

**Minutes of the regular meeting of the Town of Hudson Council, held at the Community Centre, on July 7<sup>th</sup>, 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: R3660-2014**

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

That the Town of Hudson Council adopt the agenda of the July 7<sup>th</sup>, 2014 regular Council meeting as submitted.

**CARRIED**

**3. ADOPTION OF MINUTES OF PREVIOUS MEETINGS**

**No: R3661-2014**

CONSIDERING Council has reviewed the minutes of the June 2<sup>nd</sup>, 2014 regular council meeting and of the June 30<sup>th</sup>, 2014 special meeting.

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

To approve, as submitted, the minutes of the June 2<sup>nd</sup> and June 30<sup>th</sup> council meetings.

**CARRIED**

**4. QUESTIONS FROM CITIZENS**

**4.1. Mrs. Janet Cameron – 519 Dwyer**

- Asks why her address is noted at cheque number 11550? It was for 112 Maple.

Director General, Mrs. Catherine Haulard, answers that it was for her neighbour.

- Asks why the Town purchased \$10,000 worth of trees?

Mayor Prévost answers that trees were cut as a measure of appeasement concerning an architectural control by-law the Town agreed to replace the trees.

Director General Mrs. Catherine Haulard interjects that there are certain things about that particular file that cannot be discussed. The money was given to avoid legal issues.

**4.2. Mrs. Linda Clifford – 60 Cameron**

- States that what is happening on Cameron is having a detrimental effect on her business and in all of Hudson.

Mayor Prévost answers that this issue will be addressed after the question period.

**4.3. Mrs. Helen Kurgansky – 22 Quarry Point**

- Town council is contravening to architectural By-Law n<sup>o</sup> 406 and a building permit was issued despite the fact that TPAC had objected. There were 21 people on her street that sent a lawyer's letter voicing their objections to the building. Asks why the permit was issued.
- She heard that the Town has mandated a company in Sherbrooke to re-write the by-law, what kind of budget and will the citizens have an input?

**4.4. Mr. Larry Gray – 106 Elm**

- Concerning Sandy Beach, why can't citizens park at the end of the road?

Director General Mrs. Catherine Haulard answers that from the railroad tracks to the first circle it is private, it is public further on.

Councillor Robert Spencer interjects that a few years ago cars used to park down Sandy Beach, on both sides of the road. A citizen on Sandy Beach road could not get to his property, the Town was asked to address the issue and decided to put out no parking signs. People can park at the Community Centre or at Jack Layton Park.

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

- Concerning the backfill situation versus the 35 Quarry Point issue. Why is the by-law being applied in one instance and not the other?

Director General Mrs. Catherine Haulard answers that the two situations are different, the first one was due to the backfill done without the required permit.

Mayor Prévost concludes these are internal matters.

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

- Asks for an update about the Pine Lake situation.

Mayor Ed Prévost responds that issue will be addressed later on.

4.7. **Mrs. Jean Glew - 600 Main Road**

- Asks the railroad people to cut the grass from the railway station to Main Road (...) incomprehensible.

5. **CORRESPONDENCE**

5.1. **Deposit of the list of correspondence for the month of June 2014**

6. **REPORTS FROM COMMITTEES, AD HOC, IF APPLICABLE**

7. **REPORT FROM URBAN PLANNING DEPARTMENT**

7.1. **Deposit of the list of permits for the month of June 2014**

7.2. Deposit of the Town Planning Advisory Committee June 11<sup>th</sup>, 2014 minutes

No: R3641-2014

7.3. Resolution – derogation request for the film “The Fixer”

**No: R3642-2014**

CONSIDERING any person wishing to produce a cinematographic film or portion thereof must obtain a permit from the Town of Hudson;

CONSIDERING the production company Fixer Films Production (Muse) Inc. wishes to film an action mini-series “The Fixer” and requests a derogation to section 5 of the by-law concerning film making in the Town of Hudson;

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

TO APPROVE the following filming hours in accordance with the conditions found below:

- Date to be confirmed between July 14th and August 31st, 2014, film to be shot in one night from 5 PM to 7 AM and needing set preparation of two (2) days before shoot and one (1) day after the shoot for proper clean-up of the location;
- Total closing of Montée Lavigne road between route 342 and Chemin de l'Anse road between 6 PM and 7 AM with emergency response vehicles access;
- Parking of film crew vehicles along Montée Lavigne near the railroad crossing.

