



**EXTRACT of Minutes of the special meeting of the Council of the Town of Hudson held at the Community Centre, on March 31<sup>st</sup>, 2010, during which the following by-law was adopted:**

**BY-LAW N<sup>o</sup> 571**

**CONCERNING SITE PLANNING AND ARCHITECTURAL  
INTEGRATION PROGRAMS (SPAIP)**

**WHEREAS** the Town of Hudson adopted By-Laws No. 435, 523 and 548 on Site Planning and Architectural Integration Program;

**WHEREAS** the Town of Hudson wishes to replace By-Laws No. 435, 523 and 548 to meet its planning program objective and therefore ensure better control over the architecture and siting of buildings;

**WHEREAS** the requirements of Article 356 of the Cities and Towns Act have been met and that Council declares having read By-Law No 571 and relinquishes its reading;

**THEREFORE** it is **moved** by Councillor Robert Spencer, **seconded** by Councillor Madeleine Hodgson unanimously resolved that By-Law No 571 concerning the Site Planning and Architectural Integration Program is hereby adopted and decreed as follows:

**CHAPTER 1  
DECLARATORY AND INTERPRETIVE PROVISIONS**

**100** **Title**  
This by-law shall be cited as the « SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM (SPAIP) BY-LAW ».

**101** **Purpose of this by-law**  
This by-law is intended to grant the Town of Hudson a qualitative control over certain building or transformation projects that require special attention because of their location or the natural, the architectural or the heritage interest of their location.

**102** **Repeal of Previous By-Laws**  
This by-law repeals and replaces By-Laws No. 435, 523 and 548 and their amendments as well as any by-law that is inconsistent with this by-law.  
However, such repeals do not affect penal procedures instituted under the authority of these repealed by-laws, which continue under the authority of the said repealed by-laws until final enforceable judgment.

**103** **Application of this by-law**  
The present by-law applies to those sectors listed in Article 104 when applying for building permit for a new construction, for the extension of an existing building or when applying for a certificate of authorisation for the relocation of a building on another lot, to make major renovation works which will modify the exterior of a building and for the installation and the modification of a sign. This by-law will also apply to subdivision permit requests for the Sandy Beach residential sector (sector E), the seniors residential complex (sector F) and for the residential sector adjacent to the Whitlock Golf Course (sector G).

**104** **Territory**



This by-law applies to all the sectors bound within the plan titled «Sectors subject to the SPAIP» included in Appendix 1 of this by-law. These sectors are the following:

- Sector A : Como Heritage Sector;
- Sector B : Heritage sector of the downtown business core;
- Sector C : Residential heritage sector of the old village;
- Sector D : Heritage sector west of the downtown business core;
- Sector E : Sandy Beach residential sector;
- Sector F : Seniors residential complex (zone R-55);
- Sector G : Residential sector adjacent to the Whitlock Golf Course (zone R-56);
- Sector H : The Heritage belt and Scenic road along Main Road.

**105 Persons affected by this by-law**

This Site Planning and Architectural Integration Program By-Law shall apply to all individuals and legal public or private entities.

**106 Appendices:**

The following documents are an integral part of this by-law:

Appendix 1: The plan titled «Sectors subject to the SPAIP »

Appendix 2: The Town of Hudson's Zoning By-Law No 526 and its future amendments;

Appendix 3: The resolutions adopted by Council for each accepted permit or certificate application.

**107 Validity**

Council decrees this by-law in its entirety and also chapter by chapter, article by article, paragraph by paragraph, and subparagraph by subparagraph so that should a chapter, article, paragraph or subparagraph be declared null; the other provisions of the by-law would continue to be applied.

**108 Compliance with other by-laws :**

The issuance of a permit or certificate, the approval of the plans and specifications as well as the inspections carried out by the authority having jurisdiction do not release the owner or applicant from complying with the requirements of this by-law or any enforceable by-law.

The issuance of a permit or certificate, approval plans and specifications and inspections by

**109 Terminology**

The definitions of words appearing in Appendix "D" of Zoning By-Law N° 526 apply fully to this by-law. Other words have their usual meaning.

**CHAPTER 2:  
ADMINISTRATIVE PROVISIONS AND PROCEDURES**

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**SECTION A – ADMINISTRATIVE PROCEDURE**

**200 Application for permits or certificates subject to site plan and architectural integration programs**



All permit or certificate applications identified in Article 103 of this by-law are subject to the approval of a Site Planning and Architectural Integration Program (hereinafter called SPAIP)

**201 Authority having jurisdiction**

The management, monitoring and enforcement of this by-law are entrusted to the authority having jurisdiction.

**SECTION B – REQUIRED DOCUMENTS**

Articles 202 to 205 inclusively apply to sectors A, B, C, D and H.

