

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, January 10, 2023 | 5:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT Peter Hambly | Mark Ebert | Harold Fleet | Tim Norwood | Keith Hopkins | Terry Leis

MEMBERS ABSENT Nil

OTHERS PRESENT Sue Paterson, Mayor | Brandon Koebel | Susan Sakal | Andrew Wilken, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer | Sherri Walden, CAO | April Marshall, Economic Development Manager

The Secretary-Treasurer welcomed all members to the Committee.

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS Nil

1. **Appointment of Chair & Vice-Chair**

The Secretary-Treasurer called for nominations from the floor for the position of Chair.

Moved by KEITH HOPKINS / Seconded by TERRY LEIS
THAT Tim Norwood be nominated for position of Chair.

The Secretary-Treasurer called for nominations a second and third time. The Secretary-Treasurer congratulated Tim Norwood on his appointment to Chair.

Chair Tim Norwood called for nominations from the floor for the position of Vice-Chair.

Moved by PETER HAMBLY / Seconded by HAROLD FLEET
THAT Mark Ebert be nominated for position of Vice-Chair.

Chair Tim Norwood called for nominations a second and third time. Tim Norwood congratulated Mark Ebert on his appointment to Vice-Chair.

2. **Adoption of October 11th, 2022 Regular Meeting Minutes**

Moved by PETER HAMBLY / Seconded by KEITH HOPKINS
THAT the minutes of the October 11th, 2022 regular meeting be approved as printed and circulated.

CARRIED

3. **Business arising from Minutes**

The Secretary-Treasurer stated that under Item #9, Hanover Council passed a bylaw to enter into a Site Plan Agreement with Cory & Marilyn Grubb (i.e. Ground Guys), a building permit has been issued, and construction has commenced.

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

This matter is being deferred.

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

S. Walden stated that the Town is awaiting further communications with the applicant. Therefore, this matter is deferred to a future meeting.

6. Consent Application Nos. B1-21 to B6-21--Tedford, Don & Donna

This matter is deferred to a future meeting.

7. Proposed Site Plan -----former JDSS

The Secretary-Treasurer indicated that communications continue with the owner. Their consultant is assessing options for the existing building.

The Committee reiterated that repurposing the former school should be given priority before developing the remainder of the property.

8. Proposed Plan of Subdivision -----Haack, Bryan | Schenk, Jack

The Secretary-Treasurer states that staff continue to discuss a proposed development, however a formal submission has not been completed to date.

9. Bill 23 – More Homes Built Faster Act and associated consultations

9.1. Grey County Staff Report PDR-CW-37-22

9.2. Aird Berlis re: More Homes Built Faster Act, 2022 Proposes Significant Changes to Legislation

9.3. Watson & Associates re: Assessment of Bill 23 (More Homes Built Faster Act) – Planning Matters

9.4. MHBC Planning Urban Design & Landscape Architecture re: Overview and Assessment (More Homes Built Faster Act, 2022)

The Secretary-Treasurer stated that the above documents is a cumulation for broader discussion.

Bill 23 More Homes Built Faster Act, 2022 was passed on November 28, 2022 and affects many Statutes and Regulations. Many of the changes resulting from Bill 23 do not significantly impact the town, but predominately affect multi-residential development, third-party appeals, site plan control processes and changes amount of fees and charges that Municipality's collect to name a few.

The Town enlisted Dana Anderson of MHBC, Planning Urban Design and Landscape Architecture to prepare an overview of Bill 23. Dana will make a presentation to Hanover Council on January 16, 2023 to highlight the implications of Bill 23 to the Town.

The Committee generally agreed that staff complete a survey of other municipalities' fees for development charges and site plan control.

10. Correspondence

10.1. Blackburn News Article dated Dec. 21, 2022

The Secretary-Treasurer highlighted the above referenced article whereby Saugeen Shores is exploring a Community Planning Permit System (CPPS) to combine zoning, site plan and minor variance processes into one application.

10.2. MMAH Update dated Jan. 4, 2023

The Secretary-Treasurer stated that the Ministry is taking measures to address labour shortages within building departments impacted by recruitment challenges and retirements from the profession.

11. New Business

11.1. Committee Member Onboarding and Training Information

The Secretary-Treasurer reminded members to read relevant policies and confirm their understanding to Human Resources. Administration will also be attending a future meeting to review meeting procedures.

11.2. 2023 Planning Advisory Committee Meetings

The Secretary-Treasurer stated that meetings are scheduled for the second Tuesday of each month. The Committee members agreed that future meetings will commence at 4:00pm.

The Committee members further agreed that meetings will continue to be delivered virtually, with the occasional in-person format.

11.3. Development Update

The Secretary-Treasurer updated the Committee members regarding various projects.

12. Adjournment

Moved by KEITH HOPKINS

THAT the meeting now be adjourned at 5:29 pm.

Chair, Tim Norwood

Secretary-Treasurer, Andrew Wilken