



Regular meeting held on September 8th, 2015

Minutes of the regular meeting of the Town of Hudson Council, held at the Community Centre, on September 8th, 2015.

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

Duncan E. Campbell, Director General
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: R3882-2015

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

That the Town of Hudson Council adopt the agenda of the September 8th, 2015, regular Council meeting as presented.

CARRIED

3. ADOPTION OF MINUTES OF PREVIOUS MEETINGS

No: R3883-2015

CONSIDERING Council has reviewed the minutes of the August 3rd, 2015 regular Council meeting;

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

TO APPROVE the minutes of the August 3rd, 2015, Council meeting.

CARRIED

4. WORD FROM MAYOR

5. QUESTIONS FROM CITIZENS

5.1. Mr. Jacques Bourgeois – 160 Evergreen

- Asks status of audit.
Director General Mr. Duncan Campbell estimates it should be done by the end of October.

5.2. Mrs. Elizabeth Corker – 16 Quarry Point

- Asks clarification about 44 Royal Oak item on TPAC minutes.
Councillor Deborah Woodhead answers that the house plan is approved with some modifications.

5.3. Mrs. Helen Kurgansky – 22 Quarry Point

- Asks for information on Quarry Point lake dredging incident, states the owner kept dredging after being told to stop.



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Director General Mr. Duncan Campbell states the project was stopped but some work was allowed to continue, the Town is waiting for results from the Ministry of Resources with regards to any impact on the lake, Town employees have been on site daily for the last 2 weeks to monitor the work.

5.4. **Mrs. Joelle Hutchison – 910 Main**

- Asks about Pet By-Law N^o 650 and requests financial support from the Town to neuter feral cats.

Mayor Prévost duly notes the request and will see what can be done.

5.5. **Resident – 59 Mount Pleasant**

- Asks the present Council's position on Nicanco's Holding Sandy Beach housing project.

Mayor Prévost answers that nothing is happening. Councillor Deborah Woodhead states that the green spaces will remain.

5.6. **Mr. Alan Stainforth – 11 Sunrise**

- Comments about infrastructures (roads) falling apart.

Mayor Prévost invites him to attend the Strategic Planning meeting presentation on September 19th where this issue will be addressed.

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

- Concerning the Strategic Plan meeting, asks if there will be a public consultation and will people be allowed more than 1 question.

Mayor Prévost answers yes and a booklet will be distributed at the meeting where input and suggestions can be noted.

6. **CORRESPONDENCE**

6.1. **Deposit of the list of correspondence for the month for August 2015**

7. **ACTIVITY REPORT FROM THE DIRECTOR GENERAL**

8. **URBAN PLANNING DEPARTMENT**

8.1. **Deposit of the list of permits for the month of August 2015**

8.2. **Deposit of the Minutes of the August 13th, 2015, meeting**

8.3. **Conservation Plan – bidder for professional services**

No: R3884-2015

CONSIDERING the Town of Hudson has prepared an invitation to tender for work on conservation plan notably on wetlands for urban planning purposes;

CONSIDERING that the lowest bidder is CIMA+ Partenaire de genie at \$39,081.15 all taxes included;

It is moved by Councillor Deborah Woodhead

Seconded by Councillor Nicole Durand

And resolved:

TO GRANT to CIMA+ Partenaire de genie the contract for the preparation of the conservation plan.

THAT the Treasurer certifies that the funds for this project are available and will be charged to budget accounts n^o 02-610-00-419 and 02-630-00-419.

VOTES IN FAVOUR:

Mrs. Nicole Durand
Mrs. Barbara Robinson
Mrs. Deborah Woodhead
Mrs. Natalie Best
Mr. Ron Goldenberg

VOTE OPPOSED:

Mr. Robert Spencer



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CARRIED

8.4. 44 Royal Oak – proposed new residential construction

No: R3885-2015

WHEREAS a request was received by the Town of Hudson for a proposed new residential construction at 44 Royal Oak;

WHEREAS this project is subject to the Architectural Control Bylaw No 406;

WHEREAS the Town Planning Advisory Committee (TPAC), at its meeting of August 13th 2015, reviewed the file for this proposed new residential construction on Royal Oak and recommends the approval of the proposed plans for the construction of a new residential building with the following recommendations:

- The proposed house model does not fit within the context of the existing built environment;
- The exterior materials will be in harmony with the neighbourhood;
- Exterior concrete foundation will be parged;
- No vinyl exterior finish, same materials used on the façade will be used on all sides of the house;
- Roof material to be of metal with a covering that appears to be asphalt shingle;
- Pergola to be darker in colour;
- All measures will be taken to assure that the minimum amount of mature trees not be damaged or destroyed in the building process.

