

Minutes of Town of Hampstead

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON OCTOBER 6TH, 2014, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 8:00 P.M.

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 Mrs. Simona Sonnenwirth, Assistant Town Clerk, acting as Secretary of the Meeting.

FIRST QUESTION PERIOD

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

At 8.09 p.m. Councillor Leon Elfassy left temporarily the meeting and came back to assist the meeting at 8.22 p.m.

2014-250

ADOPTION OF THE AGENDA

On motion of Councillor Michael Goldwax, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

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

Adopted

At 8.35 p.m. Councillor Leon Elfassy left temporarily the meeting and came back to assist the meeting at 8.38 p.m.

2014-251

ADOPTION OF THE MINUTES

On motion of Councillor Harvey Shaffer, seconded by Councillor Michael Goldwax, it was UNANIMOUSLY RESOLVED:

- THAT the Minutes of the Regular Council Meeting of September 2nd, 2014 and of the Special Council Meeting of September 22nd, 2014 are hereby approved as submitted.

Adopted

2014-252

DEPOSIT OF CERTIFICATE – RE REGISTER OPENED FOR PERSONS QUALIFIED TO VOTE ON BY-LAW N° 790-1

The Assistant Town Clerk reported that, after the registration proceedings called for and held at the Town Hall, 5569 Queen Mary Road, from 9:00 a.m. to 7:00 p.m., on October 6, 2014, concerning By-law N° 790-1 entitled: “By-law amending Concordance By-law 790, Zoning By-law number 727, subdivision By-law number 728 and SPAIP By-law number 775 of the Town of Hampstead”,

- The number of persons qualified to vote on this By-law is 723;
- The number of signatures of persons qualified to vote required making the holding of a poll obligatory is 83;
- The number of persons qualified to vote who have registered is 104; and

Minutes of Town of Hampstead

The Council takes note of the deposit of the said certificate by the Assistant Town Clerk.

2014-253

DEPOSIT OF THE MINUTES OF THE PAC MEETING HELD ON SEPTEMBER 8TH 2014

Each member of the Council having received a copy, the Assistant Town Clerk deposits the minutes of the Planning Advisory Committee meeting held on September 8th, 2014.

The Council takes note of the deposit of the said minutes by the Assistant Town Clerk.

2014-254

REQUEST TO AUTHORIZE A MINOR EXEMPTION TO THE ZONING BY-LAW 727, ART. 6.14. PARAGRAPH E, TO PERMIT AN ACCESSORY BUILDING OF 8FT. BY 16FT. AND AN AREA OF 128SQ.FT. EXCEEDING THE MAXIMUM ALLOWABLE LENGTH OF ANY SINGLE WALL OF 10FT. AND MAXIMUM AREA OF 107.6 SQ.FT TO A DETACHED SINGLE FAMILY DWELLING AT 166, FINCHLEY ROAD LOT NO.: 2089344, ZONE RA-2 (BY-LAW CONCERNING MINOR EXEMPTIONS # 18 G-0005) (ZONING BY-LAW NUMBER 727)

WHEREAS the members of Council have reviewed the request for approval of minor exemption to Zoning By-law number 727 art. 6.14 paragraph E, to permit an accessory building of 8ft. by 16ft. and an area of 128sq.ft. exceeding the maximum allowable length of any single wall of 10ft. and maximum area of 107.6sq.ft to a detached single family dwelling;

WHEREAS the Planning Advisory Committee, at its meeting held on August 11th, 2014, recommended *to refuse* the aforementioned request for minor exemption;

On motion of Councillor Leon Elfassy, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

- THAT the aforementioned request for minor exemption for the property located at 166 Finchley Road, lot no. : 2 089 344, Zone RA-2 is *refused*.

Adopted

Intervention of interested persons concerning the request for Minor Exemption for project located at 166 Finchley Road.

