

Minutes of the regular meeting of the Town of Hudson Council, held at the Community Centre, on June 2nd, 2014.

ARE PRESENT

Ed Prévost	-	Mayor
Robert Spencer	-	Councillor / Electoral District #1
Ron Goldenberg	-	Councillor / Electoral District #2
Nicole Durand	-	Councillor / Electoral District #3
Barbara Robinson	-	Councillor / Electoral District #4
Deborah Woodhead	-	Councillor / Electoral District #5
Natalie Best	-	Councillor / Electoral District #6

Mr. Vincent Maranda, Town Clerk

1. OPENING AND CONFIRMATION OF QUORUM

Quorum was reached and Mayor Ed Prévost calls the meeting to order at 7:30 p.m.

2. ADOPTION OF AGENDA

No: R3619-2014

**It is moved by Councillor Robert Spencer
Seconded by Councillor Nicole Durand
And unanimously resolved:**

That the Town of Hudson Council adopt the agenda of the June 2nd, 2014 regular Council meeting as submitted.

CARRIED

3. ADOPTION OF MINUTES OF PREVIOUS MEETINGS

No: R3620-2014

CONSIDERING Council has reviewed the minutes of the May 5th, 2014 regular council meeting.

**It is proposed by Councillor Barbara Robinson
Seconded by Councillor Nicole Durand
And unanimously resolved:**

To approve, as submitted, the minutes of the regular council meeting held on May 5th, 2014.

CARRIED

Mayor Prévost introduces Mr. Pierre L'Abbé from Les Services EXP inc. who gave the results of the preliminary studies and evaluations concerning the Pine Lake situation.

Mr. L'Abbé presented four different scenarios to Council such as rebuilding the dam or removing it entirely and answered citizens' questions.

4. QUESTIONS FROM CITIZENS

4.1. Mrs. Elizabeth Corker – 16 Quarry Point

- Concerned with regards to the proposed new construction at 35 Quarry Point, it is too big, too high and the architectural style does not fit with the neighbouring properties. Why did Council reject TPAC's recommendation?

Mayor Ed Prévost answers the issue was dealt with in caucus, everybody voted and the majority vote was to go against TPAC's recommendation. Members of Council had their reasons to support or not support the recommendation since TPAC is strictly an advisory body.

4.2. Mrs. Kathy Conway – 45 Quarry Point

- By-laws are being broken by the Town. Reads parts of architectural by-law. Feels the new property does not fit in a country road setting and may block waterfront views of other properties. Does the authority having jurisdiction feel that this by-law is being applied?

Councillor Ron Goldenberg answers yes. The by-law in question is not perfectly defined so people's personal opinions are coming in to the interpretation of the by-law.

4.3. Mrs. Helen Kurgansky – 22 Quarry Point

- She saw sketches of the new house to be built. It is a beautiful house, it will be

too high, will not fit in, it will be towering over others. Is there an overall vision, can anyone build anything?

Mayor Ed Prévost answers that a mandate was given to a firm to prepare very detailed architectural guidelines for reference in the future (...) (interrupted by Mrs. Kurgansky).

4.4. **Mr. Craig Gordon – resident of St-Lazare president and representative of the Club de Patinage Hudson-Rigaud-St. Lazare**

- There has been a change to the sponsorship procedure, a request was made in April 2013, additional documents were requested at that time, he sent the necessary documents. His organisation was not notified of the sponsorship changes, the skating club provides subsidies up front to Hudson residents who register for programs in St-Lazare. Asks that Mrs. Haulard acknowledge receipt of the documents. Will the previous agreement between Hudson and the *Club de Patinage Artistique St-Lazare* be honoured for subsidizing (...) incomprehensible

Mayor Prévost answers yes, Council will deal with the issue for the next council meeting. He will have his cheque.

4.5. **Mrs. Leslie Blake-Côté – 18 Quarry Point**

- By-Law 406, chapter 2, 2.1 states that any new building should in keeping with its built environment. Why is this not being followed? If it is ambiguous then please change it.

4.6. **Mr. Chris Wilkin – 348 Green Lane**

- Question for madame Haulard: In view of by-law 406 and Council's decision to ignore TPAC's recommendations, has she explained to the new councillors their obligation in virtue of the Quebec Town Act to uphold and govern according to the by-laws in existence?

Mrs. Catherine Haulard, Director General, answers that today, for the first time, instead of depositing the TPAC minutes, Council will be adopting resolutions for each file explaining Council's decision even if it is positive and goes with TPAC's recommendation because as discussed at last caucus, if Council decides to go against a TPAC recommendation it has to explain why in detail. Unfortunately Quarry Point was last month (...) interrupted by Mr. Wilkin.

