

PLANNING ADVISORY COMMITTEE MINUTES

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

MEMBERS PRESENT	Chair Tim Norwood Vice Chair Mark Ebert Terry Leis Harold Fleet Keith Hopkins
MEMBERS ABSENT	Peter Hambly (with notice)
OTHERS PRESENT	Mayor Sue Paterson RJ Taylor Luke Simpson Brandon Koebel Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer Brian Tocheri, CAO April Marshall, Economic Development Manager Sherri Walden Andrew Wilken Ronald Fidler
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	RJ Taylor Luke Simpson

1. Adoption of May 10th, 2022 Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by HAROLD FLEET

THAT the minutes of the May 10th, 2022 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 this item is deferred.

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

The Secretary-Treasurer circulated and highlighted the 'draft' bylaw and schedule for the Committee. The previous housekeeping bylaw was passed in 2019. The changes have culminated whereby minor variances have been required, and clarity is necessary.

B. Tocheri stated that Hanover Council will be considering a legal opinion prepared by Aird & Berlis LLP in regards to control measures for boarding or rooming houses.

The Secretary-Treasurer stated that the Public Meeting for the housekeeping bylaw has been scheduled for August 8th, 2022 at 4:00pm.

The Committee recommended that the draft bylaw is acceptable, as presented. However, the Committee deferred comments regarding group homes, until Council reviews the legal opinion.

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

B. Tocheri updated the Committee that discussions are ongoing between the Applicant, Agent and Hanover Council. Don Tedford stated that he prefers the applications remain on the agenda.

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

Don Tedford stated this item is deferred to a future meeting.

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

The Secretary-Treasurer stated that this item is deferred.

8. Proposed Site Plan -----GWD Planners re: 936 10th Street

The Secretary Treasurer informed the Committee that GWD Planners have communicated with Scott Taylor, Director of Planning, Grey County and have been provided with a checklist of studies and planning applications that are required for this matter to proceed. Richard Domes, Principal Planner, Partner, Gagnon Walker Domes Ltd. (GWD Planners) has requested that this matter be deferred until such time as the Town provides a list of studies/plans necessary for a complete Official Plan & Zoning Bylaw Amendment application.

9. Zoning Bylaw Amendment No. Z2-22 -----579575 Ontario Ltd

The Secretary-Treasurer advised that Zoning Bylaw Amendment No. Z2-22 applies to lands located at 352 13th Street. The application will rezone the land from Residential Type 1 (R1) to Residential Type 3 (R3) Zone to allow the construction of a semi-detached dwelling to be constructed on the lands. Consent Application Number B2-22 is related to this zoning by-law amendment.

The Secretary-Treasurer stated that these lands are located south of the Habitat for Humanity homes. The application complies with Comprehensive Zoning Bylaw 2912-15 and is good use of the property. Because this application intensifies density, all landowners within 120 metres will be circulated.

Subsequent to a good discussion, it was then;

MOVED BY MARK EBERT / SECONDED BY KEITH HOPKINS

THAT Planning Advisory Committee recommend to Council that Zoning By-Law Amendment No. Z2-22 proceed to a public meeting.

CARRIED

10. Consent Application No. B2-22-----579575 Ontario Ltd

The Secretary-Treasurer stated that Consent Application No. B2-22 is to sever & retain land for the purposes of constructing a semi-detached dwelling on the subject lands. This application is related to Zoning By-law Amendment Application (File No. Z2-22).

Subsequent to a good discussion, it was then;

MOVED BY HAROLD FLEET / SECONDED BY TERRY LEIS

THAT the Planning Advisory Committee recommend to Council and the Committee of Adjustment that they have no objection to Consent Application No. B2-22 proceeding to a Public Meeting.

CARRIED

11. Minor Variance Application A3-22 -----Taylor, Raymond James (RJ)

Chair Tim Norwood welcomed RJ Taylor to the Zoom meeting to discuss his Application for Minor Variance.

The Secretary-Treasurer stated that the lands relating to this application are known as 506 10th Avenue. The purpose of the application is to increase the number of units from two to five.

In March 2004, the previous owner applied for and was granted a variance by the Committee of Adjustment to permit a maximum of four dwelling units at the above referenced property.

Mr. Taylor proposes to construct a 2-1/2 storey 30' X 30' building behind the existing duplex dwelling, which will house 3 dwelling units. Parking spaces for 5 vehicles will be located along the rear property line. The application is in compliance with all other zoning requirements.

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

MOVED BY TERRY LEIS / SECONDED BY KEITH HOPKINS

THAT the Planning Advisory Committee recommend to Council and the Committee of Adjustment that they have no objection or concerns with Minor Variance Application No. A3-22.

CARRIED

12. Minor Variance Application A4-22 -----Simpson, Lucas | Sheehan, John

Chair Tim Norwood welcomed Luke Simpson to the Zoom meeting to discuss his Application for Minor Variance.