This approval is conditional upon:

- 1) Obtaining the consent and a discharge of liability from all citizens that could be affected by the filming at the hours and dates described above.
- 2) The deposit with the Town of Hudson of a bond guaranteeing certain obligations for the benefit and to the satisfaction of the Town of Hudson.
- 3) A copy of this resolution will be sent to the Town of Rigaud and the AMT.

**CARRIED**

7.4. Resolution – 77 Pine garage

**No: R3643-2014**

WHEREAS an application has been received for the construction of a new detached garage at 77 Pine Road;

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

To approve the plans as submitted and as recommended subject to the conditions that have been outlined by the Town Planning Advisory Committee at its meeting held on June 11<sup>th</sup>, 2014.

**CARRIED**

8. TREASURY

8.1. **Approval of disbursements, salaries and accounts payable**

**No: R3644-2014**

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

**Therefore**

**It is moved by Councillor Ron Goldenberg  
Seconded by Councillor Barbara Robinson  
And unanimously resolved:**

To approve the following disbursements, salaries and supplier expenses:

i)	Disbursements:	\$1 042 134,84
ii)	Salaries:	\$312 841,64
iii)	Accounts Payable:	\$341 275,00 (monthly)

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. Director of Technical Services, Mr. Paul Boudreau, reports on June activities

11. **ENVIRONMENT**

12. **PARKS & RECREATION**

Parks & Recreation Director, Mrs. Julia Schroeder, reports

13. **CULTURE & TOURISM**

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

13.1. Resolution – installation of public signs for Jack Layton Park

**No: R3645-2014**

WHEREAS the Town of Hudson wishes to increase the visibility of Jack Layton Park and install two signs next to highway 40, one near exit 28 and the other near exit 22, both giving directions to Jack Layton park;

WHEREAS the Ministère des Transports must give its approval for the installation of such signage;

**It is moved by Councillor Deborah Woodhead  
Seconded by Councillor Barbara Robinson  
And unanimously resolved:**

To make an official request to the “*Ministère des Transports*” for the approval of two signs next to highway 40, one near exit 28 and the other near exit 22, both giving directions to Jack Layton park.

**CARRIED**

- 13.2. Hudson Village Theatre – sponsorship request

**Inclusion of Hudson Village Theater subsidy in the 2015 budget:**

**No: R3646-2014**

Considering the Hudson Village Theater is an important contributor to arts and culture in the Town of Hudson;

Considering the Hudson Village Theater has requested financial support from the Town to help defray part of the costs of refurbishing the theatre;

**It is moved by Councillor Natalie Best  
Seconded by Councillor Ron Goldenberg  
And unanimously resolved:**

That the Town of Hudson be authorized to include in its 2015 budget an amount of \$20000 to eventually be remitted to the Hudson Village Theater to contribute to the costs of refurbishing the theater.

**CARRIED**

14. PUBLIC SECURITY AND FIRE DEPARTMENT

- 14.1. Resolution – prohibition of vehicles having three (3) or more axles on Cameron Street

**No: R3647-2014**

CONSIDERING the Town of Hudson has been forced to proceed to the closure of Cameron between Mount Pleasant and Ridge;

CONSIDERING the stability of Cameron Street is compromised by the circulation of heavy trucks;

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

THAT the Town of Hudson shall prohibit all vehicles with 3 or more axles from having access to Cameron and Mount Pleasant until further notice with the exception of emergency, municipal and service vehicles.