- He asks that Council review their decision for the 35 Quarry Point decision as it will negatively impact their environment on Quarry Point and the people who have sight lines.

Mrs. Catherine Haulard responds that as Council said, they will review the decision (...) interrupted by Mayor Ed Prévost who confirms that they will review the whole thing with TPAC's participation, if necessary.

4.7. **Mrs. Kathleen Brooks – 64 Selkirk**

- Concerning the Pine Lake problem, it was said earlier that Council would let us know within 2 weeks. Can we hold you to that?

Mayor Prévost answers probably at the next Council Meeting. The engineer clearly indicated that the next step would be a hydrological study which is imposed by the Environment Ministry, and that might take a month.

Mrs. Catherine Haulard, Director General, adds that the contractual policy clearly indicates that any contract over \$10,000 has to go to tender. Next Monday is the due date for the tenders to come in. The mandate can be given Tuesday or Wednesday. The first estimate received is \$15,000 plus taxes, just for the study.

- Asks why Council decided to outsource day camp, states she was a day camp counselor for 4 years.

Director of Parks and Recreation, Mrs. Julia Schroeder, answers that stronger leadership was needed. Counselors were hired within Hudson.

Mayor Ed Prévost intervenes and asks that this issue be addressed directly to Mrs. Schroeder after the meeting.

4.8. **Mrs. Elizabeth Corker – 16 Quarry Point**

- Concerning the proposed demolition and construction project for 71 Maple, who are the members of the demolition committee? Demolition by-law No. 477 requires that every permit for demolition has to go before TPAC and then it has to go before the demolition committee which traditionally has been made up of 3 councillors, a notice must be posted on the property and a form or application has to be filled and there a notice in the papers published. This issue cannot be dealt with.

Mayor Ed Prévost answers that her comment is duly noted.

4.9. **Mrs. June Penney - 140 Main Road**

- There is a farm field in front of her house, given what she has heard with regards to the house on Quarry Point, does it mean that she would be faced with the same dilemma? Asks each councillor if they would like such a house built next to theirs.

4.10. **Mrs. Jennifer Butler – 137 Cameron**

- States that large trucks are still going on Cameron; Understands that the basin survey is not a requirement but suggested and recommended.

5. **CORRESPONDENCE**5.1. **Deposit of the list of correspondence for the month of May 2014:**

CODE	FROM	SUBJECT	RESUME
2014-134	Hydro Québec - M. Sylvain Langis	Public charging points for hybrid vehicles	Information pamphlet from Hydro Québec
2014-135	Hydro Québec - M. Jonathan Petit	Hydro Québec meter replacement program	Installation of smart meters
2014-136	MRC Vaudreuil-Soulanges	Conformity analysis - By-Law No 639	Proposed By-Law respects the objectives of the SAR
2014-137	MRC Vaudreuil-Soulanges	By-Law No 188-3	Modifying By-Laws N ^{os} 188, 188-1 and 188-2 concerning organic material collection
2014-138	MRC Vaudreuil-Soulanges	By-Law No 222	On the delegation of powers of the Council
2014-139	MRC Vaudreuil-Soulanges	By-Law No 167-14	Modifying the revised <i>schéma d'aménagement</i>
2014-140	Hydro Québec	Installation of smart meters	21 Vipond
2014-141	Hydro Québec	Installation of smart meters	10 Wharf / 541 Main / 726 Main
2014-142	Hydro Québec	Installation of smart meters	499 Main / 481 Main / 5 rue de Cambridge
2014-143	Ministère des Transports	Invitation for citizen participation	Acknowledgement of receipt and regrets
2014-144	Town of Hudson / Ville d'Hudson	Public Security Department - Philippe Baron	Fire at 542 Main
2014-145	Mr. Lee Crowell	By-Laws 504, 505 and 554	Reply from the Minister of Municipal Affairs
2014-146	Mr. Lee Crowell	AMT letter	Request for annual rent of \$100
2014-147	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt	Mr. Lee Crowell's letters
2014-148	Mr. Cork Winters	Submission to Town of Hudson	Forging an identity for Hudson's future
2014-149	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt	Mrs. Robin Grinnell's April 22nd letter
2014-150	Mr. Blair Mackay	Mr. John Angus	Disappointment in Mr. Angus as facilitator
2014-151	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt	Mr. Blair Mackay's April 27th letter
2014-152	Mr. Bill Hansen	Vacant lot at 329 Main Road	Additional \$110 taxes for water & no service
2014-153	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt	Mr. Bill Hansen's letter
2014-154	Madame Elaine Éthier	Pine Lake	Brine in lake, environmental concerns
2014-155	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt & reply	Mrs. Éthier's email concerning Pine Lake brine
2014-156	Mr. Maurice A. Panchyshyn	Property taxes	Complains tax hike of 12%, no service in west end
2014-157	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt	Mr. Maurice Panchyshyn's letter
2014-158	Mr. Paul Massie, Cunningham's Pub	Tax bill and interest rate	Finds interest for late payment too high
2014-159	Town of Hudson / Ville d'Hudson	Reply from Mr. Vincent Maranda, Town Clerk	Mr. Paul Massie's email re: high late payment interest rate
2014-160	Mr. Bill Séguin	May 5th Town Council Meeting	Citizen behaviour, person taking too much time at question periods explaining cost of well
2014-161	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt	Mr. Bill Séguin's letter
2014-162	9188-1300 Québec Inc. (Normand Fortin)	Fire at 542 Main	Thanks Town of Hudson and Fire Department for excellent service re: fire
2014-163	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt & reply	Mr. Fortin's letter
2014-164	Mrs. Holly Yates	Hydro Québec	Concerns about installation of smart meters
2014-165	Town of Hudson / Ville d'Hudson	Acknowledgement of receipt	Mrs. Holly Yates email concerning smart meters

