

THE CORPORATION OF THE TOWN OF HEARST

Minutes of the regular meeting of Council held on May 30, 2017 at 6:00 p.m. in the Municipal Council Chambers at the Town Hall, 925 Alexandra Street, Hearst, Ontario.

Present:	Mayor	Roger Sigouin
	Councillor	André Rhéaume
	Councillor	Daniel Lemaire
	Councillor	Claude Gagnon
	Councillor	Raymond Vermette
	Councillor	Gérard Proulx
	Councillor	Conrad Morin
Staff :	CAO	Yves Morrissette
	Clerk	Janine Lecours

1. OPENING OF MEETING

Resolution No. 137-17

Proposed by : Councillor Raymond Vermette
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that this regular meeting of Council be hereby opened at 6 p.m.

CARRIED

2. OPENING PRAYER

The Mayor recites the opening prayer.

3. ADOPTION OF THE ORDER OF BUSINESS

Resolution No. 138-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Conrad Morin

BE IT RESOLVED that Council hereby waives the rules of procedures to add to the agenda the following subjects:

- a) Final settlement of the 2016 AFMO conference (11. Functions of Council d) Finances, i);
- b) NEOMA membership (11. Functions of Council, e) Policy, i).

CARRIED

4. PECUNIARY INTERESTS

Nil

5. ADOPTION OF MINUTES OF PREVIOUS MEETINGS OF COUNCIL

Resolution No. 139-17

Proposed by : Councillor Claude Gagnon
Seconded by : Councillor André Rhéaume

BE IT RESOLVED that By-law No. 29-17, being a by-law to approve the minutes of the regular meeting of Council held on May 9, 2017, be hereby adopted.

CARRIED

6. DELEGATIONS AND PRESENTATIONS

Nil

7. CORRESPONDENCE AND COMMUNICATIONS

Resolution No. 140-17

Proposed by : Councillor Gérard Proulx
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that the list of correspondence presented at the May 30, 2017 regular meeting of Council be hereby filed.

CARRIED

8. REPORTS AND MINUTES FROM COMMITTEES AND BOARDS

Resolution No. 141-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Raymond Vermette

BE IT RESOLVED that Council takes note of the reports and minutes of meetings of :

- District of Cochrane Social Services Administration Board dated March 16, 2017;
- Hearst Accessibility Committee dated April 19, 2017;
- Public Library Board dated April 6, 2017;
- Town of Hearst Non-Profit Housing Corporation dated April 12, 2017;
- Emergency Planning Committee dated May 17, 2017;
- Long-Term Care Committee dated April 20, 2017;
- Police Services Board dated April 13, 2017;
- Mobilization Committee dated April 2017

CARRIED

9. HEARING AND PUBLIC MEETING

Resolution No. 142-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that the regular meeting of this Council be hereby adjourned in order that the public meeting to hear comments on the following planning matters commence:

1. a proposed zoning by-law amendment to permit construction of a domestic garage having a maximum height of 5.5 metres (18.05 feet) at 1312 Alexandra Street; and
2. the new Official Plan for the Hearst Planning Area.

CARRIED

Resolution No. 143-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

WHEREAS no further comments are forthcoming on said planning matters, firstly on a proposed zoning by-law amendment to permit construction of a garage having a maximum height of 5.5 meters (18.05 feet) ,and secondly on the adoption of the new Official Plan for the Hearst Planning Area,
BE IT RESOLVED that these public meetings be hereby closed and that the regular meeting of this Council be hereby reconvened, and
BE IT FURTHER RESOLVED that this Council hereby takes note of the comments made by individuals attending the aforementioned public meetings.

CARRIED

Report of the public meeting is appended hereto.

10. REPORT OF THE CHIEF ADMINISTRATIVE OFFICER

The Chief Administrative Officer briefs members of Council on the various municipal ongoing projects. The written report is appended hereto.

11. FUNCTIONS OF COUNCIL

a) Report from the Operations Working Group

i) *AET Group Inc. to undertake verification of waste and recyclable materials*

Resolution No. 144-17

Proposed by : Councillor Gérard Proulx
Seconded by : Councillor Claude Gagnon

WHEREAS the Continuous Improvement Fund (CIF) has contributed an amount of \$100,000 to the Town of Hearst for its transition towards the curb side collection of recyclable material service, and
WHEREAS the CIF strongly recommends the Town of Hearst to undertake a verification of the recyclable material proportion in the waste stream to enable better monitoring of the effectiveness of the home recycling program,
BE IT RESOLVED that Council approves the hiring of the firm AET Group Inc. to undertake the verification of waste and the existing municipal collection component of recyclable materials, for a total price of \$15,000.

