

## PLANNING ADVISORY COMMITTEE MINUTES

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

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

**MEMBERS ABSENT** Chair Tim Norwood

**OTHERS PRESENT** Craig Hill | Adam Altobelli | Paul Ricciuto | Amy Sloan | Cynthia Seifried | Leticia Avanse | Jan Salaya | Mayor Sue Paterson | Brandon Koebel, Councillor | 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

Brandon Koebel declared a conflict of interest with Item No. 8 on the basis that his residence will be within the Planning Act notice area for the application should one be required. Although he is not a member of Planning Advisory Committee, he is attending the virtual meeting to learn more about the matter as an affected resident, but will not be influencing the discussion or outcome in any way.

**DELEGATIONS** Craig Hill, GeoFocus Group | Adam Altobelli, GeoFocus Group | Paul Ricciuto, OakCrete | Amy Sloan, Stantec Consulting | Cynthia Seifried, Applicant | Leticia Avanse, Land Squared, on behalf of Shared Tower Inc. | Jan Salaya, Land Squared, on behalf of Shared Tower Inc.

**1. Adoption of August 3<sup>rd</sup>, 2021 Regular Meeting Minutes**

**Moved by PETER HAMBLY / Seconded by HAROLD FLEET**

**THAT** the minutes of the August 3<sup>rd</sup>, 2021 regular meeting be approved as printed and circulated.

**CARRIED**

**2. Business arising from Minutes**

The Secretary-Treasurer stated that in conversation with Scott Taylor, Senior Plan, Grey County Planning & Development, Official Plan Amendment No. 3 (File LOPA#3) will be presented to County Council for their approval within the next month.

In relation to Item #7, Committee of Adjustment granted the consent (File No. B7-21), with a last date for appeals of October 5, 2021.

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

The Secretary-Treasurer stated that a file has commenced (File No. LOPA#4) for residential areas not dealt with under Official Plan Amendment No. 3 (LOPA#3), as well as Parkside Parkland redesignations, and new policies for additional residential units.

**4. Zoning Bylaw Amendment No. Z1-21 -----Town of Hanover (Housekeeping)**

The Secretary-Treasurer stated that staff are preparing the associated zoning bylaw amendment related to Official Plan Amendment Nos. 3 and 4 (File Nos. LOPA#3 & LOPA#4), including any recorded housekeeping changes.

**5. Zoning Bylaw Amendment No. Z4-21 -----Tedford, Don & Donna**

Brian Tocheri stated Zoning By-law Amendment (File Z4-21) proposes to rezone a small portion of land from Future Development (D) to Residential Type 1 (R1) Zone to allow development of four residential lots. The Public Meeting for this application is scheduled for Monday, September 20<sup>th</sup>, 2021.

Notice of the Public Meeting for Zoning By-Law Amendment (File No. Z4-21) was advertised in The Post and circulated to all applicable agencies on August 26, 2021 as required by Section 34 of the Planning Act RSO 1990. Circulation of the Notice of Public Meeting included abutting property owners within 120 metres of the subject lands.

**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 an EIS and other evaluations are being completed in consultation with SVCA. This item is deferred to a future meeting.

**8. Proposed Site Plan -----GeoFocus Group**

Vice-Chair Mark Ebert welcomed Craig Hill, GeoFocus Group | Adam Altobelli, GeoFocus Group | Paul Ricciuto, OakCrete and Amy Sloan, Stantec Consulting to the meeting to discuss their proposal.

The Secretary-Treasurer circulated a rendering illustrating the 6-storey elevation of the proposed building located at 651 23<sup>rd</sup> Avenue (previously known as 680 24<sup>th</sup> Avenue - corner of 14<sup>th</sup> Street and 24<sup>th</sup> Avenue).

Amy Sloan reiterated the Hemson Consulting Ltd. Growth Management Strategy Update as prepared for Grey County, in that the growth forecast for new residential construction and employment growth will not be uniformly distributed within the County. GeoFocus believes there is significant planning merits for development of apartments within the Town of Hanover.

GeoFocus investigated potential options for alternative designs i.e. 6-storey vs 4-storey development. Due to easement restrictions, access onto CR#28 and 14<sup>th</sup> Street and limited building site area, the current proposal is more feasible.

