

MINUTES
REGULAR COUNCIL MEETING

APRIL 25, 2016
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on April 25, 2016 at the Town Hall located at 50 Westminster Avenue South.

Present: Mr. Beny Masella, Mayor
Ms. Julie Tasker-Brown, Councillor
Ms. Elizabeth Ulin, Councillor
Ms. Colleen Feeney, Councillor
Ms. Maria Torres, Councillor

Also present: Mr. Stephan F. Dulude, Director General
Mr. Claude Gilbert, Town Clerk

Mayor Beny Masella acted as chairperson of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Twenty-one (21) residents and visitors were in attendance.

1. Opening of the Meeting

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

That the Meeting be declared open.

Carried unanimously
#20160425-001

The Mayor called the Meeting to order at 8:00 p.m.

2. Acknowledgement of Visitors

There was nothing under this item.

3. Adoption of the Agenda

It was moved by Councillor Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Monday, April 25, 2016 modified as follows:

- by removing 7 a): **Request to the Quebec Government to make public education a priority and to encourage civic participation.**

Carried unanimously
#20160425-002

4. Approval of the Minutes

It was moved by Councillor Maria Torres, seconded by Councillor Julie Tasker-Brown and resolved:

To approve the Minutes of the Council Meetings held on the following dates:

- Regular Council Meeting of March 29, 2016;
- Special Council Meeting of April 7, 2016.

Carried unanimously
#20160425-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella commented the announcement by the Caisse de dépôt et placement du Québec that its infrastructure branch will launch a light rail train project which would benefit West Island residents. He said that it remains to be seen what effect this project would have on Montreal West. He also noted that he will meet representatives of the Agence métropolitaine de transport in two or three weeks. The main topic of discussion will be the safety issues at the level crossing. Finally, he said that the next Coffee with the Mayor will be on May 20.

7. Contracts and Town Clerk's Office

a) Request to the Quebec Government to make public education a priority and to encourage civic participation

This item was withdrawn.

b) Request to the Superior Court in accordance with Section 227 of the Land Use and Planning Act (238-240 Westminster North)

WHEREAS the Town was informed that the owner of the property mentioned in title undertook exterior work by replacing the front door, without having obtained a permit to do so and without having obtained the approval of Council, since this work is subject to the By-Law on Site Planning and Architectural Integration Program (SPAIP);

WHEREAS the owner later submitted a permit application and the project was submitted to the Planning Advisory Committee (PAC), in accordance with the SPAIP by-law, which recommended that this project be refused, for reasons that were made known to the owner so that he could make another application;

WHEREAS the owner was notified that he had to remedy the situation, but to no avail;

WHEREAS the owner knowingly infringes the provisions of the SPAIP By-Law and of the Permit By-Law;

THEREFORE:

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Maria Torres and resolved:

1) That the Town authorize the issuance of legal proceedings to have the Superior Court order the carrying out of adequate work on the front door of the property located at 238-240 Westminster North.

2) That the Town also request the Superior Court's authorization to execute the necessary work on this property at the expense of the owner if the latter refuses, omits or neglects to proceed.

3) That the Town retain the services of the law firm LeChasseur for the purposes of launching the appropriate recourses.

Carried unanimously
#20160425-004

8. Administration and finances

a) Auditor's report – filing

The financial statements for the fiscal year 2015 were tabled with Council. Mayor Masella summed up the main points of this report.

b) Approval of disbursements – March 23 to April 20, 2016

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That the list of accounts payable from March 23 to April 20, 2016 totaling \$458,888.00 be approved and paid as listed.

Carried unanimously

#20160425-005

c) Delegation of powers for the month of April 2016

It was moved by Councillor Maria Torres, seconded by Councillor Julie Tasker-Brown and resolved:

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the month of April 2016.

Carried unanimously
#20160425-006

d) Loan by-laws – unused balance

WHEREAS the Town of Montreal West has completed the work authorized and decreed in the seven loan by-laws listed in appendix to this resolution;

WHEREAS these by-laws have already been financed on a long-term basis without reaching the total authorized loan amount;

WHEREAS there is an unused balance in each of these by-laws and the amount of the loan that was approved by the Minister of Municipal Affairs, Regions and Land Occupancy cannot be used for any other purpose;

WHEREAS it will not be necessary to use these loan amounts and they should no longer be on the Ministry's records for the Town;

WHEREAS, for this purpose, the by-laws listed in appendix must be amended to reconcile the total amount spent with the actual amount borrowed and, as the case may be, to appropriate monies from the general fund to bridge the difference, if any;

THEREFORE:

It was moved by Councillor Colleen Feeney, seconded by Councillor Maria Torres and resolved:

1) That the Town of Montreal West modify as follows the seven loan by-laws listed in appendix and quoted in article 3 of this resolution:

A. by replacing the amount of the expenditure or of the loan with those shown under "New Amount of the Expenditure" and "New Amount of the Loan" in the appendix;

B. by adding a provision to authorize the appropriation of the amount shown under "General Fund" in the appendix for the purpose of paying a portion of the expenditure.

