

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, April 12, 2022 | 5:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Tim Norwood Harold Fleet Terry Leis Peter Hambly
MEMBERS ABSENT	Vice Chair Mark Ebert Keith Hopkins (with notice)
OTHERS PRESENT	Don Tremble Bryan Haack Jack Schenk Mayor Sue Pateron Brandon Koebel Dave Hocking Warren Dickert Karen Karn Henry Kanters Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer April Marshall, Economic Development Manager Andrew Wilken
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Don Tremble Bryan Haack Jack Schenk

1. Adoption of March 8th, 2022 Regular Meeting Minutes

Moved by PETER HAMBLY / Seconded by HAROLD FLEET

THAT the minutes of the March 8th, 2022 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer stated that Hanover Council passed bylaws for the site plan agreements that were presented to the Committee.

3. Local Official Plan No. 4 (LOPA#4) -----Town of Hanover (Housekeeping)

The Secretary-Treasurer stated that this item is deferred.

4. Zoning Bylaw Amendment No. Z1-21 -----Town of Hanover (Housekeeping)

The Secretary-Treasurer stated that this item is deferred.

5. Zoning Bylaw Amendment No. Z4-21 -----Tedford, Don & Donna

D. Tedford stated this item is deferred to a future meeting.

6. Consent Application Nos. B1-21 to B6-21--Tedford, Don & Donna

D. Tedford stated this item is deferred to a future meeting.

7. Proposed Plan of Subdivision -----Haack, Brian | Schenk, Jack

Chair Tim Norwood welcomed Brian Haack and Jack Schenk to the meeting.

Mr. Schenk stated that he continues to develop a plan that meets the intensification criteria.

Mr. Tedford advised that discussions have commenced with County of Grey staff for the urbanization of 24th Avenue. Funds have been budgeted to complete the works in 2023.

8. Proposed Site Plan -----former JDSS

The Secretary-Treasurer states the owner is working with the consultant on the Environmental Impact Study and Slope Stabilization report, in conjunction with SVCA.

The Committee reiterated that repurposing the former school should be given priority before the development of any proposed townhouses.

9. Consent Application NO. B1-22 -----579575 Ontario Ltd.| Candue Homes

Chair Tim Norwood welcomed Don Tremble to the meeting to discuss his proposal.

The Secretary Treasurer stated that the lands are located at 696 17th Street Crescent. Candue Homes is proposing to sever and retain lands to allow construction of 2 new single detached dwellings on each lot, with each lot having a frontage of 50 feet. This application conforms to all other provisions of Comprehensive Zoning Bylaw No. 2912-15.

The Secretary-Treasurer stated he received comments from Dave & Shirley Mercey, Doug & Karen Karn, and Wayne Vollett. He completed site visits with the adjacent neighbours, Dan Spielmacher and Henry Kanters.

Don Tremble stated that he spoke to the neighbours and reassured them that the proposed 2-storey houses will aesthetically blend into the existing streetscape, and will be setback to align with existing houses along the block. The existing trees located at the rear of the property will remain.

The Committee members agreed that this proposal meets the Provincial requirement for intensification.

Subsequent to a very good discussion, it was then;

MOVED BY PETER HAMBLY / SECONDED BY TERRY LEIS

THAT the Planning Advisory Committee recommend to Council and the Committee of Adjustment that they have no objection to Consent Application No. B1-22 proceeding to a Public Meeting, with a condition that the front-yard setback is consistent with existing houses.

CARRIED

10. New Business

The Secretary-Treasurer stated that he received a concept plan for 936 10th Street. The owner has addressed extensive environmental issues in completing the Environmental Impact Study. The new Plan has changed considerably from the initial proposal presented to the Committee, and will be presented at the next meeting.

The Secretary-Treasurer stated that current Covid provisions for restaurant patios ends on April 27th, 2022. The Ministry of Municipal Affairs is suggesting that planning documents implement the use of Temporary Use Bylaws to address patios. This would enable staff to enforce through the issuance of permits. April Marshall stated that a template for temporary outdoor patios has been developed outlining criteria.

11. Adjournment

Moved by TERRY LEIS

THAT the meeting now be adjourned at 5:49 pm.

Chair, Tim Norwood

Secretary-Treasurer, Don Tedford