



Regular meeting held on March 2nd, 2015

Minutes of the regular meeting of the Town of Hudson Council, held at the Community Centre, on March 2nd, 2015.

ARE PRESENT

Ed Prévost	-	Mayor
Robert Spencer	-	Councillor / Electoral District #1
Ron Goldenberg	-	Councillor / Electoral District #2
Nicole Durand	-	Councillor / Electoral District #3
Barbara Robinson	-	Councillor / Electoral District #4
Deborah Woodhead	-	Councillor / Electoral District #5

Vincent Maranda, Town Clerk
Nathalie Lavoie, Urban Planning Manager

ABSENT

Natalie Best - Councillor / Electoral District #6

1. OPENING AND CONFIRMATION OF QUORUM

Quorum was reached and Mayor Ed Prévost calls the meeting to order at 7:40 p.m.

2. ADOPTION OF AGENDA

No: R3781-2015

**It is moved by Councillor Nicole Durand
Seconded by Councillor Deborah Woodhead
And unanimously resolved:**

That the Town of Hudson Council adopt the agenda of the March 2nd, 2015, regular Council as submitted.

CARRIED

3. ADOPTION OF MINUTES OF PREVIOUS MEETINGS

No: R3782-2015

CONSIDERING Council has reviewed the minutes of the February 2nd, 2015 regular meeting and the February 3rd and February 24th, 2015 special meetings;

**It is proposed by Councillor Nicole Durand
Seconded by Councillor Robert Spencer
And resolved:**

TO APPROVE, the minutes of the February 2nd and 3rd Town Council meetings.

Councillors Nicole Durand, Barbara Robinson and Deborah Woodhead express reservations to adopt the February 24th, 2015 special meeting minutes as they consider them incomplete.

CARRIED

4. WORD FROM MAYOR

4.1. Presentation by Mr. Martin Lechowicz – Pine Lake

5. QUESTIONS FROM CITIZENS

5.1. Mrs. Shannon Gill – 60 Mayfair

- Presents a 106 signature petition against the proposed Mayfair development. Residents concerned about traffic issues, sharp bend in street and high water table. Mayor Ed Prévost answers that Urban Planning Manager, Mrs. Nathalie Lavoie, will address the issue later on during the meeting.



Regular meeting held on March 2nd, 2015

- 5.2. **Mrs. Eva McCartney – 97 Mullan**
- Presents a petition against the plan to modify By-Law N° 527.
- 5.3. **Mr. Gilbert Vocelle – 85 Mayfair**
- Asks Council to reconsider their position concerning the amendment to the zoning by-law (Mayfair).
- 5.4. **Mrs. Helen Kurganski – 22 Quarry Point**
- Council should not be making so many changes all at once without considering water tables, green spaces, nature, for developments and growth at any cost.
Mayor Ed Prévost states that it was unfortunate that the Strategic Planning Meeting had to be postponed since it addressed ... (Mayor interrupted by:)
- 5.5. **Mr. McMillan – 62 Vipond**
- Asks why the Strategic Planning presentation was cancelled; asks that the Strategic Planning presentation be done prior to passing the by-laws; why the rush to pass by-laws tonight?
Mayor Prévost answers that the meeting was “postponed”; this presentation would answer many of the issues raised. Councillor Deborah Woodhead states that there will be a public information session this month (March) and a public consultation meeting beginning of April. Dates and subjects will be posted on the Town web site. Councillor Durand responds that tonight’s vote is a draft and Mrs. Lavoie will explain later.

