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**Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on August 11<sup>th</sup>, 2016 at 7 P.M., 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 June 9<sup>th</sup>, 2016 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted.

**Adopted unanimously**

**2. 73 Pine Road – New Foundation**

**WHEREAS** plans have been received for a proposed new foundation to a residential building at 73 Pine Road;

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

- The property setbacks will be confirmed by a Surveyor;
- A plan of the interior divisions will be required for the basement level before it will be constructed;
- If the basement level is to be finished at a later date, a permit request will be needed prior to any work being done.

**Adopted unanimously**

**3. 780 Main Road : Renovation and addition to an existing accessory building**

**WHEREAS** plans have been received for the proposed renovation and an addition to an existing accessory building;

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

- Since it is almost impossible to put a new floor slab under an existing wall, identification of the wall to be kept will be required.

**Adopted unanimously**

**4. Further discussion on the proposed semi-detached Mayfair project**

An informal discussion regarding this item took place whereupon the following points have been further discussed:



- This area is well suited for semi-detached homes.
- A buffer zone will have to be kept between the existing homes and the proposed project;
- A buffer zone will be required between the new housings and Cambridge Street;
- A public consultation will ultimately be required;
- The road is dangerous and the curve will have to be addressed and replaced at the Developer's expense;
- TPAC members have not changed their previous objections to the subdivision of these lots, and previous reasons still apply.

**No voting took place**

**5. Termination of Meeting**

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

Next meeting: September 15<sup>th</sup> 2016, 7 P.M.