



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on October 8th, 2015 at 7 P.M., at which are present:

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

Invited and present:, Nathalie Lavoie, Director of Urban Planning

Convened and absent: Phillip Avis

Invited and absent: Mayor Ed Prevost

1. Minutes of the Previous September 10th Meeting

The Minutes of the regular Town Planning Advisory Committee meeting held on September 10th, 2015 were submitted to all members. It is **moved** and resolved (4 For, 1 Against) that the Minutes be approved as submitted.

Adopted unanimously

Minutes of the Previous September 17th Special Meeting

The Minutes of the Special Town Planning Advisory Committee meeting held on September 17th, 2015 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted with the following **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.

Adopted unanimously

2. Architectural Control By-law N^o 406 / SPAIP By-law N^o 571

Until changes are made to By-law 571, the following are modifications to make to Architectural Control By-law No 406:

Article 3.5 of Architectural Control By-law N^o 406 will be revised to read as follows:

The Authority Having Jurisdiction is authorized to ensure compliance with this by-law and must refer all building permit applications to the Town Planning Advisory Committee for review and recommendation to Council for final approval or refusal. All decisions by Council must be rendered within 45 days from the date of submission.

Article 4.6 of the Architectural Control By-law No 406 will read as follows:

Large blind walls should be avoided on a building.



3. **258 Main Road – Condition of building, next steps**

CONSIDERING the residence located at 258 Main Road is left in an apparent state of abandonment;

CONSIDERING the Town has sent two (2) registered letters to the Owner advising him that he must maintain his house;

CONSIDERING the Town of Hudson has had no response from the Owner;

CONSIDERING a third letter was delivered by a bailiff on September 18th 2015;

CONSIDERING workers were seen on the property at 258 Main Road and were notified to advise the Owner to contact the Town as soon as possible;

CONSIDERING the Town has yet to be contacted by the Owner of the property at 258 Main Road.

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** and insists on the necessity to protect heritage character buildings on Main Road, thus actions should be taken to safeguard the house at 258 Main Road.

Adopted unanimously

4. **Main Road – Metropolitan landscape**

WHEREAS Main Road is a scenic road of metropolitan interest;

WHEREAS many heritage stone walls border Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the necessity to protect heritage stone walls bordering Main Road by including them in SPAIP and that any request for change or removal will have to be submitted to TPAC for review and recommendation to Council.

Adopted unanimously

4.5 To be added to the definitions;- A blind wall- a wall whose surface is unbroken by windows, doors, or other openings.

5. **Termination of Meeting**

Having no other subjects to discuss, the meeting ends at 9:30 P.M.

Next meeting: November 12th 2015, 7 P.M.