



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on January 15th, 2015 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairwoman, Nicole Durand, Councillor
Chloé Hutchison
Phillip Avis
Timothy Mathieu
Frank Hicks

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

1. Minutes of the Previous Meeting

The minutes of the regular Town Planning Advisory Committee meeting held on December 11th, 2014 were submitted to all members. It is **moved** and unanimously resolved that the minutes be approved as submitted.

Adopted unanimously

2. Omnibus By-laws : Amendment to Planning Program and Zoning By-laws

Zones R31 and R33

WHEREAS amendments to the Planning Program and Zoning By-laws are necessary for the Côte St-Charles project;

WHEREAS zoning changes are necessary along the west side of Côte St-Charles to widen Zones R31 and R33 to allow for the construction of a maximum of 5 single detached dwellings;

THEREFORE it is **moved** and resolved (**4 for, 1 abstain**) that the Town Planning Advisory Committee **recommends the approval** of the zoning change **from recreational to urban**.

Adopted

Zone R55

WHEREAS an amendment to Zone R55 is necessary to allow for the construction of single detached and semi-detached dwellings as well as row houses next to a 3 stage of life residence for seniors;

THEREFORE it is **moved** and resolved (**3 for – 2 against**) that the Town Planning Advisory Committee **recommend** the approval of the zoning change for an autonomous or semi-autonomous seniors residence as well as multi-family dwellings not more than 3 storeys in height.

Adopted

Zone R28

WHEREAS Zone R28 should be expanded to allow lots within the new Zone R28 to have smaller setback margins;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval for the expansion of Zone R28.

Adopted Unanimously

Zone R33

WHEREAS an amendment to Zone R33 is necessary to allow for smaller lots when water and sewer services are present;



THEREFORE it is moved and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of smaller lots for Zone R33.

Adopted Unanimously

Zone R70 - R71

WHEREAS an amendment to the Planning Program is necessary to change the allocation from H2 (low density residential) to H3 (low and medium density residential);

WHEREAS the addition of two Zones R70 and R71 and the enlargement of Conservation Zone 14 is necessary for the modification of Zone R15 to allow for the preservation of the bog. The permitted use in Zone R70 is semi-detached dwelling and/or row house with a maximum of 3 units and the permitted use in Zone R71 is semi-detached dwelling and/or row house with a maximum of 4 units;

WHEREAS a discussion on the proposed 30 cm or 1 metre floor height of the ground floor with relation to that of the street crown ensued where TPAC members unanimously opted for a height of 30 cm;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the changes needed to zones R70 and R71.

Adopted Unanimously

Lot 1 833 823 - Greenwood House :

WHEREAS an amendment to the zoning by-law is necessary to allow for a Museum on lot 1 833 823;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the amendment to the Zoning By-law to allow for a Museum on lot number 1 833 823.

Adopted Unanimously

Sandy Beach

WHEREAS an amendment to the Planning Program is necessary to change the allocation of H3 (low and medium density residential) to H4 (high density residential) and expansion of the conservation area of the conservation zone;

WHEREAS an amendment to the Zoning By-law is necessary to reflect changes to the Planning Program by modifying the uses permitted, the subdivision standards as well as the construction standards within Zones R21, R22 and R24 and by the addition of Zone R72 adjacent to Zone R21. Modification to the Eastern boundary of Zone R21. Expansion of Conversation Zone CONS23.

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the amendments needed to the Zoning By-law for Sandy Beach with the following conditions:

- Zone R24: maximum height of 3 storeys
- Zone R22: maximum height of 3 to 3.5 storeys
- Zone R21: maximum height of 2 to 2.5 storeys
- An exit road will be needed

Adopted Unanimously

3. **Discussion on a residential property – 258 Main**

An informal discussion regarding this item took place.

4. **Termination of Meeting:**

Having no other subjects to discuss, the meeting ends at 10:15 P.M.
Next meeting: February 12th, 2015, 7 P.M.