2) That the Town notify the Ministry of Municipal Affairs, Regions and Land Occupancy that the loan powers of the by-laws listed in appendix will not be fully used, as a result of the modifications brought above to these by-laws.

3) That the Town request the Ministry to write off the unused balance in each of these by-laws:

By-Law No.	Unused balance to cancel (\$)
2006-003	55,000
2006-011	250,000
Res. 20060207-003	679
2009-004	180
2009-014	135,000
2012-009	726,930
2014-006	1,491,701

4) That a certified copy of this resolution be forwarded to the Minister of Municipal Affairs, Regions and Land Occupancy.

Carried unanimously
#20160425-007

9. Urban Department

a) Site Planning Projects and Architectural Integration Programs (SPAIP)

It was moved by Councillor Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

- 1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on April 20, 2016.
- 2) To approve under the SPAIP the following plans submitted to this meeting, subject to the conditions stated by the PAC as outlined in the minutes, as the case may be:

Address	Project	PAC's recommendation
31 Ainslie	demolition and rebuilding of entrance pad and concrete stairs as well as rebuilding the walkway to the sidewalk in unistones	as presented;
201 Westminster N. 41 Rugby	replacement of garage roof (membrane) replacement of eight windows, of aluminium siding of living room window's upper and lower sections, as well as of the upper section of the patio door	as presented; as presented;
88 Crestwood 456 Brock N.	replacement of four windows replacement of soffits and gutters	as presented; as presented.

- 3) To defer the examination of the following plans to a next meeting of this Council, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
112 Percival	replacement of an old deck.

- 4) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
38 Westland	replacement of two windows.

Carried unanimously
#20160425-008

b) Condominium conversion request (181-191 Brock South)

NOTE Councillor Julie Tasker-Brown summarized the issues involved in the following matter. She also noted that it had been advertised in the newspaper. No comments were received since the publication (and none were made after these explanations).

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

To lift the prohibition against converting any immovable to divided co-ownership in Montreal West, as regards the immovable mentioned in title, following the recommendations and subject to the conditions stated by the Planning Advisory Committee at its meeting of December 16, 2015, in accordance with By-Law No. 2009-002.

Carried unanimously
#20160425-009

c) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

- 1) To approve the Draft By-Law for a Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on May 19, 2016 at 7:00 p.m.

Carried unanimously
#20160425-010

d) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – Concordance By-Law amending Permit By-Law No. 2009-011

It was moved by Councillor Colleen Feeney, seconded by Councillor Maria Torres and resolved:

- 1) To approve the Draft By-Law for a Concordance By-Law amending Permit By-Law No. 2009-011.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on May 19, 2016 at 7:10 p.m.

Carried unanimously
#20160425-011

e) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – Concordance By-Law amending Zoning By-Law No. 2010-002

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Elizabeth Ulin and resolved:

- 1) To approve the Draft By-Law for a Concordance By-Law amending Zoning By-Law No. 2010-002.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on May 19, 2016 at 7:20 p.m.

Carried unanimously
#20160425-012

f) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – Concordance By-Law amending SPAIP By-Law No. 2012-005

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Elizabeth Ulin and resolved:

- 1) To approve the Draft By-Law for a Concordance By-Law amending SPAIP By-Law No. 2012-005.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on May 19, 2016 at 7:30 p.m.

Carried unanimously
#20160425-013

g) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – By-Law amending Zoning By-Law No. 2010-002 concerning fines for corporations and authorized tree felling for construction purposes

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

- 1) To approve the Draft By-Law for a By-Law amending Zoning By-Law No. 2010-002 concerning fines for corporations and authorized tree felling for construction purposes.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on May 19, 2016 at 7:35 p.m.

Carried unanimously
#20160425-014

h) Approval of a Draft By-Law and fixing of the date of a public consultation meeting – By-Law Amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to modify the deadline for submission of required documents to the Planning Advisory Committee for previously deferred projects as well as to exclude flat roof projects from the list of projects subject to SPAIP

It was moved by Councillor Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

- 1) To approve the Draft By-Law for a By-Law Amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to modify the deadline for submission of required documents to the Planning Advisory Committee for previously deferred projects as well as to exclude flat roof projects from the list of projects subject to SPAIP.
- 2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on May 19, 2016 at 7:40 p.m.