6. **REPORTS FROM COMMITTEES, AD HOC, IF APPLICABLE**7. **REPORT FROM URBAN PLANNING DEPARTMENT**7.1. **Permit report for May 2014:**

	May	TOTAL	MONTHLY	DAILY
Abattage d'arbres/Tree cutting	34	62	62,0	3,1
Agrandissement d'un bâtiment acc.	0	0	0,0	0,0
Agrandissement/expansion	1	2	0,2	0,0
Application de pesticides/pesticides	0	0	0,0	0,0
Arrosage/Watering	9	9	0,9	0,0
Construction d'un bâtiment acc./building construction	1	1	0,1	0,0
Démolition/Demolition	0	0	0,0	0,0
Enseignes / Signs	0	1	0,1	0,0
Garage détaché / Detached garage	1	2	0,2	0,0
Installation septique/Septic install.	1	4	0,4	0,0
Logement bi-génération/Bi-generation home	0	0	0,0	0,0
Nouvelle construction résidentielle/new construction	1	4	0,4	0,0
Ouvrage de captage des eaux souterraines/groundwater catch. work	1	1	0,1	0,0
Permis d'affaires/Business Permits	1	1	0,1	0,0
Piscine creusée/Inground pool	1	1	0,1	0,0
Piscine hors-terre/Aboveground pool	0	0	0,0	0,0
Piscine semi-creusée/semi-inground pool	0	0	0,0	0,0
Raccordement à l'égout/connection to sewer	1	3	0,3	0,0
Travaux de rénovation majeure/major renovations	2	2	0,2	0,0
Vente de garage/Garage sales	17	20	2,0	0,1
Certificat d'autorisation tournage de film/Film permits	1	3	0,3	0,0
Travaux de remblai et/ou déblai – clearing and/or filling work	0	1	0,1	0,0
Déplacement d'un bâtiment sur son terrain/moving of building on own lot	0	0	0,0	0,0
	72	117	23	3,38

7.2. **Town Planning Advisory Committee – Nomination of a replacement member**

No: R3621-2014

Whereas, on April 2nd, 1990, the Town of Hudson adopted By-Law N° 238 creating the Planning Advisory Committee;

Whereas, on December 5th, 2011, the Town of Hudson adopted By-law N° 606 which repealed By-Law N° 238;

Whereas on October 1st, 2012, the Town of Hudson adopted By-Law N° 621, which repealed By-Law N° 606;

**It is moved by Councillor Deborah Woodhead
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

That Councillor Robert Spencer will be stepping down from TPAC and be replaced by Councillor Nicole Durand to serve as a member of TPAC for a term beginning as of the date hereof and as determined by By-Law N° 621.

CARRIED

7.3. **Action plan concerning greenhouse gases**

No: R3622-2014

Acknowledgement of receipt of the February 2014 Preliminary Report prepared by SNC-Lavalin for an Action Plan for the reduction of greenhouse gas emissions of the Town of Hudson.

7.4. **Proposed extension to the house at 141 Bellevue – resolution**

No: R3623-2014

CONSIDERING the owner of the property at 141 Bellevue has submitted a request for a proposed residential addition for 141 Bellevue;

CONSIDERING TPAC made the recommendation to not approve the demand;

CONSIDERING that Town Council judges, notwithstanding TPAC's recommendation, that this proposed addition will improve the quality of the property now in place;

**It is moved by Councillor Natalie Best
Seconded by Councillor Nicole Durand
And resolved:**

TO issue the permit for construction for 141 Bellevue in accordance with the plans that were deposited and presented to TPAC all in conformity with the municipal legislation in force.

