

## **Minutes of Town of Hampstead**

### **MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON APRIL 11<sup>TH</sup>, 2016, AT THE TOWN HALL, 5569 QUEEN MARY ROAD, AT 5:45 P.M.**

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**THOSE PRESENT WERE:** Mayor William Steinberg, Councillors Karen Zajdman, Jack Edery, Leon Elfassy, Michael Goldwax, Warren Budning and Harvey Shaffer, forming a quorum with Mayor Steinberg presiding.

**ALSO PRESENT:** Mr. Richard Sun, Director General and Me Pierre Tapp, Town Clerk, acting as Secretary of the meeting.

#### **OPENING OF MEETING**

The Mayor called the meeting to order at 5:55 p.m.

#### **FIRST QUESTION PERIOD**

The Mayor invited those persons in attendance to ask their questions.

- No question was asked.

2016-084

#### **ADOPTION OF THE AGENDA**

On motion of Councillor Michael Goldwax, seconded by Councillor Leon Elfassy, it was UNANIMOUSLY RESOLVED:

- THAT the agenda of the special meeting is hereby adopted as submitted.

Adopted

2016-085

#### **NOTICE OF MOTION – BY-LAW N° 817-1 ENTITLED BY-LAW MODIFYING TARIFF BY-LAW N° 817**

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NOTICE OF MOTION was given by Councillor Michael Goldwax that, at a subsequent meeting of Council, By-law N° 817-1 entitled By-law modifying Tariff By-law no.817 will be submitted to Council for adoption.

All Council members have received a draft copy of By-law N° 817-1 and a motion to dispense with the reading of the said By-law was made.

2016-086

#### **NOTICE OF MOTION – BY-LAW N° 1000 ENTITLED BY-LAW REVISING THE PLANNING PROGRAM ADOPTED IN 2005**

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NOTICE OF MOTION was given by Councillor Jack Edery that, at a subsequent meeting of Council, By-law n° 1000 entitled By-law revising the Planning Program adopted in 2005 will be submitted to Council for adoption.

All Council members have received a draft copy of By-law n° 1000 and a motion to dispense with the reading of the said By-law was made.

2016-087

#### **ADOPTION OF DRAFT BY-LAW N° 1000 ENTITLED BY-LAW REVISING THE PLANNING PROGRAM ADOPTED IN 2005**

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WHEREAS the Members of Council have received a copy of Draft By-law n° 1000 entitled By-law revising the Planning Program adopted in 2005, and declare to have read it;

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It was proposed by Councillor Leon Elfassy, seconded by Councillor Warren Budning and UNANIMOUSLY RESOLVED:

- TO approve Draft By-law N<sup>o</sup> 1000 entitled By-law revising the Planning Program adopted in 2005.

Adopted

2016-088

### **NOTICE OF MOTION OF BY-LAW N<sup>o</sup> 1001 ENTITLED ZONING BY-LAW**

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NOTICE OF MOTION was given by Councillor Leon Elfassy that, at a subsequent meeting of Council, By-law n<sup>o</sup> 1001 entitled Zoning By-law will be submitted to Council for adoption.

All Council members have received a draft copy of By-law n<sup>o</sup> 1001 and a motion to dispense with the reading of the said By-law was made.

2016-089

### **ADOPTION OF DRAFT BY-LAW N<sup>o</sup> 1001 ENTITLED ZONING BY-LAW**

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WHEREAS the Members of Council have received a copy of Draft By-law N<sup>o</sup> 1001 entitled Zoning By-law, and declare to have read it;

It was proposed by Councillor Leon Elfassy, seconded by Councillor Warren Budning and UNANIMOUSLY RESOLVED:

- TO approve Draft By-law N<sup>o</sup> 1001 entitled Zoning By-law.