CARRIED

ii) *Agreement with Villeneuve Construction Co. Ltd for Front Street Reconstruction Project*

Resolution No. 145-17

Proposed by : Councillor Gérard Proulx
Seconded by : Councillor Claude Gagnon

WHEREAS tender prices received for the Front Street Reconstruction Project exceed the budgetary allocation, and
WHEREAS an exhaustive review of the project was undertaken and it was determined that a reduction in excavation and of the Granular A material thickness would result in cost savings, without jeopardizing the construction quality or durability,
BE IT RESOLVED that Council hereby authorizes a budgetary increase of \$173,172 for the Front Street Reconstruction Project, for a total of \$3,128,172 of which \$379,072, to be financed from the General Reserve, conditional upon it being reimbursed the following years, and

BE IT FURTHER RESOLVED that By-law No. 30-17, being a by-law to authorize the execution of an agreement with Villeneuve Construction Co. Ltd. for the Front Street Reconstruction Project, for the total price of \$3,114,780.75, be hereby adopted.

CARRIED

iii) Waste collection twice a week for multi-residential and ICI property

Resolution No. 146-17

Proposed by : Councillor Gérard Proulx
Seconded by : Councillor Claude Gagnon

WHEREAS several multi-residential and industrial, commercial and institutional (ICI) property owners have demonstrated their concerns over the required number of containers for the automated collection, which would take up too much space and be too costly,

BE IT RESOLVED that By-law No. 31-17, being a by-law to amend By-law No. 87-16, the Solid Waste and Recycling Collection Policy, to allow a bi-weekly collection service to multi-residential and ICI properties, be hereby adopted.

CARRIED

iv) Adoption of the Operations Working Group report

Resolution No. 147-17

Proposed by : Councillor Gérard Proulx
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that the report from the Operations Working Group dated May 25, 2017, be hereby adopted.

CARRIED

b) Report from the Planning Working Group

i) Zoning amendment for secondary dwelling units

Resolution No. 148-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that By-law No. 32-17, being a by-law to amend Hearst Zoning By-law No. 65-04, to align criteria to conform to provincial regulations with respect to secondary residential units in certain dwelling units and accessory residential buildings, be hereby passed.

CARRIED

ii) Construction of domestic garage at 1312 Alexandra Street

Resolution No. 149-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that By-law No. 33-17, being a by-law to amend Hearst Zoning By-law No. 65-04, to permit construction of a domestic garage having a maximum height of 5.5 meters (18.05 feet) at 1312 Alexandra Street, be hereby passed.

CARRIED

iii) Sale of land to Villeneuve Construction for industrial development

Resolution No. 150-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that By-law No. 34-17, being a by-law to declare PIN 65031-1054, being Part 1 on reference plan 6R-8972 in Way Township to be surplus land, and to sell said land to Villeneuve Construction Co. Ltd. for industrial development, be hereby passed.

CARRIED

iv) Request on commercial conversion to residential use in downtown area

Resolution No. 151-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

WHEREAS clause 6.7.3.2(x) of the proposed Official Plan of the Hearst Planning Area provides that the main floor commercial areas of buildings at street level within the Centre Ville-Hearst Downtown, designated as a Downtown and Mainstreet District, may be converted to a single (1) residential unit provided that at least 60% of said floor area adjacent to a public thoroughfare is maintained for commercial occupancies and use, and
WHEREAS André Rhéaume, as a citizen, has recommended that said policy be amended for buildings in the Centre Ville-Hearst Downtown core, being the Downtown and Mainstreet District, so that proposed policies no longer prevent entire main floor commercial areas at street level from being converted into residential unit(s) after a vacancy period of one (1) year or so, in order that such floor areas can be occupied to present a more positive appearance and image for surrounding businesses, and
WHEREAS said proposed policy was first developed during the last Official Plan review process (2006) through numerous consultations with members of the Business Improvement Area (BIA), downtown and Front Street/Highway 11 Corridor business owners, and was established and approved to protect downtown core commercial properties from wholesale conversion to residential uses and to preserve the 'sense of place' that the Centre Ville-Hearst Downtown provides for this community, and
WHEREAS the Municipality has since granted \$389,729 under the Hearst Downtown-Highway 11 Corridor/Front Street Corridor Community Improvement Project Program to leverage over \$1.8 Million in private sector investment in order to support, preserve and enhance the Centre Ville-Hearst Downtown as the primary commercial and business focus of the community, and

WHEREAS section 6.7.3.3 of said proposed Official Plan continues established policies that permit the conversion of main floor commercial areas to residential uses and vice versa, within that mixed commercial/residential transitional area along the boundaries of the Centre Ville-Hearst Downtown, known as the "Downtown Fringe Area", which can provide opportunities for residential units in close proximity to the downtown core without the need for amendments to the Official Plan or its implementing Zoning By-law,

BE IT RESOLVED that this Council hereby denies André Rhéaume's request for an amendment to the proposed Official Plan of the Hearst Planning Area for an open policy on commercial conversions to residential uses in the Centre Ville-Hearst Downtown, as such amendment would be counterproductive to Council's efforts to date to maintain and improve the viability of the downtown core as the commercial heart of this community.

AGAINST:

Councillor André Rhéaume

CARRIED

v) Adoption of new Official Plan of the Hearst Planning Area

Resolution No. 152-17

Proposed by : Councillor Daniel Lemaire

Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that By-law No. 35-17, being a by-law to adopt the new Official Plan of the Hearst Planning Area and to repeal By-law Nos. 64-04 and 59-07, be hereby passed.