Amy Sloan stated that a Sun-Shadow Study has been completed. Except for December mornings, there will be limited impact for shadow on neighbouring properties. The traffic study will be completed in approximately 6-8 weeks.

The Secretary-Treasurer stated that the proposed development complies with Comprehensive Zoning Bylaw 2912-15, with the exception of building height and density. Amy Sloan indicated there should be strategic initiative to apply flexible zoning policy changes to support this development, and could be achieved through a minor variance application. The proposed development supports the Provincial Policy Statement for intensification.

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 that the site plan prepared by Stantec Consulting Ltd. and dated July 2021 proceed to the necessary public meeting required for the building height and density and for the necessary site plan agreement for development of property known as 651 23<sup>rd</sup> Avenue.

**CARRIED**

**9. Proposed Site Plan Agreement-----Seifried, Cynthia**

Vice-Chair Mark Ebert welcomed Cynthia Seifried to the meeting to discuss her proposal.

The Secretary-Treasurer stated that Zoning Bylaw Amendment No. 3066-19 rezoned the property at 552-554 7th Avenue from Local Commercial (C5) Zone to Residential Type 5 (R5) Zone.

Cynthia Seifried stated the existing triplex, will undergo an expansion of a 25' X 30' addition to accommodate an additional 3 dwelling units. The site plan as prepared by Darryl M. Robins Consulting Inc. and known as Drawing No. M21049 - GP was circulated, and includes a drainage plan and illustrates 9 parking spaces.

Subsequent to a good discussion, it was then;

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

**THAT** the Planning Advisory Committee recommend to Council that the site plan prepared by Darryl M. Robins Consulting Inc. and known as Drawing No. M21049 - GP (see attached) proceed to a site plan agreement for development of property known as 552-554 7<sup>th</sup> Avenue.

**CARRIED**

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

The Secretary-Treasurer stated Rob Beitz contacted his office to advise that he was unable to attend tonight's meeting. Mr. Beitz requested a deferral of this item until October.

**11. Proposed Telecommunication Tower re: 41 16<sup>th</sup> Avenue**

Vice-Chair Mark Ebert welcomed Leticia Avanse and Jan Salaya, Land Squared, on behalf of Shared Tower Inc. to the meeting to discuss their proposal.

Jan Salaya made a presentation to the Committee. Shared Tower Inc. is a Canadian Company and is proposing a new wireless telecommunication facility at 41 16<sup>th</sup> Avenue. The proposed tower will be located within an area of 15 metres X 15 metres along the north property line, and will be surrounded by a chain link fence. The proposed tower is a 45-metre tall steel, non-reflective tri-pole style installation to accommodate initial and future loading for multiple national wireless carriers. The proposed installation is designed to improve wireless services in the industrial area and the surrounding residential areas. Jan Salaya stated that the proposed tower will be located 170 metres to the nearest residential home. There are currently 2 other towers located within the Town of Hanover.

Radio communication tower/antenna systems are regulated by Federal legislation. Therefore, Municipal legislation, including zoning bylaws, do not apply to these facilities.

Subsequent to a good discussion relating to the Public consultation process, it was then;

**MOVED BY TERRY LEIS / SECONDED BY KEITH HOPKINS**

**THAT** the Planning Advisory Committee recommend to Council that the Federally required public notice for a proposed telecommunication tower proceed for property known as 41 16<sup>th</sup> Avenue.

**CARRIED**

**12. Correspondence**

**12.1. Notice of Decision of the Approval Authority (File C-2021-015)**

The Secretary-Treasurer circulated the above referenced Notice of Decision and accompanying Official Plan Amendment to update policies related to additional residential dwelling units to comply with changes to the Planning Act.

Subsequent to a good discussion, it was then;

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

**THAT** the Planning Advisory Committee recommend to Council that staff prepare the necessary policies for the Town's Official Plan to address the Provincially mandated additional residential dwelling units.

**CARRIED**

**12.2. Enbridge Gas Line Relocation**

The Secretary-Treasurer circulated a site plan illustrating the relocation of a 4" natural gas main with a new 6" gas main to follow on the west side of CR#10.