**202 Building permit**

The application for a building permit must be accompanied by documents required by the Town's Permits and Certificates By-Law and the following information:

- a) A recent photograph of the building in question showing the front façade and one sidewall;
- b) A photograph of the facades of neighbouring buildings;
- c) A plan showing at a minimum scale of 1: 500 the layout of the buildings on the lot, the property lines, existing trees, the landscaped areas, parking area, fences and other accessory structures ( for example: signs, swimming pools);
- d) A plan showing at a minimum scale of 1:500, the proposed modifications of the building(s) on the lot, the landscaping, the parking area and the fences. Specifically, in sector B, a detailed landscaping plan must be submitted which must show tree sizes and species, the hardscaping and signage;
- e) A view in perspective of the front façade and one side façade of the building in question showing the architectural features visible from the street, such as the shape and colour of the roof, exterior materials and their colours, size of openings (windows and doors) and components such as balconies, galleries, porches would be required depending on the scope of the project.

**203 Certificate of authorization to move a building on another site**

The application for a certificate of authorization to relocate a building on another site must be accompanied by documents required by the Town's Permits and Certificates By-Law and the following information:

- a) A recent photograph of the building in question showing the front façade and a side wall;
- b) A photograph of the façades of buildings adjacent to the lot where the building will be relocated;
- c) A plan showing at a minimum scale of 1:500 the location of the building to be relocated on the lot, the property lines, the existing trees and those trees to be felled and planted, the areas to be landscaped, the area provided for parking, the proposed location of fences and other accessory structures (for example: signs, swimming pool).

**204 Certificate of authorization to carry out major renovations modifying the outside of a building**



The application for a certificate of authorization to carry out major renovations modifying the exterior of a building must be accompanied by documents required by the Town's Permits and Certificates By-Law and the following information:

- a) A recent photograph of the building in question showing the front façade and a side wall;
- b) A photograph of the front façade of the neighbouring buildings;
- c) A view in perspective of the front façade and of a side façade of the building in question showing the proposed architectural changes, the types of materials used and their colours would be required depending on the scope of the project.

**205 Certificate of authorization for a sign**

The application for a certificate of authorization for a sign must be accompanied by documents required by the own's Permits and Certificates By-Law and the following information:

- a) A recent photograph of the building in question showing the front façade and a side wall;
- b) A plan identifying the proposed location of the sign on the lot when the sign is to be located on a post or on a base;
- c) A view in perspective of the main façade of the building showing the proposed sign or its modification would be required depending on the scope of the project;
- d) A sketch showing the shape, message, materials and colour of the proposed sign or of the sign to be modified as well as details of the structure on which the sign will be installed.

**206 Subdivision permit and building permit applicable to the Sandy Beach residential area (Sector E)**

Any subdivision, building permit or certificate of authorization applications for the Sandy Beach residential area must be accompanied by the following documents. The application and accompanying documents must cover the whole sector even if the development is planned in phases and / or on separate lots. Accessory buildings with an area less than 14 square meters are not subject to this article.

- a) A concept plan of the entire area showing the boundaries of lots and streets, the location and size of the proposed buildings, the parking areas, the recreational facilities and any other construction required;
- b) A phasing plan showing the proposed development;
- c) The plan for each development phase should not differ from the concept plan where construction of buildings, parking and street network are concerned. The following plans must be submitted for each development phase:
  - 1) A development plan showing the street network, the location of buildings on the lots, the drainage and a landscaping plan showing elevations, drainage and replanting. A construction schedule must accompany this plan;
  - 2) An infrastructure plan showing the projected water mains and sewer systems, the street lighting and the proposed location of the electrical and telecommunication networks;
  - 3) Preliminary architectural plans for proposed residences including a 3-D simulation of the considered models;



- 4) A sample of the exterior finish materials;
- 5) A plan showing the existing grades and proposed finished grades;
- 6) A tree felling and replacement program. The deciduous trees to be planted shall have a minimum diameter of 60 mm to one (1) meter above ground. As for conifers, they must have a minimum height of 175 cm. Species such as pine, fir and hardwood trees are recommended.

**207 Subdivision and building permits pertaining to the seniors residential complex (Sector F)**

All subdivision permits, building permits and municipal certificates of authorization applications pertaining to the seniors' residential complex (Sector F) must be accompanied by the following documents. The application and accompanying documents must cover the whole sector even though the development is planned in phases. Accessory buildings with an area less than 14 square meters are not subject to this article. The project study and approval shall be subject to the submittal of the following documents:

