



EXTRACT of Minutes of the meeting of the Council of the Town of Hudson held at the Community Center on June 4th, 2001 during which the following by-law was adopted:

BY-LAW N° 406

CONCERNING ARCHITECTURAL CONTROL

WHEREAS Hudson values its heritage from the past, respects the diversity of its people and the needs of the future;

WHEREAS the Council acknowledges that change is part of healthy growth and an inevitable part of the passage of time that must be managed constructively to ensure that the evolution of the Town is orderly and the result harmonious and attractive;

WHEREAS adoption of appropriate architectural and construction regulations balanced against individuality, diversity and personal taste are necessary to ensure the heritage of the past is respected while giving the needs of the future their due consideration;

WHEREAS a strong and vibrant commercial core acts as a focal point for the community and must be prosperous and attractive, able to draw trade and present an appearance that reflects and enhances the heritage and character of the Town;

WHEREAS residential and commercial construction and reconstruction must be appropriate in its immediate setting as well as in the Town as a whole and redevelopment of farmland for residential and commercial use and development of hitherto undeveloped tracts of land must be harmonious with the general character Hudson has evolved over the years;

WHEREAS architectural controls to achieve these goals can help to make a future worthy of the past and permit orderly growth, development and redevelopment to proceed in a manner appropriate to Hudson's riverside setting and other unique characteristics;

WHEREAS notice of motion has been duly given at the regular Council meeting held on May 7th, 2001;

THEREFORE it is **moved** by Councillor Huddy Walsh, **seconded** by Councillor Michel David and unanimously resolved that By-Law No 406 be and is adopted and that it be enacted and decreed as follows:

**CHAPTER ONE
DEFINITIONS**

For the purposes of this By-Law, the definitions given in this section shall govern:

- 1.1 "Authority Having Jurisdiction" – the person or persons authorized by the Council for the supervision and Application of this by-law.
- 1.2 "Built environment" – site topography and immediate surroundings.
- 1.3 "Temporary structure" – as defined in the Zoning By-Law.
- 1.4 "TPAC" – means the Town Planning Advisory Committee

**CHAPTER TWO
OBJECTIVES**

- 2.1 The architectural treatment of any new building or of the structural modification or extension of an existing building should be in keeping with its built environment as well as reflecting the character of the Town as a whole. To achieve this general objective, items such as the scale, height, width, volume, roof form, roof



pitch, facing materials, window and door location, size and style, dormers, porches, eaves, corbels, brackets, shutters, fascia boards and colours should be taken into consideration.

CHAPTER THREE SCOPE AND ENFORCEMENT

- 3.1 This By-Law applies to all properties throughout the territory of Hudson.
- 3.2 This By-Law applies to all new buildings, structural modifications to a building & building extensions, including immovable accessory buildings greater than 14 square meters in total area.
- 3.3 Temporary car winter shelters, other temporary structures and agricultural buildings are exempt from this By-Law.
- 3.4 No building permit shall be issued for works contemplated in article 3.2 unless the plans relating to the site and architecture of the construction have been approved by the “Authority Having Jurisdiction” as being in conformity with this by-law.
- 3.5 The “Authority Having Jurisdiction” is authorized to ensure compliance with this By-Law and may from time to time consult with the “TPAC” Chairman & one other duly appointed committee member of the “TPAC”. The building permit application may then be referred to the entire “TPAC” for review and recommendation. All cases referred to the entire “TPAC” are to be submitted with the “TPAC’s” recommendation to Council for final approval or refusal. All decisions by Council must be rendered within 45 days from the date of submission.

CHAPTER FOUR CRITERIA

In addition to the architectural controls specified in the town’s zoning & building by-laws, the following criteria permitting to assess whether the objectives described in article 3.1 have been achieved are the following:

- 4.1 The siting and design of any new building or extension of an existing building should respect the privacy of neighbouring properties and consideration should also be given to maintaining existing views.
- 4.2 The building should be set back at least as far from the street as the predominant setback of the other buildings on the street.
- 4.3 When locating a new building or an extension, healthy trees should be preserved where feasible and every reasonable effort made to preserve the ambience of the property.
- 4.4 Buildings on lots of a size similar to its neighbors should be of a commensurate scale and volume but where a lot or land site is larger than those in the neighbourhood, a larger building may be acceptable; in such a case the building should be set further back to align it with that of its neighbours, where feasible.
- 4.5 For an extension other than a greenhouse or solarium, facing materials for the walls and roof should be compatible with the building being extended.
- 4.6 Large blind walls should be avoided on the front facade of a building.
- 4.7 Large or multiple garage doors facing the street should be in proportion to the scale of the building, with no more than three doors facing the street. Any additional doors should face lateral sidelines or the rear of the building.



- 4.8 Large areas (asphalt, concrete, unistone or other) for parking should be kept to a minimum in the front yard, with priority being given to greenery.

CHAPTER FIVE
PENALTIES

- 5.1 Commits an infraction to this by-law whoever;
- a) Carries out works incompatible with a plan approved by the “Authority Having Jurisdiction” or Town Council under article 4.4;
 - b) Modifies the works carried out in accordance with a plan approved by the “Authority Having Jurisdiction” and/or the Town Council under article 4.4 in such a way that they are no longer compatible with such plan;
 - c) Uses, allows or authorizes the use of a building or of a parcel of land on which works contemplated in paragraphs a) or b) have been carried out, as long as they remain incompatible with a plan approved by the “Authority Having Jurisdiction” and/or Town Council under article 4.4.;

An infraction is also committed by whoever omits to correct a situation that constitutes a contravention to this by-law, when required to do so by the “Authority Having Jurisdiction” and/or the Council.

- 5.2 Anyone committing an infraction to this by-law is liable to the following fine:
- a) **for the first infraction:**
a minimum of THREE HUNDRED DOLLARS (\$300) AND A MAXIMUM FINE OF one thousand dollars (\$1,000) if the offender is a physical person or a minimum of SIX HUNDRED DOLLARS (\$600) and a maximum of TWO THOUSAND DOLLARS (\$2,000) if the offender is a moral person.
 - b) **for a repeat infraction:**
a minimum of SIX HUNDRED DOLLARS (\$600) and a maximum of TWO THOUSAND DOLLARS (\$2,000) if the offender is a physical person or a minimum of ONE THOUSAND TWO HUNDRED DOLLARS (\$1,200) and a maximum of FOUR THOUSAND DOLLARS (\$4,000) if the offender is a moral person.
6. By-Law N° 375 is hereby repealed.
7. The present by-law shall come into force according to the law.

BL406

CARRIED

Original signed:

Stephen F. Shaar, Mayor

Louise L. Villandré, Town Clerk

Certified Extract

Louise L. Villandré, o.m.a.
Town Clerk