Urban Planning Manager, Mrs. Nathalie Lavoie is invited by Councillor Nicole Durand to explain the by-laws which are to be adopted this evening.
- 5.6. **Mr. Gaétan Houle – 93 Mayfair**
- Concerned that the developer is given more importance than the Citizens.
- 5.7. **Mr. Simon Roy – 38 rue Vipond**
- States that he is a contractor, he bought 5 lots to have peace and quiet and residential homes of high value. He would like to see the plans.
- 5.8. **Mrs. June Penney – 140 Main Road**
- Asks all Councillors if they were elected by the people to represent the people? Are Councillors feeling tonight that they are representing the people in this room?
Councillor Ron Goldenberg answers that there will be a public consultation which is why the notice of motion is being presented. Councillor Robert Spencer states that he disagrees with all Urban Planning by-laws being proposed.
- 5.9. **Mr. Fred Dumoulin – 365 Woodcroft**
- Concerning densification plan, says document clearly states that each municipality must determine their densification numbers. Density requirements apply to region.
Urban Planner, Mrs. Nathalie Lavoie explains the MRC/PMAD densification decision process and plan. Town Clerk Mr. Vincent Maranda explains the by-law adoption process.
- 5.10. **Mr. Simon Roy – 38 Vipond**
- Asks about the size of buildings.
Urban Planner Mrs. Nathalie Lavoie answers 4,000 square feet (2,000 per unit).
- 5.11. **Mr. Phil Avis – 113 Birch Hill**
- Asks Mrs. Nathalie Lavoie, Urban Planner, to elaborate on the difference between the urban perimeter and the TOD?
Urban Planner Mrs. Nathalie Lavoie answers that the difference between the TOD (Transit Oriented Development) area and the urban perimeter is 12, 14, 16 to 20 eventually in around 2031. And in the TOD area it will be 40 units per hectare.
- 5.12. **Mr. Gaétan Houle – 93 Mayfair**
- Asks if Mr. Daniel Rodrigue had not approached Council to change this by-law, would we be having this discussion?
Mayor Ed Prévost answers no.
- 5.13. **Citizen (no name or address)**
- Concerns about notarized documents, approached people who build the last home in Hudson Valleys, they were forced to sign documents and at no time were they told that they could be building next to a semi-detached home.



Regular meeting held on March 2nd, 2015

6. **CORRESPONDENCE**

6.1. **Deposit of the list of correspondence for the month of February 2015**

7. **REPORTS FROM COMMITTEES, AD HOC, IF APPLICABLE**

8. **REPORT FROM URBAN PLANNING DEPARTMENT**

8.1. Deposit of January and February 2015 TPAC minutes

8.2. Deposit of the list of permits for the month of January 2015

8.3. Resolution – 714 Main

No: R3783-2015

WHEREAS an application has been received by TPAC for the major renovation of a building at 714 Main Road;

WHEREAS the Town Planning Advisory Committee recommends the approval of the plans as submitted;

**It is proposed by Councillor Deborah Woodhead
Seconded by Councillor Nicole Durand
And unanimously resolved:**

THAT the Town of Hudson agrees with TPAC's recommendation with respect to their approval of the plans as submitted.

CARRIED

9. **TREASURY**

9.1. **Resolution – Hudson Music Festival**

No: R3784-2015

CONSIDERING the Hudson Music Festival is an important part of how the Town of Hudson celebrates summer not only for Hudson residents but for all the visitors who bring economic benefits during the annual celebration of artists, musicians and performers who travel here or come from the Town itself;

CONSIDERING the Town of Hudson wishes to contribute an amount of \$10,000 to sponsor the Hudson Music Festival, plus supply available logistical and equipment support for the upcoming eight-day event in 2015;

**It is moved by Councillor Deborah Woodhead
Seconded by Councillor Nicole Durand
And unanimously resolved:**

THAT the Town of Hudson be authorized to sponsor the 2015 Hudson Music Festival for an amount of \$10,000 and to provide available logistical and equipment support during the Festival in 2015.

CARRIED

10. **MANAGEMENT AND HUMAN RESSOURCES**

11. **PUBLIC WORKS**

11.1. **Cancellation of the invitation to tender for the distribution, maintenance and management of recycling waste bins**

No: R3785-2015

CONSIDERING the Town of Hudson had issued an invitation to tender via the SEAO for the services of distribution, maintenance and management of recycling waste bins for the Town;



Regular meeting held on March 2nd, 2015

CONSIDERING that the Town of Hudson must cancel this invitation to tender;

**It is moved by Councillor Deborah Woodhead
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

THAT the Town of Hudson authorises the Town employees to advise of the cancellation of the invitation to tender via the SEAO for the distribution, maintenance and management of recycling waste bins for the Town of Hudson.