- a) A site development of the project presented in an appropriate scale, in three (3) copies, showing in conceptual form the location and the size of the proposed buildings, parking areas, amenity areas, landscaped green spaces, vehicular lanes and all other structures required by the project;
- b) A phasing plan showing the proposed development;
- c) The proposed site plan, prepared by a land surveyor in consultation with the architect and the authorised landscape architect who have been mandated, showing the location of the proposed buildings, the dimensions of the buildings, the setbacks of the buildings, the separating distance between the buildings, the footprints of the buildings, the actual grade of the land, the natural lot features, the flood zones and shorelines, the amenity areas, the vehicular lanes, the parking spaces and the storage areas for domestic waste and recyclables;
- d) Three (3) copies of the complete building plans, in an appropriate scale, indicating the elevation of each building including architectural details of the buildings. The exterior materials and roofing materials along with the number of storeys and the height of the buildings, including the surface area for each floor of the buildings, must also appear on the plans. The plans of the building project must be signed and bear the seal of an architect; the plans relating to water and sewer systems must be signed and bear the seal of an engineer who is a member of the "*Ordre des ingénieurs du Québec*";
- e) A ground level excavation plan, in an appropriate scale, showing existing grades and proposed finished ground elevation grades ensuring that no significant backfill is done.
- f) Three (3) copies of the infrastructure plan showing water mains, waste water mains, the property drainage system, the proposed location of the electrical and telecommunication network and the location of streets and their lighting system. This plan must be signed and bear the seal of an engineer who is a member of the "*Ordre des ingénieurs du Québec*";
- g) A detailed landscaping plan, in three (3) copies, prepared by an authorised landscaping architect and illustrating the following:
  - 1) A plan of contour lines with one-foot intervals including retaining walls;
  - 2) The proposed planting species, their size and diameter;
  - 3) Hardscaping layout including walking trails;



4) The organizational system of the watercourse and wetlands.

h) Samples of the exterior materials must be provided

**208 Subdivision and building permits in the residential sector adjacent to the Whitlock Golf Club (Sector G)**

All subdivision permit, building permit and municipal certificate of authorization applications pertaining to the residential sector adjacent to the Whitlock Golf Club (Sector G) must be accompanied by the following documents. The application and accompanying documents must cover the whole sector even if the development is planned in phases and/or on separate lots. Accessory buildings with an area less than 14 square meters are not subject to this article.

- a) A site development plan of the project presented in an appropriate scale, in three (3) copies, showing in conceptual form the location and the size of the proposed buildings, parking areas, amenity areas, green spaces, vehicular lanes and all other buildings required by the project;
- b) A phasing plan of the proposed development;
- c) A infrastructure plan, in three (3) copies, showing the main water lines, the main waste water lines, the property draining system, the proposed location of the electrical and telecommunication networks, the location of streets and their lighting system. This plan must be signed and bear the seal of an engineer who is a member of the “*Ordre des ingénieurs du Québec*”;

Each of the following documents must be submitted with all permit applications:

- d) The proposed site development plan, prepared by a land surveyor in consultation with the architect and the authorised landscaping architect that have been mandated, showing the location of the proposed buildings, the dimensions of the buildings, the setbacks of the buildings, the setback requirements between the buildings, the footprints of the buildings, the actual ground levels, the natural lot features, the flood zones and shorelines, the amenity areas, the vehicular lanes, the parking spaces and the storage areas for domestic waste;
- e) Three copies of the complete building plans, in an appropriate scale, indicating each elevation of the building and their architectural details. Exterior wall materials and roofing materials along with the number of storeys, the height of buildings, the roof slopes, the surface area for each floor of the buildings including the basement, must also appear on the plans. The building project plans must be signed and bear the seal of an architect; the plans pertaining to the water and sewer networks must be signed and bear the seal of an engineer who is a member of the “*Ordre des ingénieurs du Québec*”;
- f) A plan of the excavation levels in regard to the initial lot elevation as well as the elevation of the ground floor in order to make sure that no significant backfilling is done. This plan must be submitted in an appropriate scale;



- g) A plan prepared by a land surveyor clearly defining the tree felling area which will be identified on the ground by the land surveyor before the visit of the lot by the authority having jurisdiction and prior to the issuance of the tree felling certificate of authorization.;
- h) A colour conceptual landscaping plan, in three (3) copies illustrating the following:
  - 1) A list of all plants, tree species and their height;
  - 2) Hardscaping layouts;
  - 3) Amenity areas.
- i) Samples of all exterior materials.

## **SECTION C - PROCESS**

### **209 Transmission of a SPAIP to the Authority having jurisdiction**

A SPAIP must be submitted by the applicant or his authorised representative to the Authority having jurisdiction designated on the form provided for that purpose by the Town, signed by the applicant or his authorized representative and be accompanied by the information and documents required by this by-law.

### **210 Review of the SPAIP by the Authority having jurisdiction**

The Authority having jurisdiction reviews the SPAIP and verifies that it complies with this by-law.

### **211 Pending Request**

If the information and documents required by this by-law are incomplete or inaccurate, the study of the request is suspended until the necessary information and documents are supplied by the applicant. The application is then deemed to have been received at the date of reception of this information and additional documents.

### **212 Non conformity of the SPAIP**

When the SPAIP does not comply with the provisions of this by-law, the Authority having jurisdiction adds the mention "not in conformity with the provisions of this by-law" to the SPAIP and notifies the applicant of the non-conforming elements within thirty (30) days following receipt of the request.

### **213 Conformity of the SPAIP**

When the SPAIP complies with the provisions of this by-law, the Authority having jurisdiction adds the mention "in conformity with the provisions of this by-law".

### **214 Transmission of the SPAIP to the Town Planning Advisory Committee**

When it is indicated that the SPAIP is in compliance with the provisions of this by-law, the Authority having jurisdiction forwards the SPAIP to the Town Planning Advisory Committee within 30 days following receipt of the request.

