



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on December 11th, 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

Invited and present: Nathalie Lavoie, Director of Urban Planning

Convened and absent: Frank Hicks

Invited and absent: Mayor Ed Prevost

Amendment to Agenda

Following an omission to the agenda, the missing item will trail item 11.5 thus offsetting the next items downwards:

Item 11.6 will now read : Proposed modification of the Zoning By-law and Planning Program for the Mayfair Proposed project in Hudson Valley's Development.

Item 11.7 will now read : Discussion and recommendation - Mr Ellerbeck project development

Item 11.8 will now read : Adjournment of Meeting: date of next meeting : January 15th 2015

Adopted unanimously

1. Minutes of the Previous Meeting

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

Adopted unanimously

2. Modification of plan - Facade 87 Cedar

WHEREAS the posts on the front balcony are not consistent with those shown on the original plans;

WHEREAS exterior materials used for the lower part of the façade do not respect those shown on the original plans;

WHEREAS a letter dated November 20th, 2014 was received to explain or justify the changes to the exterior materials;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends the approval** of the exterior materials, despite its unfortunate mix, used for the lower part of the façade with the following conditions:

3.1 As a compromise, the owner will remove all brickwork on all pilasters and will install 36 inch railing as per initial plans;

3.2 Said work specified in item 3.1 to be done by June 15, 2015.

Adopted unanimously

3. Modification of plans - Facade and left side of veranda 84 Côte St-Charles

WHEREAS a different type of window than originally planned has been installed on the façade and left side of the veranda;



THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not recommend the approval** of the new installed windows with the following recommendation:

3.1 Put windows back as per the original plans that were accepted at last July 10th 2014 TPAC meeting

Adopted unanimously

4. **Minor derogation - 343 Geen Lane**

WHEREAS a minor derogation request was received by Dr. Leif Modeweg-Hansen for the building of a boat house;

THEREFORE it is **moved** and resolved (2 For, 3 Against, 1 Abstain) that the Town Planning Advisory Committee **does not recommend the approval** of the minor derogation for the following reason:

3.1 There is no need for a minor derogation since the accessory building can be built elsewhere on the property according to the by-law in force at this time.

Adopted

5. **Proposed modification of Construction By-law N^o 528 - Article 308**

WHEREAS a proposed modification of Construction By-law N^o 528 – Article 308 has been presented to the Town Planning Advisory Committee for discussion;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the proposed modifications to Article 308 of Construction By-law N^o 528.

Adopted unanimously

6. **Proposed modification of the Zoning By-law and Planning Program for the Mayfair proposed project in the Hudson Valleys Development**

WHEREAS there is a need to modify the Zoning By-law;

WHEREAS there is a need to modify the Planning Program;

WHEREAS a subdivision amendment is needed;

WHEREAS a Referendum will be needed for the subdivision amendment;

THEREFORE is it **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the proposed modifications and amendments for the proposed Mayfair project in the Hudson Valleys Development.

Adopted unanimously

7. **Discussion and recommendation - Mr Ellerbeck project development - 193 Main Road**

WHEREAS the zoning needs to be changed first based on the set of standards and tables that TPAC determines as a point of discussion;

WHEREAS a new presentation for discussion will be presented by Mr Ellerbeck in early 2015;

THEREFORE is it **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the Zoning changes based on the proposed new set of Standards and Tables.

Adopted unanimously

8. **Termination of Meeting:**

Having no other subjects to discuss, the meeting ends at 10:15 P.M.

Next meeting: January 15th, 2015, 7 P.M.