

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, November 9, 2021 | 5:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Vice Chair Mark Ebert Keith Hopkins Harold Fleet Terry Leis
MEMBERS ABSENT	Chair Tim Norwood Peter Hambly
OTHERS PRESENT	Bryan Bouchard Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer Brian Tocheri, CAO/Clerk April Marshall, Economic Development Manager Andrew Wilken Sue Paterson Brandon Koebel
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Bryan Bouchard, Powerhouse Capital Inc.

1. Adoption of October 12th, 2021 Regular Meeting Minutes

Moved by HAROLD FLEET / Seconded by TERRY LEIS

THAT the minutes of the October 12th, 2021 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer stated that in relation to Item #9, the Public Meeting has been scheduled for November 15, 2021. Minor Variance Application (File No. A3-21) under Item #10 was deferred by Committee of Adjustment. The meeting to reconvene has been scheduled for November 16, 2021 at 5:00pm. Item #13.1 is proceeding with the necessary application as shown under Item #9 under tonight's agenda.

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

The Secretary-Treasurer stated that staff have secured Ron Davidson Land Use Planning Consultant Inc. to assist with this Amendment.

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 Rob Beitz has just returned from being out of the country. Therefore, this item is deferred to a future meeting.

9. Proposed Zoning Bylaw Amendment Z6-21 ---Powerhouse Capital c/o Bouchard, Bryan

Vice-Chair Mark Ebert welcomed Bryan Bouchard to the meeting to discuss his proposal.

The Secretary Treasurer stated the lands subject to this amendment are located at 698 7th Avenue. As stated previously, the purpose of this application is to convert the existing commercial unit to two additional residential units and enlarge an existing residential unit.

Mr. Bouchard submitted the Application for Zoning Bylaw Amendment on November 8th, 2021. The Site Plan reflects the required parking spaces. There is no expansion proposed to the existing building. The application is to change the use from commercial to residential.

Subsequent to a good discussion, it was then;

Moved by KEITH HOPKINS / Seconded by HAROLD FLEET

THAT the Planning Advisory Committee recommend to Council that the application for Zoning By-Law Amendment (File No. Z6-21) move forward to a public meeting to allow the property known as 698 7th Avenue to be amended from Corridor Commercial (C2) to Corridor Commercial Site Specific (C2-XX) to allow residential units only.

CARRIED

10. Proposed Site Plan Agreement-----Holy Family Church

The Secretary-Treasurer stated that Jennifer Dimeck, Holy Family Church submitted a letter dated October 20, 2021 requesting consideration to stop up and close 9th Avenue (see attached sketch), to allow a 20' X 76' expansion of the church to enlarge the existing hall. There is no proposal for the sanctuary and rectory to be enlarged.

Currently the following properties have frontage onto 9th Avenue: Bruce-Grey Catholic District School Board (Holy Family School), Roman Catholic Episcopal (Holy Family Church), 358, 363 and 364 9th Avenue and 297 and 311 8th Street. 9th Avenue will continue to provide access for the aforementioned properties. The existing bus routes will remain the same for Holy Family School.

Subsequent to a very good discussion, it was then;

Moved by TERRY LEIS / Seconded by HAROLD FLEET

THAT the Planning Advisory Committee recommend to Council that they support the stopping up and closing of a portion of 9th Avenue, in order that Holy Family Church can construct a 20' X 76' addition on the westerly side of the existing church.

CARRIED

11. Correspondence

11.1. Hanover Curling Club Accessibility Entrance

The Secretary-Treasurer circulated the above referenced drawing (see attached) illustrating the proposed entrance addition for an accessible lift. The addition will be partially located on Town-owned lands. The Hanover Curling Club has applied for Trillium funding, and if approved, would like to proceed as soon as possible with the construction.

Subsequent to a very good discussion, it was then;

Moved by KEITH HOPKINS / Seconded by HAROLD FLEET

THAT the Planning Advisory Committee recommend to Council that they support the expansion of the Hanover Curling Club to construct an accessibility entrance onto their facility.

CARRIED

12. New Business

Nil

13. Adjournment

Moved by KEITH HOPKINS

THAT the meeting now be adjourned at 5:27 pm.

