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**Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, 539 Main Road, Hudson, on July 13<sup>th</sup>, 2017 at 7 P.M., at which are present:**

Present: Deborah Woodhead, Councillor and Chairperson  
Nicole Durand, Councillor  
Daren Legault (leaves at 7:50 p.m.)  
Frank Hicks  
Bryce Herron  
Miriam Tabori

Invited and present: Nathalie Lavoie, Director of Urban Planning

Convened and absent:

Attended as observer: Councillor Ron Goldenberg

Invited and absent: Mayor Ed Prevost

**1. Minutes of the Previous Meeting**

The Minutes of the regular Town Planning Advisory Committee meeting held on June 8<sup>th</sup>, 2017 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted.

**Adopted unanimously**

**2. Main Road: Willowbrook Residential Project**

**WHEREAS** M. Ellerbeck presented his revised Willowbrook residential project;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the request with the following conditions:

- The residential project is following the new planning by-laws in place;
- All the proper authorizations from the 'MDDELCC' must be obtained before an agreement in regards to municipal works can be signed;
- There must be added access to the land behind the Willowbrook project for future residential projects
- As agreed a minimum of 2 additional access entrance ways on each side of the project, one at Parsons and one at Léger street, will be required to divert traffic away from Main road;
- A 20' driveway on Lot 1 834 012 to provide lake access was offered and agreed on by M. Ellerbeck;

**Adopted unanimously**

**3. 638 Main: Proposed New Detached Garage**

**WHEREAS** a request for a detached garage at 638 Main was received;

**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.

- Occupancy for the second floor is prohibited and to be verified at a later date to confirm the storage space;

**Adopted unanimously**



**4. 448 Main: New Business Sign**

**WHEREAS** a request for a new business sign at 448 Main was received;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the plan as submitted;

**Adopted unanimously**

**5. 400 Main: New Business Sign**

**WHEREAS** a request for a new business sign at 400 Main was received;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the plan as submitted;

**Adopted unanimously**

**6. 79 Pine: Proposed Shed**

**WHEREAS** a proposal for a shed at a residence at 79 Pine Road was presented;

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

- Must confirm what the floor of the shed is made of;
- Large cedar tree in back corner must remain untouched;

**Adopted unanimously**

**7. 637 Main: Le Nichoir New Woodpecker Aviary**

**WHEREAS** a proposal for a new woodpecker aviary at Le Nichoir at 637 Main Road was presented;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the building as submitted with the following condition:

- Must confirm what the floors and the footings for the floor are made of;

**Adopted unanimously**

**8. Termination of Meeting**

Having no other subject to discuss, the meeting ends at 8:45 P.M.

Next meeting: Thursday, August 10<sup>th</sup>, 2017, 7 p.m.