**On these grounds,
It is proposed by Councillor Deborah Woodhead
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

THAT Council approves the project subject to the recommendations of TPAC being followed and authorizes that an application for a permit for a new residential construction be submitted to the Planning Department along with all the required documents necessary for the issuance of the permit.

CARRIED

8.5. 93 Melrose – building extension

No: R3886-2015

WHEREAS a request was received by the Town of Hudson for a proposed new detached garage at 93 Melrose;

WHEREAS this project is subject to the Site Planning and Architectural Integration Program (SPAIP) Bylaw No 571;

WHEREAS the Town Planning Advisory Committee (TPAC), at its meeting of August 13th 2015, reviewed the file for this project of a new detached garage at 93 Melrose and recommends the approval of the plans for the proposed addition to the existing house with the following conditions and recommendations:

Conditions:

- Minimal 5" reinforced slab;
- Siding to start at 8" from finished ground;
- Siding material and colour to be same as the house.

Recommendations:

- Measures should be taken to prevent neighbours from having to look at a plain wall, either by thickening the vegetation between the properties or by installing some architectural interests or windows to break-up the monotony of the wall.
- The height of the garage will not be greater than that of the house.



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**On these grounds,
It is proposed by Councillor Nicole Durand
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

THAT Council approves the project subject to the conditions and recommendations of TPAC being followed and authorizes that an application for a permit for a new detached garage be submitted to the Planning Department along with all the required documents necessary for the issuance of the permit.

CARRIED

8.6. 455D Main – new business sign

No: R3887-2015

WHEREAS a request was received by the Town of Hudson for a proposed new business sign on a post at 455D Main Road;

WHEREAS this project is subject to the Site Planning and Architectural Integration Program (SPAIP) By-Law N^o 571;

WHEREAS the Town Planning Advisory Committee (TPAC), at its meeting of August 13th, 2015, reviewed the file for this project of a new business sign and recommends favourably the approval of the proposed business sign as presented;

**On these grounds,
It is proposed by Councillor Deborah Woodhead
Seconded by Councillor Natalie Best
And unanimously resolved:**

THAT Council approves the request and authorizes that an application for a permit for a new business sign be submitted to the Planning Department along with all the required documents necessary for the issuance of the permit.

CARRIED

8.7. 629 Main – building extension

No: R3888-2015

WHEREAS a request was received by the Town of Hudson for a proposed addition to an existing building at 629 Main Road;

WHEREAS this project is subject to the Site Planning and Architectural Integration Program (SPAIP) By-Law No 571;

WHEREAS the proposed addition will harmonize with the overall aspect of the existing building;

WHEREAS the Town Planning Advisory Committee (TPAC), at its meeting of August 13th, 2015, reviewed the file for this extension project on Main Road and recommended the approval of the plans for the proposed addition to the existing house with the following recommendations:

- To reconsider the dimension of the garage;
- To follow the original architectural design to respect the recess addition;
- Any joint between existing exterior materials and new addition will be treated so as to create a uniform transition.

**On these grounds,
It is proposed by Councillor Nicole Durand
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**



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THAT Council approves the project and the recommendations of TPAC and authorizes that an application for a permit for an extension be submitted to the Planning Department along with all the required documents necessary for the issuance of the permit.

CARRIED

8.8. **696 Main – building extension**

No: R3889-2015

WHEREAS a request was received by the Town of Hudson for a proposed addition to an existing building at 696 Main Road;

WHEREAS this project is subject to the Site Planning and Architectural Integration Program (SPAIP) By-Law N^o 571;

WHEREAS the Town Planning Advisory Committee (TPAC), at its meeting of August 13th, 2015, reviewed the file for this extension project on Main Road and recommends favorably the proposed extension according to the plans N^o 15-30, dated August 3rd, 2015, with the following recommendation:

- Any joint between existing exterior materials and new addition will be treated so as to create a uniform transition.

**On these grounds,
It is proposed by Councillor Deborah Woodhead
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

THAT Council approves the project subject to the recommendation of TPAC being followed and authorizes that an application for a permit for an extension be submitted to the Planning Department along with all the required documents necessary for the issuance of the permit.

CARRIED

8.9. **TPAC discussion paper for review**

No: R3890-2015

WHEREAS the role of TPAC has become increasingly important in advising Council on urban planning matters under Section 146 of the *Land Use and Planning Act*;

WHEREAS greater clarity is needed regarding the Town of Hudson's upcoming changes to the planning program and associated zoning by-laws to assist Council to make informed decisions;

WHEREAS more information and review is required as to how the MRC's revision to the « *Schéma d'aménagement révisé* » in conformity with the « *plan d'aménagement et développement métropolitain* » will affect the Town of Hudson and future planning recommendations;

It is moved by Councillor Robert Spencer

TO mandate TPAC to review the attached list, discuss, prioritize and provide recommendations thereupon in writing to council by December 31st, 2015.

