



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on June 9th, 2016 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairperson
Nicole Durand, Councillor
Miriam Tabori
Martin Lechowicz
Daren Legault
Timothy Mathieu

Invited and present: Nathalie Lavoie, Director of Urban Planning

Convened and absent: Frank Hicks

Invited and absent: Mayor Ed Prevost

1. Minutes of the Previous Meeting

The Minutes of the regular Town Planning Advisory Committee meeting held on Mai 11th, 2016 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted.

Adopted unanimously

2. 550 Main Road – Proposed residential addition

WHEREAS plans have been received for a proposed addition to a residential building at 550 Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the plans as submitted with the following conditions:

- The basement elevation plan does not reflect the foundation plans;
- A correction on the plans is needed so that the elevations will reflect the basement foundation plan, or vice versa.

Adopted unanimously

3. 88 Pine Road : Proposed 3 seasons veranda

WHEREAS plans have been received for the proposed addition of a 3 season veranda to a house at 88 Pine Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the plans as submitted with the following recommendation:

- Screw piles should go to a depth of 6 feet;

Adopted unanimously

4. 883A Main Road : Proposed new agricultural building

WHEREAS an application has been received for a proposed new agricultural building at 883A Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the plans as submitted.



Adopted unanimously

5. **New Proposed By-law changes on Mayfair – Hudson Valleys**

WHEREAS a new proposal for Planning by-law changes for a section of Mayfair Street has been received;

WHEREAS the original proposal was submitted in November 2014 suggesting the 12 single family dwelling lots be converted into a maximum of 24 semi-detached dwelling lots;

WHEREAS the Omnibus By-law was never applicable to this zone;

WHEREAS higher densification needs do not apply to this sector since the para-urban affectation cannot be more than 4.7 units per hectare;

WHEREAS the Subdivision and Zoning By-laws as well as the Town's Master Plan would need to be modified to accommodate the proposed changes to this sector located outside the urban perimeter;

WHEREAS rules, regulations and responsibilities were originally put in place at the onset of the Hudson Valley project by Mr Rodrigue to assure and maintain a certain standard and quality of life within the Hudson Valley community;

WHEREAS while the Committee acknowledges the need to build smaller homes within this sector, it also recognized the fact that this has to be done in such a manner as to be fair to those residents who have already invested important sums of money by subscribing to the rules and regulations in place to safeguard the quality of life they have bought into, which Mr Rodrigue now wishes to change in order to sell these lots;

WHEREAS the shallow unconfined aquifer as well as the deeper aquifer found under the old marine clay layer are already heavily strained by the high demand in water and will be further imposed upon by the addition of all these new houses;

WHEREAS more septic systems could increase the risk of contamination of the aquifer, but the risk depends on 1) how well designed and maintained the systems are and 2) the hydrology of the aquifer at this point;

WHEREAS the septic systems in these instances also have to fit on smaller properties backing onto a wooded area of metropolitan interest which would be protected, thereby imposing further constraints on the design and function of the septic systems;

WHEREAS notarial deed of sales of the property owners bordering on Cambridge Street specifically state that all building lots within the surrounding area will be subject to a minimum area of 30,000 sq. ft.;

THEREFORE in view of today's reality and to abide by the original rules and regulations put in place by Mr Rodrigue himself, it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not recommend** the approval of the proposed by-law changes as submitted.

Adopted unanimously

6. **Proposed subdivision on Mount Victoria – Norris Estate**

WHEREAS a revised proposed subdivision project on Mount Victoria has been received;



WHEREAS the committee deemed it necessary to divide its discussion and vote concerning this subdivision project into 3 distinct groups:

1- Lots 1, 2 and 3:

No vote can take place until the final verdict from MAMOT regarding the turning circle at the end of the street is rendered.

No voting took place

2- Lots 4, 5, 6 and 7:

It is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** the approval of the proposed subdivision as submitted for lots 4 (if the minimum frontage requirement is met), 5, 6 and 7 with the following recommendation:

- Useable green space could be included in Phase 2 to serve as a children playground.

Adopted unanimously

3- Lots 8 and 9:

The following additional information is needed to make an informed recommendation:

- The grade of the escarpment will need to be confirmed by a surveyor;
- Are the setbacks adequate for a drainage ditch?

No voting took place

7. **Termination of Meeting**

Having no other subject to discuss, the meeting ends at 9:30 pm.

Next meeting: July 14th 2016, 7 P.M.