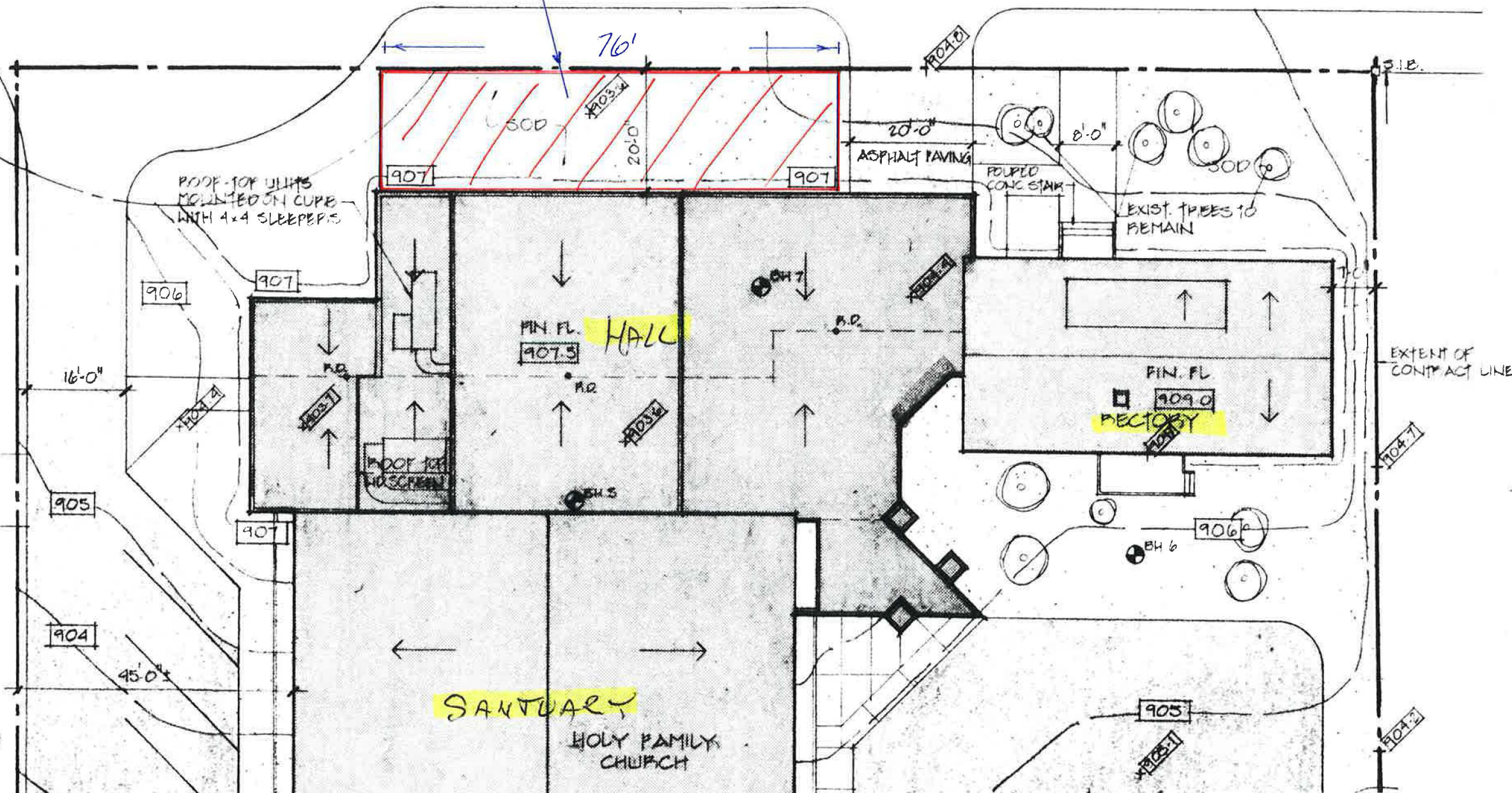
Vice-Chair, Mark Ebert

Secretary-Treasurer, Don Tedford

SANITARY SEWER H.H. NO. 9-7
TOP 906.17
INV. 899.20

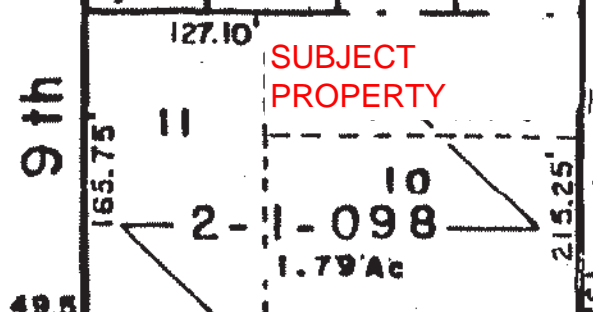
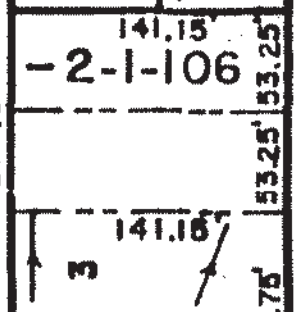
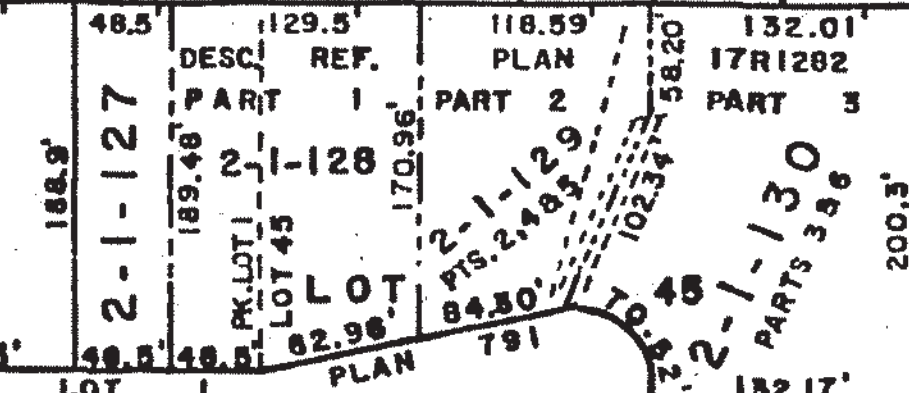