### **214 Review of the SPAIP by the Town Planning Advisory Committee**

The Town Planning Advisory Committee reviews the SPAIP and verifies its compliance with the articles of Chapter 3 of this by-law.



**215 Transmission of the SPAIP to the Town Council**

Within 30 days following the transmission of the SPAIP by the Authority having jurisdiction to the Town Planning Advisory Committee, the Authority having jurisdiction submits the said SPAIP to the Town Council along with the following elements:

- a) the results of the SPAIP review by the Town Planning Advisory Committee with reference to its compliance or non compliance in accordance with the articles of Chapter 3 of this by-law;
- b) its recommendation to Council for the acceptance or refusal of said SPAIP.

**216 Council's review of the SPAIP**

The Council will, upon receipt of the SPAIP from the TPAC, approve the SPAIP with or without conditions, or will disapprove it.

**218 Approval of a SPAIP**

The Council approves the SPAIP by resolution if it complies with this by-law and forwards a copy of the resolution to the applicant.

**219 Conditions of approval of a SPAIP**

The Council may require as a condition for approving a SPAIP that the owner of the building affected by the SPAIP:

- a) take financial responsibility for the cost of certain elements of the SPAIP;
- b) carries out the SPAIP within the deadlines it assigns;
- c) provides the financial guarantees it determines.

**220 Disapproval of a SPAIP**

The Council disapproves the SPAIP by resolution if it does not comply with this by-law, justifies this disapproval and transmits a copy of the resolution to the applicant.

**221 Modifications to plans and documents**

In accordance with this chapter, any change to the plans and documents after approval from Council requires the submission of a new application.

**222 Required permits and certificates**

When the application is approved by Council, in accordance with this chapter, the applicant must obtain from the Authority having jurisdiction all permits and certificates required by the Planning By-Laws for the realization of the project. The applicant must make a permit and certificate application according to the provisions related to obtaining a permit or certificate.

**223 Integration of the approved SPAIP to this by-law**

The SPAIPs approved by Council are inserted into Appendix 3 of this by-law to form an integral part of it.



## **SECTION D – INFRACTIONS AND PENALTIES**

### **224 Infraction to this by-law**

Commits an infraction whoever:

- a) Performs work inconsistent with the plan approved by the Town Council, in accordance with this by-law;
- b) Modifies works carried out according to the plan approved by the Town Council, in accordance with this by-law, so that they are no longer compatible with the said plan.

### **225 Penalties and Legal Proceedings**

Any person contravening with this by-law commits an infraction and is liable to the following penalties:

#### **a) For a first infraction**

A minimum of THREE HUNDRED DOLLARS (\$300.00) and a maximum of ONE THOUSAND DOLLARS (\$1,000.00) if the offender is a physical person and a minimum of SIX HUNDRED DOLLARS (\$600.00) and a maximum of TWO THOUSAND DOLLARS (\$2,000.00) if the offender is a moral person.

#### **b) For a repeat infraction**

A minimum of SIX HUNDRED DOLLARS (\$600.00) and a maximum of TWO THOUSAND DOLLARS (\$2,000.00) if the offender is a physical person; or a minimum of ONE THOUSAND TWO HUNDRED DOLLARS (\$1,200.00) and a maximum of FOUR THOUSAND DOLLARS (\$4,000.00) if the offender is a moral person.

If the infraction is continuous, the continuity constitutes a distinct day by day infraction. The fine can be retroactive to the first day a statement of offence was issued to the offender.

## **CHAPTER 3: PROVISIONS RELATING TO THE SUBJECT AREAS**

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### **SECTOR A: COMO HERITAGE SECTOR**

#### **300 Objectives and criteria applicable to this area**

##### **a) Architecture**

**OBJECTIVE:** In the case of an existing building, preserve its architectural character

**CRITERIA:** • Any intervention must respect the architectural characteristics of the building as well as its unique and global characteristics: roof shape, exterior materials, composition of the façade, architectural elements (cornices, openings, ornamental elements, porches, balconies, etc...).

**OBJECTIVE:** In the case of a new building, to ensure that its architectural features are in harmony with those of neighbouring buildings



- CRITERIA:**
- The volume, building height, slope and shape of the roof, the composition of the façades, openings and exterior siding materials evoke the architectural value of the surrounding heritage buildings

**OBJECTIVE:** **To ensure the architectural integration of the accessory buildings with the main buildings**

- CRITERIA:**
- Accessory buildings share architectural components with the main buildings they are associated with.

## **b) Landscaping**

**OBJECTIVE:** **Preserving the front yard stretching in front of the buildings and contributing to the development of the whole**

- CRITERIA:**
- The front yard must remain a landscaped area from which are excluded such structures and uses requiring the destruction of plants and a mineralization of surfaces.
  - The existing trees are preserved unless they are affected by disease or constitute a danger to the existing buildings.

