

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, May 10, 2022 | 6:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Mayor Sue Paterson Harold Fleet Terry Leis Peter Hambly
MEMBERS ABSENT	Chair Tim Norwood Vice Chair Mark Ebert Keith Hopkins (with notice)
OTHERS PRESENT	Brent Matthews Richard Domes Nikhail Dawan Dhaval Patel Harvinder Charr Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer April Marshall, Economic Development Manager Sherri Walden
ELECTION OF CHAIR	Moved by TERRY LEIS THAT Peter Hambly act as Chair for this meeting.
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Brent Matthews Richard Domes Nikhail Dawan Dhaval Patel

CARRIED

1. Adoption of April 12th, 2022 Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by HAROLD FLEET

THAT the minutes of the April 12th, 2022 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

Nil

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 Site Plan -----former JDSS

The Secretary-Treasurer stated that this item is deferred.

8. Proposed Site Plan -----Matthews, Brent & Stephanie

Acting Chair Peter Hambly welcomed Brent Matthews to the meeting to discuss his proposal.

The Secretary Treasurer stated that the lands are located at 478 9th Street. These lands were the subject of a minor variance (File No. A1-22) for which varied the provisions of Comprehensive Zoning By-law 2912-15 as it applies to the minimum number of dwelling units, side-yard set-back and parking requirements for the Corridor Commercial (C2) Zone. The existing duplex will be extended to accommodate a total of six dwelling units.

The outcome of the Public Meeting, saw the following conditions imposed on the minor variance: that buffering should be provided to the satisfaction of the Municipality; and that the driveway be located along the westerly side of the property, and that the existing driveway on the east side will be removed.

Brent Matthews indicated that the existing garage located at the east side of the property will be removed from the site. Additionally, Mr. Matthews has spoken to adjacent property owners regarding fencing. He is willing to work with the Municipality and neighbours to resolve buffering concerns.

Subsequent to a good discussion, it was then;

Moved by SUE PATERSON / Seconded by HAROLD FLEET

THAT the Planning Advisory Committee recommend to Council that the site plan prepared by Brent & Stephanie Matthews and dated April 29, 2022 (as attached) proceed to a site plan agreement for development of property known as 478 9th Street.

CARRIED

9. Proposed Site Plan -----GWD Planners re: 936 10th Street

Acting Chair Peter Hambly welcomed Richard Domes and his Team to the meeting to discuss their proposal.

The Secretary Treasurer recapped the Committee members that a concept plan was presented to Planning Advisory Committee in February 2021, illustrating a mix of commercial and residential apartments, and featuring a childcare centre, health club and generic commercial facilities.

Richard Domes, Gagnon Walker Domes Ltd. Planners and his Team highlighted the preliminary concept plan being proposed for development at 936 10th Street. The owners are proposing to redevelop the subject site for a mixed-use development featuring a combination of low-medium density residential uses, including a 6-storey mid-rise apartment accommodating approximately 60 residential units and 133 townhouses (53 condominium street townhouses; 38 condominium back-to-back townhouses; and 42 freehold street townhouses). The commercial uses will include a Commercial Block consisting of two (2) retail buildings, inclusive of one (1) standalone drive-thru building. Total Commercial Floor Area is approximately 1,559 m² (16,780 ft²); and access will be provided from 10th Street. As well, the Plan illustrates access on 24th Avenue at 12th Street. Approximately 2.51 ha (13.71 acres) is identified as 'Significant Woodlands'. Palmer Environmental Group is currently reviewing the limits of the Natural Heritage Block as part of the preparation of the Environmental Impact Study.

Subsequent to a very good discussion, the Committee recommended that GWD Planners commence discussions with Saugeen Conservation and Grey County Transportation

Services regarding access along 10th Street and 24th Avenue. Additionally, the Committee recommended that the Plan include a link to the Town's Community Trail System.

Acting Chair Peter Hambly thanked Richard Domes and his Team for their presentation of the concept plan, and the members look forward to the project moving forward.