VOTES IN FAVOUR:

Councillors R. Goldenberg, N. Durand, B. Robinson, N. Best

VOTES OPPOSED:

Councillors R. Spencer and D. Woodhead

CARRIED

7.5. **Proposed zoning change for lot 4 658 147 – Como Gardens Project**

No: R3624-2014

WHEREAS an application has been received for a zoning change from residential single family dwellings to 2 and 3 units townhouses for lot 4 658 147 on Como Gardens;

WHEREAS a preliminary residential project was presented to TPAC and Council received their recommendations along with conditions related thereto;

WHEREAS the back part of lot 4 658 147, which represents approximately 80% of what is referred to as the Peat Bog, has been purchased by the Ministry of Transport who in turn will eventually cede it to the Town;

WHEREAS the Project Developers suggest including a buffer zone of 10 meters between the buildable lots and the Peat Bog, said buffer zone to be ceded to the Town as part of the 10% requirements for the land transfer for Parks or Playgrounds. The balance of the 10% value will be of a monetary nature;

**It is moved by Councillor Robert Spencer
Seconded by Councillor Nicole Durand
And unanimously resolved:**

THAT the Town Council approves the emission of permits for the residential Como Gardens project in lot 4 658 147 conditional upon the promoter obtaining all necessary environmental approvals from the "*Ministère de Développement Durable, de l'Environnement, de la Faune et des Parcs*" and that everything be in conformity with municipal legislation in force.

CARRIED

7.5.1. **Mrs. Eva McCartney – 97 Mullan**

- When this issue was brought up last year, she petitioned almost all the residents in that area and 90% of residents did not want this zoning change. Why is Council proceeding with this? Asks that Council reconsider the issue.

Councillor Deborah Woodhead answers that they are proceeding with this request for zoning change but certain conditions must be fulfilled, i.e.: soil testing in that area. This is not just about the residents of Como Gardens, it's about density and affordable housing for everyone. 80% of the bog will be saved. TPAC will be addressing this issue.

Mayor Ed Prévost adds that TPAC was in agreement with this issue.

7.5.2. **Mr. Philip Avis – Member of TPAC**

- He explains that the issue of the 3 phases, means that those densities

are to the upcoming MRC recommendations not the current by-law. The idea of the project as presented was excellent for the kind of development the Town needs, but it is perhaps in the wrong place. But the density is something that should be seriously considered. Everybody here should be made aware that the character and nature of this Town will be considerably changed, beyond recognition, if the MRC is allowed to invoke its master plan. This needs to be looked at carefully (...) incomprehensible (...)

Mayor Ed Prévost concludes with the statement that there is an approved resolution.

7.5.3. Mr. Marcus Owen – Member of TPAC

- He points out that he understands the concerns on this project however he underlines that this is in no way a “*fait accompli*”. He understands that, during the past 3 administrations, it has been a “no” and it could be a “no” again. He also thinks that the Town needs to look at these opportunities. It may appear dramatic to citizens but there is a very long way to go on this issue. It’s only because it’s come back with a new plan for the third time which architecturally actually looks very nice, the single family semi-detached dwellings. But the whole “buildability” issue is up in the air and this resolution talks to that.

Mayor Ed Prévost concludes that this resolution is being carried with all the conditions that Mr. Marcus Owen has just spelled out.

7.6. Demolition and construction project – 71 Maple

No: R3625-2014

WHEREAS a demolition request and preliminary proposal for a new construction project has been received for 71 Maple;

**It is moved by Councillor Nicole Durand
Seconded by Councillor Deborah Woodhead
And unanimously resolved:**

TO APPROVE the plans as submitted and as recommended by the Town Planning Advisory Committee at its meeting held on May 5th, 2014.

CARRIED

Mayor Ed Prévost states that the aforementioned resolution is subject to the creation of a demolition committee.

7.7. Request for Commercial Renovation – 397 Main

No: R3626-2014

WHEREAS a request was received for a major commercial renovation project at 397 Main;

WHEREAS the new elevation will have minimum impact on Main Road;

**It is moved by Councillor Robert Spencer
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

TO APPROVE the plans as submitted and as recommended by the Town Planning Advisory Committee at its meeting held on May 5th, 2014.

CARRIED

7.8. Proposed addition to house – 96 Elm

No: R3627-2014

WHEREAS a request for a proposed residential addition has been received for 96 Elm;

**THEREFORE
It is moved by Councillor Natalie Best
Seconded by Councillor Nicole Durand
And unanimously resolved:**

TO APPROVE the plans as submitted and as recommended by the Town Planning Advisory Committee at its meeting held on May 5th, 2014, with the suggestion that the shingles on the upper floor could be in a darker tone to break-up the height of the house.