VOTE IN FAVOUR:
Mr. Robert Spencer

VOTES OPPOSED:
Mrs. Nicole Durand
Mrs. Barbara Robinson
Mrs. Deborah Woodhead
Mrs. Natalie Best
Mr. Ron Goldenberg



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9. **TREASURY**

9.1. **Approval of disbursements**

No: R3891-2015

CONSIDERING Council has examined the disbursements made and to be made for accounts payables as of August 27th, 2015;

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

TO APPROVE the following disbursements as of August 27th, 2015:

- i) Disbursements: \$383,888.57

CARRIED

9.2. **Sale of immovable properties for unpaid taxes**

No: R3892-2015

ORDER – SALE OF IMMOVEABLES FOR NON PAYMENT OF TAXES

WHEREAS Council has examined the statement deposited with Council showing the immoveables on which the taxes assessed have not been paid according to section 511 of the Cities and Towns Act (R.S.Q., c. C-19).

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

TO order the Town Clerk to proceed with the sale, at public auction, of immoveables indicated on the statement prepared by the Treasurer and on which the taxes assessed have not been paid, in whole or in part, as of December 31, 2013.

TO order that the sale be held at the Community Center, located at 394 Main, on December 15th, 2015 starting at 11:00 a.m.;

TO authorize the Town of Hudson to bid upon and to acquire the immoveables by the intermediary of the Director-General of the Town of Hudson in conformity with section 536 of the Cities and Towns Act (R.S.Q., c. C-19).

CARRIED

9.3. **Payment of Archipel Architecture invoice – fire station**

No: R3893-2015

WHEREAS Archipel Architecture is a supplier hired by the Town of Hudson for the design and site management of the Hudson Fire Station;

WHEREAS many visits and interventions have been made by professionals since the Town of Hudson took possession of the building;

WHEREAS Archipel Architecture's contract stipulates that an hourly rate for extra visits and interventions must be paid;

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

THAT the Town of Hudson approve payment of the additional fees of \$27,589.49 to Archipel Architecture;



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THAT the Treasurer certifies that the funds for this project are available and will be charged to budget account n^o 22-200-30-000.

CARRIED

9.4. **Payment to Robert Daoust et fils inc.**

No: R3894- 2015

WHEREAS the Town of Hudson entered into an agreement with Robert Daoust et fils inc. household waste and leaf pickup for the years 2009 to 2014;

WHEREAS provisions were made therein for adjustments to contract quantities and increases in fuel costs throughout the life of the contract;

WHEREAS extra costs were incurred in this respect and the Town of Hudson wishes to make payment therefore and finalize its contractual obligations;

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

THAT the Town of Hudson approve the payment to Robert Daoust et fils inc. for an amount of \$52,064.75 for the 2009 – 2014 household waste contract and \$5,277.35 for the 2009 -2014 leaf pick up contract, the costs of which to be charged to account no 02-420-00-446.

CARRIED

10. **MANAGEMENT AND HUMAN RESSOURCES**

10.1. **Hiring of a Director General – Mr. Jean-Pierre Roy**

No: R3895-2015

WHEREAS the position of Director General is vacant since March 16th, 2015;

WHEREAS this position must be filled as soon as possible in order to ensure effective and efficient administration of the activities of the Town of Hudson;

WHEREAS Mr. Jean-Pierre Roy has expressed his interest in becoming the Director General for the Town of Hudson;

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

TO PROCEED with the hiring of Mr. Jean-Pierre Roy as Director General of the Town of Hudson;

CARRIED

11. **PUBLIC WORKS**

11.1. **Sewer extension work on Hazelwood**

No: R3896-2015

CONSIDERING the Town of Hudson passed a loan by-law for \$75,000 whereby sewer extension work, to be repaid by the affected property owners, would be done to extend the sewer system to these properties;

CONSIDERING the Town of Hudson has prepared an invitation to tender for sewer extension work on Hazelwood;



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CONSIDERING that the lowest bidder is Les entreprises C. Sauvé at \$55,515.96 all taxes included;

**It is moved by Councillor Natalie Best
Seconded by Councillor Deborah Woodhead
And unanimously resolved:**

TO GRANT to Les entreprises C. Sauvé the lowest bidder, the contract for the sewer extension work on Hazelwood;

THAT the Treasurer certifies that the funds for this project are available and will be charged to budget account number n^o 22-400-46-000.

