

## PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, December 14, 2021 | 5:00pm  
Virtual Meeting via Zoom

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<b>MEMBERS PRESENT</b>	Chair Tim Norwood   Vice Chair Mark Ebert   Keith Hopkins   Harold Fleet   Terry Leis   Peter Hambly
<b>MEMBERS ABSENT</b>	Nil
<b>OTHERS PRESENT</b>	Adam Altobelli   Paul Ricciuto   Craig Hill   Brandon Rumph   Sue Paterson   Brandon Koebel   Don Tedford, Secretary-Treasurer   Brenda Goetz, Deputy Secretary-Treasurer   April Marshall, Economic Development Manager   Andrew Wilken
<b>DISCLOSURE OF PECUNIARY INTEREST</b>	Nil
<b>DELEGATIONS</b>	Adam Altobelli   Paul Ricciuto   Craig Hill   Brandon Rumph

Mayor Sue Paterson expressed her appreciation to all Committee members for assisting Council in making positive decisions for the Town. Furthermore, on behalf of herself and Council, she wished everyone a very Merry Christmas.

**1. Adoption of November 9<sup>th</sup>, 2021 Regular Meeting Minutes**

**Moved by HAROLD FLEET / Seconded by KEITH HOPKINS**

**THAT** the minutes of the November 9<sup>th</sup>, 2021 regular meeting be approved as printed and circulated.

**CARRIED**

**2. Business arising from Minutes**

The Secretary-Treasurer stated Item #8 is on tonight's agenda. The Public Meeting relating to Item #9 is being held on Monday, December 20<sup>th</sup> at 7:00pm.

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

The Secretary-Treasurer stated that Ron Davidson had discussions with Grey County Planning & Development staff regarding commercially designated lands changing to residential, and will not be following up with LOPA#4.

**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**

B. Tocheri stated this item is deferred to a future meeting.

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

B. Tocheri stated this item is deferred to a future meeting.

**7. Proposed Site Plan -----former JDSS**

The Secretary-Treasurer stated this item is deferred to a future meeting.

**8. Proposed Site Plan Agreement-----Beitz, Rob**

The Secretary-Treasurer stated that the proposed building to be located on lands described as Part of Lots 7 & 8, Concession 2, SDR and more specifically described as Part 2, Reference Plan 16R-10957 complies with Zoning Bylaw 2912-15. Bill Clancy will be partnering with Rob Beitz, and will also include another construction sub-trade. Mr. Beitz is anticipating to commence construction in Spring 2022.

Subsequent to a good discussion, it was then;

**Moved by PETER HAMBLY / Seconded by KEITH HOPKINS**

**THAT** the Planning Advisory Committee recommend to Council that the site plan prepared by PJ Design Drafting & Technologoy Services dated June 9, 2021 and known as File No. 21-66X\_Beitz (as attached) proceed to a site plan agreement for development of property known as 660 1<sup>st</sup> Street.

**CARRIED**

**9. Proposed Site Plan -----2854116 Ontario Limited (GeoFocus Group)**

Chair Tim Norwood welcomed Adam Altobelli, Paul Ricciuto, Alan Ricciuto and Craig Hill to the meeting to discuss their proposal.

The Secretary Treasurer stated the lands were the subject of Minor Variance Application (File No. A3-21) for lands at 651 23rd Avenue. The final date for appeals was December 6, 2021. Grey County submitted a 'placeholder appeal' to the Town's decision with respect to condition (g) as it pertains to the entrance onto Grey Road 28. Condition (g) stated "that the Owner enter an agreement with the Town for a future entrance to be provided on 24th Avenue when the need arises due to traffic flow exceeding acceptable levels of service" On December 9, Grey County council was presented with a report recommending that staff be directed to pursue the appeal of minor variance A3-21 to the Ontario Land Tribunal (OLT) with respect to condition (g). After some discussion, County council directed staff to withdraw the appeal of minor variance A3-21 to the OLT. As no other appeals were filed, the application is final and binding.

At this time, the owners are wanting to rapidly proceed with site plan approval. It is anticipated that the Site Plan Agreement will include those conditions as outlined in the Notice of Decision. It is anticipated commencement of construction will occur in Spring 2022, with Building 'A' under Phase 1 and Building 'B' within Phase 2.

