



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on August 13th, 2015 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairperson, Nicole Durand, Councillor
Miriam Tabori
Chloe Hutchison
Frank Hicks
Phillip Avis

Invited and present: Mayor Ed Prevost, Nathalie Lavoie, Director of Urban Planning
Convened and absent: Timothy Mathieu

Invited and absent:

1. Minutes of the Previous Meeting

The minutes of the regular Town Planning Advisory Committee meeting held on June 11th, 2015 were submitted to all members. It is **moved** and unanimously resolved that the minutes be **approved** as submitted.

Adopted unanimously

2. 629 Main Road – Proposed Addition to an Existing Building

WHEREAS a request was received for a proposed addition to an existing building at 629 Main Road;

WHEREAS the proposed addition is in keeping with the overall aspect of the existing building;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the plans for the proposed addition to the existing house with the following recommendations:

2.1 To reconsider the dimension of the garage;

2.2 To follow the original architectural design to respect the recess addition;

2.3 Any joint between existing exterior materials and new addition will be treated so as to create a uniform transition.

Adopted unanimously

3. 696 Main Road – Proposed Addition to an Existing Building

WHEREAS a request was received for a proposed addition to an existing building at 696 Main Road;

WHEREAS the proposed addition will harmonize with the overall aspect of the existing building;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the plans for the new residential construction as presented with the following recommendation:

2.1 Any joint between existing exterior materials and new addition will be treated so as to create a uniform transition.

Adopted unanimously

4. 44 Royal Oak – Proposed New Residential Construction

WHEREAS a request was received for a proposed new residential construction at 44 Royal Oak;



THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the proposed plans for the construction of a new residential building with the following recommendations:

- 4.1 The proposed house model does not fit within the context of the existing built environment;
- 4.2 The exterior materials will be in harmony with the neighbourhood;
- 4.3 Exterior concrete foundation will be parged;
- 4.4 No vinyl exterior finish, same materials used on the façade will be used on all sides of the house;
- 4.5 Roof material to be of metal with a covering that appears to be asphalt shingle;
- 4.6 Pergola to be darker in colour;
- 4.7 All measures will be taken to assure that the minimum amount of mature trees will be damaged or destroyed in the building process.

Adopted unanimously

5. **93 Melrose – Proposed New Detached Garage**

WHEREAS a request was received for a proposed new detached garage at 93 Melrose;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the proposed new detached garage with the following conditions and recommendations:

Conditions:

- 5.1 Minimal 5” reinforced slab;
- 5.2 Siding to start at 8” from finished ground;
- 5.3 Siding material and colour to be same as the house.

Recommendations:

- 5.4 Measures should be taken to prevent neighbours from having to look at a plain wall, either by thickening the vegetation between the properties or by installing some architectural interests or windows to break-up the monotony of the wall.
- 5.5 The height of the garage will not be greater than that of the house

Adopted unanimously

6. **455 D Main Road – New Sign**

WHEREAS a request was received for a proposed new sign at 455D Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the proposed new sign as presented.

Adopted unanimously

7. **Termination of Meeting**

Having no other subjects to discuss, the meeting ends at 8:30 P.M.

Next meeting: September 10th 2015, 7 P.M.