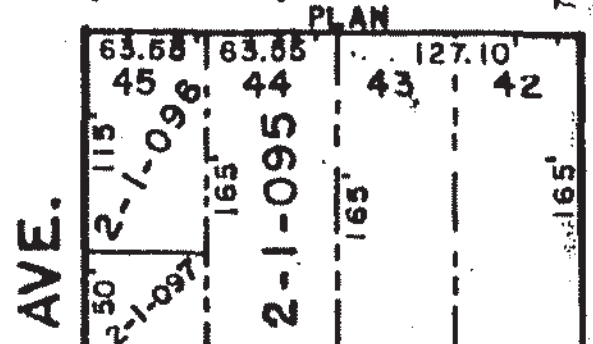
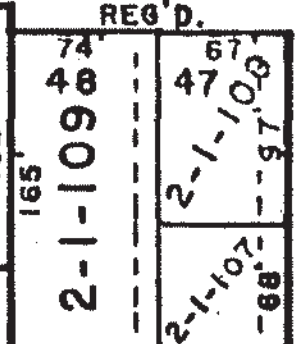
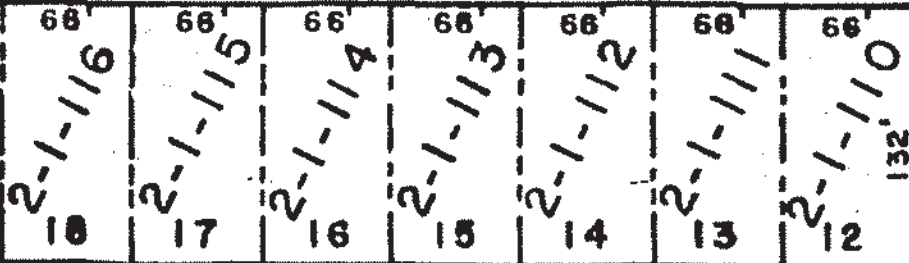
9th AVENUE

PROPOSED ADDITION

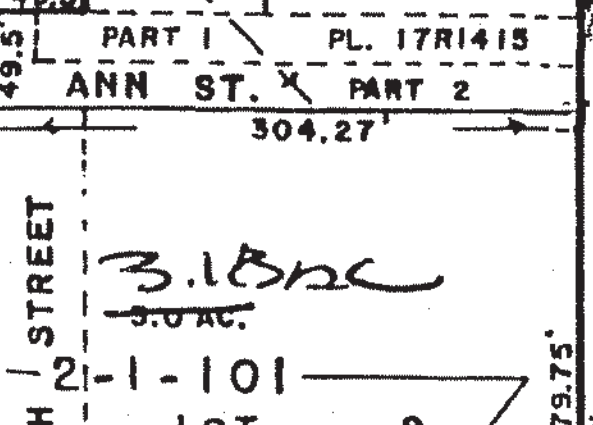
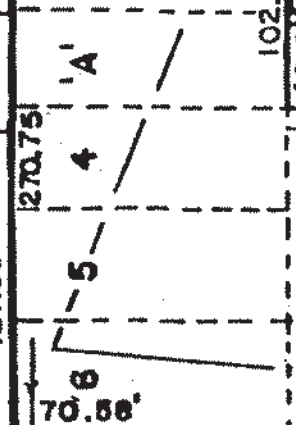
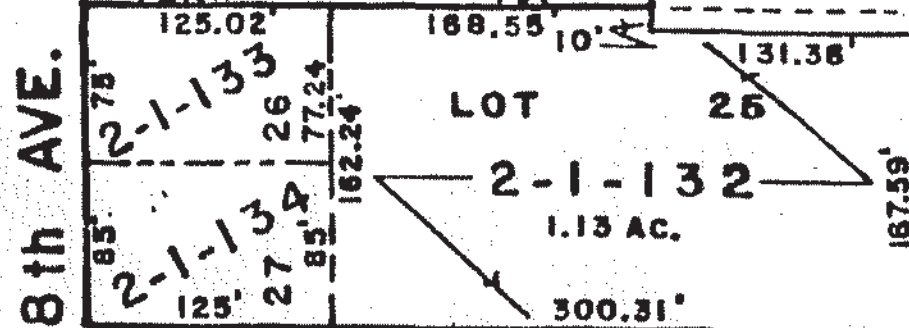


