

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, February 15, 2022 | 5:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Tim Norwood Vice Chair Mark Ebert Keith Hopkins Harold Fleet Terry Leis Peter Hambly
MEMBERS ABSENT	Nil
OTHERS PRESENT	Brent Matthews Deputy Mayor Selwyn Hicks Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer April Marshall, Economic Development Manager Andrew Wilken
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Brent Matthews

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

Moved by PETER HAMBLY / Seconded by KEITH HOPKINS

THAT the minutes of the December 14th, 2021 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 work is ongoing in respect to LOPA#4, for which will re-designate commercial lands to residential and address other housekeeping matters. The Secretary-Treasurer questioned the Committee members about incorporating policies relating to affordable housing initiatives. It was agreed to include Additional Dwelling Units (ADU's).

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 this item is deferred to a future meeting.

8. County of Grey Notice of Public Meeting re: OPA#11

On February 3, 2022 at 1:30pm, Grey County held a Public Meeting for Official Plan Amendment No. 11, which includes updating recent population and employment growth projections from the County's 2021 Growth Management Strategy Update. Other proposed changes are 'housekeeping' matters to fix discrepancies, clarify other policies, or to correct mapping errors.

B. Tocheri made a verbal presentation during the meeting. As well, written submissions were made by Tim Norwood and Peter Hambly.

Selwyn Hicks answered questions by the members. Grey County Council has not adopted the bylaw to implement OPA #11. Upon passing the bylaw, there is a 20-day appeal period, prior to being finalized.

9. Correspondence

9.1. Bill 13 Supporting People and Business

The Secretary-Treasurer circulated the above referenced response by Sean Kenney, President of Ontario Association of Committees of Adjustment & Consent Authorities (OACA) to the Minister.

On December 2, 2021, Bill 13 received Royal Assent, amending Section 39 of the *Planning Act*, allowing Council to delegate the authority to pass Zoning Bylaws that are minor in nature, to a Committee of Council or a staff member.

The minor zoning matters could include temporary use bylaws, lifting of holding symbols, and/or a new 'minor' category of zoning bylaw amendment. The proposal does not impact public notice requirements and appeal rights to the Ontario Land Tribunal (OLT).

Subsequent to a very good discussion, it was agreed that staff prepare a report outlining types of applications that could be considered minor in nature.

9.2. County of Bruce Request for Agency Comments File No. C-2021-025 (Agriculture Section of Official Plan)

The Secretary-Treasurer circulated the Notice of Public Meeting, including staff report. The purpose of the proposed County Official Plan Amendment is to update policies related to agriculture to better align with Provincial policies and guidelines and reduce the need for amendments to the County's Official Plan for routine planning applications.

The public meeting will be held in electronic format on February 17, 2022 at 9:30am. Participation in the meeting can be done by telephone or virtually.

9.3. Globe & Mail Article dated February 1, 2022

The Secretary-Treasurer circulated the above referenced article for information purposes. In December, the government struck a task force with a mandate to deliver a plan to construct more affordable housing.

9.4. MMAH Report of the Ontario Housing Affordability Task Force

The Secretary-Treasurer circulated the above document penned by Jake Lawrence, Chair, Housing Affordability Task Force, Global Banking and Markets, Scotiabank to Minister Clark. The report presented solutions: more housing density across the province; end exclusionary municipal rules that block or delay new

housing; depoliticize the housing approvals process; prevent abuse of housing appeals systems; and financial support to municipalities that build more housing.

10. New Business

10.1. Minor Variance Application A1-22-----Matthews, Brent & Stephanie

Chair Tim Norwood welcomed Brent Matthews to the Zoom meeting to discuss his Application for Minor Variance.

Mr. Matthews stated that he and Stephanie are purchasing the property located at 478 9th Street, for which closes on February 18th, 2022. He plans to renovate the existing 2 storey duplex and add a 1-bedroom dwelling unit. In addition, the Matthews' propose to construct a 2-1/2 storey addition for which will contain three 2-bedroom dwelling units.

The purpose of Minor Variance Application No. A1-22 is to vary the provisions of 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. In accordance with Section 15.2(b)(i) this application requires to be constructed as per Section 12 Residential Type 5 (R5) Zone. The Owner proposes to increase the number of units from two to six; reduce side-yard setback from 6.0 metres to 4.27 metres (current existing setback); and reduce parking space requirements from 9 spaces to 8 spaces.

The Secretary-Treasurer stated that these applications meet all other provisions within Comprehensive Zoning By-Law 2912-15, except for the existing lot area and lot frontage. The development will be subject to the owner entering into a Site Development Agreement.

Subsequent to a very 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 objections to the approval of Minor Variance Application No. A1-22 to allow construction of an addition and to the total of 6 dwelling units being located at 478 9th Street.

CARRIED

11. Adjournment

Moved by HAROLD FLEET

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

Chair, Tim Norwood

Secretary-Treasurer, Don Tedford