

Minutes of the regular meeting of the Town of Hudson Council, held at the Community Centre, on August 4th, 2014.

ARE PRESENT

Ed Prévost	-	Mayor
Robert Spencer	-	Councillor / Electoral District #1
Ron Goldenberg	-	Councillor / Electoral District #2
Nicole Durand	-	Councillor / Electoral District #3

Mr. Vincent Maranda, Town Clerk

ABSENT

Barbara Robinson	-	Councillor / Electoral District #4
Deborah Woodhead	-	Councillor / Electoral District #5
Natalie Best	-	Councillor / Electoral District #6

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 Ron Goldenberg
Seconded by Councillor Nicole Durand
And unanimously resolved:**

That the Town of Hudson Council adopt the agenda of the August 4th, 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 July 7th, 2014 regular council meeting and of the July 15th, 2014 special meeting.

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

To approve, as submitted, the minutes of the July 7th and July 15th, 2014, council meetings.

CARRIED

4. QUESTIONS FROM CITIZENS

4.1. Mrs. Maureen Cunningham – 52 Turtle Pond

- Paving on Turtle Pond status.
Director General Catherine Haulard addresses the issue and will follow up.

4.2. Mr. Ryan Spencer – 104 Upper Whitlock

- State of ditches, survey and public meeting to come.
Mayor Ed Prévost and Director General Catherine Haulard will look at this and get back to Mr. Spencer.

4.3. Mrs. Miriam Tabori – 83 Oxford

- Status of lights in Hudson Valley.
Mrs. Catherine Haulard, Director General, will follow up.

4.4. Mrs. Helen Kurgansky – 22 Quarry Point

- Clarification of 3 cheques issued by Town.
Mrs. Ramin Jawanda, Treasurer, answered the question later in the evening and clarified the payments.

4.5. Mrs. June Penney – 140 Main

- Questions permit issued for the construction on Quarry Point and requests clarification of process.
Mayor Ed Prévost, Councillors Ron Goldenberg and Robert Spencer address the issue.

5. **CORRESPONDENCE**

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

7.2. Resolution – 49 Lower Maple, permit for new construction project

No: R3662-2014

WHEREAS a demolition permit has been issued for the building at 49 Lower Maple;

WHEREAS Zone R-59 permits multi-family dwellings;

WHEREAS the preliminary program for reutilisation, in essence, meets with the densification needs of the Town's Master Plan for more multi-family dwellings in the downtown core;

Whereas a request was made for the issuance of a construction permit for the new construction project as described in the plans of March 31, 2014, file 153-14 prepared for Habitations Robert;

**It is moved by Councillor Nicole Durand
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

That the new construction project be approved as described in the plans of March 31, 2014, file 153-14 prepared for Habitations Robert and that the construction permit be issued once the 10% amount for park land purposes will have been paid and that the permit for partitioning the land is issued and the fees duly paid.

CARRIED

7.3. Resolution – support of a CPTAQ authorization request for a use other than agricultural for Lot N° 831 642 (894 Main)

No: R3663-2014

WHEREAS a request was received from Mr. Trail Grubert, Mr. Brian Grubert and Mr. Wayne Grubert to obtain an authorization for use other than agricultural for the property bearing lot N° 1 831 642 of the official cadastre of Quebec, located in the western part of Town on Main Road;

WHEREAS it is necessary to refer to Article 62 of the "*Loi sur la protection du territoire et des activités agricoles*" according to its different elements;

WHEREAS the concerned lot is located in a destructured track of land (n° 24) of the revised Vaudreuil-Soulanges MRC Master Plan and that there are provisions in the plan regarding vacant lots in destructured tracks of land;

WHEREAS the concerned lot is surrounded by residential lots, Main Road and the Ottawa River and no negative impact is foreseen as to the homogeneity of the community and surrounding agricultural operations;

WHEREAS the possibilities of using the concerned lot for purposes other than agricultural are non-existent as the lot is not used for agriculture and is irretrievable for agriculture, as it is bordered by Main Road, two (2) residential lots and the Ottawa River at the back, and the lot has an area of 2984.8 square meters;

