



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on April 10th, 2014 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairwoman
Robert Spencer, Councillor
Diane Piacente
Miriam Katz Tabori
Joyce Galliker
Marcus Owen
Phillip Avis

Invited and present: Nathalie Lavoie, Director of Urban Planning, Nathalie Best, Councillor

Convened and absent:

Invited and absent: Mayor Ed Prevost

1. **Minutes of the Previous Meeting:**

The minutes of the regular Town Planning Advisory Committee meeting held on February 13th, 2014 were submitted to all members. It is **moved** and unanimously resolved that the minutes be approved as submitted.

Adopted unanimously

2. **193 Main Road - New Proposal for a Residential Development :**

WHEREAS a preliminary proposal was presented to the members of the Town Planning Advisory Committee by both Mr. George Ellerbeck and the project architect, Mr. Richard Grinnell for a 109 unit residential project at 193 Main Road;

WHEREAS the previous proposal of April 10th 2012 proposed a 73 unit residential project;

WHEREAS the current proposal presents other significant changes from the proposal of April 10th 2012;

WHEREAS a discussion between the members of the Town Planning Advisory Committee ensued following the presentation;

WHEREAS clear guidelines will have to be given so that the Town Planning Advisory Committee may be in a better position to vote on this new proposed residential development project;

WHEREAS the members of the Town Planning Advisory Committee did not vote on this Item;

THEREFORE this Item will be deferred for consideration at a future meeting of the Committee, once the guidelines, as referenced above, have been formally instituted into the planning process.

3. **83-85 Cameron - New Proposal for a Commercial Project :**

WHEREAS a new proposal has been received for a commercial project at 83-85 Cameron Road;

WHEREAS the preliminary building plan meets with the Town's Master Plan for more commercial space opportunities in the downtown core;

WHEREAS the preliminary building plan meets with the parking requirements for such a project;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the new proposal for a new commercial project at 83-85 Cameron with the following remark:

3.1 The Committee is very positive about the proposed project.

Adopted unanimously



4. **84 Côte St-Charles - Proposed New Residential Construction :**

WHEREAS a request was received for a proposed new residential construction at 84 Côte St-Charles;

THEREFORE it is moved and resolved (5 for, 1 against) that the Town Planning Advisory Committee **recommends** the approval of the plans for the new residential construction as presented.

Adopted

5. **35 Quarry Point - Proposed New Residential Construction :**

WHEREAS a request was received for a proposed new residential construction at 35 Quarry Point;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not recommend** the approval of the proposed new residential construction at 35 Quarry Point with the following remark:

5.1 The proposed house model does not fit within the context of the existing built environment.

Adopted unanimously

6. **141 Bellevue – Proposed Extension to the House :**

WHEREAS a request for a proposed residential addition has been received for 141 Bellevue;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not recommend** the approval of the plans as submitted for the following reason:

6.1 The proposed extension to the house will not fit within the context of the existing streetscape.

Adopted unanimously

7. **504 Park – Proposed Addition to an Accessory Building :**

WHEREAS a request was received for an addition to an existing accessory building at 504 Park;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the proposed addition to the existing accessory building with the following conditions:

7.1 No cinder blocks will be used as foundation material;

7.2 No wood siding will be used below 6 inches above grade;

7.3 Any joint between existing exterior materials and new addition to seamlessly integrate so as to create a uniform transition.

Adopted unanimously

8. **Proposed subdivision on Côte St-Charles: Whitlock Golf and Country Club Master Plan Change and Zoning Change**

WHEREAS a request was received for a proposed subdivision for 5 residential lots on Côte St-Charles: Whitlock Golf and Country Club;

WHEREAS this request will require a Master Plan change as well as a Zoning change;

WHEREAS the Town Planning Advisory Committee reiterates, once again, that it still stands behind its decision as stated in the TPAC August 16, 2012, item 11.3 and June 13, 2013, item 3 minutes;

THEREFORE it is **moved** and resolved (2 for, 4 against) that the Town Planning Advisory Committee **does not recommend** the approval of the proposed subdivision on Côte St-Charles.



Adopted

9. **Norris Estate - Proposed Subdivision on Mount-Victoria – Phase 1 :**

WHEREAS a request for a proposed subdivision - Phase 1 was received for Lot 64 – Mount Victoria, Estate H.B. Norris;

THEREFORE it is **moved** and resolved (4 for, 2 against) that the Town Planning Advisory Committee **recommends** the approval of the subdivision – Phase 1 contingent to the following conditions:

- 9.1 A servitude will be created to join lot B to the road;
- 9.2 A notarized letter of intent along with a Bond will be supplied to the Town as a safeguard for the escarpment as a green reserve;
- 9.3 The tree line along Mount Victoria will remain as is: the only permissible tree cutting will be for property access only;
- 9.4 A tree conservation servitude will be required by the future Developer;
- 9.5 What is currently referred to as 'Baron Road' will become a servitude to access the escarpment;
- 9.6 Further clarification is needed as to what will happen to lot B once the green reserve has been approved, such as will it revert back to the present owner or remain the sole property of the Town.

Adopted

10. **Proposed amendment to Article 301 of the Construction By-Law**

WHEREAS a request for a proposed amendment to Article 301 of the Construction By-law was received concerning the use of screw piles as the basis for foundation work ;

WHEREAS the use of screw piles technology is in compliance with the National Building Code;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the proposed amendment to Article 301 of the Construction By-Law with the following conditions:

- 10.1 Engineering plans will have to be submitted along with the proposed construction plans;
- 10.2 The use of screw piles will only be used for specific applications.

Adopted unanimously

11. **Request for Zoning Change: Utility Building for Sewage – Whitlock West**

WHEREAS a request for a Zoning change was received for the transfer of the utility building at 580 Chemin du Golf;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the request for the zoning change.

Adopted unanimously

12. **Termination of Meeting:**

Having no other subject to discuss, the meeting ends at 10:40 p.m.

Next meeting: May 15th 2014, 7 P.M.