**13. New Business**

Nil

**14. Adjournment**

**Moved by KEITH HOPKINS**

**THAT** the meeting now be adjourned at 6:23 pm.

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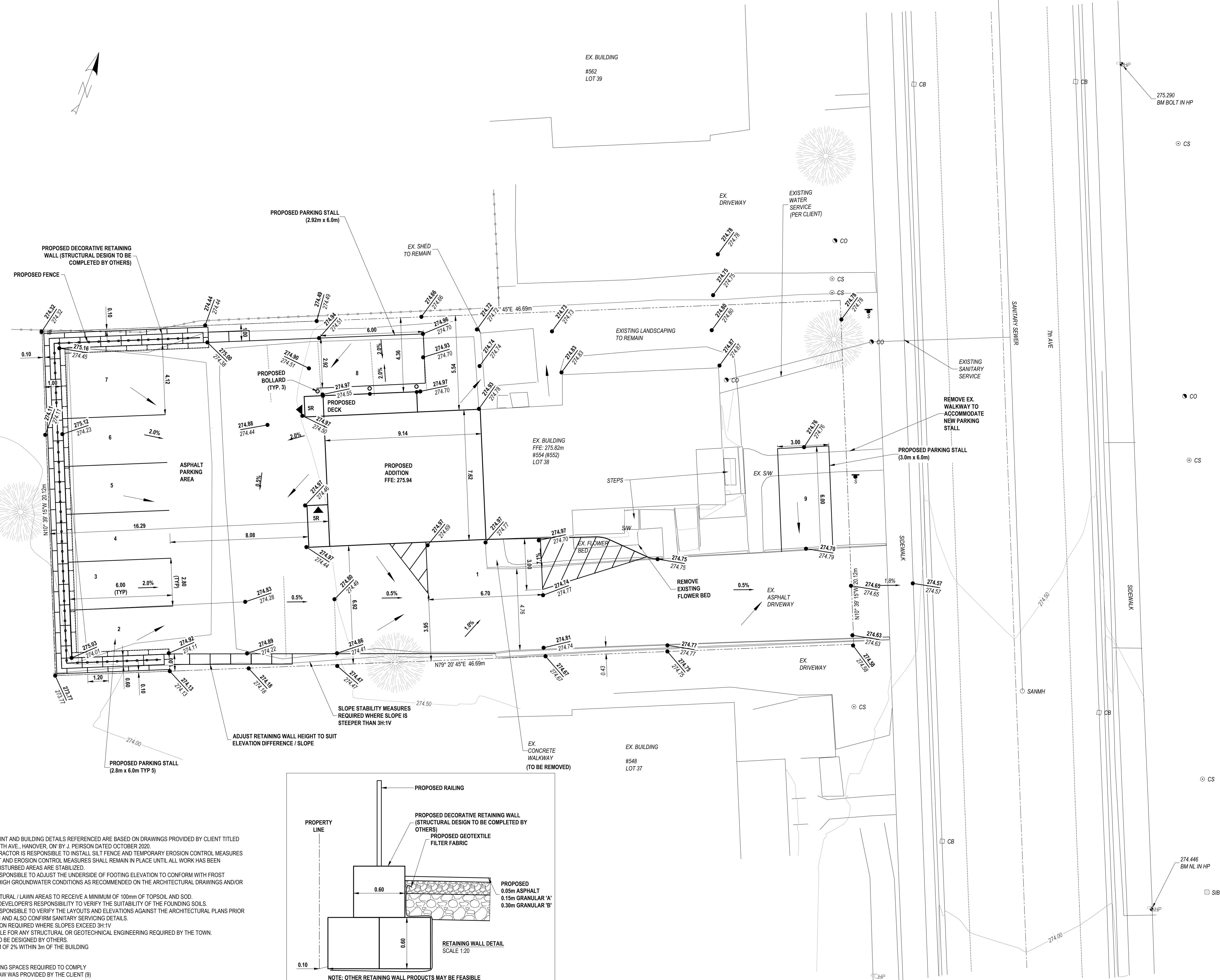
Vice-Chair, Mark Ebert

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Secretary-Treasurer, Don Tedford



Map 12-10-18 - 2020-01-18 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM - 10:00 AM



- LEGEND
- EX. PROPERTY BOUNDARY
  - PROPOSED BUILDING OUTLINE
  - BUILDING ENVELOPE
  - ROAD CENTER LINE
  - ROAD PAINT LINES
  - EDGE OF STREET / DRIVEWAY
  - EX. CONTOUR LINE
  - EX. TREE LINE
  - HP EXISTING HYDRO POLE
  - SIB STANDARD IRON BAR FOUND
  - IB IRON BAR FOUND
  - SB STANDARD IRON BAR FOUND
  - CB IRON BAR FOUND

BENCH MARK 274.44m  
NAIL IN HYDRO POLE ON EAST SIDE OF 7th AVE. SOUTH OF DRIVEWAY.

