

INSIGHT

THE BOLTON-EST MUNICIPAL BULLETIN | JANUARY 2025



Adapting to change

"Change is the only constant in life. Your ability to adapt to these changes will determine your success in life" Benjamin Franklin once wisely said. Change is everywhere. Climate change is forcing us to rethink our practices and adopt new perspectives. Technological advances are forcing us to constantly adapt at a frantic pace. As a community, it is our duty to adapt to all these changes, to be dynamic and to demonstrate resilience and creativity, so that Bolton-Est remains, for future generations, *vibrant with nature!*



A WORD FROM THE MAYOR
Vinciane Peeters

Let's make our vision a reality

Dear citizens,

A new year begins, full of promises. Last year I spoke to you about vision, this year I hope we focus on making it a reality.

Indeed, several of our projects, described in the following pages, will be completed this year. Our goal is to strengthen our community by taking care of our territory and all its inhabitants, thus building, step by step, a sustainable municipality.

Although we cannot predict exactly what awaits us, we can prepare ourselves to face accelerated changes. **How?** By anchoring ourselves in the WE as part of the biodiversity of our territory, aware of its strength and fragility. **How?** By choosing to develop our community by promoting local business and ease of circulation; by creating links, by leaving accommodating young people, families, workers and seniors. **How?** By being realistic with our desires and by developing happiness on solid foundations, independent of upheavals.

We are also in an election year. If you are interested in municipal life and would like to get involved, I strongly encourage you to do so. It is an incredible experience. Don't be too quick to think that you don't have the necessary skills; you have them thanks to your experience as a citizen, a parent, a worker, and your ability to collaborate for the common good. We would be delighted to meet with you to discuss this. There are several ways to get involved at your own pace.

I conclude by thanking the team of advisors and employees, as well as the many volunteers who actively participate in the vitality of our community. Each of you brings your experience, enriching our discussions and influencing our actions.

I wish us all an interesting and happy new year.



PLAISIRS D'HIVER: SAVE THE DATE!

Our traditional winter festival will take place this year on **Saturday, February 22nd**!

Stay tuned for details to come.

PERMITS: THINK ABOUT IT SOONER THAN LATER!

Our inspectors issue permits within 30 days of receiving a COMPLETE APPLICATION, i.e. accompanied by ALL required documents. To avoid unpleasant surprises, consider applying for your permit now if you plan to carry out work this spring or summer! For all the details: boltonest.ca.



MAGOG ECOCENTRE: NO MORE NEED FOR AN ACCESS CARD

Good news! Citizens of Bolton-Est no longer need an access card to benefit from the Magog ecocentre. All you need is proof of residence indicating your address in Bolton-Est (driver's license, tax bill, etc.). Don't hesitate to use their services, they are open 12 months a year.

Of course, our big mobile spring ecocentre will be back at Terrio Park. Save the date for **May 17, 2025!**

Schedule,
materials
accepted
and more



SOMETHING NEW IN THE COLLECTIONS CALENDAR

Visit our web site boltonest.ca to view the full calendar.



LARGE WASTE

The collection of large items is offered at your home at no charge by appointment only.

LA RESSOURCERIE DES FRONTIÈRES : 1 855-804-1018



GLASS RECYCLING

Use the glass recycling container for all your empty non-returnable glass bottles or jars.

450, RUE PRINCIPALE, EASTMAN



Consult
ABC DES BACS

A valuable resource to help you
sort your residual materials.



MUNICIPAL PROJECTS

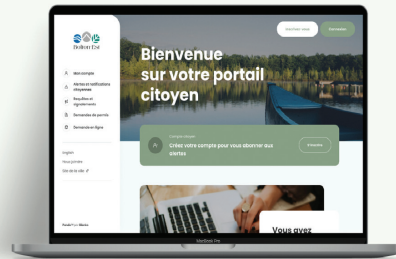
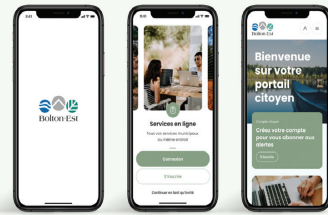


CONSTRUCTION OF THE NEW MUNICIPAL GARAGE

Construction of the new municipal garage will be complete in 2025. Work will begin this spring and will continue into the fall. The garage will be located at 844 Missisquoi Road and is 78% funded by a grant from the government. The building will also house an archive room and serve as a shelter in the event of emergency measures.