CARRIED

11.2. New invitation to tender for the distribution, maintenance and management of recycling waste bins

No: R3786-2015

CONSIDERING the Town of Hudson has issued an invitation to tender via the SEAO for the services of distribution, maintenance and management of recycling waste bins for the Town;

CONSIDERING that the Town of Hudson is proceeding to the cancellation of this invitation to tender and is launching a new invitation to tender with new technical specifications such as wheel dimensions, format and quality of bins depending on the nature of the property (commercial or residential);

**It is moved by Councillor Barbara Robinson
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

THAT the Town of Hudson authorises the Town employees to launch a new invitation to tender via the SEAO for the distribution, maintenance and management of recycling waste bins for the Town of Hudson.

CARRIED

12. ENVIRONMENT & HEALTH

13. PARKS & RECREATION

14. CULTURE & TOURISM

14.1. Town web site

No: R3787-2015

WHEREAS the Town of Hudson wishes to improve its web site to respond to the needs of citizens;

WHEREAS the Town of Hudson has hired the firm Viva Media for the creation, design, editing and translation of the Town's new web site;

**It is moved by Councillor Ron Goldenberg
Seconded by Councillor Robert Spencer
And unanimously resolved:**

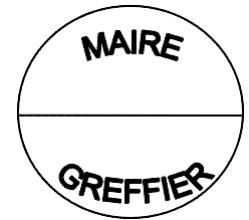
THAT the Town of Hudson authorise the payment of the amount of \$15,000 plus applicable taxes to Viva Média for the work carried out on the new Town web site.

CARRIED

15. PUBLIC SECURITY AND FIRE DEPARTMENT

16. ADMINISTRATIVE POLICIES AND PROCEDURES

16.1. Councillor Nicole Durand is appointed Pro-Mayor until November 2015.



Regular meeting held on March 2nd, 2015

CARRIED

17. NOTICES OF MOTION

17.1. **Notice of motion for adoption of the first project of By-Law N° 658-2015 modifying By-Law N° 527 concerning subdivisions**

Notice of motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town Council meeting the adoption of a first project of a subdivision by-law will be presented for adoption.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

17.2. **Notice of motion for adoption of the first project of By-Law N° 659-2015 modifying By-Law N° 525 concerning the planning program**

Notice of motion is hereby given by Councillor Barbara Robinson that at an upcoming regular Town Council meeting the adoption of the first project of a planning program by-law will be presented for adoption.

Councillor Barbara Robinson also requests that there be a dispensation of the reading of the said by-law.

17.3. **Notice of motion for adoption of the first project of By-Law N° 660-2015 modifying By-Law N° 526 concerning Zoning**

Notice of motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town Council meeting the adoption of a first project of a zoning by-law will be presented for adoption.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

17.4. **Notice of motion for the adoption of the first project of Omnibus By-Law N° 662-2015 modifying By-Law N° 525 concerning the planning program**

Notice of motion is hereby given by Councillor Barbara Robinson that at an upcoming regular Town Council meeting the adoption of the first project of a planning program Omnibus by-law will be presented for adoption.

Councillor Barbara Robinson also requests that there be a dispensation of the reading of the said by-law.

17.5. **Notice of motion for the adoption of the first project of Omnibus By-Law N° 663-2015 modifying By-Law N° 526 concerning zoning**

Notice of motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town Council meeting the adoption of the first project of a zoning Omnibus by-law will be presented for adoption.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

18. ADOPTION OF BY-LAWS

18.1. **Resolution – adoption of first project of By-Law N° 659-2015 amending By-Law N° 525 concerning the planning program in order to:**

Create a designated “very low residential density area (H1-1)”

NO: R3788-2015

WHEREAS the Town of Hudson Council received a request for a change to the planning by-laws to allow for a new type of residential dwelling in the Hudson Valleys development;



Regular meeting held on March 2nd, 2015

WHEREAS it is necessary to modify By-Law N^o 525 to create a new designation allowing semi-detached residential dwellings within a given area;

WHEREAS a change to Zoning By-law N^o 526 is also required to create a new zone that will allow semi-detached residential dwellings with implementation standards for this type of dwelling;

