



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

Present: Deborah Woodhead, Councillor and Chairwoman, Nicole Durand, Councillor
Diane Piacente
Joyce Galliker
Miriam Tabori
Phillip Avis

Invited and present: Mayor Ed Prevost, Nathalie Lavoie, Director of Urban Planning

Convened and absent: Marcus Owen

Invited and absent:

1. Minutes of the Previous Meeting:

The minutes of the regular Town Planning Advisory Committee meeting held on June 11th, 2014 were submitted to all members. It is **moved** and unanimously resolved that the minutes be approved as submitted.

Adopted unanimously

2. 542 Main – Reconstruction of a Multi-family Building :

Whereas a proposed plan was received for the reconstruction of the multi-family building to replace that which was destroyed by fire at 542 Main Road:

Whereas this building is within Zone R-59;

Therefore it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends the approval** of the plans as submitted with the following conditions:

- 2.1 The architectural mass will be softened at Architect's discretion by the use of different materials and by the addition of windows in the back staircase. The new plans will have to be presented to TPAC for recommendation;
- 2.2 Landscaping plans will be submitted by October/November 2014;
- 2.3 All possible measures will be taken to protect the trees on the front façade and on the side of the property. If any present tree should be damaged or otherwise destroyed, it will be replaced by another tree of at least 10 inches in diameter;
- 2.4 The refuse containers will be placed in the back during construction;
- 2.5 The roof staircase access structure will be clad in clapboard and will serve no other purpose;
- 2.6 The roof top terrace will be moved to the back to maximize the view and to be less conspicuous from the street.

Adopted unanimously

3. 87 Cedar – Addition to a Residential Building :

Whereas an application has been received for the construction of an addition to a residential building at 87 Cedar;

Therefore it is **moved** and resolved (3 for, 2 against) that the Town Planning Advisory Committee **recommends the approval** of the plans as submitted with the following conditions:

- 3.1 Surveyors to check implementation to see if it complies with property setbacks;
- 3.2 New roof to have a parallel angle to existing roof;



- 3.3 A bit of brick should be incorporated with the clapboard on the extension to architecturally tie-in the materials;
- 3.4 A brick dado to match left elevation;
- 3.5 All roof pitches to match.

Adopted

4. **189 Main – Demolition Request :**

Whereas an application has been received for a demolition request for a building at 189 Main Road;

Whereas there is no Demolition Committee at the moment;

Whereas the Town is in the process of revising the present Demolition By-Law and all that it entails which will allow the Town to form a Demolition Committee;

Therefore it is **moved** and unanimously resolved that the Town Planning Advisory Committee **defer** the demolition request until the new Demolition By-laws are in place, along with the new Demolition Committee, who would then review it in detail. TPAC would also recommend the following conditions:

- 4.1 Demolition would only take place upon the commencement of the replacement project;
- 4.2 Should demolition be carried out without a permit, the Owner would be responsible for the municipal taxes of the building.

Adopted unanimously

5. **Authorisation Request to the CPTAQ – 894 Main :**

This being an administrative issue, an informal discussion regarding this item took place.

6. **Discussion on Modifications of the Zoning By-law – Signage/Building Height :**

An informal discussion regarding this item took place.

7. **Termination of Meeting:**

Having no other subjects to discuss, the meeting ends at 9:30 P.M.
Next meeting: August 14th 2014, 7 P.M.