The Committee members questioned whether traffic lights are being proposed at the intersection of 24<sup>th</sup> Avenue and 14<sup>th</sup> Street. Although the Traffic Report as prepared by Paradigm Transportation Solutions and dated October 2021 did not warrant remedial measures, it is anticipated that a signalized intersection will be installed when traffic requires implementation.

Subsequent to a good discussion, it was then;

**Moved by MARK EBERT / Seconded by TERRY LEIS**

**THAT** the Planning Advisory Committee recommend to Council that the site plan prepared by Stantec Consulting Ltd. and known as Project No. 161414141 (as attached) proceed to a site plan agreement for development of property known as 651 23<sup>rd</sup> Avenue.

**CARRIED**

**10. Minor Variance Application A4-21 -----Rumph, Brandon**

Chair Tim Norwood welcomed Brandon Rumph to the Zoom meeting to discuss his Application for Minor Variance.

The Secretary-Treasurer stated that the lands are known as 573 11<sup>th</sup> Avenue. In 2012, the previous owner submitted an Application for Zoning Bylaw Amendment (File No. Z2-12) to rezone the lands from Residential Type 1 (R1) to Residential Type 2 (R2-65) Zone. Furthermore, Consent Application (File No. B3-12) accompanied the aforementioned application to sever the lands to create a new lot with frontage on 13<sup>th</sup> Street. Both applications were finalized. This application will permit a secondary dwelling unit within the existing detached dwelling located at 573 11<sup>th</sup> Avenue.

The Secretary-Treasurer stated that Secondary Attached / Detached Dwelling units will be added as permitted uses within the Residential Type 2 (R2) Zone with a future housekeeping bylaw. However, Brandon Rumph wishes to proceed at this time to recognize an existing situation.

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

**MOVED BY PETER HAMBLY / SECONDED BY HAROLD FLEET**

**THAT** the Planning Advisory Committee recommend to Council and the Committee of Adjustment that they have no objection or concerns to Minor Variance Application No. A4-21.

**CARRIED**

**11. 2022 Proposed Planning Advisory Committee Meeting Dates**

The calendar highlighting proposed meeting dates in 2022 was circulated to the Committee members.

**12. Correspondence**

**12.1. Proposed Site Plan Agreement re: 936 10th Street**

The Secretary-Treasurer stated that staff have been corresponding with the new owners and planning consultant regarding proposed redevelopment of lands located at 936 10<sup>th</sup> Street (formerly Wand lands). It is anticipated that a proposed development plan will be submitted in early 2022, to implement the previously submitted concept plans.

