

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, July 11, 2023 | 4:00pm
Saugeen Room | Civic Centre

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

MEMBERS ABSENT

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sue Patterson, Mayor | Sherri Walden, CAO | Carol Hudson (4:10 pm) | April Marshall | Genevieve Cuesta Planning (On Phone) | Bill Clancy

The Secretary-Treasurer conducted roll call.

DISCLOSURE OF PECUNIARY INTEREST No

DELEGATIONS

1. Adoption of June 13th, 2023 Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by PETER HAMBLY

THAT the minutes of the June 13th, 2023 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer stated that the Zoning Bylaw No. Z1-23 for Housekeeping Amendments and Z2-23 Wilken, Diane & Paul for rezoning has approved and they are currently undergoing a 20-day appeal period.

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

This matter is being deferred.

4. Zoning Bylaw Amendment No. Z4-21 -----Tedford, Don (late) & Donna

S. Walden stated that this matter is deferred to a future meeting.

5. Consent Application Nos. B1-21 to B6-21--Tedford, Don (late) & Donna

This matter is deferred to a future meeting.

**6. Official Plan Amendment & Zoning Bylaw Amendment, 100 18th Ave
-----2176058 Ontario Inc.**

During the meeting, Genevieve Scott, representing Cuesta Planning Consultants Inc., participated via a voice call and affirmed that the site at 100 18th Avenue would necessitate a local official plan and zoning by-law amendment. This amendment would involve incorporating a site-specific policy and zoning regulations to authorize the proposed automobile service and sales use for Volkswagen dealership. The current state of the site includes a 465 square metre building and a large parking area situated to the west of the building. The construction of the existing building took place in 2016 primarily intended for car detailing and warehouse purposes by Hanover Honda.

Genevieve also drew attention to the background information and discussed Bylaw No. 2925-16, which granted approval for the Hanover Honda site plan. This plan included provisions for a future expansion of the primary building by 260 square metres, as well as the construction of a second 260 square metre storage building. However, neither the approved expansion nor the second building was ever built.

As part of the original site plan approval process, a drainage and stormwater management plan were implemented on the site. The site's drainage system is connected to the existing stormwater infrastructure located on the north side of 2nd Street. Currently, the site can be accessed via 2nd Street. Public Works has no issues with site drainage.

The proposal involves repurposing the current building and expanding its footprint by an additional 96 square metres. Approximately 70% of the building space will be designated for automobile servicing, while 10% will be utilized for parts storage. The remaining 20% of the building will be allocated to sales and vehicle display services.

Grey County staff noted that a comprehensive review would be required as the part of the supporting planning analysis as the proposal would be converting an industrially designated parcel to a commercial use. The staff also emphasized that the proposed development exclusively pertains to a new car dealership with 3 bays, which would generate employment opportunities for a workforce of twelve individuals. Some additional discussions around signage and lighting as well as buffering to the neighbouring north residential properties took place, with those items being addressed through Site Plan Control at a later date.

Subsequent to a good discussion with regards to this application, it was then;

MOVED BY HAROLD FLEET / SECONDED BY MARK EBERT

THAT the Planning Advisory Committee recommend to Council that proceed to a Public Meeting;

AND FURTHER THAT Planning Advisory Committee supports the amendment.

CARRIED

7. Site Plan Control Agreement 660 1st St-----2604555Ontario Inc.

The Secretary-Treasurer examined the site plan prepared by Grit Engineering for the property located at 660 1st Street. The plan outlined the construction of a contractor's shop, specifically a plumbing shop, along with an accompanying warehousing area. The proposed development adheres to the regulations outlined in the Comprehensive Zoning Bylaw No. 2912-15. Additionally, it is anticipated that the project will create employment opportunities for a maximum of 4 people.

During the discussion, Bill Clancy reassured that the proposed development would not result in significant traffic issues as delivery trucks would only enter the premises on an occasional basis to deliver material and equipment.

8. Correspondence

8.1. Request for Comments Z4L JTL Limited ----- Corporation of County of Bruce

The Committee was notified by the Secretary-Treasurer that the County of Bruce has solicited feedback regarding a zoning bylaw amendment for the property located at 013476 Bruce Road 10. This request is due to the fact that the subject land lies within a 1km radius of the Town of Hanover. The objective of the application is to rezone a section of the property in order to allow for the outdoor storage of travel trailers, boats, and similar recreational vehicles. The committee members expressed no reservations or objections regarding the proposed amendment.

8.2. Globe & Mail Article dated June 26, 2023

The Secretary-Treasurer circulated the above noted article for the Committee's information.

9. New Business

NIL

10. Adjournment

Moved by KEITH HOPKINS

THAT the meeting now be adjourned at 4:42 pm.

Chair, Tim Norwood

Secretary-Treasurer, Andrew Wilken