WHAT'S NEW AT TERRIO PARK

Terrio Park continues its development. A new permanent structure on a concrete slab was erected last summer to replace the imposing white canvas marquee. In 2025, other work will be carried out, including the construction of an accessory building with two bathrooms and a storage area as well as a new course-style games and pétanque court. These improvements are being made as part of the Terrio Park Master Plan.



SOON A NEW WEBSITE AND A CITIZEN PORTAL

In order to better serve citizens, the Municipality is working on a complete overhaul of its website. It is scheduled to go live this spring, and we are very eager to unveil it to you. A brand new citizen portal will also allow the population to have access to more online services.



REVISION OF THE URBAN PLAN AND REGULATIONS

In 2024, the council and the municipal administration began a process to review the urban plan and regulations. Two public consultations were held, in June and September, at the start of the process. An online survey was also conducted. The information collected will be considered when drafting the new urban plan and regulations. Additional public consultations will also be conducted this year. Stay tuned!

DEVELOPMENT OF THE SANDPIT

In April 2024, the firm Solutions Immobilier Solidaire (SIS) presented to the population a proposal for the residential development of the land acquired by the Municipality in 2018, located behind Terrio Park. The proposed business model is a social utility trust (FUS), which helps maintain housing affordability. Other municipalities in the region have expressed interest in this management model, and discussions are continuing between various stakeholders in the MRC to expand the project on a regional scale.

REVIEW OF THE FAMILY AND SENIORS POLICY

A temporary committee made up of elected officials, employees and citizens will consider revisions to the Family and Seniors policy in 2025. The current policy dates from 2019. Throughout the year, you will be asked to participate in various consultation exercises to be actively involved in the up date of this policy. Stay tuned.



THINGS ARE MOVING IN BOLTON-EST!

Did you know that no fewer than 17 events were organized in 2024 by the cultural and community development committees of Bolton-Est?

Between the 10th Vitrine des arts, our now traditional *Plaisirs d'hiver* and Family Event at Terrio Park, concerts under the big top, and youth activities every Saturday in summer during the Public Market, there was no reason to be bored!

Not to mention the free kayaking day at Trousers Lake, the various beekeeping and art workshops, our famous haunted house for Halloween and our much-appreciated Remembrance Day ceremony.

Many events, such as the Folk & Blues Festival and the Christmas Party are the result of collaboration with the Rucher Boltonnois and with neighbouring municipalities. More collaborations of this kind will take place in the future.

Who said nothing ever happens in Bolton-Est?

Highlights of the 2025 budget

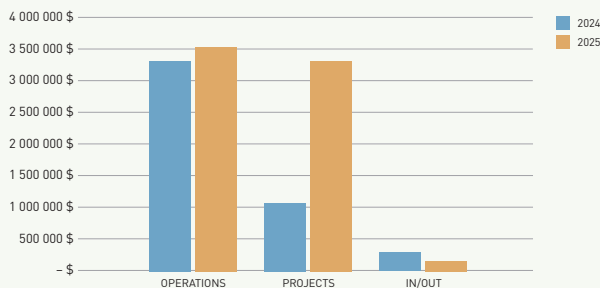
A municipal budget is established by first estimating the expenses for the coming year. Subsequently, the latest assessment role is used to set the tax rate that must be used to balance the budget.

Expenses

There are three categories:

- > in/out expenses;
- > expenses allocated to projects;
- > operating expenses.

Here is how our spending forecasts are distributed in this budget compared to last year:



Overall, our operating expenses increased slightly (+6%). However, the project budget increased significantly due to the construction of a municipal garage estimated at \$2.6 million. This project is 78% funded by a grant from the Government of Quebec and by a loan by-law that will take effect in the next budget, which explains the increase in bank charges.

In / Out

In/out expenses come from the environment sector. These are mainly costs related to septic tanks (emptying, inspection and citizen loans for replacement). As they are reimbursed by citizens, these expenses are cancelled out during the year.