4.78' 54.78' 54.78' 42.12' 31.96' 50' 62.04' 62.04' 62.04' 63.55' 63.55' 65' 71' 190.68' 12' 0

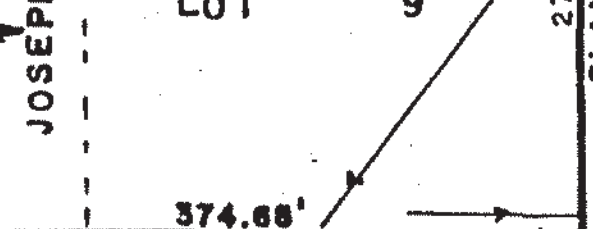
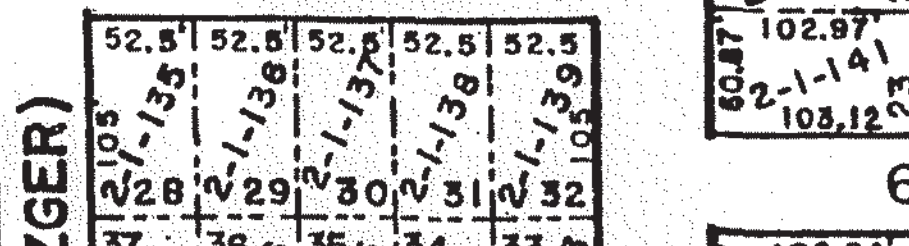
PLAN 8th 722 REG'D. (DAVID) PLAN



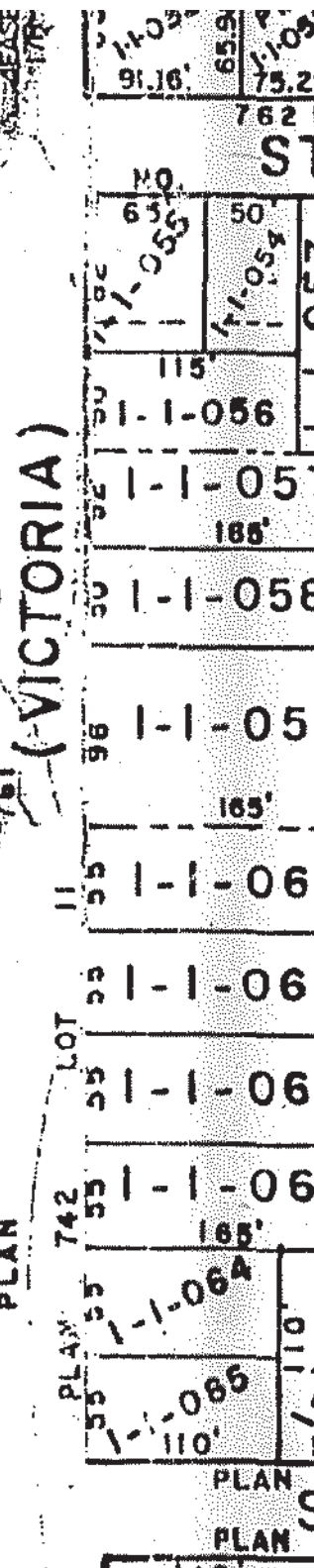
7th STREET PLAN 791



8th AVE. (ALICE) 6th ST. A'