**OBJECTIVE:** **Avoid visually massive fences and screens**

- CRITERIA:**
- Fences, low walls and other structures integrated in the landscaping are not prominent

**OBJECTIVE:** **Avoid heavy lighting equipment and intense lighting**

- CRITERIA:**
- The lighting equipment is functional and moderate.
  - The lighting does not exceed the site and is essentially directed towards the ground.
  - The lighting equipment is few but nevertheless provides adequate lighting to guarantee the safety of the premises.

**OBJECTIVE:** **Enhancing the open spaces**

- CRITERIA:**
- Open spaces between buildings are covered with grass and trees.

## **SECTOR B: THE HERITAGE SECTOR OF THE DOWNTOWN BUSINESS CORE**

### **301 Objectives and criteria applicable to this sector**

#### **a) Architecture**

**OBJECTIVE:** **In the case of an existing building, preserve its architectural character**

- CRITERIA:**
- Any intervention must respect the architectural characteristics of the building as well as its unique and global characteristics: roof shape, exterior siding materials, composition of façades, architectural elements (cornices, openings, ornamental elements, porches, balconies, etc...).

**OBJECTIVE:** **In the case of a new building, ensure that its architectural features are in harmony with those of neighbouring buildings**



- CRITERIA :**
- The volume, building height, slope and shape of the roof, the composition of the façades, openings and exterior siding materials evoke the architectural value of the surrounding heritage buildings.
  - Whenever possible, the building is located close to the street's right of way and its front setback is similar to those of the neighbouring buildings.

**OBJECTIVE:** **Ensure the architectural integration of the accessory buildings with the main buildings**

- CRITERIA:**
- Accessory buildings share architectural components with the main buildings they are associated with.

**b) Landscaping**

**OBJECTIVE:** **Preserving the front yard when the main building is located at some distance from the street's right of way**

- CRITERIA :**
- When the main building is located at some distance from the street's right of way, the front yard must remain a landscaped area from which structures and uses requiring the destruction of plants and hardscaping surfaces are excluded.
  - The existing trees are protected unless they are affected by disease or pose a danger to the existing structures.

**OBJECTIVE:** **Avoid visually massive fences and screens**

- CRITERIA:**
- Fences, low walls and other structures built into the landscaping are not prominent.

**OBJECTIVE:** **Avoid heavy lighting equipment and intense lighting**

- CRITERIA:**
- The lighting equipment is functional and moderate.
  - The lighting does not exceed the site and is essentially directed towards the ground.
  - The lighting equipment is few but nevertheless provides adequate lighting to guarantee the safety of the premises.

**OBJECTIVE:** **Conceal areas reserved for parking**

- CRITERIA :**
- Areas reserved for off-street parking are not located in front of the building but are preferably located in the side or rear yard. They are hidden by trees or a hedge.

**OBJECTIVE:** **Enhance open spaces**

- CRITERIA:**
- Open spaces located in side and rear yards are landscaped.

**c) Signage:**

**OBJECTIVE:** **The sign must integrate harmoniously with the building and be located appropriately**

- CRITERIA:**
- The sign must comply and be well integrated with the architectural features of the building and the area where it is set.
  - The sign shall not obstruct any decorative architectural elements.



- The materials, shape and color of the sign shall be in harmony with the façade of the building and respect its volume and architecture.

## **SECTOR C: RESIDENTIAL HERITAGE SECTOR OF THE OLD VILLAGE**

### **302 Objectives and criteria applicable to this sector**

#### **a) Architecture**

**OBJECTIVE:** **In the case of an existing building, preserve its architectural character**

**CRITERIA:** • Any intervention must respect the architectural characteristics of the building as well as its unique and global characteristics: roof shape, exterior siding materials, composition of the façades, architectural elements (cornices, openings, ornamental elements, porches, balconies, etc...).

**OBJECTIVE:** **In the case of a new building, ensure that its architectural features are in harmony with those of the neighbouring buildings**

**CRITERIA :** • The volume, building height, slope and shape of the roof, the composition of the façades, the openings and exterior finish materials evoke the architectural value of the surrounding heritage buildings

**OBJECTIVE:** **Ensure the architectural integration of accessory buildings to that of the main buildings**

**CRITERIA:** • Accessory buildings share architectural components with the main buildings they are associated with.

#### **b) Landscaping**

**OBJECTIVE:** **Preserving the front yard stretching in front of the buildings and contributing to the development of the whole**

**CRITERIA:** • The front yard must remain a landscaped area from which structures and uses requiring the destruction of plants and hardscaping are excluded.

- The existing trees are preserved unless they are affected by disease or constitute a danger to the existing buildings.

**OBJECTIVE:** **Avoid visually massive fences and screens**

**CRITERIA:** • Fences, low walls and other structures built into the landscaping are not prominent.

**OBJECTIVE:** **Avoid heavy lighting equipment and intense lighting**

**CRITERIA:** • The lighting equipment is functional and moderate.

- The lighting does not exceed the site and is essentially directed towards the ground.
- The lighting equipment is few but nevertheless provides adequate lighting to guarantee the safety of the premises.