No intervention

2014-255

REQUEST TO AUTHORIZE AN ADDITION IN THE REAR YARD (EXTENSION OF THE GARAGE BELOW GRADE) TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 50, FINCHLEY ROAD, LOT NO. : 2 088 730, ZONE RA-1, (ZONING BY-LAW NO. 727), (SPAIP BY-LAW NO.775)

On motion of Councillor Leon Elfassy, seconded by Councillor Jack Edery, it was UNANIMOUSLY RESOLVED:

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize an addition in the rear yard (extension of the garage below grade) to a detached single family dwelling located at 50, Finchley Road, submitted to the Planning Advisory Committee meeting of August 11th, 2014 is *approved*. The modifications

Minutes of Town of Hampstead

meet the prescribed standards of the Zoning By-law number 727 and meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

Adopted

2014-256

REQUEST TO AUTHORIZE A MODIFICATION TO PREVIOUSLY SUBMITTED PLANS TO PERMIT AN ADDITION IN THE REAR YARD TO A DETACHED SINGLE FAMILY DWELLING LOCATED AT 58, CLEVE ROAD, LOT NO. : 3 021 908, ZONE RB-3, (ZONING BY-LAW NUMBER 727), (SPAIP BY-LAW NUMBER 775)

On motion of Councillor Leon Elfassy, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

- THAT the site planning and architectural integration program showing modifications to **previously submitted plans and elevations** to permit an addition in the rear yard to a detached single family dwelling at 58, Cleve Road, submitted to the Planning Advisory Committee meeting of September 8th, 2014 is *approved* as recommended by the PAC. The modifications meet the prescribed standards of the Zoning By-law number 727 and meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

Adopted

2014-257

REQUEST FOR THE CONSTRUCTION OF A NEW 2 STOREY DETACHED SINGLE FAMILY DWELLING AT 107, STRATFORD ROAD LOT NO.: 2 088 978, ZONE RA-1 (ZONING BY-LAW NUMBER 727) (SPAIP BY-LAW NUMBER 775)

On motion of Councillor Leon Elfassy, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize a construction of a new 2 storey detached single family dwelling at 107 Stratford Road, submitted to the Planning Advisory Committee meeting of September 8th, 2014 is *conditionally approved*. The modifications partially meet the prescribed standards of the Zoning By-law number 727 and partially meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC provided that:
 - Heat pumps or generator shouldn't be installed on the lateral right side setback.
 - The projection over building line for the roof must be validated and conform to the By-law;
 - A proper railing must be installed along the driveway (and everywhere else if required) as per the National Building Code;
 - A section along the driveway must be submitted.

Adopted

2014-258

REQUEST TO AUTHORIZE A MINOR EXEMPTION TO ZONING BY-LAW 727 ART. 6.3.2 TO PERMIT THE RIGHT SETBACK AT 2.08M (6.83 FEET) FROM THE LOT LINE INSTEAD OF 2.3M (7.5 FEET) TO ALLOW AN ADDITION (RECONSTRUCTION) IN THE REAR YARD TO A SEMI-DETACHED SINGLE FAMILY DWELLING LOCATED AT 32, DUFFERIN ROAD, LOT NO. : 2 088 401, ZONE RB-1, (ZONING BY-LAW NUMBER 727), (SPAIP BY-LAW NUMBER 775) (BY-LAW CONCERNING MINOR EXEMPTIONS # 18 G-0005)

Minutes of Town of Hampstead

WHEREAS the members of Council have reviewed the request for approval of minor exemption to Zoning By-law number 727 art. 6.3.2, to permit the right setback at 2.08m (6.83 feet) from the lot line instead of 2.3m (7.5 feet) to allow an addition (reconstruction) in the rear yard to a semi-detached single family dwelling;

WHEREAS the Planning Advisory Committee, at its meeting held on September 8th, 2014, recommended *to approve* the aforementioned request for minor exemption;

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

- THAT the aforementioned request for minor exemption for the property located at 32 Dufferin Road, lot no. : 2 088 401, Zone RA-1 is *approved*.

Adopted

Intervention of interested persons concerning the request for Minor Exemption for project located at 32 Dufferin Road.