Adopted

2016-090

### **NOTICE OF MOTION OF BY-LAW N<sup>o</sup> 1002 ENTITLED BY-LAW CONCERNING SUBDIVISIONS**

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NOTICE OF MOTION was given by Councillor Leon Elfassy that, at a subsequent meeting of Council, By-law n<sup>o</sup> 1002 entitled By-law concerning Subdivisions will be submitted to Council for adoption.

All Council members have received a draft copy of By-law n<sup>o</sup> 1002 and a motion to dispense with the reading of the said By-law was made.

2016-091

### **ADOPTION OF DRAFT BY-LAW N<sup>o</sup> 1002 ENTITLED BY-LAW CONCERNING SUBDIVISIONS**

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WHEREAS the Members of Council have received a copy of Draft By-law N<sup>o</sup> 1002 entitled By-law concerning Subdivisions, and declare to have read it;

It was proposed by Councillor Leon Elfassy, seconded by Councillor Warren Budning and UNANIMOUSLY RESOLVED:

- TO approve Draft By-law N<sup>o</sup> 1002 entitled By-law concerning Subdivisions.

Adopted

2016-092

### **NOTICE OF MOTION OF BY-LAW N<sup>o</sup> 1003 ENTITLED BUILDING BY-LAW**

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NOTICE OF MOTION was given by Councillor Leon Elfassy that, at a subsequent meeting of Council, By-law n° 1003 entitled Building By-law will be submitted to Council for adoption.

All Council members have received a draft copy of By-law n° 1003 and a motion to dispense with the reading of the said By-law was made.

2016-093

**ADOPTION OF DRAFT BY-LAW N° 1003 ENTITLED BUILDING BY-LAW**

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WHEREAS the Members of Council have received a copy of Draft By-law N° 1003 entitled Building By-law, and declare to have read it;

It was proposed by Councillor Leon Elfassy, seconded by Councillor Warren Budning and UNANIMOUSLY RESOLVED:

- TO approve Draft By-law N° 1003 entitled Building By-law.

Adopted

2016-094

**NOTICE OF MOTION OF BY-LAW N° 1004 ENTITLED PERMITS AND CERTIFICATES BY-LAW**

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NOTICE OF MOTION was given by Councillor Jack Edery that, at a subsequent meeting of Council, By-law n° 1004 entitled permits and certificates By-law will be submitted to Council for adoption.

All Council members have received a draft copy of By-law n° 1004 and a motion to dispense with the reading of the said By-law was made.

2016-095

**NOTICE OF MOTION OF BY-LAW N° 1005 ENTITLED CONCORDANCE BY-LAW AMENDING BY-LAW N° 775 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM**

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NOTICE OF MOTION was given by Councillor Leon Elfassy that, at a subsequent meeting of Council, By-law n° 1005 entitled Concordance By-law amending By-law n° 775 concerning site planning and architectural integration program will be submitted to Council for adoption.

All Council members have received a draft copy of By-law n° 1005 and a motion to dispense with the reading of the said By-law was made.

2016-096

**ADOPTION OF DRAFT BY-LAW N° 1005 ENTITLED CONCORDANCE BY-LAW AMENDING BY-LAW N° 775 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM**

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WHEREAS the Members of Council have received a copy of Draft By-law N° 1005 entitled Concordance By-law amending By-law n° 775 concerning site planning and architectural integration program, and declare to have read it;

It was proposed by Councillor Leon Elfassy, seconded by Councillor Warren Budning and UNANIMOUSLY RESOLVED:

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- TO approve Draft By-law N° 1005 entitled Concordance By-law amending By-law n° 775 concerning site planning and architectural integration program.

Adopted

2016-097

### **NOTICE OF MOTION OF BY-LAW N° 1006 ENTITLED BY-LAW GOVERNING SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVEABLE**

NOTICE OF MOTION was given by Councillor Leon Elfassy that, at a subsequent meeting of Council, By-law n° 1006 entitled By-law governing specific construction, alteration or occupancy proposals for an immoveable will be submitted to Council for adoption.

All Council members have received a draft copy of By-law n° 1006 and a motion to dispense with the reading of the said By-law was made.