WHEREAS the concerned lot already had a residential construction on it around 1930, but was demolished, no negative impact on agricultural activity is foreseen, should there be reconstruction, since the area is already fairly destructured;

WHEREAS the agricultural potential of the soils for the concerned lots of Class 3, as per the inventory of «*Terres du Canada*», that is having soils with moderately severe and severe limitations that restrict the range of cultures or impose special conservation measures;

WHEREAS the addition of a use other than agricultural will not bring any real change as to the current vocation of this location and its environment as this property is located between existing single-family residences and that the area is already destructured;

WHEREAS this authorization request will not have any real negative consequence on the agricultural activities and on the development of these agricultural activities;

WHEREAS this request will have no negative effect on the preservation of the agriculture, of water and resources in the municipality and in the region;

WHEREAS it is necessary to invoke Article 58.2 of the "*Loi sur la protection du territoire et des activités agricoles*" in accordance with available areas found elsewhere on the territory of the Town of Hudson and located outside the agricultural zone;

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

That the area concerned by the authorization request for use other than agricultural will not generate any negative effect on the homogeneity of the existing agricultural milieu of the concerned area, as this property is irretrievable for agriculture, the area is already well destructured and that Town Council supports the request of Mr. Trail Grubert, Mr. Brian Grubert and Mr. Wayne Grubert before the CPTAQ for lot no 1831642.

CARRIED

7.4. Resolution – 542 Main – approval of plans for new construction

No: R3664-2014

WHEREAS a proposed plan was received for the reconstruction of the multi-family building to replace that which was destroyed by fire at 542 Main Road;

WHEREAS this building is within Zone R-59 permitting such a building;

WHEREAS the Town Planning Advisory Committee (TPAC) has recommended at its July 10th, 2014 meeting the approval of the plans as submitted with certain conditions;

CONSIDERING Council has examined the conditions and recommendations issued by TPAC as described in the minutes of the TPAC meeting attached.

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

To approve the plan as submitted to TPAC with their recommendations subject to the conditions that have been outlined by TPAC at its meeting held on July 10th, 2014.

CARRIED

7.5. Resolution – 87 Cedar – extension to a residential home

No: R3665-2014

Considering an application has been received for the construction of an extension at 87 Cedar;

Considering the Town Planning Advisory Committee (TPAC) recommended, at its meeting of July 10th, 2014, the approval of the plans with certain conditions;

Considering Council has examined the recommendation issued by TPAC as described in the minutes of the TPAC meeting attached;

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

That the Town of Hudson agrees with the recommendation of TPAC with respect to the plan for an extension at 87 Cedar and authorizes the issuance of a

construction permit subject to the conditions elaborated by TPAC in the minutes of their meeting.

CARRIED

7.6. Resolution – abrogation of By-Law N° 646-2014

No: **R3666-2014**

Considering by-law N° 646 modifying by-law N° 529 was recently adopted at a regular Council meeting held on July 7th, 2014;

Considering that there will be a complete revision and consolidation of urban by-laws and in this context it is preferable to abrogate by-law N° 646.

THEREFORE

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

THAT by-Law N° 646-2014 be abrogated.

8. TREASURY

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

No: **R3667-2014**

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

Therefore

**It is moved by Councillor Ron Goldenberg
Seconded by Councillor Nicole Durand
And unanimously resolved:**

To approve the following disbursements, salaries and supplier expenses:

i)	Disbursements:	\$477,307.94
ii)	Salaries:	\$328,555.75
iii)	Accounts Payable:	\$178,564.10 (30 days)

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**

11. ENVIRONMENT

12. PARKS & RECREATION

13. CULTURE & TOURISM

14. PUBLIC SECURITY AND FIRE DEPARTMENT

15. ADMINISTRATIVE POLICIES AND PROCEDURES

16. NOTICE OF MOTION

16.1. **Notice of motion concerning a new by-law on household pets**

Notice of Motion is hereby given by Councillor Ron Goldenberg that at an upcoming regular Town council meeting a new by-law will be presented for adoption concerning household pets. 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° 649-2014 with respect to a loan of \$750 000 for the reconstruction of the dam at Pine Lake**

