

## PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, October 11, 2022 | 5:00pm  
Saugeen Room | Civic Centre

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<b>MEMBERS PRESENT</b>	Vice Chair Mark Ebert   Terry Leis   Harold Fleet   Keith Hopkins   Peter Hambly
<b>MEMBERS ABSENT</b>	Mayor Sue Paterson   Chair Tim Norwood
<b>OTHERS PRESENT</b>	Luc McClement   Brenda Goetz, Deputy Secretary-Treasurer   Andrew Wilken   Sherri Walden, CAO   April Marshall, Economic Development Manager
<b>DISCLOSURE OF PECUNIARY INTEREST</b>	Nil
<b>DELEGATIONS</b>	Luc McClement

### 1. Adoption of September 13<sup>th</sup>, 2022 Regular Meeting Minutes

**Moved by PETER HAMBLY / Seconded by KEITH HOPKINS**

**THAT** the minutes of the September 13<sup>th</sup>, 2022 regular meeting be approved as printed and circulated.

**CARRIED**

### 2. Business arising from Minutes

The Public Meeting for Item #7 Zoning Bylaw Amendment (File Z3-22) was held on October 3<sup>rd</sup> and Hanover Council passed Bylaw 3238-22.

Hanover Committee of Adjustment granted Consent Application (File B3-22) on September 27<sup>th</sup>, 2022, relating to Item #8 on the minutes, subject to the completion of the appeal period of October 18<sup>th</sup>, 2022.

County of Grey requested additional information relating to Item #10 Site Plan for Teeswater Concrete (2021) Ltd. by requiring entrance permits, road widening and a servicing feasibility letter to confirm that site services will meet the needs for development. It is anticipated that a staff report including Site Plan Agreement, will be presented to Hanover Council on November 7<sup>th</sup>, 2022.

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

This matter is being deferred.

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

A. Wilken stated there was considerable discussion relating to boarding, lodging, group homes and worker accommodations at the September 19<sup>th</sup>, 2022 Hanover Council Meeting. Subsequently, Council passed Zoning Bylaw Amendment 3224-22. The appeal period ends on October 19<sup>th</sup>, 2022.

On October 3<sup>rd</sup>, 2022, a report prepared by Sherri Walden, CAO was presented to Hanover Council regarding Boarding, Lodging and Rooming Houses. A recommendation was made to direct staff to amend Comprehensive Zoning Bylaw 2912-15 by updating the

definition, defining where these uses are permitted & prohibited, and include the requirement for site specific zoning provisions with a cap of 10 persons.

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

S. Walden stated that correspondence was received late afternoon, and additional documents will be forthcoming. This matter is being 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**

This matter is deferred to a future meeting.

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

A. Wilken stated that this proposal continues to move forward. The applicants anticipate making a presentation at the November meeting.

**9. Proposed Site Plan -----Grubb, Cory & Marilyn re: Ground Guys**

Vice-Chair Mark Ebert welcomed Luc McClement to the meeting to discuss the proposal for The Ground Guys.

A. Wilken stated that the subject property is located south of Fidler's Moving & Storage and known as 10 16<sup>th</sup> Avenue, Hanover.

Luc McClement, representing The Ground Guys is proposing to construct a 34' X 69' addition onto the south side of the existing building at 10 16<sup>th</sup> Avenue. The addition will house an office and showroom. A. Wilken confirmed that the proposal complies with all requirements of Comprehensive Zoning Bylaw 2912-15 in regards to setbacks, lot coverage, parking, etc.

Subsequent to a good discussion, it was then;

**Moved by HAROLD FLEET / Seconded by TERRY LEIS**

**THAT** the Planning Advisory Committee recommend to Council that the site plan as prepared by House Rules dated September 10, 2022 (as attached) proceed to a site plan agreement for an addition to the building at 10 16th Avenue.