**CARRIED**

- 14.2. Resolution – Emergency Measures

**No: R3648-2014**

CONSIDERING the heavy rains that poured on the Town of Hudson on June 24, 2014 that caused major damage to infrastructure on Cameron Street in the vicinity of the Viviry River;

CONSIDERING that the major damage caused affects the municipal infrastructures around the Viviry River and safety of surrounding streets;

CONSIDERING that the engineering firm EXP has indicated to the Town of Hudson that a plan of urgent measures must be implemented in order to ensure that concrete actions be taken in the short term;

CONSIDERING that under the Civil Protection Act (chapter S-2.3) a local municipality may declare a state of emergency in all or part of its territory where immediate action is necessary to protect from danger and further harm;

CONSIDERING that section 573.2 of the Cities and Towns Act provides that the mayor may order any expenditure deemed necessary and award any contract necessary to remedy a situation in case of irresistible force as to imperil the life or health of the population or seriously damage the equipment of the municipality.

**Therefore, it is moved by Councillor Nicole Durand**

**Seconded by Councillor Deborah Woodhead  
and unanimously resolved:**

That a state of emergency for an initial period of 5 days be declared by the Town of Hudson in relation to the Viviry river, surrounding streets and affected municipal infrastructures and that the Mayor be authorized as per the powers granted by applicable legislation to take all measures necessary to remedy the situation.

CARRIED

15. ADMINISTRATIVE POLICIES AND PROCEDURES

- 15.1. Councillor Ron Goldenberg is appointed Pro-Mayor until February 2015
- 15.2. **Hydro Québec – intelligent meters consultation July 14<sup>th</sup> at 16h00 (4 PM)**
- 15.3. Resolution – CPHRS subsidy cheque

**Subsidy to the Hudson, St-Lazare, Rigaud Skating Club (CPHRS):**

**No: R3649-2014**

CONSIDERING the CPHRS has requested a subsidy from the Town of Hudson for skaters residing in Hudson that registered for various skating programs during the 2013-2014 season;

CONSIDERING the CPHRS has submitted sufficient documentation requested by the Town in respect to the subsidy requested;

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

THAT the Town of Hudson be authorized to remit to the CPHRS the amount of a subsidy of \$2253 to be used to cover a portion of the skating registration fees for Hudson residents.

CARRIED

16. NOTICE OF MOTION

- 16.1. **Notice of motion for adoption of loan By-Law N° 649 concerning the Viviry river (municipal infrastructure)**

Notice of motion is hereby given by Councillor Robert Spencer that at an upcoming regular Town Council meeting the adoption of loan Bylaw N° 649 concerning the Viviry River (municipal infrastructures) will be presented for adoption. Councillor Robert Spencer 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° 639-2014 concerning the height of buildings in zone C-27**

**No: R3650-2014**

WHEREAS the Town of Hudson received a request to modify the height of buildings in the commercial zone C-27 for mixed-use commercial/residential buildings and multi-unit residential condominiums;

WHEREAS the Town of Hudson adopted the first draft By-Law N° 639 modifying By-Law N° 526 on March 3<sup>rd</sup>, 2014;

WHEREAS a public consultation took place on May 1<sup>st</sup>, 2014 adopting the second draft of By-Law N° 639 which did not modify the first draft;

WHEREAS THE Town of Hudson organized a day for the demand of referendum approval and a day for the registry procedure for demands for the holding of a vote by referendum and the number of signatures required for the holding of a referendum was not met;

WHEREAS THE Town of Hudson desires to adopt in final form, without modification since the first draft, By-law N° 526 and that Council members declare to have read it and waive the reading thereof:

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

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 Standards Table for Zone C-27, particularly the maximum height of buildings. This as shown in Appendix 1 of the present by-law.
2. Any by-law or part of a by-law contrary to or inconsistent with the provisions of this by-law is hereby repealed.
3. This by-law shall come into force according to the law.

THAT By-Law N° 639-2014 be and is hereby adopted and decreed as submitted.

