

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, October 12, 2021 | 5:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Tim Norwood Harold Fleet Peter Hambly Terry Leis
MEMBERS ABSENT	Vice Chair Mark Ebert Keith Hopkins
OTHERS PRESENT	Alicia Woods Craig Hill Adam Altobelli Paul Ricciuto Alan Ricciuto Bryan Bouchard Selwyn Hicks, Deputy Mayor Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer Brian Tocheri, CAO/Clerk April Marshall, Economic Development Manager Andrew Wilken
DISCLOSURE OF PECUNIARY INTEREST	Don Tedford declared a conflict of interest with Item Nos. 5 and 6, as he is the owner of the subject lands
DELEGATIONS	Alicia Woods Craig Hill, GeoFocus Group Adam Altobelli, GeoFocus Group Paul Ricciuto, OakCrete Alan Ricciuto Bryan Bouchard, Powerhouse Capital Inc.

1. Adoption of September 14th, 2021 Regular Meeting Minutes

Moved by PETER HAMBLY / Seconded by HAROLD FLEET

THAT the minutes of the September 14th, 2021 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer stated that in relation to Item #11, LandSquared has completed the circulation process for the proposed radiocommunication tower to be located at 41 16th Avenue. Property owners within 135 metres of the tower received the Notice Package.

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

Brian Tocheri stated that Hanover Council received the Staff Report relating to Zoning Bylaw Amendment (File No. Z4-21) for information. A meeting has been scheduled with the proponents and their agent, together with Saugeen Valley Conservation Authority and Grey County to clarify requirements for this application to move forward.

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 that the EIS is being completed. This item is deferred to a future meeting.

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

The Secretary-Treasurer stated Rob Beitz is out of the country. Therefore, this item is deferred to a future meeting.

9. Proposed Zoning Bylaw Amendment Z5-21 ---2647385 Ont. Inc. c/o Woods-Morley, Alicia

Chair Tim Norwood welcomed Alicia Woods to the meeting to discuss her proposal.

The Secretary Treasurer stated the lands subject to this amendment were created through a consent application (File No. B3-12).

Ms. Woods wishes to change the zoning to permit a new semi-detached dwelling. The application requires relief from the zoning bylaw for permitted use i.e. semi-detached dwelling and to reduce ground floor area from 548 ft² to 492 ft² for each unit. Ms. Woods questioned whether a second driveway will be required. The applicant stated that the ground floor will have a living room and kitchen; the second storey will contain 2 bedrooms. The basement would allow for a future rec-room and office space.

Moved by HAROLD FLEET / Seconded by TERRY LEIS

THAT the Planning Advisory Committee recommend to Council that the application for Zoning By-Law Amendment (File No. Z5-21) move forward to a public meeting to allow the property known as 388 13th Street to be amended to Residential Type 2 Site Specific (R2-XX) to allow construction of a semi detached dwelling, with reduced ground floor area.

CARRIED

10. Minor Variance Application No. A3-21 -----2854116 Ontario Ltd. c/o Sloan, Amy

Chair Tim Norwood welcomed Craig Hill, GeoFocus Group and Adam Altobelli, GeoFocus Group to the meeting to discuss their proposal.

The Secretary-Treasurer reminded the Committee members that under Item # 8 of the previous meeting, there was a recommendation for GeoFocus Group to proceed with the necessary planning application for building height and density. Therefore, an Application for Minor Variance has been submitted.

Adam Altobelli stated that a Sun-Shadow Study has been completed, and the Traffic Study will be finalized later in the week. In conclusion, the topographical survey reflects that the finished floor will be 1 metre below 23rd Avenue. No remedial traffic measures are necessary for the proposed development.

The Secretary-Treasurer stated that in accordance with Section D2.4.17.(e)(iii) of Official Plan No. 2858-14 high density residential development is encouraged to locate near arterial or collector roads. 14th Street and 24th Avenue are collector roads, 23rd Avenue is a local road.

The Secretary-Treasurer stated that prior to 2016, lands on the west side of 23rd Avenue and across the road from the subject property were zoned Residential Type 5 (R5) for which would accommodate this type of multiple residential development.

The applicant concurs that a future secondary access onto 24th Avenue will be included for this proposal, and will be a condition within the Site Plan Control Agreement.

Subsequent to a very good discussion with regards to this proposal, 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 or concerns to Minor Variance Application No. A3-21, with the condition for a future entrance from 24th Avenue, in consultation with the Town and County of Grey.

CARRIED

11. Sidewalk Installation Policy

B. Tocheri, CAO/Clerk highlighted the above referenced policy, which was adopted by Hanover Council. The policy is a guideline for staff when considering layouts for sidewalks for new development/construction, by providing a more consistent approach.

12. Correspondence

12.1. Bruce County Notice of Special Meeting – Official Plan Review

The Secretary-Treasurer circulated the above referenced Notice of Special Meeting on October 21, 2021. The purpose of the special meeting is to review County of Bruce Official Plan process and assist in identifying updates that may be required with the current Provincial Policy Statements 2020.

13. New Business

13.1. Proposed Development re: Powerhouse Capital Inc. (698 7th Avenue)

Chair Tim Norwood welcomed Bryan Bouchard to the meeting. Mr. Bouchard shared a proposed floor plan illustrating the reconstruction of the existing commercial unit to a residential unit. The proposal will also enlarge an existing residential unit.

Mr. Bouchard's current commercial tenant is not renewing their lease, and the unit has struggled to remain occupied as a commercial space.

The Secretary-Treasurer stated that the property is currently zoned Corridor Commercial (C2) within Comprehensive Zoning Bylaw 2912-15, and the redevelopment of the property would require site specific zoning amendment.

Subsequent to a very good discussion, it was agreed that this proposal proceed with the necessary application to a Public Meeting.

14. Adjournment

Moved by HAROLD FLEET

THAT the meeting now be adjourned at 5:58 pm.

Chair, Tim Norwood

Secretary-Treasurer, Don Tedford