

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, March 14, 2023 | 4:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Tim Norwood Vice-Chair Mark Ebert Peter Hambly Harold Fleet Keith Hopkins Terry Leis
MEMBERS ABSENT	Nil
OTHERS PRESENT	Sue Paterson, Mayor Brandon Koebel Susan Sakal Carol Hudson Andrew Wilken, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer Sherri Walden, CAO April Marshall, Economic Development Manager Richard Michaud Brandon Hopkins

The Secretary-Treasurer conducted roll call.

**DISCLOSURE OF
PECUNIARY INTEREST** Nil

DELEGATIONS Richard Michaud | Brandon Hopkins

1. Adoption of January 10th, 2023 Regular Meeting Minutes

Moved by PETER HAMBLY / Seconded by TERRY LEIS

THAT the minutes of the January 10th, 2023 regular meeting be approved as printed and circulated.

CARRIED

Adoption of February 14th, 2023 Regular Meeting Minutes

Moved by MARK EBERT / Seconded by KEITH HOPKINS

THAT the minutes of the February 14th, 2023 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer stated that under Item #9.4 of January 10th, 2023 meeting minutes, staff completed a survey of fourteen municipalities in relation to building and planning fees and development charges. Subsequently, Hanover Council reviewed the results as summarized in Staff Report PB-08-23 (refer to Item #9 on current agenda).

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 communications continue with the owner.

7. Minor Variance Application No. A1-23 -----Michaud, Richard & Lee

Chair Tim Norwood welcomed Richard Michaud to the Zoom meeting to discuss his Application for Minor Variance.

The Secretary-Treasurer advised that this property is located at 531 11th Avenue and described as Lot 4, Registered Plan 825 and Part of Lots 100 and 101, Registered Plan 730 in the Town of Hanover, in the County of Grey.

The owner proposes to expand the existing legal non-conforming residential use by constructing an addition to the existing two storey dwelling for an additional dwelling unit. Additionally, the owner is seeking to vary provisions of Comprehensive Zoning Bylaw 2912-15 for maximum gross building area for an accessory building in the Downtown Commercial (C1) Zone to construct a future 40' X 40' accessory building for a shop & additional dwelling unit. Because this application intensifies density, all landowners within 60 metres will be circulated.

Mr. Michaud stated that the accessory building will be used for personal use only.

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

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

MOVED BY HAROLD FLEET / SECONDED BY PETER HAMBLY

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. A1-23 to allow construction of an addition to the existing two storey dwelling for an additional dwelling unit, and to construct a future 40' X 40' accessory building for a shop & additional dwelling unit at 531 11th Avenue.

CARRIED

8. Minor Variance Application No. A2-23 -----Hopkins, Brandon & Shelby

Chair Tim Norwood welcomed Brandon Hopkins to the Zoom meeting to discuss his Application for Minor Variance.

The Secretary-Treasurer advised that this property is located at 483 9th Street and described as Lot 23, Registered Plan 827 in the Town of Hanover, in the County of Grey.

The owner proposes to construct a 300 ft² covered deck addition to the existing legal non-conforming residential use in the Corridor Commercial (C2) Zone located at 483 9th Street.

The 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 TERRY LEIS / SECONDED BY MARK EBERT

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. A2-23 to allow construction of a covered deck addition at 483 9th Street.

CARRIED

9. Development Charges

- **Grey County Development Charges**
- **Staff Report PB-08-23 – Municipal Development Charges**

The Secretary-Treasurer circulated the above documents. At their meeting of March 6th, 2023, Hanover Council reviewed an information report summarizing a survey conducted by staff relating to building and planning fees, and development charges. It was noted that building permit fees have remained the same since 2006. Planning fees have increased incrementally since 2015. The Town does not collect development charges, however the building department collects development charges for the County of Grey at permit issuance. The Secretary-Treasurer stated that increases relating to building permit fees and development charges require a comprehensive review process, and would be subject to public meetings. Hanover Council agreed to include this matter during the Strategic Planning process.

10. Correspondence

10.1. County of Grey Report PDR-CW-10-23 Natural Heritage Review Options

The Secretary-Treasurer stated with the introduction of Bill 23 *More Homes Built Faster Act*, 2022, one of the key changes was to limit conservation authorities' role by no longer providing review services for natural heritage on development applications or planning policy matters. Conservation Authorities will still provide the natural hazard services. In consultation with lower tier municipalities, Grey County Council supported staff's recommendation to recruit a planning ecologist to support County application review at this time while continuing to determine the potential for a secondary staff member to support lower tier needs. Having reviews completed by County staff would provide the greatest consistency in comments and recommendations

11. New Business

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

12. Adjournment

Moved by KEITH HOPKINS

THAT the meeting now be adjourned at 4:31 pm.

Chair, Tim Norwood

Secretary-Treasurer, Andrew Wilken