**OBJECTIVE:** **Enhance open spaces**



- CRITERIA:   ▪   The spaces between buildings are covered with grass and trees

**SECTOR D: HERITAGE SECTOR WEST OF THE DOWNTOWN BUSINESS CORE**

**303   Objectives and criteria applicable to this sector**

**a)   Architecture**

**OBJECTIVE:   In the case of an existing building, preserve its architectural character**

- CRITERIA:**   •   Any intervention must respect the architectural characteristics of the building as well as its unique and global characteristics: roof shape, exterior finish materials, composition of the façades, architectural elements (cornices, openings, ornamental elements, porches, balconies, etc...).

**OBJECTIVE:   In the case of a new building, ensure that its architectural features are in harmony with those of neighbouring buildings**

- CRITERIA :**   •   The volume, building height, slope and shape of the roof, the composition of the façades, openings and exterior materials finishes evoke the architectural value of the surrounding heritage buildings.

**OBJECTIVE:   Ensure the architectural integration of the accessory buildings to that of the main buildings**

- CRITERIA:**   •   Accessory buildings share architectural components with the main buildings with which they are associated.

**b)   Landscaping**

**OBJECTIVE:   Preserving the front yard stretching in front of the buildings and contributing to the development of the whole**

- CRITERIA:**   ▪   The front yard must remain a landscaped area from which are excluded such structures and uses requiring the destruction of plants and a mineralization of the surfaces.  
▪   The existing trees are preserved unless they are affected by disease or constitute a danger to the existing building.

**OBJECTIVE:   Avoid visually massive fences and screens**

- CRITERIA:**   ▪   Fences, low walls and other structures built into the landscaping are not prominent

**OBJECTIVE:   Avoid heavy lighting equipment and intense lighting**

- CRITERIA:**   ▪   The lighting equipment is functional and moderate  
▪   The lighting does not exceed the site and is essentially directed towards the ground.  
▪   The lighting equipment is few but nevertheless provides adequate lighting to guarantee the safety of the premises.

**OBJECTIVE:   Enhance open spaces**



- CRITERIA:**   ▪   The spaces between buildings are covered with grass and trees

## **SECTOR E: SANDY BEACH RESIDENTIAL SECTOR**

### **304   Objectives applicable to this sector**

- Allow the creation of a unique residential sector which offers an interesting development potential;
- Encourage a new type of residence within the town's boundaries;
- Ensure a high-quality residential development while paying special attention to the projects' harmony with the Ottawa River, the Viviry Creek and other natural sites;
- Ensure that the project will integrate with the built environment;
- Ensure that the construction of the project be done in phases, no part of it hindering the development of any other part and that all parts be complementary to each other;
- Ensure that river views are possible from all public areas as well as from the site orientation of proposed buildings, all in conformity with the Tree Felling By-Law in effect;
- Establish a road plan that would limit environmental impact and allow for the most economical vehicle flow and pedestrian traffic into and through the site;
- Provide adequate on-site parking while limiting to a minimum the environmental impacts on the site and its surroundings;
- Ensure a good balance of private and common uses of the exterior space in any co-property type project;
- Maximize green spaces on the site's perimeter by grouping buildings and their accessory uses centrally;
- Limit to a minimum the space used for buildings, their accessory uses, parking facilities, public roads and private accesses;
- The architecture, exterior finish materials and colours must be suitably related to the physical features, the appearance and perspective of the surrounding site while taking the orientation into account.

### **305   Criteria applicable to this sector**

#### **a)   Location of buildings**

- The development of part of the area shall not diminish the potential of the whole zone by creating unusable lots or areas;
- In the case where a residential project is adjacent to the Ottawa River and the Viviry Creek, all necessary measures shall be taken to ensure that the impact of the built forms on the natural physical environment is minimal;
- The construction of buildings, swimming pools and fences shall be avoided along the Ottawa River shore;



- A maximum of 20% of the site area may be covered by buildings;
- A minimum 9-meter setback must be respected along the park by any building, parking, tennis court and other accessory uses;

**b) Architecture**

- The form, proportions, colours and siting of the buildings as well as the structure and exterior finish materials must be in harmony with the neighbouring buildings and environment;
- Although the architectural style is expected to be similar or complementary for all buildings, a variation as to the models, construction forms and sitings, is encouraged in order to avoid a barrack type appearance
- The architectural style of buildings must be in harmony with the dominant characteristics of Hudson's typical architecture, such as:
  - a roof slope varying between 30° and 45°;
  - a double sloped roof integrating gables and / or dormers ;
  - exterior wall materials such as: light colour horizontal wood clapboard, natural clay bricks in shades of brown to red, natural or prefabricated stone ;
  - a maximum of two (2) types of exterior siding materials are preferred;
  - long and narrow windows are favoured;
  - large blind walls are discouraged.

**c) Circulation and Parking**

- The Viviry Creek can only be crossed by one road. A single public street, crossing the project from east to west, is authorized and no building shall prevent the future connection of a street to Halcro Street.
- At least two (2) parking spaces (interior or exterior) must be provided per dwelling with the exception of seniors' residences that must have one space for every four (4) rooms. Except for seniors' residences, parking lots of more than twelve parking spaces are not encouraged.
- A maximum of 25% of the site area can be used for parking and access roads purposes.