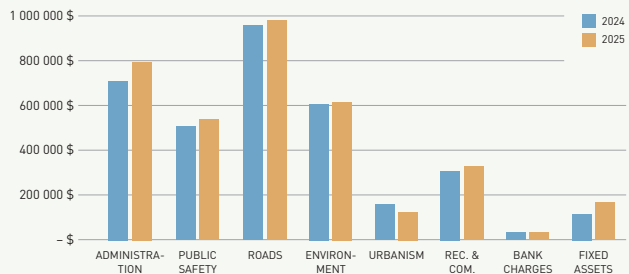
Projects

In 2025, in addition to the municipal garage, we will add retractable doors to the permanent marquee at Terrio Park. We will also build an adjacent sanitary block and storage area. Other improvements will also be carried out in the park. These projects, subsidized by various government programs, will have little or no impact on taxation thanks to our earmarked funds.

Operations

- > Administration: increase in costs due in particular to the addition of an employee and a future adjustment in the remuneration of elected officials.

- > Public security: 11% increase in SQ fees, highly criticized by MRC municipalities.
- > Urbanism: reduction in expenses due to the replacement of the urban planner by a technician.
- > Fixed assets: Increase due to certain expenses for the development of the Terrio park and the planning of road improvements.



Land value

At the last assessment, the Municipality's land value reached \$603,462,000. This increase is due to the construction of new homes and renovations.

Property taxes

An increase of 2.4% (for the average house) compared to last year.

In 2025, property taxes for residences will be divided into 4 parts:

- > A basic tax: 0.3975 / \$100 of property assessment (increase of 1.9 %)
- > A fixed amount of \$140 per unit to offset part of the cost of collecting residual materials
- > A fixed amount of \$101.62 per residence to offset part of the public safety costs
- > A new access fee of \$10 per residence for access to the Magog ecocentre.

Public safety fees are imposed by the SQ and the Eastman and Austin firefighters. The access fees to the Magog ecocentre are imposed by the latter and will allow all citizens of Bolton-Est to access it. In total, the fixed fees will increase by \$14.

Sectoral taxes

Sectoral taxes apply to APBLN members (surveying). For the restoration of the Nick Lake outlet, affected residents will be billed once the actual costs of the work have been determined.

Terms of payment of municipal taxes

Payable in four installments: February 24, May 5, July 7, September 8, 2025

Additional information

The taxation regulations are available on BoltonEst.ca.

Financial informations

	2024	2025
VALUATION ROLE	581 491 900 \$	603 462 000 \$

TAXES

GENERAL TAX (PER \$100 OF EVALUATION)	0,3900	0,3975
PUBLIC SAFETY (FIXED)	95,14 \$	101,62 \$
RESIDUAL MATERIALS (FIXED)	142,47 \$	140,00 \$
ECOCENTER	- \$	10,00 \$
WASTE CONTAINER (FIXED)	2 025,67 \$	1 953,78 \$

BUDGET 2025

REVENUES

	2024	2025
PROPERTY TAXES	2 632 518 \$	2 770 470 \$
GOVERNMENT COMPENSATIONS	335 114 \$	342 753 \$
SERVICES	323 000 \$	366 000 \$
OTHER REVENUES	61 000 \$	76 550 \$
SUBTOTAL	3 351 632 \$	3 555 773 \$
PROJECT GRANTS	649 247 \$	2 919 953 \$
IN/OUT	289 342 \$	195 584 \$
TOTAL REVENUES	4 290 221 \$	6 671 310 \$

EXPENSES

	2024	2025
ADMINISTRATION	706 105 \$	791 316 \$
PUBLIC SAFETY	500 772 \$	534 855 \$
ROADS	960 278 \$	981 078 \$
ENVIRONMENT	599 197 \$	614 050 \$
URBANISM	148 621 \$	119 123 \$
RECREATION AND COMMUNICATIONS	303 659 \$	326 355 \$
BANK CHARGES	22 932 \$	27 764 \$
FIXED ASSETS - OPERATIONS	110 315 \$	161 232 \$
SUBTOTAL	3 351 879 \$	3 555 773 \$
FIXED ASSETS - PROJECTS	1 099 000 \$	3 362 626 \$
APPROPRIATION OF FUNDS	(450 000) \$	(442 673) \$
IN/OUT	289 342 \$	195 584 \$
TOTAL EXPENSES	4 290 221 \$	6 671 310 \$