2016-098

### **ADOPTION OF DRAFT BY-LAW N° 1006 ENTITLED BY-LAW GOVERNING SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVEABLE**

WHEREAS the Members of Council have received a copy of Draft By-law N° 1006 entitled By-law governing specific construction, alteration or occupancy proposals for an immoveable, and declare to have read it;

It was proposed by Councillor Leon Elfassy, seconded by Councillor Warren Budning and UNANIMOUSLY RESOLVED:

- TO approve Draft By-law N° 1006 entitled By-law governing specific construction, alteration or occupancy proposals for an immoveable.

Adopted

2016-099

### **AUTHORIZATION TO SIGN AN AGREEMENT AND ADDENDUM REGARDING THE SALES DEED SIGNED ON MARCH 20<sup>TH</sup> 2012, BETWEEN THE TOWN OF HAMPSTEAD AND 7943075 CANADA INC**

WHEREAS a sales deed intervened on March 20<sup>th</sup>, 2012 between the Town of Hampstead and Le Cour Langhorne (7943075 Canada Inc.) with respect to lot TWO MILLION EIGHTY- EIGHT THOUSAND FOUR HUNDRED FORTY (2 088 440) cadastre du Quebec;

WHEREAS it is in the interest of the parties to update the original contract to match the current situation;

WHEREAS an addendum to the original contract was agreed to by the parties to the original;

WHEREAS it is in the interest of the Town of Hampstead to sign this addendum conditional upon the payment by Le Cour Langhorne (7943075 Canada Inc.) for the sum of \$500,000.00 which became due March 21<sup>st</sup>, 2016;

It was proposed by Councillor Harvey Shaffer, seconded by Councillor Jack Edery and UNANIMOUSLY RESOLVED:

- THAT the Mayor and Town Clerk be authorized to sign the document entitled ‘Entente et Addendum à l’acte de vente intervenue le 20 mars 2012, conditional upon the payment by Le Cour Langhorne (7943075

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Canada Inc.) for the sum of \$500,000.00 which became due March 21<sup>st</sup>, 2016”.

Adopted

2016-100

**TRANSFER OF FUNDS FROM APPROPRIATED SURPLUS TO COVER EXPENSES INCURRED IN THE 2015 FISCAL PERIOD**

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It was proposed by Councillor Jack Edery, seconded by Councillor Michael Goldwax and UNANIMOUSLY RESOLVED:

- THAT the Town Council approves the transfer of funds, as further detailed in the following table, for an amount of \$28,770 from the Appropriated Surplus Account 55-992-00-000 to cover expenses incurred in the 2015 fiscal period.

<b>Appropriation</b>	<b>Details</b>	<b>2015 expense</b>
2015-287	Cote St-Luc street lights (P/O 20020 Dubo Electricque)	28,770

Adopted

2016-101

**TRANSFER OF FUNDS FROM APPROPRIATED SURPLUS TO COVER EXPENSES INCURRED IN THE 2016 FISCAL PERIOD**

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It was proposed by Councillor Jack Edery, seconded by Councillor Harvey Shaffer and UNANIMOUSLY RESOLVED:

- THAT the Town Council approves the transfer of funds, as further detailed in the following table, for an amount of \$198,620 from the Appropriated Surplus Account 55-992-00-000 to cover expenses incurred in the 2016 fiscal period.

<b>Appropriation</b>	<b>Details</b>	<b>2016 expense</b>
2015-287	10-wheel truck & salt box (P/O 19583)	198,620

Adopted

2016-102

**ADJOURNMENT**

All the subjects of the Agenda having been discussed, it was proposed by Councillor Michael Goldwax, seconded by Councillor Warren Budning and unanimously resolved to declare that the meeting be closed at 6.15 p.m.

Adopted

(s) William Steinberg  
Dr. William Steinberg, Mayor

(s) Pierre Tapp  
Me Pierre Tapp, Town Clerk