AGAINST:

Councillor André Rhéaume

CARRIED

vi) Appointment of Kory Hautcoeur as Chief Building Official

Resolution No. 153-17

Proposed by : Councillor Daniel Lemaire

Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that By-law No. 36-17, being a by-law to appoint Kory Hautcoeur as Chief Building Official, effective on June 29, 2017 and to repeal By-law No. 27-85, be hereby passed.

CARRIED

vii) Appointment of Kory Hautcoeur as Director of Planning

Resolution No. 154-17

Proposed by : Councillor Daniel Lemaire

Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that By-law No. 37-17, being a by-law to appoint Kory Hautcoeur as Director of Planning, effective on June 29, 2017, and to revoke Resolution No. 379 adopted on July 8, 1980, be hereby passed.

CARRIED

viii) Conversion of downtown street lights to LED

Resolution No. 155-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that Council hereby approves purchase of 58 LED retrofit S7 lighting kits to convert the Centre-Ville Hearst Downtown decorative street lights to LED, from Nedco for a cost of \$31,253.30, exclusive of shipping costs and HST, with such amount to be funded from municipal reserves which shall be reimbursed annually from the savings achieved in the costs of energy for said streetlights.

CARRIED

ix) Adoption of the Planning Working Group

Resolution No. 156-17

Proposed by : Councillor Daniel Lemaire
Seconded by : Councillor Claude Gagnon

BE IT RESOLVED that the report from the Planning Working Group dated May 23, 2017, be hereby adopted.

CARRIED

c) Report from the Parks and Recreation Working Group

Nil

d) Report from the Finance Working Group

Nil

e) Report from the Policy Working Group

i) Amendment to Hearst Wi-Fibe Shareholder Declaration

Resolution No. 157-17

Proposed by : Councillor Conrad Morin
Seconded by : Councillor Raymond Vermette

WHEREAS the Hearst Wi-Fibe Corporation has expressed its concern over Article 7 of the Shareholders Declaration which stipulates that all customer rebates must obtain the consent of the shareholders, a practice that could adversely affect the Corporation's management and marketing strategies,
BE IT RESOLVED that By-law No. 38-17, being a by-law to amend By-law No. 18-17, the Hearst Wi-Fibe Shareholder Declaration, in order to allow the Corporation to make customer discounts without prior authorization from the Shareholders.

CARRIED

ii) Support to Bill C-203 Supreme Court Act-bilingualism of judges

Resolution No. 158-17

Proposed by : Councillor Conrad Morin
Seconded by : Councillor Raymond Vermette

BE IT RESOLVED that Council hereby supports Bill C-203 – Supreme Court Act, which would require all Supreme Court judges to understand English and French, without the assistance of an interpreter.

CARRIED

iii) Attendance to Réseau des villes francophones et francophiles d'Amérique

Resolution No. 159-17

Proposed by : Councillor Conrad Morin
Seconded by : Councillor Raymond Vermette

BE IT RESOLVED that the Mayor or the Economic Development General Manager be authorized to attend the *Réseau des villes francophones et francophiles d'Amérique* in Québec from July 17 to 19, 2017.

CARRIED

iv) Request to rent Heritage Sawmill Marketplace for commercial business

Resolution No. 160-17

Proposed by : Councillor Conrad Morin
Seconded by : Councillor Raymond Vermette

WHEREAS the Municipality received an offer for the rental of the Heritage Sawmill MarketPlace for the establishment of a business, and
WHEREAS a such rental would be contrary to municipal practice of not competing with any local business,

BE IT RESOLVED that the request from Nathalie Poulin's, operating under the name of Naja Trading Post Plus, for the rental of the Heritage Sawmill MarketPlace to install a commercial business, be hereby denied.

CARRIED

v) Adoption of the Policy Working Group

Resolution No. 161-17

Proposed by : Councillor Conrad Morin
Seconded by : Councillor Raymond Vermette

BE IT RESOLVED that the report from the Policy Working Group dated May 24, 2017 be hereby adopted.

CARRIED

12. NOTICE OF MOTION

Nil

13. UNFINISHED BUSINESS / DEFERRED RESOLUTIONS

Nil

14. CLOSED MEETING

Resolution No. 162-17

Proposed by : Councillor Conrad Morin
Seconded by : Councillor Raymond Vermette

BE IT RESOLVED that Council go in closed meeting to discuss the departmental restructuration (Section 239 (2) (b) of the Municipal Act).

CARRIED

Resolution No. 163-17

Proposed by : Councillor Claude Gagnon
Seconded by : Councillor Daniel Lemaire

BE IT RESOLVED that the regular meeting of Council resume and that the confidential report of proceedings of the closed meeting be hereby acknowledged for Council's information.

CARRIED

15. ADJOURNMENT

Resolution No. 164-17

Proposed by : Councillor André Rhéaume
Seconded by : Councillor Gérard Proulx

BE IT RESOLVED that this regular meeting of Council held on May 30, 2017 be adjourned at 9:09 p.m.

CARRIED

Mayor

Clerk