CARRIED

7.9. Proposed addition to house – 688 Main

No: R3628-2014

WHEREAS a request for a proposed residential addition has been received for 688 Main;

**It is moved by Councillor Deborah Woodhead
Seconded by Councillor Nicole Durand
And unanimously resolved:**

TO APPROVE the plans as submitted and as recommended by the Town Planning Advisory Committee at its meeting held on May 5th, 2014, with the following conditions:

7.9.1. Any joint between existing exterior materials and new addition to seamlessly integrate so as to create a uniform transition.

7.9.2. The detached garage exterior could also be addressed.

CARRIED

8. TREASURY

8.1. Approval of disbursements, salaries and accounts payable

No: R3629-2014

CONSIDERING Council has examined the disbursements made and to be made for accounts payables and salaries for May 2014.

Therefore

**It is moved by Councillor Nicole Durand
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

To approve the following disbursements, salaries and supplier expenses:

i)	Cheques:	\$284,679.13
ii)	Salaries:	\$213,856.25
iii)	Accounts Payable:	\$1,722,332.46
iv)	Direct Debit:	\$20,931.79 - May

The Treasurer certifies that that the municipality disposes of sufficient credits in its general fund to cover these expenses.

CARRIED

9. MANAGEMENT AND HUMAN RESSOURCES

10. PUBLIC WORKS

10.1. Road work 2014 - resolution

Request for grant – Aid program for the improvement of the municipal road network (PAARRM)

No: R3630-2014

Considering the Town of Hudson will be working to improve the road network during the 2014 summer period;

Considering that certain works are eligible to the improvement on the municipal road network (PAARRM) program;

**It is moved by Councillor Ron Goldenberg
Seconded by Councillor Robert Spencer
And unanimously resolved:**

TO authorize the Director General to make a request for financial help for the works listed in the '*Tableau des Travaux de voirie*' annexed hereto to become a part hereof to Mrs. Marie-Claude Nichols, Member of the National Assembly, under the PAARRM program.

CARRIED

11. **ENVIRONMENT**

12. **PARKS & RECREATION**

12.1. **Québec National Holiday funding – resolution**

No: R3631-2014

CONSIDERING the Québec National Holiday celebrates the Québec culture and identity;

CONSIDERING the Town of Hudson wishes to support local initiatives that aim to celebrate the Québec National holiday by contributing funds for the realization of a celebration on June 23, 2014 at Jack Layton Park (musical groups and fireworks).

**It is moved by Councillor Natalie Best
Seconded by Councillor Robert Spencer
And unanimously resolved:**

THAT the Town of Hudson be authorized to sponsor up to \$5,000 the festivities of June 23rd, 2014 notably to pay for the musical groups and fireworks.

CARRIED

Parks & Recreation Director, Mrs. Julia Schroeder, reports the following:

12.2. Review of May events

12.3. Upcoming events

13. **CULTURE & TOURISM**

Culture & Tourism Coordinator, Mrs. Terry O'Shaughnessy, reports the following:

13.1. Review of May Events

13.2. Upcoming Events

14. **PUBLIC SECURITY AND FIRE DEPARTMENT**

15. **ADMINISTRATIVE POLICIES AND PROCEDURES**

15.1. **Adoption of a document retention schedule – resolution**

No: R3632-2014

CONSIDERING that under article 7 of the Archives Act (L.R.Q. chap. A 21.1) all public organisms must establish and keep up to date a retention schedule of documents.

CONSIDERING that under this Act, all public organisms must submit for the approval of the "*Bibliothèque et Archives nationales du Québec*" its retention schedule for documents and any modification in relation to the addition of new documents or relative to documents destined to be conserved permanently;

**It is moved by Councillor Nicole Durand
Seconded by Councillor Natalie Best
And unanimously resolved:**

THAT the Director General be authorized to sign the retention schedule and any modification thereto and to submit for the Town of Hudson such calendar and any modifications to the "*Bibliothèque et Archives nationales du Québec*" for their approval.

CARRIED

16. **NOTICE OF MOTION**

16.1. **Notice of Motion for By-Law N° 645 amending zoning By-Law N° 526 concerning zone REC-41 and permitted usages**

Notice of Motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town council meeting an amendment to By-Law N° 526 concerning zoning by modifying for zone REC-41 the usages that are permitted in order to permit public usages of category 3 will be presented for adoption.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

16.2. **Notice of Motion for By-Law N° 646 modifying By-Law N° 529 concerning permits and certificates**

Notice of Motion is hereby given by Councillor Robert Spencer that at an upcoming regular Town council meeting a modification to by-law N° 529 concerning permits and certificates will be presented for adoption.

Councillor Robert Spencer also requests that there be a dispensation of the reading of the said by-law.

