



Economic Development Services Committee meeting

**June 8, 2018
9:00 a.m.**

MINUTES

PRESENT:

Council

Johanne Portelance, Presiding Officer
Yves Paquette
Jeanne Charlebois, Ex-officio

Resource persons

Manon Belle-Isle, Planner
Jean-Claude Miner, Chief Building Official
Guillaume Boudrias, Project Manager - Civil Engineering
Lucie L. Titley, Administrative Assistant

Visitor

Messrs. Christian Mercier and François Lafleur (Jiffy Auto Service)
Messrs. Eric Larocque and Stéphane Lavictoire, citizens
Mr Luc Carrière (Econo Gas)
Messrs. Gilles Dupont and Frederic Beaver (806 Main Street East)

MOTIVATED ABSENCE:

Pierre Ouellet, Councillor

1. Opening of the meeting

The Presiding Officer calls the meeting to order at 9:00 a.m.

2. Adoption of the agenda

Moved by Jeanne Charlebois
Seconded by Yves Paquette

Be it resolved that the agenda be adopted after the withdrawal of item 6.3 - Ultramar / 803 McGill Street and the addition of item 6.3 - Mr Gilles Dupont / 806 Main Street East.

Carried

3. Follow-up of the last minutes

none

4. Disclosures of conflicts of interest

none

5. Visitor

6. Planning

**6.1 Jiffy Auto Service
425 Bertha Street**

Messrs. Christian Mercier and François Lafleur point out that the residential property at 395 Bertha Street is removed from the current application.

With the proposed development, the existing Jiffy Auto Service building would receive an additional three (3) service bay whereas the Auto Parts warehouse would gain an additional area of approximately 102 sq. m.

The rear parking lot would be updated. The existing property has approximately 35 parking spaces. The proposed development would have a total of 41 spaces. The parking lot would be neatly finished with curbs, an asphalt surface and painted parking stalls.

The citizens, Messrs. Eric Larocque and Stéphane Lavictoire, do not support the project in a residential sector because of the continuous noise caused by Jiffy Auto Service and the large number of vehicles parked on the street. With the addition of three (3) service bays at Jiffy Auto Service, the business would be closer to the nearby home, making the noise even more unbearable. The citizens have accepted numerous changes in the past in regards to this business. Nevertheless, they are not in favour of the proposed project.

Ms. Jeanne Charlebois and Johanne Portelance support the citizens, Messrs. Eric Larocque and Stéphane Lavictoire, and are also against the proposed project.

Manon Belle-Isle will submit a report to the Municipal Council on June 25, 2018 in order to seek feedback from the board members.

**6.2 Econo Gas
792 Main Street East**

A Planning Rationale was submitted. With the addition of fuel pumps, eight (8) cars will be served at the same time.

The addition of a convenience store will lead to greater commercial activities in a contained environment.

* Mrs Jeanne Charlebois leaves the meeting à 10:00 a.m.

The topic will be presented to the Municipal Council to confirm if council members accept the application for a zoning by-law amendment submitted by Econo Gas.

**6.3 Ultramar
370 McGill Street**

Item is withdrawn.

**6.3 Mr Gilles Dupont
806 Main Street East**

Messrs. Gilles Dupont and Frederic Beaver wish to open a family restaurant at the former equipment rental location.

Following the parking lot study, the property requires a minimum of eighteen (18) parking spaces, including one for people with reduced mobility.

Since the use of the building is different, Manon Belle-Isle informs Messrs. Dupont and Beaver that they will have to submit for approval a site plan showing the planning of the parking lot and an application for a renovation permit for the restaurant.

The site plan should include a garbage enclosure and a reclosable garbage container to protect against vermin.

Entries and exits should function effectively with the location of parking spaces. It is necessary to provide space for snow disposal and ensure safe internal traffic circulation.

**6.4 Subdivision project La Station
240-244 Higginson Street**

The Committee receives the information.

The land purchase issue will be transferred to Mr Daniel Gatién, chief executive.

**6.5 Approval for grant application -
Community Improvement Plan (CIP)**

PAC2018-07: Hodge Podge
213 Main Street East

The financial incentive application for the Hodge Podge Boutique is reviewed. The application for the Hodge Podge Boutique was received on May 3rd, 2018 and approved on June 8, 2018.

7. Construction

7.1 Summary building permits report for May 2018

The committee receives the information.

7.2 253-259 Main Street East

The owner will have to repair the unstable wall along Race Street. A barricade was installed in order to prevent accidents.

7.3 Accessibility for Ontarians with Disabilities Act 2005

Jean-Claude Miner is preparing a five-year plan which will be presented at a further meeting.

7.4 Hawkesbury General Hospital

Jean-Claude Miner provides an update on the activities.

8. Economic Development

no subject

9. Question/Comment period

none

10. **Other items**

no subject

11. **Closed meeting**

no subject

12. **Adjournment**

Moved by Yves Paquette
Seconded by Jeanne Charlebois

Be it resolved that the meeting be adjourned at 11:10 a.m.

Carried

Johanne Portelance, Presiding Officer

Date : _____