**CARRIED**

**10. Correspondence**

**10.1. Globe & Mail Article dated Sep.10, 2022**

A. Wilken stated the above article is being circulated for information purposes. The Article focuses on the high costs associated with parking spaces required in zoning bylaws, and further suggests the end of parking minimums.

**10.2. MMAH Public Consultation process dated Sep. 26, 2022**

A. Wilken stated that recognizing the importance of streamlining development approvals to create 1.5 million new homes by 2031 was discussed extensively during the recent Ontario Building Officials Association Annual Meeting & Training Session. The *Planning Act* requires public meetings for planning matters, however there is no requirement as to how meetings can be delivered i.e. in-person and/or virtual formats.

**10.3. Council Appointed Committee Term**

S. Walden advised that the current committee appointment term ends on November 14<sup>th</sup>, 2022. Following the election, Mayor-elect will review Committee structure, terms of reference updates, etc.

**11. New Business**

a) Grey County Official Plan Amendment No. 11

S. Walden stated that Grey County Council will meet on October 13, 2022 to make a recommendation regarding OPA #11.

**12. Adjournment**

**Moved by KEITH HOPKINS**

**THAT** the meeting now be adjourned at 5:22 pm.

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Vice-Chair, Mark Ebert

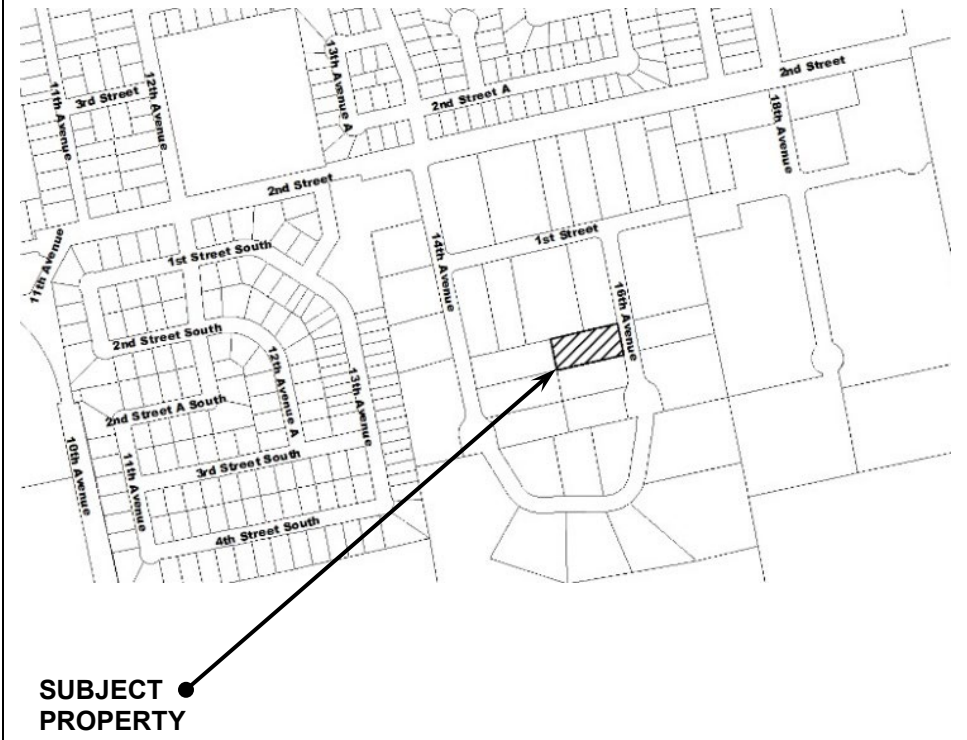
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Deputy Secretary-Treasurer, Brenda Goetz

**S I T E   P L A N**

**10 16<sup>th</sup> Avenue**  
**Lot 21, Plan 842**  
Town of Hanover, County of Grey

**KEY MAP**



**●**  
**SUBJECT**  
**PROPERTY**

