

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, June 13, 2023 | 4:00pm  
Saugeen Room | Civic Centre

- MEMBERS PRESENT** Harold Fleet | Keith Hopkins | Vice-Chair Mark Ebert | Peter Hambly | Terry Leis
- MEMBERS ABSENT** Chair Tim Norwood
- OTHERS PRESENT** Andrew Wilken, Secretary-Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sue Patterson, Mayor | Sherri Walden, CAO (arrived at 4:15 p.m) | Andre Sherman (On Phone) | Paul Wilken

The Secretary-Treasurer conducted roll call.

**DISCLOSURE OF PECUNIARY INTEREST** Yes

**DELEGATIONS**

**1. Adoption of May 9<sup>th</sup>, 2023 Regular Meeting Minutes**

**Moved by PETER HAMBLY / Seconded by TERRY LEIS**  
**THAT** the minutes of the May 9<sup>th</sup>, 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 will be brought up during the council meeting on June 19, 2023. Additionally, the Committee of Adjustment has approved the Minor Variance Applications A3-23 and A4-23, 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. Proposed Site Plan -----former JDSS**

The Secretary-Treasurer indicated that the owner has applied for a demolition permit to cover selective demolition and asbestos abatement in part of the existing building. The owner intends to provide planning information on the future proposed site use which will be forthcoming at a future meeting.

**7. Zoning Bylaw Amendment No. Z2-23 -----Wilken, Diane & Paul**

The Secretary-Treasurer disclosed the pecuniary interest therefore Deputy Secretary-Treasurer Sandeep Kaur presented the application. The Deputy Secretary-Treasurer mentioned that the public notices were mailed to property owners within a 120-meter radius of the subject property. Additionally, a sign announcing the public meeting was posted on the property and circulated to the applicable agencies on May 29, 2023 as required by Section 45 of the Planning Act, RSO 1990. The Deputy Secretary-Treasurer advised that this property is located at 642 10<sup>th</sup> Avenue and described as Part of Lot 22, Registered Plan 750 in the Town of Hanover, in the County of Grey. The owner is seeking to vary provisions of Comprehensive Zoning Bylaw 2912-15 by rezoning the subject land from Residential Type 1 (R1) zone to Residential Type 3 (R3) zone to allow for the construction of a semi-detached dwelling on the lot. At present, there is a single-family detached dwelling along with a detached garage and shed on the property. The owner applied for demolition permit and has started the demolition process.

The proposed dwelling is one storey with a floor area of 1922 ft<sup>2</sup> resulting in a coverage of 28.35 percent. The owner is committed to provide onsite parking with a total of 6 parking spaces. These includes 2 spaces at front along 10<sup>th</sup> Avenue and 4 spaces at the rear of the lot on 14<sup>th</sup> street.

The Deputy Secretary-Treasurer reviewed comments received from Grey County Planning and Development Department and Saugeen Valley Conservation Authority and both entities have expressed no concerns regarding the proposal.

The Deputy Secretary-Treasurer stated that this application meets all other provisions within Comprehensive Zoning By-Law 2912-15.

Subsequent to a 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 that Zoning By-Law Amendment No. Z2-23 proceed to a Public Meeting;

**AND FURTHER THAT** Planning Advisory Committee support the amendment.

**CARRIED**

**8. Proposed Site Plan Control Agreement Amendment (Change of Use)-----Just In Time Capital Inc.**

Andre Sherman of Andre Sherman Architects joined the meeting via voice call. Andre wished to discuss the revisions of use for the property as the intent is no longer to utilize the property for cannabis related uses.

Andre explained to the committee that through recent leasing discussions with potential tenants, there is a far greater interest in both service industry uses and fitness uses for the building. The building will be separated into 26 individual units which could be leased individual or multi unit leases. Currently negotiations with an indoor child recreation facility is on-going, with additional conversations with other subsequent tenants occurring. Andre confirmed that all proposed uses will comply with the current M-1 Comprehensive Zoning By Law provisions and would not require a planning application to facilitate the uses.

Further discussions regarding the potential parking impacts were brought up as the property meets the current parking requirements for M1 industrial uses as originally sought. With potential changes of use (not known until lease agreements are discussed) it may impact the amount of parking and loading that is required for the building. These minimums will need to be reflected and met during the building permit application stages to ensure conformity to the comprehensive zoning by-law.

**9. Correspondence**

NIL

**10. New Business**

NIL

**11. Adjournment**

**Moved by KEITH HOPKINS**

**THAT** the meeting now be adjourned at 4:34 pm.

---

Vice Chair, Mark Ebert

---

Secretary-Treasurer, Andrew Wilken