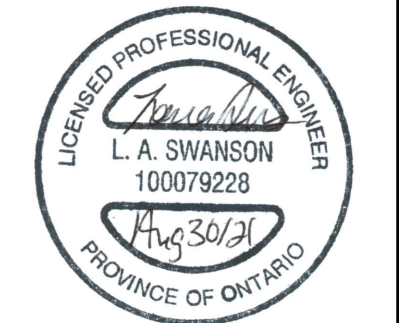
BENCH MARK 275.290M  
NAIL IN HYDRO POLE ON EAST SIDE OF 7TH AVE. NORTH OF DRIVEWAY.

LOT LEGAL LINE INFORMATION TAKEN FROM DRAWING LABELED 'SITE PLAN 554 7th AVE' PROVIDED BY CLIENT CONTAINING LOT INFORMATION FOR LOTS 38 AND 45 BY HARRY H. WHALE. LEGAL SURVEY WAS COMPLETED ON OCTOBER 16, 1985. LEGAL INFORMATION WAS INTERPRETED AS BEST AS POSSIBLE WITH AVAILABLE SURVEY BARS DISCOVERED IN THE FIELD. VARY FEW BARS WERE LOCATED ON SITE IT IS HIGHLY RECOMMENDED THAT AN OLS CONFIRM ALL PROPERTY LIMITS

CAUTION:  
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

DATE	REVISION / ISSUE

SEAL NOT VALID UNLESS SIGNED AND DATED



DARRYL M. ROBINS CONSULTING INC.

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Miller Lake, Ontario, N0H 1Z0  
Phone / Fax: 519 795-7094  
www.dmrconsulting.ca  
Email: dmr@drrconsulting.ca

**GRADING PLAN**  
554 7th AVE.  
LOT 38  
HANOVER, ON

CLIENT:	CYNTHIA SEIFRIED		
APPROVED:	DESIGN: L A S	CHECK: L A S	DATE: mm/dd/yy 11/14/18
DESIGN ENGINEER:	DRAWN: W K	SCALE: 1:100	PROJECT NO.: M21049
DRAWING No.:	M21049 - GP		

- NOTES:
- DWELLING FOOTPRINT AND BUILDING DETAILS REFERENCED ARE BASED ON DRAWINGS PROVIDED BY CLIENT TITLED 'ADDITION TO: 554 7TH AVE., HANOVER, ON' BY J. PEIRSON DATED OCTOBER 2020.
  - SITE WORKS CONTRACTOR IS RESPONSIBLE TO INSTALL SILT FENCE AND TEMPORARY EROSION CONTROL MEASURES AS REQUIRED. SILT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED AND DISTURBED AREAS ARE STABILIZED.
  - THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION TO CONFORM WITH FROST PROTECTION AND HIGH GROUNDWATER CONDITIONS AS RECOMMENDED ON THE ARCHITECTURAL DRAWINGS AND/OR GOOD PRACTICE.
  - ALL DISTURBED NATURAL / LAWN AREAS TO RECEIVE A MINIMUM OF 100mm OF TOPSOIL AND SOD.
  - IT IS THE OWNER / DEVELOPER'S RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
  - THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND ALSO CONFIRM SANITARY SERVICING DETAILS.
  - SLOPE STABILIZATION REQUIRED WHERE SLOPES EXCEED 3H:1V
  - CLIENT RESPONSIBLE FOR ANY STRUCTURAL OR GEOTECHNICAL ENGINEERING REQUIRED BY THE TOWN.
  - RETAINING WALL TO BE DESIGNED BY OTHERS.
  - ENSURE A MINIMUM OF 2% WITHIN 3m OF THE BUILDING

THE NUMBER OF PARKING SPACES REQUIRED TO COMPLY WITH THE ZONING BYLAW WAS PROVIDED BY THE CLIENT (9)