No: **R3668-2014**

WHEREAS the Pine Lake Dam (X0005915) must be rebuilt;

WHEREAS following a budgetary estimate the maximum cost of the project is estimated at \$ 750,000 which includes preliminary studies, professional services, plans and specifications, applications for authorizations from the government, supervision, work, construction of the new dam, the Black Creek culvert replacement and Black Creek dredging of a part of the lake;

WHEREAS the City of Hudson holds a property adjacent to Pine Lake for a public park which offers all residents access to Pine Lake;

WHEREAS notice of motion of the present by-law was given at the regular session of the Town Council Meeting of July 7th, 2014 by Robert Spencer 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 Nicole Durand
And unanimously resolved:**

THAT By-Law N° 649-2014 be and is hereby adopted and decreed as submitted.

CARRIED

18. CARRIED FORWARD BUSINESS

19. QUESTIONS FROM CITIZENS

19.1. **Mrs. Penny Ludington – 52 Aird**

- Status of public works on Aird Street.
Director General, Mrs. Catherine Haulard, will review.

19.2. **Mr. Bill Chisholm – 63 Birch Hill**

- Comments on engineering work and supervision of Pine Lake work.

19.3. **Mrs. Véronique Fischer – 405 Olympic**

- Question on government subsidies for roads.
Director General Catherine Haulard advised her of current status.

19.4. **Mr. Stéphane Sauvé – 137 Cameron**

- Comments on ways to build dam and costs issues.
Mayor Ed Prévost acknowledges suggestions.

19.5. **Mr. Phil Davis – 113 Birch Hill**

- Question on how the animal by-laws will be policed and the status of the demolition committee.
Director General Catherine Haulard explained the powers given to municipalities.
Mayor Ed Prévost indicates that TPAC will address the demolition committee issue this week.

19.6. **Mrs. Joyce Galliker – 57 Brisbane**

- Questions on issuance of demolition permits, abrogation of by-law 646 and reaching the community patrol.
Mayor Ed Prévost and Director General Catherine Haulard answer questions.

19.7. **Ms. Arielle Fischer – 405 Olympic**

- Comments on the importance of condition of roads.
Mayor Ed Prévost comments on the issue.

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

- Comments on historic by-laws and demolition committee, question on current status and plans.
Mayor Ed Prévost will follow up.

19.9. **Mr. Peter Batcup – 393 Main**

- Question on current environmental policy fitting in with future environmental plans.
Mayor Ed Prévost answers question.

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

- Comments on Parks and Recreation report and question on boat launch.
Mayor Ed Prévost answers the issues. Director General Mrs. Catherine Haulard answers the question on evaluation of day camp.

- 19.11. **Mr. Frohloff – 104 Upper Whitlock**
- Expresses thanks for well-run day camp this year.
- 19.12. **Mrs. June Penney – 140 Main**
- Question on landscaping, volunteers, gazebo in Sanderson park.
Mayor Ed Prévost and Councillor Robert Spencer addressed the issue.
- 19.13. **Mrs. Diane Piacente – 692A Main Road**
- Suggests a crosswalk in front of the SAQ.
Director General Mrs. Catherine Haulard will look into this.
- 19.14. **Mr. Stéphane Sauvé – 135 Cameron**
- Comment on safety around Pine Lake and kids.
Mayor Ed Prévost will look into this.
- 19.15. **Mrs. Cynthia Maher – 126 Cameron**
- Comments and questions on Pine Lake in light of future weather events and security of dam.
Mayor Ed Prévost and Director General Mrs. Catherine Haulard explained process and current plans.
- 19.16. **Mrs. Pam Sansom – 10 Westwood Drive**
- Suggests crosswalk at drug store.
- 19.17. **Mrs. Myriam Tabori – 83 Oxford**
- Questions on the change of format at Town Council meetings, kid safety in access areas to vehicles in parks and suggestion on dam reconstruction.
Mayor Ed Prévost explained new Town Council format and acknowledged other comments.

20. TERMINATION OF MEETING

No: R3669-2014

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

That this meeting of the Hudson Town Council be adjourned at 9:30 PM.

CARRIED

**Ed Prévost
Mayor**

**Vincent Maranda
Town Clerk**