16.3. **Notice of Motion for the adoption of loan By-Law N° 647 concerning the extension of the urban sewer network – Hazelwood street**

Notice of Motion is hereby given by Councillor Nicole Durand that at an upcoming regular Town council meeting the adoption of loan By-Law N° 647 for the extension of the urban sewer network – Hazelwood street will be presented for adoption.

Councillor Nicole Durand also requests that there be a dispensation of the reading of the said by-law.

16.4. **Notice of Motion for By-Law N° 648 concerning the construction, repair and maintenance of streets**

Notice of Motion is hereby given by Councillor Ron Goldenberg that at an upcoming regular Town council meeting the adoption of By-Law N° 648 concerning the construction, repair and maintenance of streets will be presented for adoption.

Councillor Ron Goldenberg also requests that there be a dispensation of the reading of the said by-law.

17. **ADOPTION OF BY-LAWS**

17.1. **Adoption of By-Law N° 641 modifying By-Law N° 439 concerning the pension plan**

No: R3633-2014

CONSIDERING that it is in the best interests of the Town of Hudson and management employees to review the terms of the pension plan in force;

CONSIDERING that notice of motion of By-Law N° 641 was duly given at the regular council meeting of March 3rd, 2014 and that Council members declare to have read it and waive the reading thereof;

**It is moved by Councillor Natalie Best
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

TO approve By-law N° 641 entitled By-Law modifying By-Law N° 439 concerning the pension plan.

CARRIED

17.2. **Adoption of By-Law N° 644-2014 modifying section 301 of construction by-law N° 528**

No: R3634-2014

WHEREAS Town Council deems this change to the Building By-Law timely for the Town to allow in specific situations the use of screw piles in year-round additions;

WHEREAS the Town Planning Advisory Committee has unanimously recommended the amendment of this section of the by-law at its meeting of Thursday, April 10th, 2014;

WHEREAS this by-law is not subject to an approval by referendum;

WHEREAS a notice of motion was duly given at the regular council meeting of May 5th, 2014;

WHEREAS the requirements of Article 356 of the Cities and Towns Act have been met and that the members of Council declare having read By-law N° 644 and waive its reading;

**THEREFORE,
It is moved by Councillor Robert Spencer
Seconded by Councillor Nicole Durand
And unanimously resolved:**

THAT By-Law N° 644-2014 be and is hereby adopted and decreed as submitted.

CARRIED

17.3. Adoption of the first project of By-Law N° 645 modifying By-Law N° 526 on the uses and standards table of Zone REC-41

No: R3635-2014

WHEREAS it is necessary to modify the uses that are permitted in Zone REC-41 so as to allow Category 3 public uses;

WHEREAS the Town of Hudson will eventually take over the Whitlock West Project wastewater treatment utility building;

WHEREAS Council considers this change necessary as we are taking over the utility building;

WHEREAS the Town Planning Advisory Committee unanimously recommended the modification of this section of the by-law at the April 10th, 2014 meeting;

WHEREAS in accordance with Article 123, the present by-law shall be subject to a public consultation meeting;

WHEREAS in accordance with Article 123 of the Act respecting Land Use Planning and Development, the present by-law is subject to approval by way of referendum;

WHEREAS the requirements of Article 356 of the Cities and Towns Act have been met and that Council members declare having read By-Law N° 645 and relinquish its reading;

**THEREFORE,
It is moved by Councillor Ron Goldenberg
Seconded by Councillor Deborah Woodhead
And unanimously resolved:**

THAT the first project of By-Law N° 645 be and is hereby adopted and decreed as follows:

1. Appendix C titled « Uses and Standards Table » of Zoning By-Law N° 526 is modified in order to Modify certain standards of the Uses and Standard Table for Zone REC-41, by adding category 3 of the public uses as well as the rules and regulations governing the land area, the property frontage, the various setbacks, the height of the building and the minimum area requirement. Appendix 1 of By-Law N° 526 is replaced in its entirety by appendix C attached to become a part hereof;

CARRIED

18. CARRIED FORWARD BUSINESS

19. QUESTIONS FROM CITIZENS

19.1. Mrs. Elizabeth Corker - 16 Quarry Point

- Asks if the by-law on the modifications for the uses and standards table of Zone REC-41 will be subject to a public consultation, mentions that something different was done for the proposed zoning change on Como Gardens being changed to multi-family dwellings. Does that mean to say that subject to soil tests that this will not be subject to a citizen registration day? Will there not be a public consultation day for this proposed zoning change? She states that she knows the answer will be no meaning that the citizens will lose their rights that they have always exercised over changing the zoning in the Town of Hudson. Why are the normal procedures regarding zoning changes not being followed?

Councillor Deborah Woodhead answers that this project is not a “*fait accompli*” (...) interrupted by Mrs. Corker (...)

