



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on January 14th, 2015 at 7 pm, at which are present:

Present: Deborah Woodhead, Councillor and Chairperson, Nicole Durand, Councillor
Miriam Tabori
Frank Hicks
Martin Lechowicz
Daren Legault
Timothy Mathieu

Invited and present: Nathalie Lavoie, Director of Urban Planning

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 December 10th, 2015 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted.

Adopted unanimously

2. 504 Main Road : New business sign

WHEREAS an application has been received for a new business sign at 504 Main Road;

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

Adopted unanimously

3. 403 Main Road : New business sign

WHEREAS an application has been received for a new business sign at 403 Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the new sign as submitted with the following recommendation:

The National Building Code requirement states that any entry glass sidelights greater than 2 feet wide that could be mistaken for a door cannot be clear glass; therefore sidelight to have a decorative element or partial frosting.

Adopted unanimously

4. 73B Cameron : New business sign

WHEREAS an application has been received for a new business sign at 73 B Cameron;

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

Adopted unanimously

5. 448 – 450 Main Road : Modification of plans

WHEREAS an application has been received for proposed modifications to plans;

WHEREAS the original preliminary proposal for a mixed building project (commercial and residential) for 448 Main Road was submitted for review in February 2014;



WHEREAS subsequent meetings have taken place on February 12th, 2015, March 11th, 2015, May 14th 2015 and June 11th 2015;

WHEREAS said project was and still is accepted, in principle;

THEREFORE the Town Planning Advisory Committee **does not recommend** this new rendition of the preliminary proposal for a mixed building project for the following reasons:

- Members of the Town Planning Advisory Committee do not see the justification for the extension of the corridor between the buildings;
- In addition, both sides of the building should be connected as one building as per the National Building Code.

6. 868 Main Road : Proposed extension to a residential building

WHEREAS an application has been received for a proposed extension to a residential building at 868 Main Road;

WHEREAS the submitted plans show conflicting information;

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

- A copy of the roof plan will be supplied;
- The windows and doors will be harmonized with the existing building;
- The façade of the proposed extension will be more in harmony with the existing built environment;
- The language of the roof will match that of the existing building, i.e. pitch, pattern, overhangs, etc;
- A check will be added where the proposed extension will join with the existing building so that any joint between existing exterior materials and new addition will seamlessly integrate to create a uniform transition.

Adopted unanimously

7. Termination of Meeting

Having no other subjects to discuss, the meeting ends at 8:40 pm

Next meeting: February 11th 2016, 7 pm