

TOWNSHIP OF HUDSON
MINUTES OF THE REGULAR MEETING OF COUNCIL – April 1, 2020
HUDSON MUNICIPAL HALL

Present: Reeve: Larry Craig
Councillors: Greg Seed, Dan Morrow, Bryan McNair, Martin Woods

Staff: Jordan Kemp, Clerk-Treasurer

Consent Application B01-2019-Hudson-Armstrong

The meeting commenced at 7:00 p.m.

1- Call meeting to order & Adoption of Agenda.

2020-045 **Moved: Dan Morrow** **Seconded: Martin Woods**
That we, the Council of the Township of Hudson do hereby, open the Public Meeting of April 1st, 2020 at 7:00 p.m.
“CARRIED”

2. Delegations/Presentations
None

2020-046 **Moved: Martin Woods** **Seconded: Dan Morrow**
That we, the Council of the Township of Hudson do hereby, acknowledge receipt of J.L. Richards Memorandum dated March 10th, 2020 and that it be filed along with the minutes of the Public Meeting.
“CARRIED”

File Number B01-2019-Hudson-Armstrong

Applicant: Patricia Joan Hosking

Location:

The subject property is described as Part o Lot 10, Conc II; lot 6, Plan M159TIM; PCL 12309 SEC SST; PIN 61334-0066; MacKenzie Road, Township of Hudson. The property is approximately 0.287 ha in area and has approximately 49 metres of frontage on Twin Lakes (Hammond Lake).

Purpose and Effect:

The consent is proposing to sever a portion of the lot and add it to the adjacent lot to the south to rectify encroachments of an existing deck and retaining wall. The retained lot and lot to be added to will continue to be used for residential purposes. The application is recommended for approval, subject to the conditions outlined herein.

The application is to facilitate a lot addition to rectify encroachments of an existing deck and retaining wall. Section 4(2)(b)(vi) of the Official Plan indicates that consents may be granted “to convey additional land to an adjacent lot, provided the conveyance does not lead to the creation of an undersized lot for the purpose for which is it being used.: Both lots are undersized, as per Zoning By-law requirements, but the severance and conveyance of land to the neighbor does not impair the use of the subject lands for the existing shoreline residential use. As such, based on our review, the application conforms with the relevant provisions of the Township’s Official Plan.

Both the subject lands to be added to are zoned General Residential (GR). Neither lot is compliant with the GR Zone provisions. By undertaking the severance and lot addition, the subject lands will be furthering the non-compliance with the By-law.

Section 5(2) of the Zoning By-law contains the following provisions for the GR Zone:

- Minimum lot area: 6,000 sqm
- Minimum lot frontage: 60 m
- Minimum setback, front (water): 25.0 m

TOWNSHIP OF HUDSON
MINUTES OF THE REGULAR MEETING OF COUNCIL – April 1, 2020
HUDSON MUNICIPAL HALL

- Minimum setback, side – accessory building 1.2m

Based on the information contained in the application, neither the proposed retained or lot to be added to meeting the Zoning By-law provisions for the GR Zone. It is required that a Zoning By-law Amendment to address the non-compliance be completed prior to final approval of the severance.

Recommendation and Conditions of Approval

The proposed severance is consistent with the intent and policies of the PPS and conforms to the Township's Official Plan, subject to the conditions outlined herein. With this in mind, we recommend:

That Council of the Township of Hudson grant provisional consent to the application, subject to the following conditions:

1. That the Owner file with the Clerk a copy of the registered Reference Plan, prepared by an Ontario Land Surveyor registered in the Province of Ontario, to include the following:
 - Parts for the retained lot and severed lot
 - Lot dimensions and area in accordance with the applicationsThe Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.
2. That the Owner(s) convey the severed land to the abutting landowner to the south, described as part of Lot 10 CON II; Lot 7, Plan M159TIM; PCL 10464 SEC SST; PIN 61334-0061
3. That an application to rezone the severed and retained lands to comply with the Township's Zoning By-law, be approved with all levels of appeal exhausted prior to the lapsing of the Consent.
4. That Section 50(3) or 50(5) of the *Planning Act* apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this Consent.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act, which requires that decisions affecting planning matters "shall be consistent with" policy statements. The implementation section of the Provincial Policy Statement further states, "The Provincial Policy Statement is to be read in its entirety, and all relevant policies are to be applied to each situation".

3- Adjournment

2020-047 **Moved: Bryan McNair** **Seconded: Greg Seed**
That we, the Council of the Township of Hudson do hereby, adjourn the Public Meeting at 7:06 p.m.
"CARRIED"

Reeve, Larry Craig

Jordan Kemp, Clerk-Treasurer