



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, 539 Main Road, Hudson, on September 15th, 2016 at 7 P.M., at which are present:

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

Invited and present: Nathalie Lavoie, Director of Urban Planning

Convened and absent:

Invited and absent: Mayor Ed Prevost

1. Minutes of the Previous Meeting

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

Adopted unanimously

2. 380 Main Road : New accessory building

WHEREAS an application has been received for the installation of a new accessory building at 380 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

3. 544 Main Road : Major renovations: New siding, windows and one (1) door

WHEREAS plans have been received for the proposed major renovations: new siding, windows and one (1) door at 544 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 civic address must be added to and visible on the building as per by-law #83 stating: All owners are hereby compelled to have their civic number shown conspicuously on their property.

Adopted unanimously

4. 377 Main Road – New Foundation

WHEREAS plans have been received for a proposed new foundation to a residential building at 377 Main Road;

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

- The balcony must be redone the same as the existing one with the same dimensions;
- A plan of the interior divisions will be required for the basement level before it will be constructed;



- If the basement level is to be finished at a later date, a permit request will be needed prior to any work being done.

Adopted unanimously

5. 427-429 Main Road – New Lamppost

WHEREAS plans have been received for a proposed new lamppost at a commercial building at 427-429 Main Road;

THEREFORE it is **moved** and resolved that the Town Planning Advisory Committee **reject** (4 rejected, 1 abstain) the approval of the plans as submitted.

- The proposed lights must be in harmony with the existing built environment;
- The proposed lights must respect the light pollution by-law #617 stating: The lighting fixtures shall be protected and/or directed in such manner that they illuminate only the intended area downwards, in order not to spill over onto neighbouring properties and that the glare from the bulb is not visible laterally.

Adopted

6. 484 D Main Road : New business signs

WHEREAS an application has been received for two (2) new business signs at 484 D Main Road;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not recommend** the approval of the proposal as submitted with the following recommendation:

- the floor monument sign at the parking entrance, is approved as proposed;
- please submit a new proposal for the building sign.

Adopted unanimously

7. Varia

To add to the agenda of the next TPAC meeting: Zoning for the Centre for Living History Greenwood has not been switched to Museum status.

8. Termination of Meeting

Having no other subject to discuss, the meeting ends at 8:15 P.M.

Next meeting: October 13th 2016, 7 P.M.