WHEREAS the Town Council agrees to this residential development proposition;

WHEREAS the Town Planning Advisory Committee favourably recommended the proposed changes to the different by-laws at the December 11th, 2014, meeting;

WHEREAS the Town is governed under the *Act Respecting Land Use Planning and Development (CQLR c A-19.1)* and that « *the general policies on land uses and land occupation densities* » can only be amended or repealed according to the provisions of this law;

WHEREAS a notice of motion for the presentation of this by-law was duly given on March 2nd, 2015;

WHEREAS the requirements of Article 356 of the *Cities and Towns Act* have been met and that Council declares having read By-Law N^o 659-2015 and relinquish its reading;

THEREFORE,
It is moved by Councillor Nicole Durand
Seconded by Councillor Barbara Robinson
And resolved:

THAT the first project of By-Law N^o 659-2015 be and is hereby adopted.

VOTES IN FAVOUR :
Mr. Ron Goldenberg
Mrs. Nicole Durand
Mrs. Barbara Robinson
Mrs. Deborah Woodhead

VOTE OPPOSED:
Mr. Robert Spencer

CARRIED

18.2. First project of By-Law N^o 660-2015 modifying By-Law No 526 concerning Zoning

No: R3789-2015

WHEREAS we received a request to create a new residential zone where single semi-detached dwelling would be permitted;

WHEREAS Town Council considers this change beneficial for the Town;

WHEREAS the Town Planning Advisory recommended the amendment to the Zoning By-Law at the December 11th, 2014 meeting;

THEREFORE,
It is moved by Councillor Barbara Robinson
Seconded by Councillor Nicole Durand
And resolved:

THAT the first project of By-Law N^o 660-2015 be and is hereby adopted.

VOTES IN FAVOUR :
Mr. Ron Goldenberg
Mrs. Nicole Durand
Mrs. Barbara Robinson
Mrs. Deborah Woodhead

VOTE OPPOSED:



Regular meeting held on March 2nd, 2015

Mr. Robert Spencer

CARRIED

18.3. Resolution – adoption of first project of By-Law N° 658-2015 amending By-Law N° 527 concerning subdivisions

No: R3790-2015

Councillor Robert Spencer makes the following statement which he wants on record:

"I don't agree with proposed changes to urban planning bylaw 527 and the omnibus bylaw.

Hudson needs to grow and densification in the urban perimeter is the logical direction. There are multiple projects coming up in the near future that are most welcome for many reasons. For instance new multi-dwelling units added to the water and sewer lines in the center of town will bring down the costs for services per household as well as deliver a needed boost to the local economy. However, each project is different and should be accomplished and approved in a responsible way. Hudson is at a crossroad and a democratic debate is most welcome.

1. Omnibus bylaw: It would be a mistake to remove citizen input by way of register. The bylaw proposes removing debate by changing the approval process for urban planning bylaws under the umbrella of concordance, an MMC/PMAD invention. This would be a major change for Hudson and would eliminate citizen input by way of a register process. It is not democratic, open or responsible. For one, any changes to the Master plan or zoning have always involved an approval process where public consultations are held followed by a register. Approval by referendum becomes necessary if a number of residents request one. Loan bylaws require the same approval process. Council was not given a mandate to change this. PMAD's elements address an average densification in the urban perimeter but does not dictate changes to the established approval process in Hudson. Hudson council has the final word on all developments and choice to include approval by referendum. The omnibus bylaw proposes eliminating this process. I strongly disagree, not with plans involving Hudson's future, but how we get there.

There are many reasons our population has not increased in Hudson over the years. The approval process by way of referendum is not the reason. How many developments in Hudson have been turned down by way of a referendum in the past 20 years?

Rather than these projects being approved carte blanche, an approval process including citizen input strengthens the Town's negotiating position. Approval of the Whitlock West development following a register process ended up with Hudson residents enjoying access to a great trail on Whitlock's property (Parkinson trail) as well as empowered citizens on Birch Hill not wishing to see their street turned into a major thorough fare . Do you think Sandy beach would be open to the public if the approval process did not allow citizen input? In 2001 a referendum was held involving a zoning change and densification of Sandy beach, Hudson residents voted in favour of the development. One of the main reasons for approval was the private beach made public. A good example of the approval process serving Hudson's best interest. With no register process in place the owner of the property would not have offered the beach to all Hudson residents and the public. A register process for each development is important and responsible. In the end Hudson's interests are best served following this approval process. *The Omnibus bylaw proposes removing the democratic rights of an entire town.* Council can choose and should follow the approval process by referendum as it always has in the past.