Carried unanimously
#20160425-015

10. **Public Works**

There was nothing under this item.

11. **Human Resources**

There was nothing under this item.

12. **Appointments**

There was nothing under this item.

13. **Councillors' Reports**

a) **Seat Number 2**

Councillor Elizabeth Ulin reported on matters pertaining to Public Security, Recreation and Culture.

b) **Seat Number 3**

Councillor Colleen Feeney reported on matters pertaining to Finance, Administration and Human Resources.

c) **Seat Number 4**

Councillor Maria Torres reported on matters pertaining to Public Works and Buildings.

d) **Seat Number 1**

Councillor Julie Tasker-Brown reported on matters pertaining to Urban Planning and Environment.

14. **Deposit of Documents**

There was nothing under this item.

15. **Notice of Motion, Reading and Adoption of By-Laws**

a) **Adoption of By-Law No. 2016-004 – By-Law Concerning an Amendment to Zoning By-Law No. 2010-002 in order to remove lot 1 292 123 from Zone RA-9 to include it in Zone MA-2**

WHEREAS dispensation from reading for this By-Law having been previously requested according to the law, a copy of said By-Law was accordingly made available to Council members, who have taken cognizance of it and waive its reading;

THEREFORE:

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

That By-Law No. 2016-004 entitled "By-Law Concerning an Amendment to Zoning By-Law No. 2010-002 in order to remove lot 1 292 123 from Zone RA-9 to include it in Zone MA-2" be adopted.

Carried unanimously
#20160425-016

b) **Notice of Motion and dispensation from reading for a Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007".

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this "Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007" be dispensed with.

c) Notice of Motion and dispensation from reading for a Concordance By-Law amending Permit By-Law No. 2009-011

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "Concordance By-Law amending Permit By-Law No. 2009-011".

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this "Concordance By-Law amending Permit By-Law No. 2009-011" be dispensed with.

d) Notice of Motion and dispensation from reading for a Concordance By-Law amending Zoning By-Law No. 2010-002

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "Concordance By-Law amending Zoning By-Law No. 2010-002".

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this "Concordance By-Law amending Zoning By-Law No. 2010-002" be dispensed with.

e) Notice of Motion and dispensation from reading for a Concordance By-Law amending SPAIP By-Law No. 2012-005

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "Concordance By-Law amending SPAIP By-Law No. 2012-005".

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this "Concordance By-Law amending SPAIP By-Law No. 2012-005" be dispensed with.

f) Notice of Motion and dispensation from reading for a By-Law amending Permit By-Law No. 2009-011 concerning fines for corporations

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending Permit By-Law No. 2009-011 concerning fines for corporations".

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this "By-Law amending Permit By-Law No. 2009-011 concerning fines for corporations" be dispensed with.

g) Notice of Motion and dispensation from reading for a By-Law amending Zoning By-Law No. 2010-002 concerning fines for corporations and authorized tree felling for construction purposes

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending Zoning By-Law No. 2010-002 concerning fines for corporations and authorized tree felling for construction purposes".

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this "By-Law amending Zoning By-Law No. 2010-002 concerning fines for corporations and authorized tree felling for construction purposes" be dispensed with.

h) Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to modify the deadline for submission of required documents to

the Planning Advisory Committee for previously deferred projects as well as to exclude flat roof projects from the list of projects subject to SPAIP

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to modify the deadline for submission of required documents to the Planning Advisory Committee for previously deferred projects as well as to exclude flat roof projects from the list of projects subject to SPAIP".

The said By-Law, in draft version, was tabled with Council and made available to the public.

Mayor Masella requested that the reading of this "By-Law amending By-Law No. 2012-005 Concerning the Site Planning and Architectural Integration Program in order to modify the deadline for submission of required documents to the Planning Advisory Committee for previously deferred projects as well as to exclude flat roof projects from the list of projects subject to SPAIP" be dispensed with.

i) Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2010-003 authorizing a loan of \$10,377,820 for the carrying out of road, aqueduct and sewer work, sidewalk repairs and the replacement of valves and hydrants on Banstead, Radcliffe, Wolseley South, Strathearn, Fenwick, Sheraton, Roxton, Wolseley North and Percival Avenues and on Ainslie Road and for additional credits for the infrastructure work on Campbell Avenue decreed in By-Law No. 2008-002

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law amending By-Law No. 2010-003 authorizing a loan of \$10,377,820 for the carrying out of road, aqueduct and sewer work, sidewalk repairs and the replacement of valves and hydrants on Banstead, Radcliffe, Wolseley South, Strathearn, Fenwick, Sheraton, Roxton, Wolseley North and Percival Avenues and on Ainslie Road and for additional credits for the infrastructure work on Campbell Avenue decreed in By-Law No. 2008-002".

