

TOWNSHIP OF HUDSON
MINUTES OF THE PUBLIC MEETING OF COUNCIL
of OCOTBER, 1st, 2025
Held at the Hudson Community Hall

Present: **Reeve:** Larry Craig
 Councillors: Crystal Gauthier, Dana McLean , Greg Seed, Clayton Seymour
 Staff: Krystle Seymour, Clerk-Treasurer

Others: 2 members of the public

1. Call Meeting to Order & Adoption of Agenda:

2025-160 **Moved:** Dana McLean **Seconded:** Crystal Gauthier
 That we, the Council of the Township of Hudson do hereby, open the Public Meeting of Council of October 1st, 2025 at 7:01p.m.
 “CARRIED”

2025-161 **Moved:** Crystal Gauthier **Seconded:** Clayton Seymour
 That we, the Council of the Township of Hudson do hereby, accept the agenda as presented.
 “CARRIED”

2. Summary of Consent Application 2025-B01 Grant Capital Corporation

The Clerk-Treasurer summarized the consent application.

Discussion on whether the Township could transfer the small section they own to the applicant. The planner advised adding a fourth condition.

3. Staff Report:

a. TMSA Planning Application Assessment – 2025-B01 Grant Capital Corporation

The Clerk-Treasurer summarized the consent application.

4. Comments from the Public:

None

5. Comments from Council:

None

6. Council Decision:

2025-162 **Moved:** Crystal Gauthier **Seconded:** Greg Seed
 That we, the Council of the Township of Hudson do hereby, acknowledge receipt of TMSA’s Planning Application Assessment report dated September 26th, 2025 regarding application for consent *2025-B01-Grant Capital Corporation* and have considered the recommendations therein; and Acknowledge no written statements were provided against application for consent *2025-B01-Grant Capital Corporation* at the time of the Public Meeting of October 1st, 2025; and

Therefore, grant the provisional consent of planning application *2025-B01-Grant Capital Corporation*, subject to the conditions in the Township of Hudson’s Consent Approval Authority Notice of Decision, which must be fulfilled within a two-year period from the date of this Decision:

1. The following documents shall be provided to the Clerk for the transaction described:
 - a. A copy of the signed Acknowledgement and Direction;

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- b. The “Transfer in Preparation” and/or “Transfer Easement in Preparation”;
 - c. A draft easement agreement setting out responsibilities and requirements for maintenance of the easements, including frequency and standards of snow removal and grading, and any remuneration;
 - d. An affidavit from the applicants solicitor stating that the easement agreement will be registered on title to the severed and retained properties upon registration of the severed property as a separate parcel;
 - e. A Planning Act Certificate Schedule on which is set out to the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on Page 1 of the “Transfer in Preparation” and/or “Transfer in Easement in Preparation”;
 - f. A reference plan of survey which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which consent approval relates;
 - i. The reference plan of survey must include parts for the retained and severed lots and all easements;
 - ii. The reference plan of survey must include the dimensions and area of each part included on the plan.
2. That the applicant shall provide confirmation that the existing well on the proposed severed property contains a sufficient quantity of potable water.
 3. That the applicant obtains an easement over that portion of the Township of Hudson’s property upon which the existing driveway access encroaches, or that the Township of Hudson disposes of that portion of the property to the applicant.
 4. That the portion of property owned by the Township of Hudson adjacent to the retained property be transferred to the applicant.


“CARRIED”

7. Adjournment:

2025-163 **Moved: Crystal Gauthier** **Seconded: Dana McLean**
That we, the Council of the Township of Hudson do hereby, adjourn the Public Meeting at 7:24p.m.
“CARRIED”



Larry Craig, Reeve



Krystle Seymour, Clerk-Treasurer