No intervention

2014-259

REQUEST TO AUTHORIZE AN ADDITION (RECONSTRUCTION) IN THE REAR YARD TO A SEMI-DETACHED FAMILY DWELLING LOCATED AT 32, DUFFERIN ROAD, LOT NO. : 2 088 401, ZONE RB-1, (ZONING BY-LAW NO. 727), (SPAIP BY-LAW NO. 775) (BY-LAW CONCERNING MINOR EXEMPTIONS # 18 G-0005)

On motion of Councillor Leon Elfassy, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

- THAT the site planning and architectural integration program showing modifications to the plans and elevations to authorize an addition (reconstruction) in the rear yard to a semi-detached family dwelling at 32 Dufferin Road, submitted to the Planning Advisory Committee meeting of September 8th, 2014 is *conditionally approved*. The modifications partially meet the prescribed standards of the Zoning By-law number 727 and partially meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775 and as recommended by the PAC provided that:

- The design of the roof should be reviewed.

Adopted

2014-260

APPROVAL OF THE DISBURSEMENTS FOR THE MONTH OF SEPTEMBER 2014

WHEREAS Council reviewed the list of payments for the month of September 2014;

On motion of Councillor Jack Edery, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

- THAT the disbursements for the period from September 8th, 2014 to September 27th, 2014, in the total amount of \$975,215.96 are hereby approved \$388 270.63 for cheques and \$ 586,945.33 for on line payments).

Adopted

Minutes of Town of Hampstead

2014-261

CONTRACT FOR THE SUPPLY OF ROAD SALT – WINTER 2014/2015

WHEREAS the adoption of resolution 2014-118 on May 7th, 2014 allowed the Town of Hampstead to be part of Montreal's group call for tender for the purchase of road salt for the winter 2014/2015;

WHEREAS, as result of Montreal public call for tenders 14-13521, Sifto Canada Corporation is the supplier who obtain the contract for the Town of Hampstead;

On motion of Councillor Michael Goldwax, seconded by Councillor Warren Budning, it was UNANIMOUSLY RESOLVED:

- TO, ratify the decision made by the City of Montreal awarding the contract for the Town of Hampstead for the supply of road salt for the winter 2014/2015 to Sifto Canada Corporation at the following cost:
Supply of road salt, transport included \$ 75.68/metric ton

N.B. approx. usage of 1 200 metric tons

Taxes are not included on the above price.

Delivery: IF and WHEN required only.

Adopted

2014-262

APPOINTMENT OF MEMBERS BY THE TOWN OF HAMPSTEAD ON THE PENSION COMMITTEE

CONSIDERING THAT the Town of Hampstead may appoint six (6) members on the Pension Committee of the Pension Plan for the Employees of the Town of Hampstead;

CONSIDERING THAT the Town of Hampstead appoints an independent member who is neither a party to the Plan nor a third person to whom the law prohibits that a loan be granted out of the assets of the Pension Fund;

It was proposed by Councillor Jack Edery, seconded by Councillor Leon Elfassy and UNANIMOUSLY RESOLVED:

- TO APPOINT the following members:
 - Mr. Richard Sun
 - Mr. André Drouin
 - Ms. Simona Sonnenwirth
 - Mr. Thierry Houle-Gingras
 - Ms. Myriam Méthot
 - Mr. Armin Klaus
- TO APPOINT Mr. André Lévesque as independent member;

The persons so appointed shall remain in office until they are replaced or removed.

Adopted

Minutes of Town of Hampstead

SECOND QUESTION PERIOD

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

2014-263

ADJOURNMENT

All the subjects of the Agenda having been discussed, it was proposed by Councillor Harvey Shaffer, seconded by Councillor Michael Goldwax and unanimously resolved to declare the meeting closed.

Adopted

(s) William Steinberg
Dr. William Steinberg, Mayor

(s) Simona Sonnenwirth
Simona Sonnenwirth, Assistant Town Clerk