FIXED ASSETS

	2025	2026	2027
ADMINISTRATION (TOWN HALL /ST.PATRICK/WEB SITE)	29 500 \$	60 000 \$	40 000 \$
PURCHASE OF BINS	10 000 \$	8 000 \$	5 000 \$
MUNICIPAL GARAGE	2 600 000 \$	- \$	- \$
ROADS (INCLUDING TECQ)	180 000 \$	400 000 \$	370 000 \$
PARK (MARQUEE AND SANITARY FITTINGS)	493 000 \$	125 000 \$	- \$
TRAILS	5 000 \$	20 000 \$	20 000 \$
SABLIÈRE (SANDPIT)	10 000 \$	- \$	- \$
TOTAL THREE-YEAR CAPITAL EXPENDITURE PLAN	3 327 500 \$	613 000 \$	435 000 \$

The eventful history of East Bolton

Serge Wagner

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12. THE TRAIN AND THE DIVISION OF EAST BOLTON, 1873-1936 – PART 2

In 1873, after the failure of the train (with wooden rails) on the short Waterloo-Dillonton section, the Vermont Central Railway (VCR) rebuilt the branch line with iron rails. Apart from Dillonton, Bolton nevertheless remained on the sidelines of the railway boom that was impacting the entire Eastern Townships and the entire continent. Two groups of capitalists then intended to occupy the sector: the big Canadian capital based in Montreal and a group of regional and local entrepreneurs and politicians. The group obtained significant financial support from the population through the municipal councils controlled by local notables.

The train facilitated north-south traffic while the roads were often impassable. It promoted passenger transport, but especially the transport of goods: forest products, mining products and objects produced in the surrounding mills or small workshops (wooden boxes, doors and frames, reels, etc.). Farmers also shipped their agricultural surpluses.



The small guard of Bolton Centre is still present on the Nicholas-Austin road

Long named Orford Mountain Railway (OMR), the East Bolton line was a secondary line (*Branch line*) joining, among other things, the stations of two major east-west continental circuits, at both ends of Bolton: Eastman (to the north) and Highwater (to the south). Nicknamed *Peanut Express*, the railway operated, in fits and starts, for 55 years, with two trips per day in both directions. Having become the owner in 1910, the CPR ended unprofitable passenger transport in 1936. The closure was the result of economic and demographic stagnation along the Missisquoi. In fact, through a combination of factors: low population, mine

closures, decline in forest resources, devitalization of the township's hamlets, fire- closure (1934) of the Potton Springs Hotel, inertia of the City Council, etc.

Dismantling of East Bolton

Moreover, one fact has not been highlighted: the train was probably a major cause of the dismantling of East Bolton:

- > 1876 – West Bolton, which, since 1875, has had much closer access to the new Knowlton station.
- > 1888 – Eastman, which, since 1883, has become an important station between Waterloo and Magog.
- > 1938 – Austin, for whom Bolton Centre station was the closest rail access.

Many hoped that the train would open up the small hamlets of Bolton and contribute to their agricultural, industrial and commercial development, but this did not happen. And, in 1941, the East Bolton population had been reduced to 2/3 the number it had 10 years earlier.

Isolated and without a train, East Bolton would wait for its revival (thanks to the resort) for the construction of Highway 10 in 1964 and the (somewhat rough) repairs to Route 245.

Main railway network in East Bolton, 1871-1941.

DATE	NAMES	ACHIEVEMENTS – JOURNEYS
1871	Vermont Central Railway (VCR)	Dillonton to Waterloo
1877-1881	Missisquoi and Black River Valley Railway (M BRVR)	Dillonton to Bolton Centre South Bolton, then Potton Springs
1888	Orford Mountain Railway (OMR) purchases M BRVR which becomes Missisquoi Valley Railway (M RVR)	
1907	Orford Mountain Railway (OMR)	Potton Springs-Mansonville to Highwater and Troy, Vt
1910	Canadian Pacific (CPR) buys OMR	
1936	CPR	Closure of passenger transport
1941	CPR – without opposition from Bolton-Est (which claims 2 miles for the road to Eastman)	Freight line to Peasley's closed Siding (Bolton Centre)
1951		Demolition of the railway track