



---

**Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on February 13<sup>th</sup>, 2014 at 7 p.m., at which are present:**

Present: Deborah Woodhead, Councillor and Chairwoman  
Robert Spencer, Councillor  
Miriam Katz Tabori  
Marcus Owen  
Phillip Avis

Invited and present: Nathalie Lavoie, Director of Urban Planning

Convened and absent: Diane Piacente, Joyce Galliker

Invited and absent: Mayor Ed Prevost, Trail Grubert, Director of Technical Services

1. **Minutes of the Previous Meeting:**

The minutes of the regular Town Planning Advisory Committee meeting held on January 9<sup>th</sup>, 2014 were submitted to all members. It is resolved 4 for 1 against that the minutes be approved as submitted.

**Adopted**

2. **Presentation of preliminary condo building plans for 448 Main**

Whereas a preliminary proposal has been received for a mixed building project (commercial and residential) for 448 Main Road;

Whereas the preliminary building plan does not meet the maximum building height guidelines for Zone C-27;

Whereas a request for an amendment to the zoning by-law concerning the maximum building height for the proposed building has been received;

Whereas the purpose for this presentation pertains solely on the maximum building height permitted for the proposed building project;

Whereas the preliminary building project, in essence, meets with the densification needs of the Town's Master Plan for more multi-family dwellings in the downtown core;

Whereas the preliminary building project's commercial units, in essence, meets with the Town's Master Plan for more commercial space opportunities in the downtown core;

Therefore it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends the approval** of this proposed mixed building project subject to the following conditions:

2.1 The maximum height of the proposed building will not be more than 3.5 storeys with a gabled roof and a maximum above grade height of 13.5 metres;

2.2 The mixed building project proposal will require additional presentations from the owner/applicant before any architectural design and site plan recommendations/approvals can be considered.

**Adopted unanimously**

3. **Proposed Zoning By-Law change – maximum building height in Zone C-27:**



Whereas a change to Appendix C of the Zoning By-Law has been proposed to modify the Use and Standards in the Use and Standards Table for the height of buildings in Zone C-27;

Therefore it is moved and unanimously resolved that the Town Planning Advisory Committee recommends the approval of the proposed Zoning By-Law change for the Use and Standards in the Use and Standards Table for the height of buildings in Zone C-27 subject to the following conditions:

- 3.1 The maximum height of any proposed building will not be more than 3.5 storeys with a gabled roof or 3 storeys with a flat roof, and a maximum above grade height of 13.5 metres;
- 3.2 Dormer windows will be restricted to a maximum height of 11 metres;
- 3.3 Height of a building will be conditional on streetscape and setback;
- 3.4 SPAIP By-Law for Sectors B and C will be changed so as to maintain and preserve the character of the Town's historic commercial core.

4. Termination of Meeting:

Having no other subject to discuss, the meeting ends at 9:15 p.m.