The Secretary-Treasurer stated that the lands are known as 285 9th Street. The purpose of the application is to increase the number of units from three to five. No changes are proposed for the existing triplex dwelling. The existing accessory building, located at the rear of the property is currently used for storage. The applicants are proposing to construct a second-storey addition to the 1-storey concrete block building, and add two units. The lower floor will continue to be used for storage. The application is seeking relief for Front-& Rear Yard and Interior Side-Yard setbacks to recognize the existing situation. There is ample space for parking. This application complies with all other zoning requirements.

The adjacent neighbours most affected by this application are supportive of this development.

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

MOVED BY KEITH HOPKINS / SECONDED BY MARK EBERT

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. A4-22.

CARRIED

13. Correspondence

13.1. Bill 109: More Homes for Everyone Act, 2022

- 13.1.1. Report of the Ontario Housing Affordability Task Force**
- 13.1.2. News Release dated April 14, 2022**
- 13.1.3. Grey County Report No. PDR-AF-17-22 dated April 27, 2022**
- 13.1.4. Memo from MHBC Planning date April 28, 2022**

The Secretary-Treasurer circulated a memorandum (see attached) summarizing the above referenced documents.

Subsequent to a very good discussion, it was then;

MOVED BY HAROLD FLEET / SECONDED BY TERRY LEIS

THAT the Planning Advisory Committee recommend to Council to await passing any new bylaws until comments or recommendations from organizations such as Ontario Association of Committees of Adjustments (OACA) have been received for consideration.

CARRIED

At approximately 6:15pm, Chair Tim Norwood lost internet connection. Therefore, it was;

MOVED BY TERRY LEIS / SECONDED BY HAROLD FLEET

THAT Mark Ebert act as Chair for the remainder of the meeting;

AND FURTHER THAT Mayor Sue Paterson join the meeting as a voting member for quorum.

CARRIED

14. New Business

Nil

Chair Tim Norwood resumed internet connection and joined the meeting at approximately 6:20pm

a) Parkside Subdivision Parkland

Chair Tim Norwood questioned the status of the above referenced matter, and whether any consideration has been given towards rezoning the lands for affordable/attainable housing. The Secretary-Treasurer reiterated that this matter will be addressed with an Official Plan Amendment.

15. Adjournment

Moved by HAROLD FLEET

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

Chair, Tim Norwood

Secretary-Treasurer, Don Tedford

MEMORANDUM

TO: Planning Advisory Committee
FROM: Don Tedford, Director of Development/CBO
DATE: July 5, 2022
SUBJECT: Bill 109: *More Homes for Everyone Act, 2022*

DISCUSSION

The purpose for Bill 109 is to implement the Ontario Housing Affordability Task Force report that was released February 8, 2022. Not all of the report recommendations are being implemented at this time, however will be reviewed and may be implemented over the next few years.

Bill 109 amends the following five Provincial Acts; being the City of Toronto Act, Development Charges Act; New Home Construction Licensing Act; Planning Act and Ontario New Home Warranties Plan Act with the goal to increase the supply of housing to meet the current demand.

As per the Acts being amended it is clear that the only Act that truly affects the Town of Hanover, is the Planning Act with amendments being proposed for:

- Applications ZBA, OPA & SPA / fee refunds
- Site Plan procedures / fee refunds
- Subdivision Control / Draft Plan extension
- Appeal rights / Minister as approval authority
- Community Benefit Charge By-Laws / new rules for reviews

These amendments are meant to expedite housing construction with improved government services and more streamlined approvals.

Upon receiving a news release for Bill 109, Grey County Committee Report (No. PDR-AF-17-22) dated April 27, 2022 and a copy of Bill 109 More Homes for Everyone Act, 2022 and after a quick review of the legislations and the new requirements that the town would have to comply with, it was decided to get a planning opinion on Bill 109.

Upon contacting Dana Anderson of MHBC, Planning Urban Design and Landscape Architecture, she agreed to provide a high-level overview of Bill 109, that received royal Assent April 14, 2022 to provide the Town with what actions are required for the Town to complete (refer to Tamara Tannis report dated April 28, 2022 attached).

The town must ensure that the following is undertaken:

1. Prepare a definition and process to determine when an application is complete for a Zoning By-Law Amendment (ZBA), Official Plan Amendment (OPA) and Site Plan Agreement (SPA). Decision timing far exceeds our current practice however may affect larger Municipalities.
2. Establish operational improvements to complete reviews for ZBA, OPA and SPA, being that the new legislation allows 90 days for ZBA, 120 days for OPA and 60 days for SPA before any refunds would need to be reviewed. For the Committee's information, Town staff would bring all the completed applications to PAC within 30 days and follow up recommendations to council within 14 days when the current application is considered complete.
3. Establish a refund application
4. Council will need to appoint a person of the municipality for authorizing SPA's. Many municipalities are appointing staff members from the building and by-law departments; however they are also appointing clerks, economic development staff and other staff that would have somewhat of an arm's length of the process approval guidelines.
5. Establish a flow chart that tracks expiration times, draft plans of subdivision, and reports on granting extensions.

With the current information on Bill 109 that has been made available to the town, it would be my recommendation that we wait and see what comments or recommendations OACA provide prior to passing any related by-laws.

Don Tedford
Director of Development/CBO

Andrew Wilken
Building Inspector