**d) Landscaping**

- The planting of trees and shrubs should alleviate the impact of on street exterior parking facilities;
- In common parking areas all parking spaces that are at less than 6.09 metres (20 feet) from windows of living spaces located at ground level should be concealed by landscaping in a way that gas emissions from parked cars are not directed towards housing units.
- If built as a co-property or condo type project, the exterior space designated for an individual owner's private use can not exceed this owner's site area.
- A minimum of two (2) trees must be planted per dwelling unit.

**SECTOR F: SENIORS RESIDENTIAL COMPLEX**



**306 Objectives applicable to this sector**

- Allow the construction of residences for senior citizens, as an integrated project;
- Encourage a new type of residence within the town's boundaries and meet a definite need;
- Ensure a high quality residential development, while giving special attention to the project being in harmony with the site's natural characteristics;
- Ensure that the project will be in harmony with the built environment;
- Provide adequate on-site parking while limiting negative impacts of parking facilities to a minimum on the site and its surroundings;
- Ensure a good balance of the communal and private uses of exterior spaces;
- Maximize green spaces on the site's perimeter by grouping buildings and their facilities centrally, as much as possible;
- Limit to a minimum the space used by buildings, their accessory uses and the access roads;
- The architecture, exterior materials and colours must be suitably related to the physical features, the appearance and perspective of the surrounding site, taking into account its orientation.

**307 Criteria applicable to this Sector**

**a) Location and height of the main and accessory buildings**

- The outline of the main buildings must evolve gradually in comparison to the neighbouring zones in order to create an environment which will not affect existing landscape, thus giving it a pleasant mixed aspect;
- The minimum separating distance between two (2) buildings or group of buildings is 10 meters. This distance does not apply to a semi-detached or contiguous building, being part of the same structure;
- The minimum front, side and rear setbacks are those set by the Zoning By-Law, this based on the property lines of the entire project and not those between each housing unit, building or lot;
- Each main building of an integrated project will not be higher than three (3) storeys without, however, exceeding a height of fifteen (15) meters. This height being calculated from the finished ground level to the rooftop of the building;
- The maximum percentage of lot occupancy is set at 18% for main buildings;
- All accessory buildings must be in harmony with the main building, that is, have the same exterior materials;
- Accessory buildings cannot exceed the front alignment of any main building. They must have the same separating distance between the buildings as those established for the main building as well as other standards stipulated in the Zoning and Construction By-Laws;

**b) Architecture**



- The form, proportions, colours and siting of the buildings as well as the structure and exterior materials must be in harmony with the buildings and surroundings;
- Although an architectural style is expected to be similar or complementary for all buildings, a variation as to models, construction forms as well as sitings is encouraged in order to avoid a barrack type appearance;
- The architectural style of buildings must evoke the dominant characteristics of Hudson's typical architecture, that is:
  - a roof slope varying from 5/12 to 12/12;
  - two or four sided roofs with gables and /or dormers;
  - exterior wall materials such as horizontal, vertical wood or similar appearance, natural clay brick in shades of brown to red and natural or prefabricated stone;
  - a maximum of two (2) types of dominant exterior finish materials is preferred; exterior siding materials such as vinyl and aluminium are prohibited;
  - vertical windows are favoured;
  - large blind walls are discouraged.

**c) Landscaping - Green Spaces**

- The planting of trees and shrubs must be favoured to minimize the impact of exterior parking facilities, especially when these are close to adjoining properties;
- Amenity areas must have natural landscaping and include flower and vegetable gardens as well as recreational areas.
- Pedestrian and bicycle paths must be planned and developed to allow access to amenity areas, parking and recreational areas, public streets and vehicular alleys;
- A three (3) meter wide public pedestrian walkway, between Charleswood and Oakland, must be a perpetual servitude in favour of the Town of Hudson and shall appear on the surveyor and landscaping plans;
- A ten (10) meter minimum width natural buffer zone must be foreseen all around the project in order to protect the private character of adjacent properties. Tree planting is encouraged in this zone and no construction or installation of structures of any kind shall be permitted in it.

**d) Traffic and Parking**

- With regards to parking, the number of spaces must conform to the section of the Zoning By-Law in effect. In the case of an underground parking, plans prepared by an engineer shall be submitted at the same time as architectural plans.
- Each main building must be accessible from a public street by vehicular alleys so that emergency vehicles can access each building. Vehicular alleys shall meet the following standards:
  - a) minimum paved width of vehicular alleys: 6 m;
  - b) maximum paved width of vehicular alleys: 8 m;
  - c) access width for emergency vehicles (without paving): 6 m;
  - d) minimum distance between the access alley and the main building: 4 m;
  - e) minimum distance between a main building and a common parking area: 4 m;
  - f) minimum turning radius: 12 m;
  - g) Minimum distance between a common parking area and a property line: 10 m;



**e) Signs**

- Only identification signs are permitted in this project. They must meet the standards established in the Zoning By-Law.