**CARRIED**

**17.2. Adoption of By-Law N° 645-2014 modifying By-Law N° 526 concerning Zoning**

**No: R3651-2014**

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 10, 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 Natalie Best  
Seconded by Councillor Nicole Durand  
And unanimously resolved that:**

The first project of By-Law N° 645-2014 be and is hereby adopted and decreed as follows:

1. Appendix C titled «Uses and Standards Table » of Zoning By-Law No 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 526 is replaced in its entirety by appendix C attached to become a hereof part hereof;

**17.3. Adoption of By-Law N° 646-2014 modifying By-Law N° 529 concerning permits and certificates**

**No: R3652-2014**

Considering a notice of motion to By-Law N° 646 modifying By-Law N° 529 concerning permits and certificates was given at a regular Council meeting held on June 2<sup>nd</sup>, 2014 and that Council members received a copy of the by-law within the required delay and they declare to have read it and waive reading thereof;

**THEREFORE,  
It is moved by Councillor Robert Spencer  
Seconded by Councillor Barbara Robinson**

**And unanimously resolved:**

THAT By-Law N° 646-2014 be adopted as submitted.

**CARRIED**

17.4. **Adoption of By-Law N° 647-2014 concerning the extension of the urban sewer network on Hazelwood Street**

**No: R3653-2014**

CONSIDERING a request was made by owners of property on Hazelwood Street for the extension of the urban sewer network;

CONSIDERING a notice of motion to the present by-law was given at a regular Council meeting held on June 2<sup>nd</sup>, 2014 and that Council members received a copy of the by-law within the required delay and they declare to have read it and waive reading thereof;

**THEREFORE,**

**It is moved by Councillor Ron Goldenberg**

**Seconded by Councillor Nicole Durand**

**And unanimously resolved:**

THAT By-Law N° 647-2014 be adopted as submitted.

**CARRIED**

18. CARRIED FORWARD BUSINESS

19. QUESTIONS FROM CITIZENS

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

- Parking issues on both sides of Selkirk due to Farmers Market, making it very difficult to get in her driveway.

Mayor Ed Prévost answers that it is not a Town even but organized by the Legion. The Town will work with them and try to iron out the problem.

19.2. **Monsieur François Guenet – 121 Pine**

- What are we doing with Pine Lake? Will the lake be left as it is?

Mayor Ed Prévost answers that the primary issue at the moment is the security of Cameron road, in the meantime to start work on the Pine Lake dam we have to wait for the Environment Ministry hydrological studies in order to predict water flow for the 50 next years as the dam should last about 50 years. The Ministry will not give us permission to proceed before they get the result of the hydrological studies. The firm we hired to do this study tell us that studies are under way. We will have results next week. Road repairs are a temporary measure due to the number of trucks circulating, after all this we will move on to the next stage.

19.3. **Monsieur Marc Léger – 548 Sterling**

- Concerning the boat launch at Jack Layton Park, trimming lawn at park, loose dogs, and irregular practices at public works. Is anything being done about the gas being stolen at the station? Lights on 24 hours a day at the Fire Station. Engineering costs for Pine Lake, engineer hired by the Town was let go.

Director General, Mrs. Catherine Haulard, asks for proof of accusations as personally she has absolutely no proof of his allegations.

Mayor Prévost states that there was a problem with a supplier with regards to the Fire Station electrical system and the problem has been resolved.

19.4. **Mr. Bill Séguin – 120 Maple**

- Asks what the total cost of repair of the dam. About \$750,000? Assume \$1.5 million, in a 20 year period at \$75,000 per year with 3,000 tax payers in Town, it is \$25 per person, or \$2.00 each per month. What is the Town waiting for?

Mayor Ed Prévost answers that there are ongoing discussions regarding this issue.

19.5. **Monsieur Simon Roy – 38 rue Vipond**

- Asks if the Alstonvale Association has the authority on the house construction and architectural by-laws concerning the exterior finish of a home?

Urban Planning Director Mrs. Nathalie Lavoie answers that it was a rule established with the two promoters, Alstonvale and Hudson Valleys, who have an internal charter and the Town By-Law is applied for construction permits. The Association has a charter and a committee that meet and look at the plans, the Town has no control over that issue. What the Town establishes at the permit level is meeting by-law requirements, plans always go to the committee first in this instance.

Mayor Ed Prévost notes that Mr. Roy has many specific questions and has gone over the allowed question time, he suggests a meeting after the council meeting, Mr. Roy agrees to his suggestion.

19.6. **Mr. Marc Gallie – 113 Cedar**

- Question concerning loan By-Law 649, which refers to Viviry River and municipal infrastructures.