Director of Urban Planning, Mrs. Nathalie Lavoie, states she will address the Como Gardens issue. What was presented to the Town also requires a master plan change, also, at the same time, a modification of the zoning by-law. There will be a public consultation; it is part of the process. Because this is the first time she does this type of modification, she needs to verify as to how all these changes need to be done. She needs to confirm if, after the public consultation, people will have a say. When a master plan change is done at the same time as a zoning change, and because it is in conformity with the master plan, this issue may not require an “*approbation référendaire*”. But before any of this is done, they (developer) are supposed to bring the soil testing results for the land capacity for building, she also requested that the developer forward to her attention the authorisation from the Ministry of Environment and she will report to Council thereafter.

Councillor Robert Spencer reiterates that there will be a referendum either during the zoning change or the master plan whichever. Either way there is a register and a public consultation.

19.2. **Mr. Larry Gray – 106 Elm**

- States that he sent a letter via email several months ago re: the problem with water suggesting that in view of the problems with our well, we might want to draw water from the lake and get into the water business, selling water to St-Lazare. Is this being considered?

Mayor Ed Prévost answers that it is but that it is in the early stages right now. It is a big expensive project. He had 2 meetings with the mayors of Rigaud and St-Lazare who also have water issues. In fact they have discovered that Vaudreuil-Dorion also has water issues. They are currently making major renovations to their system. This is a very expensive project and in the Town's current financial state, this issue will be addressed very tentatively. The Town needs to continue looking at this because ultimately that will be the only way to go.

19.3. **Mr. Trail Grubert – 101 Como Gardens**

- Concerning the Como Gardens project, has the bog land been ceded to the Town of Hudson yet? Has the area been subdivided? How many units? Where the soil tests requested last fall received? He is worried about the capacity of the soil, how will the foundations be done? How will the sanitary system be treated, i.e. sewage? Is there enough capacity? Asks for copies of proposed by-laws when a notice of motion is on agenda.

Mayor Ed Prévost answers not officially yet. Councillor Robert Spencer concurs.

Councillor Deborah Woodhead answers that they are semi-detached one story units. Urban Planning Director, Mrs. Nathalie Lavoie answers that they are waiting for the soil test results, with regards to the foundation they are waiting for a report.

Councillor Deborah Woodhead adds that they will be hooked up to the sewer.

Director General Mrs. Catherine Haulard answers that the sewer capacity will be adequate, the compensation will be corrected in order to address the new (...) interrupted by Mr. Grubert.

Mayor Ed Prévost answers the question with regards to the notices of motion saying that it is not a requirement to make copies of the proposed by-laws. Director General Catherine Haulard adds that they must be in hand as the law provides, copies of proposed by-laws are available for those who request them.

19.4. **Mr. Ryan Spencer – 104 Upper Whitlock**

- Last year there were surveys done for water in his area, there is water overflowing in ditches on his property, any results from surveys? Any way of fixing this?

Director of Technical Services, Mr. Paul Boudreau, answers that it is in the works, a list of projects that need to be done in Town is being put together.

- It's been an issue for 6 years, he has been discussing with the Town and keeps getting a similar answer, is there a way this can be done? Is there a way building in the area can be held off until this is resolved?

Director of Technical Services, Mr. Paul Boudreau, answers that with regards to the culverts, the Town has a new policy since last Fall, it will not replace resident's culverts anymore, so that's probably the reason why his is not being done.

- Mr. Spencer states that he cannot use part of his driveway due to this problem. If the ditches are causing the culverts to heave, how is that not the Town's responsibility?

Director of Technical Services, Mr. Paul Boudreau, states that he was instructed not to replace culverts anymore. The question would be better answered by Mrs. Catherine Haulard.

Director General, Mrs. Catherine Haulard, answers that she was not aware that the situation was causing damages to his driveway. If the Town is causing damages to a property, then the Town has to take care of it.

19.5. Mrs. Maureen Cunningham – 52 Turtle Pond

- Last August she received a letter from the Town of Hudson advising that Turtle Pond was on a priority list for paving. Nothing has been done yet. Asks if this is still on the priority list.

Mayor Ed Prévost answers that he has the list. Director General, Mrs. Catherine Haulard adds that a resolution was adopted by previous council authorizing the repair, it will be done this year.

- She also has a water issue, this issue has been on file with the Town for 3 years. She states nobody has come by to see what the problem was. Wants to know whose responsibility it is for the water drainage on her property.

Mayor Ed Prévost answers that her comment was duly noted.

19.6. Mrs. June Penney – 140 Main

- Concerning the culvert issue, she believes that they are on Town property. Why the decision not to replace the culverts?

