Inc. is registered with the *Registre des Entreprises du Québec*. Please, you may see this link (in French only):

http://www.registreentreprises.gouv.qc.ca/fr/a_propos/neq/

Q13: What exactly do we know about the promoter? Specifically, what projects have they done elsewhere? Have these projects been successful? How were they welcomed by local communities? What is the Wentworth promoter's business plan?

A: If the promoter submits a formal project to the municipality, Wentworth's Municipal Council will seek clear and detailed answers to these relevant questions.

B) Road access

Q1: With the current road network, how could the promoter access the site to carry out the work?

A: Since the promoter has not submitted a formal project to the municipality, it is not possible to answer this question. The scale of the project and the way it is carried out

(for example in phases) will determine the future needs for road access to the site. If a project is submitted, complete information on this subject will be communicated to citizens.

Q2: How will tourists and visitors access the new recreational tourism resort? Would new road access need to be built and if so, where?

A: Since the promoter has not submitted a formal project to the municipality, it is not possible to answer this question. The scale of the project and the way it is carried out (for example in phases) will determine the future needs for road access to the site. If a project is submitted, complete information on this subject will be communicated to citizens.

Q3: Does the promoter intend to expropriate to develop new road access to its recreational tourism resort?

A: Since the promoter has not submitted a formal project to the municipality, it is not possible to answer this question. The scale of the project and the way it is carried out (for example in phases) will determine the future needs for road access to the site. If a project is submitted, complete information on this subject will be communicated to citizens.

Q4: Isn't there a risk that neighboring communities will end up paying for new road access to the site?

A: Since the promoter has not submitted a formal project to the municipality, it is not possible to answer this question. The scale of the project and the way it is carried out (for example in phases) will determine the future needs for road access to the site. If a project is submitted, complete information on this subject will be communicated to citizens.

Q5: Are there ways to ensure that the project will not cause road congestion during the construction phase and when the resort is in operation?

A: For a major real estate project, as defined in the zoning bylaw, a traffic analysis must be provided by the applicant as a supplement to the permit application.

C) Lake Louisa

Q1: Will the promoter be able to install a new public access to Lake Louisa?

A: No. Our municipal bylaw restricts the number of public access sites to Lake Louisa to a maximum of four. This limit has already been reached. For more details, see Zoning By-law 2018-07, article 35.

Q2: Wouldn't it be easy for the promoter to simply buy a lot of land on Lake Louisa's shoreline to open a new access for tourists and visitors? With all that this could mean in terms of activity on the lake?

A: No. Our municipal bylaw restricts the number of public access sites to Lake Louisa to a maximum of four. This limit has already been reached. For more details, see Zoning By-law 2018-07, article 35.

Q3: Are there any measures that could be taken to prevent float planes from landing on Lake Louisa?

A: This issue is under federal jurisdiction.

D) Environment

Q1: How can we protect the natural look of the recreational tourism project's eventual site?

A: Our municipal regulation includes various provisions to protect the environment and our living environment. Specifically, our zoning provides that 60% of the territory of properties, whether they are residential or for recreational tourism, must remain in their natural state.

Q2: How will we ensure the protection of the Lake Louisa watershed and the municipality's drinking water supply?

A: If the promoter submits a formal project, as part of the process for obtaining governmental authorizations, studies and analyses will need to be carried out with respect to the environment, the watershed and the drinking water supply.

Q3: How are we going to protect Lake Louisa and the surrounding area from pollution, noise and pesticides

A: If the promoter submits a formal project, impact studies must be conducted to measure the potential effects of the project on the environment, including Lake Louisa. This would include pollution, noise and pesticide use.

In addition, our municipal regulation, including our zoning bylaw, already provides for various provisions and restrictions related to these aspects, including the protection of Lake Louisa.

Q4: When will the impact studies be conducted by the promoter?

A: If the promoter submits a formal project to the municipality, it must then carry out the various studies required by the authorities concerned (government departments, municipality, etc.).

The promoter would also need to enter into various agreements with the municipality under the *Bylaw on agreements relating to municipal works and guarantees concerning municipal works*. These agreements would set out the responsibilities (including financial) of the promoter with respect to equipment and infrastructure to be acquired or installed as part of the project.

Only following this step would the promoter be able to obtain a municipal permit to begin work.

Q5: Will the BAPE intervene in the environmental analysis process? Will there be BAPE public hearings?

A: It all depends on the nature of the project submitted by the promoter. For more information, we invite you to consult the following link:
<http://legisquebec.gouv.qc.ca/en/showDoc/cr/Q-2,%20r.%2023.1?&digest=>

E) Golf course

Q1: What will the municipality do to combat the impact that the pesticides and insecticides used on the golf course will have on the residents, animals and nature in the region?

A: If ever the promoter wants to install a golf course, it would first have to comply in all respects with municipal bylaws, particularly those pertaining to the use of pesticides and the management and recovery of runoff water.

That said, the citizen consultations held to date by the Township of Wentworth highlighted several important concerns about adding a golf course on our territory. These concerns, which are entirely legitimate and shared by the Municipal Council, will be forwarded to the promoter so that they are considered in the recreational tourism development project that could eventually be submitted to the municipality.

Q2: The golf courses, which are already in the region, appear to be little used. What leads us to believe that a new golf course would have visitors?

A: It would be up to the promoter to demonstrate the merit of including a golf course in the project, should they submit such a project despite the significant and serious

concerns of the Township of Wentworth's citizens and Municipal Council on this matter.

Q3: Could the promoter put a golf course along the Lake Louisa shoreline, under our current municipal regulation? So, legally?

A: The Lake Louisa shoreline is included in zone V22, where the establishment of a golf course is prohibited.

However, in zone RU6 (located partially in the watershed, north of Lake Louisa), the establishment of a golf course could be authorized.