



Minutes of the Town Planning Advisory Committee special meeting held at Halcro Cottage, on September 17th, 2015 at 5:30 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairperson, Nicole Durand, Councillor
Miriam Tabori
Timothy Mathieu

Invited and present: Nathalie Lavoie, Director of Urban Planning

Convened and absent: Phillip Avis

Invited and absent: Mayor Ed Prevost

Recused themselves from the onset of this project: Chloé Hutchison, Frank Hicks

1. 637 Main Road – Final plans for the Le Nichoir project

WHEREAS this item was brought to the September 10th TPAC meeting for consideration;

WHEREAS there was no quorum as 2 members had recused themselves from the onset of this project and 1 member was absent from the meeting;

WHEREAS this special meeting is being held so that recommendations can be made to prevent any delay in the construction start-up.

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the final plans for the Le Nichoir as presented with the following conditions and recommendations:

Conditions:

- According to the Fire Department Representative, a public institution may be dispensed of the requirements of Article 3.2.5.6, paragraph 1, subparagraph a) of the National Building Code pertaining to the width of the access route at 637 Main Road. This Article stipulates that a portion of a roadway or yard provided as a required access route for fire department use shall have a clear width not less than 6m, unless it can be shown that lesser widths are satisfactory;
- Due to the presence of trees and shrubs, the present access route has a width of 3m at certain areas. Arrangements have been made between those responsible for the Le Nichoir project and the Hudson's Fire Department whereas if the access route encroaches on the neighbour's properties, if shrubs are cut as well as other physical elements are displaced, the width will be increased to 4,5m which is sufficient for the Fire Department's service vehicles.

Recommendations:

- The siding materials and colours were all accepted as presented;
- Window selection has not been finalized. Special glass for bird protection is being considered but is cost dependent;
- Suggested that the 3 off center windows create an element of fun by adding colour to this detail;

2. Termination of Meeting

Having no other subjects to discuss, the meeting ends at 6:30 P.M.