Director General Mrs. Catherine Haulard answers that they are on Town property, but the Town allows citizens to use their (Town's) land to go to their house, it's a right of way, a privilege. Because of jurisprudence, that is the way it has to be, the Town cannot pay for a private entrance. The Town cannot use public funds (interrupted by Mrs. Penney, incomprehensible).

- Mrs. Penney asks why years ago the Town used to take care of these (...)

Director General Mrs. Catherine Haulard answers that it was not the right way of doing things and it cannot be done anymore. The decision is not a personal one but a professional one and based on experience and the law.

- Mrs. Penney asks how much it would cost to replace a culvert.

Director General Mrs. Catherine Haulard answers that a culvert can cost from \$200 to \$500 depending on diameter and length.

- Asks if anyone knows Mr. Weiner? Why is the Town considering changing a zoning by-law for somebody nobody even met? She suggests that Council needs to do their homework concerning Mr. Weiner and check his references before changing the zoning by-law.

19.7. Mrs. Eva McCartney – 97 Mullan

- Asks what has changed in the last four months, why ask for a change in the zoning by-law and for a change in the master plan? (incomprehensible)

Director of Urban Planning, Mrs. Nathalie Lavoie, answers that as she stated previously, because of the density issue a change of the master plan of the Town is required. There will not be more homes but a triplex instead of duplexes. They (developer) want a triplex in phase I of the project. There will be three phases, but the two other phases did not get the authorization from the Ministry so the Town is dealing with phase I only at Como Gardens.

- Mrs. McCartney states that this is not at all in character with the neighbourhood. Why is this being considered? Wishes that somebody would take a little more time to look at the history of the developer, look at how his projects did not succeed, look at the trades working for him, asks Council to do more homework before proceeding.

19.8. Mrs. Joanne Verdier – 84 Birch Hill

- Concerning the statement of not having a referendum for every decision, she can appreciate that this is a very young Council with no experience, since consultants are being hired, maybe a consultant with experience in municipal by-laws should be hired so that before decisions are made that are being undone tonight, and everything is getting backlogged, why not hire somebody who has experience to help out with the understanding of by-laws?

Councillor Deborah Woodhead answers that Council has just mandated a consulting company to help with our architectural control by-laws and urban planning, on a day to day basis.

- In January it was understood that there would be no outsourcing, and then Madame Haulard hired somebody to negotiate with the Union. What is the status on that situation and how much has been spent?

Mayor Ed Prévost answers that the negotiation has not started yet (...), there is a plan of the normative issues and it is completely correct to have a third party negotiate on behalf of the Town, the budgets are well under control. With regards to outsourcing, there are areas of expertise which Council does not have and yes, Council is brand new and reserves the right to make mistakes once in a while and also reserves the right to make amends and defer some decisions.

19.9. Mr. Austin Rikly – 76 Mount Pleasant

- Wishes to discuss Pine Lake further, adds that Council should observe and see the ecological and environmental effects on the environment of the river. Downstream and up. These changes need to be addressed. He did some testing and there is too much phosphate in the water.

Mayor Ed Prévost points out that a resident of Hudson, a renowned biologist, has also done some of the testing referred to and his conclusions seem to be quite different from the ones Mr. Rikly is presenting right now. The biologist says the quality of the water is one of the best in the MRC Vaudreuil-Soulanges area.

Director General Mrs. Catherine Haulard addresses Austin, she thanks him and commends him for staying all evening and for being so committed to the Lake.

19.10. **Mr. Jean-Yves Massenet – 124 Maple**

- Acknowledges the work done by Mr. Rod Hodgson for the branch and leaf collection. Four neighbours in his area decided to help the Town and collected all the branches past the Viviry River. People are dumping their branches and leaves in this area. Can the Town put up a “no dumping” sign? Also mentions that there is less and less drinking water available, why allow developers to build houses when no water is available?

Mayor Ed Prévost agrees that more sources of water need to be found and lawn watering restrictions need to be enforced.

19.11. **Mrs. Miriam Tabori – 83 Oxford**

- Hudson Valley has no lights and it has become a hazard to turn at night. Would like Council to look into it; proposes that in addition to the building height by-law, street scape be considered. That would help in situations like Quarry Point; TPAC members are concerned that they might need more members, preferably with urbanism or architectural experience.

19.12. **Mrs. Diane Piacente – 692A Main Road**

- Question concerning Hazelwood, asks if 3 homes are to be connected to the sewer?

Mayor Ed Prévost answers yes, the project is similar to Kiltteevan.

20. **TERMINATION OF MEETING**

No: R3636-2014

**It is moved by Councillor Robert Spencer
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

That this meeting of the Hudson Town Council be adjourned at 11:00 PM.

CARRIED

**Ed Prévost
Mayor**

**Vincent Maranda
Town Clerk**