

**MINUTES**  
**SPECIAL COUNCIL MEETING**

**JULY 27, 2016**  
**8:30 a.m.**

Minutes of the Special Meeting of the Council of Montreal West held on July 27, 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. Claude Gilbert, Town Clerk

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

No one else was 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  
# 20160727-001

Mayor Masella called the Meeting to order at 9:35 a.m.

**2. Adoption of the Agenda**

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

To adopt the Agenda of the Special Meeting of Wednesday, July 27, 2016 as presented.

Carried unanimously  
# 20160727-002

**3. Site Planning and Architectural Integration Program (SPAIP) – 49-51 Strathearn North**

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

1) To acknowledge receipt of the minutes of a special meeting held by the Planning Advisory Committee (PAC) through electronic mail between July 22 and July 25, 2016.

2) To approve under the SPAIP the following plans submitted to this meeting:

<b>Address</b>	<b>Project</b>	<b>PAC's recommendation</b>
49-51 Strathearn N.	construction of a single family residence	as presented.

Carried unanimously  
# 20160727-003

**4. Approval of a first Draft By-Law and fixing of the date of a public consultation meeting – By-Law amending Zoning By-Law No. 2010-002 with respect to parking, hardscaping and authorized exterior cladding materials**

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

1) To approve the first Draft By-Law for a By-Law amending Zoning By-Law No. 2010-002 with respect to parking, hardscaping and authorized exterior cladding materials.

2) To convene a public consultation meeting on this Draft By-Law at the Community Center John A. Simms, on August 11, 2016 at 7:00 p.m.

Carried unanimously  
# 20160727-004

5. **Notices of Motion, Reading and Adoption of By-Laws**

**a) By-Law No. 2016-012 – Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007**

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 Elizabeth Ulin and resolved:

That By-Law No. 2016-012 entitled “Concordance By-Law amending the Planning Programme enacted by By-Law No. 2009-007” be adopted.

Carried unanimously  
# 20160727-005

**b) By-Law No. 2016-013 – Concordance By-Law amending Permit By-Law No. 2009-011**

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

That By-Law No. 2016-013 entitled “Concordance By-Law amending Permit By-Law No. 2009-011” be adopted.

Carried unanimously  
# 20160727-006

**c) By-Law No. 2016-014 – Concordance By-Law amending Zoning By-Law No. 2010-002**

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 Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

That By-Law No. 2016-014 entitled “Concordance By-Law amending Zoning By-Law No. 2010-002” be adopted, including provisions which are not only intended for concordance purposes but also to add stricter conditions than required for these purposes, namely by amending Section 4.8.2 concerning authorized tree felling as follows:

- felling not permitted within 3 to 5 meters of a building site, instead of being permitted if it is to be replaced;
- felling permitted in the building site or less than 3 meters from the building site of a main construction, instead of any building site;

- felling permitted in the building site or less than 2 meters from the building site of certain designated accessory constructions, and only if no other space is available, instead of 3 meters;
- felling permitted in the building site of any other accessory construction, but not within any distance from the building site, and only if no other space is available, instead of 3 meters;
- a tree located within 3 meters from the building site of a main construction or within 2 meters from a designated accessory construction shall be replaced if it is felled (except in certain cases), instead of not having to be replaced.

Carried unanimously  
# 20160727-007

**d) By-Law No. 2016-015 – Concordance By-Law amending By-Law No. 2012-005 concerning the site planning and architectural integration programme**

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 Collen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

That By-Law No. 2016-015 entitled “Concordance By-Law amending SPAIP By-Law No. 2012-005” be adopted.

Carried unanimously  
# 20160727-008

**e) Notice of Motion and dispensation from reading for a By-Law amending By-Law No. 2016-010 concerning the demolition of immovables**

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. 2016-010 concerning the demolition of immovables”.

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. 2016-010 concerning the demolition of immovables” be dispensed with.

**f) Notice of Motion and dispensation from reading for a By-Law amending Zoning By-Law No. 2010-002 with respect to parking, hardscaping and authorized exterior cladding materials**

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 with respect to parking, hardscaping and authorized exterior cladding materials”.

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 with respect to parking, hardscaping and authorized exterior cladding materials” be dispensed with.

**6. Public Question Period**

The Mayor noted the beginning of the Public Question Period at 9:39 a.m.

**7. Termination of the Meeting**

At 9:40 a.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
# 20160727-009

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Beny Masella  
Mayor

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Claude Gilbert  
Town Clerk

The annexes mentioned above are deposited  
in the municipal archives in File *Archives-20160727*