10. Minor Variance Application A2-22 -----Brown, Dustin | Taylor, RJ

Acting Chair Peter Hambly welcomed Dustin Brown and RJ Taylor to the Zoom meeting to discuss their Application for Minor Variance.

The Secretary-Treasurer stated that the lands are known as 293 9th Street. The purpose of the application is to increase the number of units from two to three. The existing accessory building was constructed in the 1930's and will be converted to a dwelling unit to accommodate much-needed housing for the municipality. The application is seeking relief for Front-Yard and Side-Yard setbacks and Minimum Floor Area for the dwelling unit.

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

MOVED BY TERRY LEIS / 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. A2-22.

CARRIED

11. Correspondence

11.1. Report PB-12-22 Temporary Use By-law Re: Patios

The Secretary-Treasurer, on behalf of Andrew Wilken, presented the above referenced report. The Temporary Use Bylaw allowing the extension of restaurant & pub patios will be presented to Hanover Council on Monday, May 16, 2022. The fee has been waived for 2022.

11.2. Bill 109: More Homes for Everyone Act, 2022

11.2.1. Report of the Ontario Housing Affordability Task Force

11.2.2. News Release dated April 14, 2022

11.2.3. Grey County Report No. PDR-AF-17-22 dated April 27, 2022

11.2.4. Memo from MHBC Planning date April 28, 2022

The Secretary-Treasurer circulated the above documents relating to task force recommendations for affordable housing developments. It was agreed that the members review and analyze these documents, and discussions will continue at our next meeting.

11.3. Bruce County Notice of Decision (File No. C-2021-025)

The Secretary-Treasurer stated that the Notice of Decision was circulated for information only. The purpose of Official Plan Amendment (File C-2021-025) is to revise existing policies and add new policies to the Agricultural sector.

12. New Business

Nil

13. Adjournment

Moved by SUE PATERSON

THAT the meeting now be adjourned at 6:52 pm.