The said By-Law will be made available to the public, in draft version, at least two juridical days before the meeting to be scheduled is held to adopt the By-Law.

Mayor Masella requested that the reading of this "By-Law amending By-Law No. 2010-003 authorizing a loan of \$10,377,820 for the carrying out of road, aqueduct and sewer work, sidewalk repairs and the replacement of valves and hydrants on Banstead, Radcliffe, Wolseley South, Strathearn, Fenwick, Sheraton, Roxton, Wolseley North and Percival Avenues and on Ainslie Road and for additional credits for the infrastructure work on Campbell Avenue decreed in By-Law No. 2008-002" be dispensed with.

j) Notice of Motion and dispensation from reading for a By-Law increasing the working fund from \$525,000 to \$1,500,000

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law increasing the working fund from \$525,000 to \$1,500,000".

The said By-Law will be made available to the public, in draft version, at least two juridical days before the meeting to be scheduled is held to adopt the By-Law.

Mayor Masella requested that the reading of this "By-Law increasing the working fund from \$525,000 to \$1,500,000" be dispensed with.

16. Public Question Period

The Mayor announced the beginning of the Public Question Period at 9:00 p.m.

Residents were invited to ask their questions to the Mayor and Councillors.

Jean Boivin said that he had to repair a balcony and a door, as their current state is dangerous for an elderly woman living at the ground floor of his property. He was told by the Town that this work required a permit going through the SPAIP process. He contended that it is worth less than \$5,000 and has to be done urgently for safety reasons. He noted that this project did not imply to change the appearance of that part of the building, but on the contrary to restore it to its original state. Mayor Masella said that the process can be shortened, since the PAC meets twice every month and the Council can hold a special sitting to deal with projects before the regular meeting. Councillor Tasker-Brown said she talked to the Building Inspector about this file. It may be that the value of the work is under \$5,000 but its nature would still make it subject to the SPAIP.

To make sure this project will be actually dealt with, the Mayor advised the resident to verify that all the necessary documents are provided with his application.

Abby Shyavitz said she was trying to save a tree on the dividing line at the back of her property, which she said is threatened by a neighbor's project. She contended that 25% of the roots had already been cut. She asked what the Town would do in order to ensure that protection measures are taken. Mayor Masella invited her to consider that there is the question of what a municipality can do, should do, and about what is and what is not a municipality's responsibility. He pointed out that it is a private tree, and there are civil recourses the resident can take. He added that there are some provisions in the Town by-laws that were changed to close loopholes. As for the resident's neighbor, the Town made recommendations when the permit was issued but it was under the old framework, before the said changes. The resident said she understood there were conditions in the permit. The Mayor answered they were recommendations but not entailing obligations, for the reason he gave. Since then, there have been by-law amendments and the Town came to realize others would be needed, like to protect tree roots. The resident, in fact, noted that other efforts must be made. She asked if distance from trees is a factor taken into consideration for the issuance of a pool permit. Councillor Tasker-Brown noted that one of the draft by-laws tabled tonight would require the neighbor's consent when a tree is on the dividing line of two properties. The resident then asked why the minutes of the March 29 were not already on line. The Mayor explained they had to be approved by Council first, which was done tonight. She also asked if Council meetings could be broadcast. The Mayor said it could be looked into. Councillor Ulin said she sympathized with the resident and that she hoped the tree could be saved.

K. McGraw asked when the Town will do work on the section of Brock North where she lives, and if it could be possible to bury the power lines at the same time. Mayor Masella answered that this street is high on the list of priorities. As for burying wires, it has never been done until now, and could be first on Westminster when the time comes to carry out major work there, but it depends on available grants from Hydro-Québec because it is very expensive. The resident asked if one is allowed to put on advertisements on a power pole. Having been invited to comment by the Mayor, Public Security Lieutenant Demetrios Georgiou said people are not supposed to do this.

Ian Robinson said there seems to be a pattern of people doing work without a permit, and of people moving to Montreal West and not showing respect for their neighbors. He contended that the Town was given warning signs about the situation which a resident is facing now. He wondered why the Town did not act earlier, when it could. Councillor Tasker-Brown said that by-law changes were drafted to address this kind of situations. But it takes time as a process must be followed, and the permit was issued before the adoption of these changes. The resident wondered why the Town would not rescind the permit. The Mayor explained that once a permit is issued while the applicant complied with the by-laws in effect at that time, it is not possible to subject the permit holder to regulations adopted thereafter.