**f) Electric and telecommunication networks and domestic waste storage areas**

- Any electrical or telecommunication network must be in ground between the public road and the main buildings. If it is necessary for transformers or other equipment to be installed at ground level, on the property, they must be inside structures with materials that are in harmony with those of the main buildings.
- Domestic waste and recycling storage areas must be planned on the property. These areas must be easily accessible by collecting trucks and must be hidden by a vegetation screen in order not to disrupt the quality and aesthetics of the project.

**SECTOR G: RESIDENTIAL SECTOR BORDERING THE WHITLOCK GOLF COURSE**

**308 Objectives applicable to this sector**

- Permit the construction of a unique residential sector offering an interesting development potential;
- Encourage a new type of residence within the limits of the town where a particular topography and configuration exist;
- Ensure a high quality residential development, while paying special attention to the project's harmony and integration with the natural environment;
- Ensure that construction of the project will be done in phases. No part of this project must hinder the development of any other part and all parts must be in harmony.
- Maximize natural green spaces on the site's perimeter and ensure the protection of the forest cover which is an important attribute of this sector;
- The architecture, exterior finish materials and colours must be in harmony with the site's physical features, aspect and perspective, taking into account its orientation;

**309 Criteria applicable to this sector**

**a) Location and height of main buildings and accessory buildings**

- All main buildings shall be sited in a manner to evolve gradually in relation to buildings in neighbouring zones, in order to create an environment that does not affect the existing landscape, thus giving it a pleasant variety;
- Each main building must be sited while respecting the natural characteristics of the land and the natural environment, as much as possible;
- All accessory buildings must be in harmony with the main building, notably where exterior finishes are concerned.

**b) Architecture**



- The form, proportions, colours and siting of buildings as well as the structure and exterior finish materials must be in harmony with the surrounding area and buildings;
- Although a certain architectural style is desirable for all buildings, a diversity in models, forms and siting is encouraged in order to avoid a barrack type appearance;
- The architectural style of buildings must evoke the dominant characteristics of Hudson's typical architecture, such as:
  - a roof slope varying between 5/12 and 12/12, however, secondary roof slopes ( porch, gallery, solarium, etc.) are not subject to these requirements;
  - a two or four sided sloped roof with gables and / or dormers;
  - Exterior finish materials are horizontal, vertical wood or of similar appearance, natural brick in shades of brown to red and natural or prefabricated stone;
  - A maximum of two (2) types of exterior siding materials is preferred; vinyl and aluminium exterior siding materials are prohibited;
  - The doors and windows must harmonize with all elevations of the building as well as with the exterior appearance given to the building;
  - Large blind walls are to be avoided.

**c) Landscaping and Green Spaces**

- The planting of trees and shrubs must be favoured to alleviate the impact of exterior parking facilities, particularly when they are located near adjacent properties;
- The respect of natural elements in the common areas (amenity areas) must be favoured by means of natural landscaping, indigenous trees or shrubs and natural flower gardens.

**d) Traffic and parking**

- The design of individual parking spaces must be based on the principle of respecting the natural environment.

**e) Electrical and telecommunication distribution networks**

- Any electrical or telecommunication distribution networks must be in ground between the public road and each residence. If it is necessary for transformers or other equipment to be installed at ground level, on the property, they must be inside structures with materials that are in harmony with those of the main buildings.

**SECTOR H : THE HERITAGE BELT AND SCENIC ROAD ALONG MAIN ROAD**

**310 Objectives and criteria applicable to this sector**

**OBJECTIVE:** Preserve the architecture of the buildings and the rural character of outdoor spaces along Main Road.



- CRITERIA:**
- Preserve the architectural character of the buildings of interest during major renovations or expansion works. In the case of new buildings, favour a rural or country architectural character with high pitched roofs and exterior siding materials such as wood, natural stone and brick in shades of red or brown to be in harmony neighbouring buildings and the environment;
  - Ensure that architectural elements (roof, cornices, doors, windows, balconies, galleries, awnings, lintels, copings) respect the architectural character of the building;
  - Ensure that exterior finish materials are in harmony with the architecture of the building and that their number be reduced to a minimum;
  - Ensure that landscaping and elements such as fences and signs highlight the building and contribute in increasing the quality of the rural landscape;
  - Ensure that no portion of land along Main Road be converted into a parking lot unless it is located at least 15m from the street; the sector of the commercial core is not subject to this requirement;
  - Ensure that no storage of materials or agricultural products be located between the road and the facades of residences.
- OBJECTIVE:** Preserve the natural characteristics of Main Road and the visual perspectives from Main Road onto the Ottawa River;
- CRITERIA**
- Ensure that lots are landscaped and integrate well with the character of the scenic route.
  - Ensure that the side setbacks of new erected buildings and additions are sufficient to maintain view points from the public street.

## **CHAPTER 4: COMING INTO FORCE**

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This by-law shall come into force according to the law.

BL571

### **CARRIED**

*Original signed: G. Michael Elliott, Mayor*

*Louise L. Villandré, Director General*

### ***Certified Extract***

***Louise L. Villandré, o.m.a.***  
***Director General***