



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on November 13th, 2014 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairwoman, Nicole Durand, Councillor
Miriam Tabori
Chloé Hutchison
Phillip Avis
Timothy Mathieu
Frank Hicks

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

Invited and absent:

Introduction of new TPAC members:

M^{rs} Chloé Hutchison
Mr Timothy Mathieu
Mr Frank Hicks

1. Minutes of the Previous Meeting

The minutes of the regular Town Planning Advisory Committee meeting held on October 9th, 2014 were submitted to all members. It is **moved** and unanimously resolved that the minutes be approved as submitted.

Adopted unanimously

2. Proposed zoning change – section of Mayfair Street

WHEREAS a zoning change request has been received by Mr. Daniel Rodrigue for a section of Mayfair street which would encompass a total area of 5.23 hectares;

WHEREAS the type of homes to be built would be high-end semi-detached homes of approximately 2,000 sq. ft. each;

WHEREAS Mr. Rodrigue suggests the 12 single family dwelling lots be converted into 24 semi-detached dwelling lots;

WHEREAS a natural buffer zone between adjacent properties will be maintained;

WHEREAS the proposed project would be well integrated with the existing neighbourhood;

WHEREAS no 10% monetary and/or park/green space portion will be ceded to the Town since this issue has already been covered at the onset of the Alstonvale and Hudson Valley projects;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends the approval** of the zoning change with the following recommendation:

2.1 Less density to keep within the current Master Plan.

2.2 It is also suggested that the proposed project respect and maintain the existing trail system.

Adopted unanimously

3. Proposed development – 193 Main Road

WHEREAS a new proposal for a residential development has been received. There was no indication that TPAC was expected to vote on the new plan as submitted. It would be absolutely impossible to do so without serious and detailed study as this is a totally new plan of much higher density. TPAC has been in support of the concept but not the plan.



WHEREAS clarification is required as to what exactly TPAC is supposed to review when Mr. Ellerbeck presents. A request for a zoning change or a vote on a subdivision plan? This has been asked a number of times and TPAC would expect that the process be the request, acceptance and public consultation on the zoning change after which TPAC would consider presentations of subdivision plans. The former has not yet taken place.

WHEREAS Mr. Ellerbeck has made it clear that he is not a developer, but rather the sub-divider of this track of property;

WHEREAS the green space should be better integrated within the project;

WHEREAS this new proposed sub-division project should be treated as three (3) different principal zones within an integrated project, these zones being:

Zone 1: Character of Main Road: lots along Main Road must be in keeping with established lot sizes and proportion, assuring the rhythm and ratio of built to green environment particular to this scenic drive at the heart of Hudson's heritage and identity;

Zone 2: Continuity with adjacent residential fabric: lot sizes and density to be in keeping with adjacent neighbourhoods in their setbacks, occupation rates and densities, Wilkinson being the denser of the two neighbouring areas and serving as the basis of the zoning table to come;

Zone 3: Higher density with inclusion of multi-residential units: in view of the higher residential density sought by the MRC, multi-residential units composed of 3-plexes **at the most** are accepted in the area adjacent to the train tracks where adequate setback from the railway will be required to enable adequate physical and sound buffer to the residents. Zoning table particular to this zone to follow.

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends the approval of the zoning change itself**, in principle, but **not the newly presented plan** in itself, which will require additional study and consultation, with recommendations to follow in the near future.

Adopted unanimously

1.4 New sign, St-James Church – 642 Main Road

WHEREAS a new sign has been submitted for St-James Church;

WHEREAS this two (2) sided sign will be perpendicular to Main Road;

WHEREAS this new sign will meet all the Town by-law requirements;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends the approval** of the new sign

Adopted unanimously

5. Termination of Meeting:

Having no other subjects to discuss, the meeting ends at 10:45 P.M.

Next meeting: December 11th 2014, 7 P.M.