Lucy Modesti introduced herself as being involved with EduChat, an organization helping to neuter homeless cats to prevent overpopulation. She said she did not understand why the Town does not have animal welfare services, not even an agreement with the SPCA. Councillor Ulin said the Town uses its services on a need basis even without a contract. The resident pointed out that in such a case, if Montreal West residents directly bring a cat or dog to the SPCA, they will not be taken. Councillor Ulin said they can call a Public Security Officer to take care of it. She added that it is a matter for discussion whether EduChat would offer an appropriate service for Montreal West.

David Superstein commented the problem of another resident with her neighbor, regarding work that could damage a tree. He said that if there was an agreement with the permit applicant to respect certain conditions, not respecting them should have consequences. The Mayor noted that, unfortunately, conditions that are not derived from a by-law cannot be enforced by the Town.

Richard Morin asked what Council would do to assess if it has public support for its new arena project. He contended that Council members do not have a mandate to extend services. The Mayor said that a poll will be conducted to know people's views, but this will be done when the Town has a cost study with figures more precise than just a range in dollars. He added that his election platform did mention there would be an arena study and public consultation.

Elizabeth Coors noted that many properties in Montreal West do not have trees at all. Councillor Tasker-Brown said the Town has adopted a tree protection by-law and has amended its zoning by-law to deal with hardscaping. It is true that many older trees are coming to the end of their life. Now the Town is in the process of developing a tree strategy, and will try to encourage tree species diversity. Councillor Ulin noted that emerald ash borer also adds to the problem, and the Town has taken measures to address this particular one. On another point, she said that Hydro-Québec has guidelines for trees near power lines. Mayor Masella added that when the Town undertakes major work in a street, it is an opportunity to plant trees at the right places.

Cynthia Nichols asked when will be the next bulky waste collection day. Councillor Ulin said there is no special day, and invited her to call the Public Works Department; a special collection can be arranged. The resident also had a question about Ronald Park. The Mayor said it is closed for the time being, due to work related to the Turcot project, and the Town does not know when it will be accessible again.

Ian Robinson wanted to know what exactly is the purpose of the draft by-law concerning fines and trees. Councillor Tasker-Brown said it is to require the consent of both owners when a tree is located on the dividing line between properties, and also to rectify discrepancies between the English and French versions regarding the amount of fines.

Paul Kenton asked a question about the accumulated surplus. Councillor Feeney commented his observations and referred him to the financial report that will soon be sent to the Ministry of Municipal Affairs and will be posted on the website. The resident also asked for an explanation about the \$2.6 million in loans that were cancelled earlier tonight. Mayor Masella explained that no such amounts were ever borrowed in reality, because the projects to which these amounts were related have been completed at a lower cost than the authorized maximum loan amount. As for the notice of motion to amend a \$10 million loan by-law, it is the same thing: most of the infrastructure work that were contemplated in that by-law were not carried out. Also, the resident asked what strategy the Town has in mind by setting-up a large working fund. The Mayor explained it would give the Town another option when it will decide how to finance some projects, like the purchase of a loader, in addition to contracting a loan or using the unappropriated surplus. The resident asked what are the government norms and guidelines for municipalities' long-term debts. The Mayor said there are no norms as such, but there is centralized information at the level of the Ministry of Municipal Affairs, available on line. This may allow to see where the Town is when compared to others.

K. McGraw asked if there could be a penalty for the contractor who kind of took over Ronald Park if the work is not finished by the time it was supposed to be. Mayor Masella said he did not know but would try to find out. Councillor Tasker-Brow pointed out the said contractor was not hired by the Town but by the Quebec Government. Councillor Ulin agreed it would be a good thing to know if there are indeed such penalties like in road contracts awarded by the Town when there are delays.

Desiree McGraw invited Council not to lose time before applying for a grant under the new federal program that will allow to fund the construction of a new arena, which should also be a multi-generational complex. It is true there must be an agreement between Ottawa and Quebec to implement the program in this province, but here is a historic opportunity. Mayor Masella remarked that another resident who was there earlier opposed this project, asking for proof of public support. In any case, a cost study is necessary. The resident said that consulting people takes time, and hoped it would not make the Town lose the race, because there are other municipalities competing.

17. Termination of the Meeting

At 10:25 p.m., no other questions being asked,

It was moved by Councillor Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

That the Meeting be terminated.

Carried unanimously
#20160425-017

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20160425*