

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, August 8, 2023 | 4:02pm
Saugeen Room | Civic Centre

MEMBERS PRESENT Harold Fleet | Keith Hopkins | Mark Ebert | Peter Hambly | Terry Leis

MEMBERS ABSENT Tim Norwood

OTHERS PRESENT Sandeep Kaur, Deputy Secretary-Treasurer | Sue Paterson, Mayor | Sherri Walden, CAO | Eric Brathwaite, Intermediate Planner at MHBC | Jared Rahn – Rahn Bros. Contracting | Daniel Papineau - applicant

REGRETS Secretary Treasurer Andrew Wilken

Vice Chair M. Ebert called the meeting to order at 4:02 pm. The Deputy Secretary-Treasurer conducted roll call.

DISCLOSURE OF PECUNIARY INTEREST No

DELEGATIONS

1. Adoption of July 11th, 2023 Regular Meeting Minutes

Moved by PETER HAMBLY / Seconded by HAROLD FLEET

THAT the minutes of the July 11th, 2023 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Deputy Secretary-Treasurer stated that the public meeting for the application for Official Plan Amendment and Zoning Bylaw Amendment for 100 18th Avenue is scheduled for August 14th 2023 council meeting.

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

The appeal period has closed and there were no submissions.

4. Zoning Bylaw Amendment No. Z4-21 -----Tedford, Don (late) & Donna

No update. S. Walden indicated that this item will be included on future agendas only if there are any updates.

5. Consent Application Nos. B1-21 to B6-21--Tedford, Don (late) & Donna

No update. S. Walden indicated that this item will be included on future agendas only if there are any updates.

7. Consent Application, B1-23 ----- Hanover Facility Inc In Trust C/O Revera Inc

Mr. Eric Brathwaite from MHBC provided a detailed description about the proposed consent to sever a lot that contains the existing long term care (LTC) facility from the existing senior's assisted living and retirement building. The proposed severed lands will have a lot area of 0.53 ha and frontage of 55.30 m on 10th Street and frontage on 4th Avenue. The proposed retained lands will have a lot area of 2.13 ha and an approximate frontage of 71m.

The subject lands currently contain four accesses to public roads (3 on 4th Avenue and 1 on 10th Street) while also sharing underground service corridors. The existing LTC license will expire in June 2025 and residents will be transferred to another licensed home.

Furthermore, the owner is also requesting to establish an easement on retained lands to the benefit of the severed lands on 4th Avenue.

Mr. Brathwaite further responded to the questions of committee members that the severed and retained lands will remain under the same ownership. If the owner decides to undertake future redevelopment of the designated parcels or proposes a new usage, any

Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) applications will be submitted and accordingly addressed.

Subsequent to a good discussion with regards to this application, it was then;

MOVED BY HAROLD FLEET | SECONDED BY KEITH HOPKINS

THAT the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Consent Application No. B1-23 for creation of new lot.

CARRIED

MOVED BY TERY LEIS | SECONDED BY KEITH HOPKINS

THAT the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Consent Application No. B1-23 for an easement.

CARRIED

8. Minor Variance Application, A5-23 ----- Hanover Facility Inc In trust C/O Revera Inc

Mr. Brathwaite from MHBC highlighted that the lot intended for severance is also seeking a minor variance. The proposed application is seeking the relief of Section 13.3 (a) of the Town's Zoning By-law, requiring a 7.5 m rear yard setback, and proposing a rear yard setback of 1m. Further to the rear yard setback, the minor variance application will be requesting relief from the 1.0 m yard encroachment provision, as outlined in section, 6.17.3 of the Town's Zoning By-law, and will be requesting a 0.0m setback for the existing overhang of the LTC building.

Subsequent to a good discussion with regards to this application, it was then;

MOVED BY HAROLD FLEET | SECONDED BY KEITH HOPKINS

THAT the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Minor Variance Application No. A5-23.

CARRIED

9. Minor Variance Application, A6-23 ----- Papineau, Daniel & Dionne

Jared Rahn from Rahn Bros. Contracting presented the application for 492 9th Street for expanding legal non-conforming use to allow the expansion of a mud room and a landing by 6.2 ft. According to the survey submitted, the property is the corner lot with an exterior lot line setback measuring 22.6 ft. In adherence to zoning regulations, a setback of 19.8 ft is mandated. The proposed project entails an extension of mudroom by 5 ft and landing by 4 ft towards the exterior lot line. The applicant already has 2.8 ft so they need 2.2 ft and 4 ft for landing resulting in total requirement of 6.2 ft. As such, the proposed setback is 13.6 ft from exterior lot line as compared to 19.8 ft stipulated by Zoning by law.

Furthermore, the intended development does not fall within the scope of the sight triangle requirements.

Subsequent to a good discussion with regards to this application, it was then;

MOVED BY PETER HAMBLY / SECONDED BY TERRY LEIS

THAT the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Minor Variance Application No. A6-23.

CARRIED

10. Correspondence

NIL

11. New Business

NIL

12. Adjournment

Moved by PETER HAMBLY
THAT the meeting now be adjourned at 4:26 pm.

Vice Chair, Mark Ebert

Deputy Secretary-Treasurer, Sandeep Kaur