CARRIED

12. **ENVIRONMENT**

There is no report to submit at this sitting

13. **PARKS & RECREATION**

13.1. **Policy on use of parks for events**

No: R3897-2015

WHEREAS the Town of Hudson has seen an increase in the popularity and use of our major parks over the past several years, and;

WHEREAS the use of said parks has caused considerable noise, security and parking issues, and;

WHEREAS the costs to clean-up and maintain these public spaces have increased as a result of these events;

WHEREAS the Town's Director General has conducted a review on how events that may take place in public parks could be better managed and controlled;

WHEREAS a policy was written to identify who uses public parks and to set out the conditions for their use;

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

THAT the Town of Hudson adopt the Policy on the Use of Parks, effective immediately, and;

THAT this Policy be published on the Town's website as information & guidance.

CARRIED

14. **CULTURE & TOURISM**

14.1. **British Car Show**

No: R3898-2015

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

THAT permission be granted to the Hudson Antique Car Klub to hold their British Car Show at St-Thomas Park, on Sunday, May 29th, 2016. However, this event must be co-ordinated with the Hudson Culture & Tourism Department.



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CARRIED

15. **PUBLIC SECURITY AND FIRE DEPARTMENT**

There is no report to submit at this sitting

16. **BY-LAW / ADOPTION**

There are no by-laws to adopt at this sitting

17. **NEW BUSINESS**

17.1. **Appointment of an authorized representative for the Revenue Québec clic-SÉCUR service**

No: R3899-2015

WHEREAS the municipality is registered with Revenue Québec's online services;

WHEREAS these services are essential in order to conduct transactions with different ministries such as Revenue Québec, the ministry of Municipal Affairs and the Environment Ministry;

THEREFORE,

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

THAT Mr. Serge Raymond, Treasurer and Director of Finance be appointed as the municipality's authorized representative with clic-SÉCUR;

THAT he also be authorized to reactivate, as needed, the municipality's access codes to the said services, as well as give access to municipal employees or contractors to different clic-SÉCUR sub-services;

THAT he be authorized to sign for and in the Municipality's name documents necessary for the reactivation or to register with the clic-SÉCUR online service including the clic-REVENUE service and to generally do whatever he will deem necessary and useful to that end;

THAT the Minister be authorized to give to the representative the available and necessary information in order to register with the clic-REVENUE service.

CARRIED

18. **QUESTIONS FROM CITIZENS**

18.1. **Mr. Fred Dumoulin – 365 Woodcroft**

- Asks for an update on discussions regarding TOD zoning.
Mayor Prévost answers Council addresses the issue.

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

- Asks for clarification concerning the conservation plan specific areas.
Councillor Deborah Woodhead answers that it is the wetlands within the urban zone, the areas have been determined by the Urban Planner.

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

- Comments about TPAC's recommendations concerning the house on Royal Oak and compares the situation to the Quarry Point issue.
Councillor Deborah Woodhead answers her question.

18.4. **Mr. Marcus Owen – 60 Main Road**

- Statement concerning the TOD, if Council decides to delay this issue, it will be impossible to meet the January 2016 deadline. Suggests going to PMAD to ask for more time.

Mayor Prévost answers that there is some flexibility with regards to the deadline.

18.5. **Mrs. Chloé Hutchison – 59 Mount Pleasant**



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- Questions concerning Kiltveevan; sewage map corrections; Sandy Beach network; Mayor Ed Prévost and Councillor Nicole Durand answer her questions.
- 18.6. **Mr. Steve Farrell – 86 Butternut**
- Concerns with Royal Oak item, the development supposed to be of a similar style now something different is being approved.
Councillor Deborah Woodhead answers that the house is a bit different but will fit in nicely with the neighbourhood. Councillor Nicole Durand adds that there is no specific developer or any contract that specifies house styles on that street.
- 18.7. **Mr. Bill Driver – 104 Elm**
- Asks about the environmental study at \$39,000, one was done in 2006, enquires if it is an upgrade or a new one.
Councillor Deborah Woodhead answers that it is to be added to the previous plan.
- 18.8. **Mr. Frank Hicks – 46 Quarry Point**
- Asks is there are any plans to go after businesses that owe the Town taxes.
Director General Mr. Duncan Campbell answers that a letter will be sent.
- 18.9. **Mr. Daren Legault – 861 Rousseau**
- Asks about the MRC handling the sale of properties for taxes as mentioned in a previous meeting; enquires about the evaluations.
Mayor Prévost answers that the MRC's involvement for the sale has been changed and the MRC has adopted a resolution from only 1 bidder to do evaluations for 17 municipalities out of 23.
- 18.10. **Mrs. Eva McCartney – 97 Elm**
- Comments about TPAC's lack of cooperation and adversarial feeling.
Mayor Ed Prévost addresses the issue.
19. **ADJOURNMENT OF MEETING**
- No: R3900-2015**
- It is moved by Councillor Ron Goldenberg**
Seconded by Councillor Nicole Durand
And unanimously resolved:

THAT this meeting of the Hudson Town Council be adjourned at 9:15 PM.

CARRIED

Ed Prévost
Mayor

Vincent Maranda
Town Clerk