



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on May 14th, 2015 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairperson, Nicole Durand, Councillor
Miriam Tabori
Chloe Hutchison
Frank Hicks
Phillip Avis

Invited and present: Mayor Ed Prevost, Nathalie Lavoie, Director of Urban Planning

Convened and absent: Timothy Mathieu

Invited and absent:

1. Minutes of the Previous Meeting

The minutes of the regular Town Planning Advisory Committee meeting held on April 9th, 2015 were submitted to all members. It is **moved** and unanimously resolved that the minutes be **approved** as submitted.

Adopted unanimously

2. 637 Main Road – Proposed new construction – Le Nichoir

WHEREAS a request was received for a proposed new building for Le Nichoir at 637 Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the concept of this project, in general, and accept the plan in principle, with the following conditions:

- 2.1 Roofline could be redesigned;
- 2.2 Entrance row to be wider.

Adopted unanimously

3. Wyman Memorial United Church – Letter for a proposed zoning change

An informal discussion regarding this item took place whereupon it is suggested the project be formally presented once the strategic plan has been put in place and the project is seen in a larger context.

If there is a serious developer, to further discuss the preliminary project to integrate within the proposed project.

We are expecting an intermediary step between the zoning change and a more inclusive tool than a simple zoning change.

Adopted unanimously

4. 66 Elm – Minor derogation

WHEREAS a request was received for a minor derogation for 66 Elm Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the minor derogation with the following condition:

- 4.1 The Town will not be held responsible for any damage by the swimming pool to house and property, since the pool is so close to the house.

Adopted unanimously

5. 403 Main – Parking issue and coloured perspectives

An informal discussion regarding this item took place whereupon the following points were discussed as the necessary conditions:



- 5.1 Same square footage for the addition should be kept;
- 5.2 Two (2) parking spaces with landscaping all around for as long as this type of commerce (coffee roast) is in operation, provided there are 2 extra parking spaces within a radial of 150 meters with a written consent by the Church or the appropriate contributors;
- 5.3 All open vents to be directed to the rear of the building.

6. 448-450 Main - Modifications of the proposed elevations plans for the project

An informal discussion regarding this item took place whereupon the following points were suggested:

- 6.1 Existing building will now be left as is;
- 6.2 Complete landscaping plan is key to this project;
- 6.3 Soften the gap between the 2 buildings with the use of trees;
- 6.4 Air conditioner on the side has to be hidden;
- 6.5 Both structures have to be considered as one building in the building code.

7. Mount Victoria green spaces – Mr. Norris property

Status quo.

8. 312 Main – Proposed addition

WHEREAS a request was received for a proposed addition for 312 Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the proposed addition with the following conditions:

- 8.1 What is the impact on the existing trees?
- 8.2 TPAC would like a complete plan showing the impact of the addition on the overall plan and elevation of the existing house;
- 8.3 More information is required such as an updated surveyors plan showing the new and existing setbacks.

Adopted unanimously

9. Termination of Meeting

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

Next meeting: June 11th 2015, 7 P.M.