PLAN 6th (BENJAMIN) 761 742

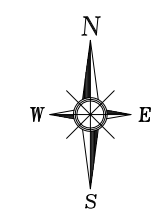




12TH STREET

EXISTING CURLING CLUB

PROPOSED RENOVATION/ADDITION



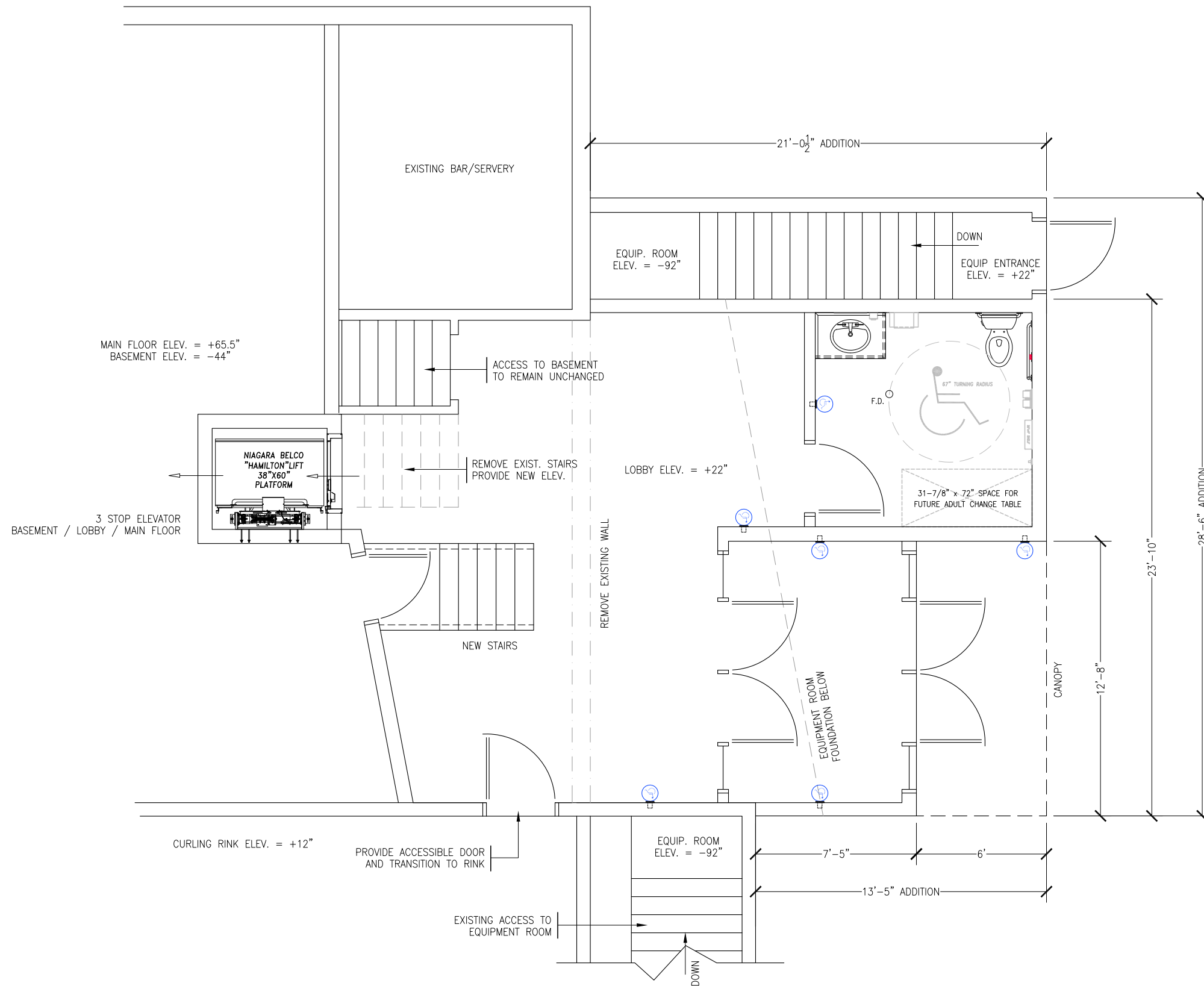
NO.	DATE	DESCRIPTION	BY
REVISIONS			

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.

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HANOVER CURLING CLUB
 RENOVATION FOR ACCESIBILITY
 HANOVER, ONTARIO

ISSUED FOR APPROVALS	SITE PLAN - GENERAL
SCALE 1/16" = 1'-0"	DWG.# SP-1
DATE SEPT. 29, 2021	0



NO.	DATE	DESCRIPTION	BY
0	09/29/21	ISSUED FOR APPROVALS	N.R.D.

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HANOVER CURLING CLUB
 RENOVATION FOR ACCESSIBILITY
 HANOVER, ONTARIO

ISSUED FOR APPROVALS	PLAN
SCALE 3/16" = 1'-0"	DWG.# A-1
DATE SEPT. 29, 2021	0