2. By-law 658 (527): The proposed zoning change to smaller lots town wide according to bylaw 658-527 is a mistake based on an original recommendation from TPAC dealing with Mayfair only. There is no direct recommendation from



Regular meeting held on March 2nd, 2015

TPAC involving smaller lots town wide. I don't agree with this town wide aspect of increased density, thankfully this bylaw involves a debate and register process involving citizen input. Certain areas could benefit from increased density but not the whole town at once. Increased densification in the center of town makes sense but not along Main Rd. east or west and throughout Hudson. If opening the flood gates to higher density was the key to municipal prosperity then Montreal's streets would be paved with gold."

A discussion on the matter took place and it was decided to defer item 18.3 to a later sitting.

19. CARRIED FORWARD BUSINESS

20. QUESTIONS FROM CITIZENS

20.1. **Mrs. Miriam Tabori – member of TPAC**

- States that she had asked TPAC to "spot zone" that area and request was refused. Urban Planning Manager Mrs. Nathalie Lavoie explains that "spot zoning" is for one property only.

20.2. **Mrs. Penny Ludington – 52 Aird**

- Requests clarification on the summer garbage pick-up for West End. Mayor Ed Prévost answers that the summer garbage pick-up for the Town will be going back to the weekly schedule in April.

20.3. **Mr. David Morton – 85 Hazelwood**

- Questions concerning tax bill, why was no explanation/comment letter included. Mayor Ed Prévost answers that usually the letter is prepared on his behalf by the staff, this year the taxes were late being mailed and no letter was requested from him. There is a guide on the Town web site.

20.4. **Mrs. Meredith Royds – 96 Cedar**

- Is the Town doing anything about the increasing racoon population? Have done over \$40,000 damage to her property. Question concerning the Hudson Music Festival grant. Is every citizen in Town paying for a portion of sewage regardless of access? Mayor Ed Prévost will inquire about racoon problem. Mentions that there is a sponsorship program that requires audited reports to ensure that the money is spent for the Music Festival and nothing else. The Town benefits from this type of event. Councillor Ron Goldenberg answers that only those with access should pay.

20.5. **Mr. Steve Farrell – 86 Butternut**

- Without a manager and a Treasurer, who is in charge and responsible for the financial situation? Mayor Prévost states that at the moment Ramin is still Treasurer and interim DG, Mrs. Haulard, DG, is scheduled to return to Town Hall, if not there are alternative solutions.

20.6. **Mr. Fred Dumoulin – 365 Woodcroft**

- Concerning changes to by-laws, asks if copies can be made available prior to meetings for citizens to review. Mayor Ed Prévost answers that it is a struggle to get documents which are very often ready at the last minute.

20.7. **Mrs. June Penney - 140 Main Road**

- Asks the Mayor if he got to see the by-law today or just recently? Asks Town Clerk Mr. Vincent Maranda if the Cities and Towns' Act states that documents must be prepared a certain amount of time before presentation of the notice of motion? Mayor Ed Prévost answers no, only the agenda. Town Clerk Mr. Vincent Maranda answers that the Town is respecting the delays.

20.8. **Mr. Frank Hicks – 46 Quarry Point**

- Concerning Pine Lake, asks people to go on Facebook, to the Hudson Historical Society, Hudson Museum, they will get the whole story of the lake and a lot of information on the history of Hudson.

21. TERMINATION OF MEETING

No: R3791-2015



Regular meeting held on March 2nd, 2015

**It is moved by Councillor Nicole Durand
Seconded by Councillor Deborah Woodhead
And unanimously resolved:**

THAT this meeting of the Hudson Town Council be adjourned at 10:30 PM.

**Ed Prévost
Mayor**

**Vincent Maranda
Town Clerk**