

Minutes of Town of Hampstead

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF HAMPSTEAD HELD ON NOVEMBER 16TH, 2015, AT THE COMMUNITY CENTER, 30 LYNCROFT ROAD, AT 8:00 P.M.

THOSE PRESENT WERE: Mayor William Steinberg, Councillors Karen Zajdman, Jack Edery, Leon Elfassy, Michael Goldwax, Warren Budning and Harvey Shaffer, forming a quorum with Mayor Steinberg presiding.

ABSENT: Mr. Richard Sun, Director General.

ALSO PRESENT: Mr. Yves Mailhot, Acting Director General and Me Pierre Tapp, Town Clerk, acting as Secretary of the meeting.

OPENING OF MEETING

The Mayor called the meeting to order at 8:06 p.m.

FIRST QUESTION PERIOD

The Mayor invited those persons in attendance to ask their questions.

- Questions were asked to the members of Council.

2015-250

MODIFICATION OF THE AGENDA

On motion of Councillor Michael Goldwax, seconded by Councillor Harvey Shaffer, it was UNANIMOUSLY RESOLVED:

- TO amend the agenda proposed as per below mentioned:

Item 3 – to read:

Request to authorize an addition in the rear yard and modifications to the façades to a detached single family dwelling at **2 Albion Road**, lot no.: 2 089 554, zone RA-1, (Zoning By-law no. 727) (SPAIP By-law no.775).

Item 4 – to read:

Request to authorize minor exemptions to the Zoning By-law 727 art. 6.5.1. to allow the left setback (secondary front yard) at 4.57 m (15 feet) from the property line instead of 6.1 m (20 feet) and to art. 6.4.1. to allow the rear setback at 3.1 m (10.17 feet) instead of 7.46 m (24.47 feet) for a detached single family dwelling located at **2 Albion Road**, lot no. 2 089 554, Zone RA-1, (Zoning By-law no. 727) (SPAIP By-law no.775) (By-law concerning minor exemptions # 18 G-0005).

Adopted

2015-250A

MODIFICATION OF THE AGENDA

On motion of Councillor Warren Budning, seconded by Councillor Michael Goldwax, it was UNANIMOUSLY RESOLVED:

- THAT the amended agenda of the special meeting is hereby adopted.

Adopted

2015-251

REQUEST TO AUTHORIZE AN ADDITION IN THE REAR YARD AND MODIFICATIONS TO THE FAÇADES TO A DETACHED SINGLE FAMILY DWELLING AT 2 ALBION ROAD, LOT NO.: 2 089 554, ZONE RA-1, (ZONING BY-LAW NO. 727) (SPAIP BY-LAW NO.775)

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WHEREAS the site planning and architectural integration program showing modifications to the plans and elevations to authorize an addition in the rear yard and modifications to the façades of a detached single family dwelling located at 2, Albion Road was submitted to the Planning Advisory Committee meeting of November 10th, 2015 and the recommendation of the PAC was to *refuse* since the modifications partially meet the prescribed standards of the Zoning By-law number 727 and do not meet the prescribed standards of the Site Planning and Architectural Integration Program By-law number 775.

On motion of Councillor Warren Budning, seconded by Councillor Harvey Shaffer, it was RESOLVED:

THAT the project *be refused*.

Mayor William Steinberg called for a vote.

Voted in favour:

Councillor Karen Zajdman
Councillor Jack Edery
Councillor Harvey Shaffer
Councillor Warren Budning

Voted against:

Councillor Leon Elfassy
Councillor Michael Goldwax

In favour: 4

Against: 2

Adopted on division.

Intervention of interested persons concerning the request for Minor Exemption for project located at 2 Albion Road.

No intervention.

2015-252

REQUEST TO AUTHORIZE MINOR EXEMPTIONS TO THE ZONING BY-LAW 727 ART. 6.5.1. TO ALLOW THE LEFT SETBACK (SECONDARY FRONT YARD) AT 4.57 M (15 FEET) FROM THE PROPERTY LINE INSTEAD OF 6.1 M (20 FEET) AND TO ART. 6.4.1. TO ALLOW THE REAR SETBACK AT 3.1 M (10.17 FEET) INSTEAD OF 7.46 M (24.47 FEET) FOR A DETACHED SINGLE FAMILY DWELLING LOCATED AT 2 ALBION ROAD, LOT NO. 2 089 554, ZONE RA-1, (ZONING BY-LAW NO. 727) (SPAIP BY-LAW NO.775) (BY-LAW CONCERNING MINOR EXEMPTIONS # 18 G-0005)

WHEREAS the members of Council have reviewed the requests for approval for minor exemptions to Zoning By-law 727 art. 6.5.1. to allow the left setback (secondary front yard) at 4.57 m (15 feet) from the property line instead of 6.1 m (20 feet) and to art. 6.4.1. to allow the rear setback at 3.1 m (10.17 feet) instead of 7.46 m (24.47 feet) for a detached single family dwelling;

WHEREAS the Planning Advisory Committee, at its meeting held on October 19th, 2015, recommended the aforementioned requests for minor exemptions as follows:

- The minor exemption to authorize the left side setback (secondary front yard) of the house at 4.57 m (15 feet) instead of 6.1 m (20 feet) should be **refused** (727 art. 6.5.1).
- The minor exemption to authorize the rear side setback of the existing house at 3.1m (10.17 feet) instead of 7.46 m (24.47 feet) should be **refused** (727 art. 6.4.1).

On motion of Councillor Harvey Shaffer, seconded by Councillor Warren Budning, it was RESOLVED:

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- THAT the requests for the minor exemptions for the existing building of a detached single family dwelling located at 2 Albion Road, on lot no.: 2 089 554 Zone RA-1 *are refused*.

Mayor William Steinberg called for a vote.

Voted in favour:

Councillor Karen Zajdman
Councillor Jack Ederly
Councillor Harvey Shaffer
Councillor Warren Budning

Voted against:

Councillor Leon Elfassy
Councillor Michael Goldwax

In favour: 4

Against: 2

Adopted on division.

2015-253

ADJOURNMENT

All the subjects of the Agenda having been discussed, it was proposed by Councillor Harvey Shaffer, seconded by Councillor Warren Budning and unanimously resolved to declare that the meeting be closed at 9.13 p.m.

Adopted

Hampstead, November 19th, 2015

(s) William Steinberg _____
Dr. William Steinberg, Mayor

(s) Pierre Tapp _____
M^c Pierre Tapp, Town Clerk