



---

**Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, 539 Main Road, Hudson, on January 18<sup>th</sup>, 2016 at 7 P.M., at which are present:**

Present: Deborah Woodhead, Councillor and Chairperson  
Miriam Tabori  
Frank Hicks: arrived at 7:45 p.m.  
Daren Legault  
Bryce Herron

Invited and present: Nathalie Lavoie, Director of Urban Planning  
Convened and absent: Nicole Durand, Councillor  
Invited and absent: Mayor Ed Prevost

**1. Minutes of the Previous Meeting**

The Minutes of the regular Town Planning Advisory Committee meeting held on December 8<sup>th</sup>, 2016 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted.

**Adopted unanimously**

**2. 692 A Main : Proposed 3 season room addition in the back**

**WHEREAS** plans have been received for the proposed addition of a 3 season room to the back of the house at 692 A 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:

- a modification for anchoring detail will be required, such as, a double sill plate anchored to the foundation at the bottom of the new wall;
- as per building code, a landing for the exit doors is required. This landing should be the width of the stairs as a minimum.
- A separate permit is required if it will be completely enclosed and used as a 4-season veranda

**Adopted unanimously**

**3. 779 Main : Proposed new residential house**

**WHEREAS** a demolition request was received and preliminary proposal for a new construction project for 779 Main was presented;

**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 and recommendation:

- On **condition** that the main part of the house, the roof line should be lowered to harmonize and to balance with the two side wings of the main building for a better overall composition and proportion;
- More contrasting colours between the house and the roof is **recommended**.

**Adopted unanimously**



**4. Discussion of Mr. Ellerbeck's 'Willow Brooke' project**

**WHEREAS** further discussion was taken place about Mr. Ellerbeck's proposed Willow Brooke housing project, plans submitted in June 2015;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee recommends the following:

- The referendum for the project must be delayed;
- The residential project should be delayed until we receive the conformity from the MRC, once we raise the densification in the downtown core, the project will be able to be completed with the 10 units per hectare as proposed; (depending on the discussion with the MRC of Vaudreuil-Soulanges);
- The water infrastructure needs to be evaluated to see if there is enough water for a new dense residential project.

**Adopted unanimously**

**5. Varia**

**WHEREAS** the by-law for fencing and pillars was revisited;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommend** that the 4 feet height of the pillars with a 6 inch cap stays as-is, however if the land is not flat, the cap of the pillar may exceed the existing fence by 6 inches. This will be included in the proposed by-law.

**6. Termination of Meeting**

Having no other subject to discuss, the meeting ends at 9:00 P.M.

Next meeting: Thursday, February 9<sup>th</sup>, 2017, 7 P.M.