Mayor Ed Prévost answers that this proposed by-law specifically concerns the replacement of the dam, repairing the dam is out of the question, and it also addresses the culvert underneath Cameron road. There are no subsidies available for repairing dams, however there is money available particularly in light of the recent excise tax agreement between Ottawa and Quebec, whereas Ottawa supplies \$5 million and Quebec is matching with \$2,5 million and this money is available to all municipalities in Quebec and the Town can apply to that particular fund for money to repair Cameron so that the Town will not be penalized for all the repairs required for Cameron. The dam will be subject to a separate loan by-law.

19.7. **Mr. Victor Paris – 121 Mount Pleasant**

- Who is responsible for enforcing the prohibition of trucks going down Cameron? He suggests putting a bigger sign further down Harwood.

Mayor Ed Prévost answers that signs were put up and the Town was told by the ministry of Transport to take them down since it is under their jurisdiction.

Director of Technical Services, Mr. Paul Boudreau, adds that the signs did go up on highway 342 and the Town was advised that they were not allowed to put them on their territory without their permission so the Town is moving forward to get permission to put the signs back up. The SQ is responsible for the drivers who ignore the signs. There was a resolution to that effect this evening so things can now proceed.

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

- Do you have five (5) days to do the emergency repairs? The culvert on Cameron? And what are those repairs?

Director General, Mrs. Catherine Haulard replies that a crack in the supporting wall of Cameron road must be repaired, there is also a crack in the supporting wall attached to the dam on the right side, a separation, so an exploratory excavation must be done in order to check on damages following the heavy rains of June 24<sup>th</sup>, the water infiltrated the crack and we must see if there are damages under the street, then we will proceed to concrete injections.

- Mr. Grubert mentions that the crack was there before. He asks if all that work will be done within the next five (5) days, and if that is the only structural issue? Is the engineering report a public document?

Mrs. Catherine Haulard answers so far yes, the engineers are informing her that it would be the case unless they find a major surprise at excavation. She does not know if that document is a public document, our greffier Mr. Vincent Maranda will have to check.

- Mr. Grubert mentions that the 3 axle resolution should be revised because an outright ban could cause problems.

19.9. **Mrs. Cynthia Maher – 126 Cameron**

- Asks when the dam will be repaired? Will it be done before winter? She asks if she needs to evacuate every time it rains and her property is getting damaged.

Mayor Ed Prévost replies that he thought he has already answered this question.

The hydrological reports will be received at the end of next week then we will proceed to the next stage. He does not know if it will be done before winter.

Director General Mrs. Catherine Haulard states that she sent her file to the Town's insurance company, they are aware of the situation, if you feel insecure and have worries come and see me, we will call the insurance company and try to relocate you. We are open to discussion and if there is anything we can do (...) interrupted by Mrs. Maher, incomprehensible.

19.10. **Mrs. Sylvie Ferron – 104 Hemlock**

- Mentions that the observation platform at Sandy beach is damaged, there are holes and it has been like this for two (2) years, also there is a lot of ragweed and asks the Town to take care of this problem as soon as possible.

Technical Services Director Mr. Paul Boudreau answers that they will take care of the file, they had gone on site to see the platform.

Director General Mrs. Catherine Haulard answers that each landowner is responsible for the ragweed on their properties, she will be going on Main road to take a look.

19.11. **Mrs. June Penny – 140 Main**

- Concerned about 35 Quarry Point, asks where that project stands as many people had voiced their concerns, and her second concern is Mr. Weiner's project on Como Gardens; asks how will the architecture of the community be controlled?



Mayor Ed Prévost replies that a permit has already been given concerning the Quarry Point property since it was in conformity, he underlines that TPAC is an advisory committee. As for the Como Gardens project (...) interrupted by Mrs. Penny. Mayor Prévost says that more effort will be made to prepare a much more extensive architectural by-law as the ones that do exist are far too vague. Como Gardens is still being studied.

20. TERMINATION OF MEETING

**No: R3654-2014**

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

That this meeting of the Hudson Town Council be adjourned at 9:20 PM.

**CARRIED**

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**Ed Prévost  
Mayor**

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**Vincent Maranda  
Town Clerk**