Acting Chair, Peter Hambly

Secretary-Treasurer, Don Tedford

SITE PLAN
 SCALE: 1 : 100
 ZONE INFORMATION AS PER ZONING BY LAW #2912-15
 C2 (CORRIDOR COMMERCIAL) STANDARDS

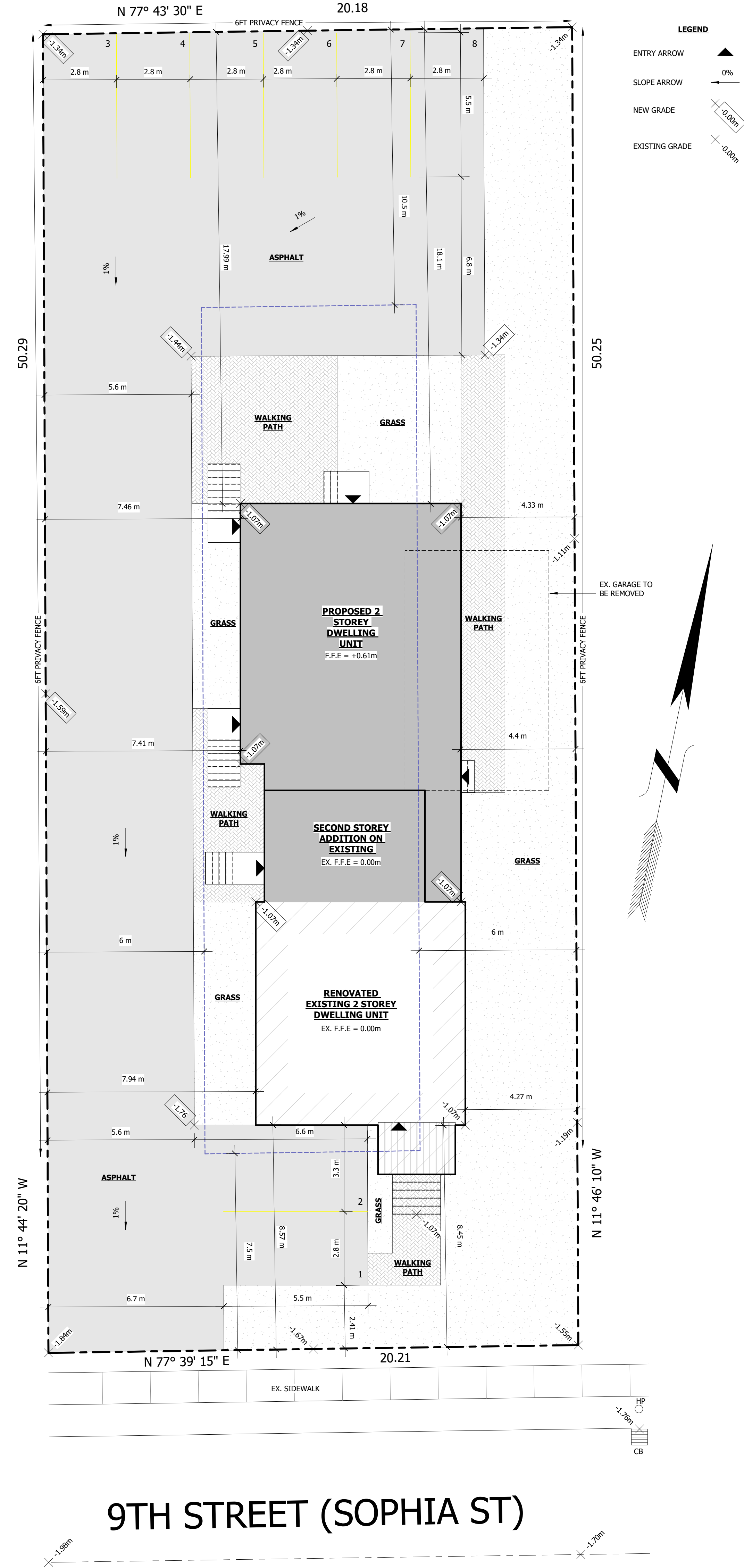
	REQUIRED	PROVIDED	
FRONT YARD:	7.5m	8.45m	
REAR YARD:	10.5m	17.99m	
WEST SIDE YARD:	6m	7.41m	
EAST SIDE YARD:	6m	4.27m	LEGAL NON COMPLYING
MAX. LOT COVERAGE:	40%	19.4%	
BUILDING HEIGHT (MAX.):	12m	8.56m	
LANDSCAPED OPEN SPACE:	35%	35%	

SITE INFORMATION			
BUILDING AREA	73.5 m ²	7.2%	
EXISTING DWELLING UNIT	96.9 m ²	9.5%	
PROPOSED DWELLING UNIT	26 m ²	2.6%	
SECOND STOREY ADDITION TO EXISTING DWELLING UNIT	196.4 m ²	19.4%	

LANDSCAPING			
GRASS	268.9 m ²	26.5%	
WALKING PATH	86.2 m ²	8.5%	
	355.1 m ²	35.0%	

PARKING			
ASPHALT	463.4 m ²	45.7%	
	463.4 m ²	45.7%	
	1014.9 m ²	100.0%	

SURVEY SITE AREA:



LEGEND

- ENTRY ARROW
- SLOPE ARROW 0%
- NEW GRADE
- EXISTING GRADE

KEY MAP

BIG LEAGUE BLUEPRINTS

ADDRESS: 468 Line Court
 Wingo Beach, ON
 PHONE: 705-368-8728
 EMAIL: bigleagueblueprints@gmail.com

SITE PLAN

#	DATE (MM/DD/YY)	DESCRIPTION
1	04/15/22	ISSUED FOR REVIEW
2	04/20/22	ISSUED FOR SITE PLAN APPROVAL

DRAWN BY: **KLW**

CLIENT: 478 9TH STREET (SOPHIA ST) HANOVER, ONTARIO

BRENT MATTHEWS

A1

2022-04-20
 4:02:10 PM

9TH STREET (SOPHIA ST)