**13. New Business**

Nil

**14. Adjournment**

**Moved by KEITH HOPKINS**

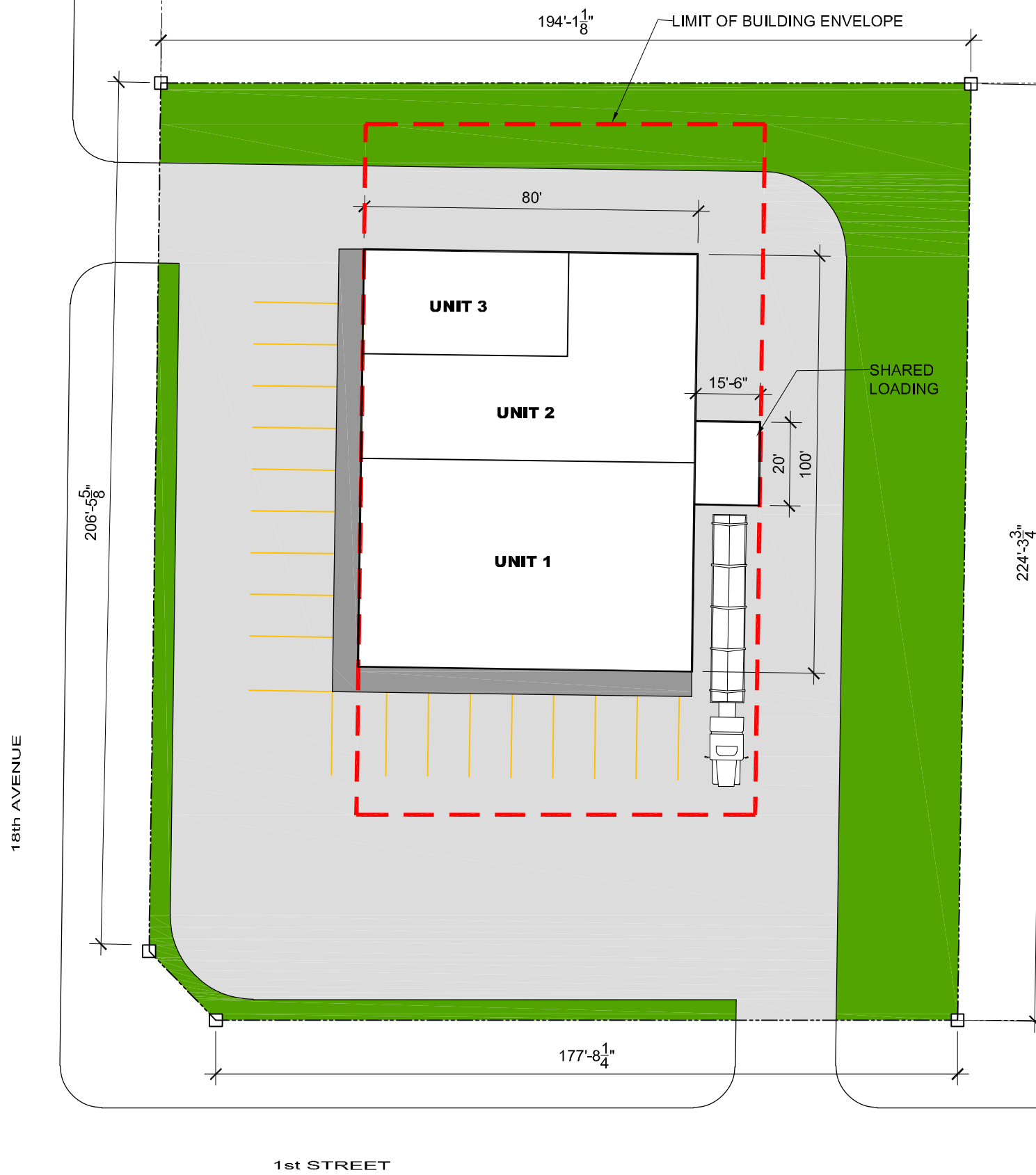
**THAT** the meeting now be adjourned at 5:34 pm.

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Chair, Tim Norwood

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Secretary-Treasurer, Don Tedford



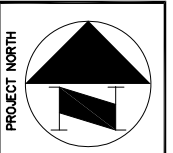
18th AVENUE

1st STREET

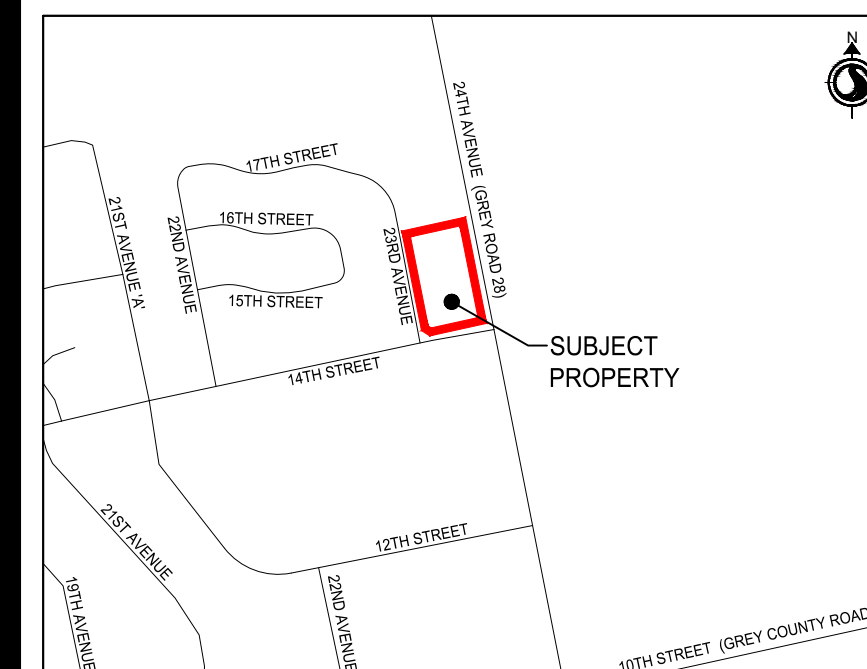
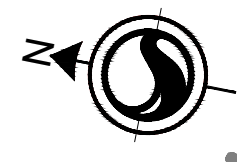
S1

