



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, 539 Main Road, Hudson, on March 16th, 2017 at 7 P.M., at which are present:

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

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 February 9th, 2017 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted.

Adopted unanimously

2. 286 Main : Proposed primary plan of new residential unit

WHEREAS a proposal for a new construction project for 286 Main Road was presented;

WHEREAS the demolition of the dwelling at 286 Main Road was approved by the Demolition Committee on March 14th, 2017;

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

- All new construction must harmonize with existing architecture and building in pattern language along with site and developed area
- There is a lack of definition to the front elevation of the house;
- The Town Planning Advisory Committee requests the plans be revised and resubmitted at the next TPAC meeting.

Adopted unanimously

3. 700 Main : Proposed Major Renovation

WHEREAS a plan was proposed for a major renovation at 700 Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the plans as submitted.

Adopted unanimously



4. 448 Main: Modification of Construction Plans

WHEREAS a modification to the approved plans was made to a new construction project at 448 Main;

WHEREAS submitted plans were approved and a change was made during the construction to the back windows

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends**:

- The Planning department must verify if the long windows if they open more than 4 inches, and if so, the safety code states there must be guardrails on the bottom section of these windows. Windows that extend to less than 1m from the floor and are located above the second story in buildings of "residential occupancy" shall be protected by barriers or railings 1m above the floor or the window shall be inoperable and designed to withstand the lateral design loads for balcony guards
- The sketch and the diagram do not have the same information. The fire safety of the roof must be verified whether it is 2 hours fire retardant or not, and the sprinkler system must be verified to assure it is to code.

Adopted unanimously

5. 258 Main: New roof materials

WHEREAS a new material was proposed for the roof a residential dwelling at 258 Main;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not recommend** the request for the following reason:

- The TPAC requests an actual-size sample of the roof material be submitted before the next TPAC meeting on April 13th as this type of roofing has not come to the TPAC previously;

Adopted unanimously

6. 538 Main: Addition to Brasserie Bois Blanc

Item removed from agenda.

7. Termination of Meeting

Having no other subject to discuss, the meeting ends at 8:20 P.M.

Next meeting: Thursday, April 13th, 2017, 7 P.M.