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**Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on March 11<sup>th</sup>, 2015 at 7 P.M., at which are present:**

Present: Nicole Durand, Councillor and Chairperson  
Miriam Tabori  
Chloé Hutchison  
Timothy Mathieu  
Frank Hicks

Invited and present : , Mayor Ed Prevost, Nathalie Lavoie, Director of Urban Planning  
Convened and absent : Deborah Woodhead, Phillip Avis  
Invited and absent :

**1. Minutes of the Previous Meeting**

The minutes of the regular Town Planning Advisory Committee meeting held on February 12<sup>th</sup>, 2015 were submitted to all members. It is **moved** and unanimously resolved that the minutes be approved as submitted.

**Request for New item to be added to agenda**

Item 3.6: Letter received from Mr. Michel Poirier for discussion purposes only.

**Adopted unanimously**

**2. Presentation on the modification of the SPAIP By-law**

**WHEREAS** Mr. Nicolas St-Pierre of the *Firme de Consultant EXP* presented the proposed SPAIP By-law to the members of the Town Planning Advisory Committee members;

**WHEREAS** a discussion between the members of the Town Planning Advisory Committee ensued following the presentation;

**WHEREAS**, apart from the actual SPAIP By-law, the Town also has an Architectural Control By-law which covers the whole Town and is not regulated by the Planning Act;

**WHEREAS** some portions of the Architectural Control By-law should be kept within the proposed SPAIP By-law;

**WHEREAS** those elements that are removed from the present SPAIP By-law should be made clear on which one they are and why they are being cancelled as well as how and where these deleted elements will be covered, for example: Demolition By-law, Architectural Control By-law, Light Pollution By-law, etc.;

**WHEREAS** the proposed SPAIP By-law is more normative than the previous version which was more prescriptive;

**WHEREAS** the proposed SPAIP By-law is more subjective than the previous version;

**WHEREAS** the new landscaping criteria will have to harmonize with the existing topography;

**WHEREAS** the members of the Town Planning Advisory Committee did not vote on this Item;

**THEREFORE** this Item will be deferred for final recommendations at a future meeting of the Committee.

**3. 448-450 Main Road – Residential Project: addition to an existing building**

**WHEREAS** a new rendition of the preliminary proposal has been received for a mixed building project (commercial and residential) for 448-450 Main Road;

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



**WHEREAS**, by our combined experience, we recognize major non-compliances that will require significant costs to solution and/or modifications to the presented concept, therefore we ask that a report of code conformity of the plans submitted at last TPAC meeting be produced, signed and sealed by a recognized Code Consultant as the Architect's revisions did not solution the major non-compliances that were noted, and we suspect there might be others.

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

- Landscape design to be validated by a registered Landscape architect as concept has generated slopes beyond the norm that will require stabilizing to avoid landslide and hand rails for safety to the Occupants. The substantial slopes also pose a concern for surface drainage which cannot be shed onto the neighbouring properties.
- This concept must be validated by a Structural and Civil engineer with signed and stamped verification of proposed design based on the same comment above: by our combined experience, we have noticed sufficient concerns that the current design will need to be changed or generate important issues and repercussions on the circulation, operations and sustainability of this parking level.
- The pre-cast facing on the rear elevation should be lowered;
- A detailed survey of the existing ground slopes is required.

4. **193 Main Road – Proposed extension to a residential house**

**WHEREAS** an application has been received for a proposed extension to a residential building at 193 Main Road;

**THEREFORE** it is **moved** and resolved (3 for, 1 against because of missing/incomplete information) that the Town Planning Advisory Committee **recommends the approval** of the plans as submitted with the following recommendation:

- New windows to match in detail with those of the existing house.

**Adopted unanimously**

5. **Item for discussion: Letter from Mr. Ellerbeck regarding his project**

This Item will be deferred for discussion at the next Town Planning Advisory Committee.

6. **Item for discussion: Letter received from Mr. Michel Poirier**

This Item will be deferred for discussion at the next Town Planning Advisory Committee.

7. **Termination of Meeting**

Having no other subjects to discuss, the meeting ends at 11 P.M.

Next meeting: April 9<sup>th</sup> 2015, 7 P.M.