DRAWN	PDJ
DATE	JUNE 9, 2021
SCALE	1/32"=1'-0"
FILE	21-66X_BEITZ
REV No.	0.01

PROJECT	HANOVER INDUSTRIAL
CLIENT	BEITZ
DRAWING	SITE LAYOUT



**pjDesign.ca**  
 Drafting & Technology Services  
 info@pjdesign.ca  
 102030 County Rd. 5  
 R.R. #3 Owen Sound, ON  
 N4K 5N5  
 ph. 519.379.1399



SITE DETAILS		REQUIRED	PROVIDED
ZONING	LARGE FORMAT COMMERCIAL ZONE (C3) (DESIGNED USING RESIDENTIAL TYPE 5 ZONE (R5) STANDARDS)		
SETBACKS	FY	7.5m	7.5m
	RY	10.5m	40.1m
	EXT. SY	7.5m	16.9m
	EXT. SY	7.5m	7.6m
LOT AREA	14646.0m <sup>2</sup>	10979.7m <sup>2</sup>	
MINIMUM LOT FRONTAGE	30.0m	76.6m	
MAXIMUM LOT COVERAGE	40.0% (4391.8m <sup>2</sup> )	21.0% (2307.8m <sup>2</sup> )	
MAXIMUM BUILDING HEIGHT	12.0m	18.0m <sup>1</sup>	
MAXIMUM DENSITY	74 UNITS/ha (82 UNITS)	130 UNITS/ha (142 UNITS) <sup>2</sup>	
MINIMUM LANDSCAPED OPEN SPACE	35.0% (3842.8m <sup>2</sup> )	35.0% (3844.2m <sup>2</sup> )	
OFF STREET PARKING	213 SPACES	178 SPACES <sup>3</sup>	
BARRIER FREE PARKING	3 SPACES	3 SPACES	

- <sup>1</sup> MINOR VARIANCE REQUIRED
- <sup>2</sup> MINOR VARIANCE TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM 12.0m TO 18.0m.
- <sup>3</sup> MINOR VARIANCE TO INCREASE TO MAXIMUM DENSITY FROM 74 UNITS/HA TO 130 UNITS/HA.
- <sup>4</sup> MINOR VARIANCE TO DECREASE THE APARTMENT PARKING RATIO FROM 1.5 SPACES PER UNIT TO 1.25 SPACES PER UNIT.

APARTMENT PARKING:  
1.5 SPACES PER UNIT  
142 UNITS x 1.5 SPACES = 213 SPACES  
BARRIER FREE PARKING:  
1 SPACE FOR FIRST 20 PARKING SPACES REQUIRED  
PLUS 1 SPACE FOR EACH ADDITIONAL 100 PARKING SPACES  
1 SPACE = (1193 SPACES / 100 SPACES) x 1 SPACE = 3 SPACES

ISSUED FOR CLIENT REVIEW	JJ	AS	2021.11.09 <sup>1</sup>
REVIEWED AS PER CLIENT & TOWN COMMENTS (21.11.09)	JJ	AS	2021.11.08

Revision	By	Appd.	YYYY.MM.DD
File Name: 161414141-R-CP	JJ	JJ	AS 2021.07.12
	Dwn.	Dsgn.	Chkd. YYYY.MM.DD

## 24th Avenue (Grey Road 28)

## 23rd Avenue

## 14th Street

