

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, April 9, 2024 | 4:02 pm
Virtual via Zoom

MEMBERS PRESENT Chair Mark Ebert | Harold Fleet | Keith Hopkins | Terry Leis

OTHERS PRESENT Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sherri Walden, CAO | April Marshall, Economic Development Manager | Mr & Mrs. Brake, Owner of 237 9th St.

REGRETS Tim Norwood | Peter Hambly

DISCLOSURE OF PECUNIARY INTEREST None

DELEGATIONS

1. Adoption of March 12th, 2024 Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by HAROLD FLEET

THAT the minutes of the March 12th, 2024 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary -Treasurer stated that the Zoning Bylaw Amendment Application No. (Z1-24) to rezone the property located at 579 9th Ave from R3 to R5 site specific, for the purpose of accommodating 9 residential units, is approved by council and is currently within the appeal period. A building permit has been issued for the construction of a one-story, 16,750 square foot multi-use building in the M1 zone at 620 1st Street.

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

The Secretary -Treasurer updated the committee, noting that the Town is anticipating the release of the new Provincial Planning Statement by the government. If there is no update within a couple of months, the Town will establish timelines and proceed accordingly. This will involve conducting workshops, group discussions with Planning Advisory Committee acting as the steering committee.

4. Minor Variance Application No. A2-24 ----- Brake, Dale & Murrill, 237 9th St

The Secretary - Treasurer outlined the proposed minor variance application, wherein the owner plans to construct a 16'X9' extension to their dwelling on the right side of the property for use as a living room. The applicant seeks a minor variance to extend the legal non-conforming use and requests relief from the zoning bylaw to reduce the side yard setback to 3.2', as the bylaw permits only 13.1 ft. The property is zoned as Downtown Commercial Zone (C1) under Town of Hanover Zoning bylaw.

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

MOVED BY HAROLD FLEET / SECONDED BY KEITH HOPKINS

THAT the Planning Advisory Committee recommend to council and Committee of Adjustment that they have no objections to the approval of Minor Variance Application No. A2-24.

CARRIED

5. Correspondence

5.1. The Canadian Press Article dated March 21, 2024

The Secretary - Treasurer informed the committee about Premier Doug Ford's decision to dismiss the proposal for allowing fourplexes without additional municipal approvals across Ontario that raised concerns about potential community disruptions from multi-storey constructions.

Secretary - Treasurer also mentioned that Hanover is well-positioned since it permits up to three units on a single lot, thereby facilitating the provision of affordable housing options for residents.

6. New Business

The Secretary -Treasurer notified the committee that as of next month (May), the Planning Advisory Committee meetings will be held in-person at the Saugeen Room.

7. Adjournment

Moved by KEITH HOPKINS

THAT the meeting now be adjourned at 4:12 pm.

Chair, Mark Ebert

Secretary-Treasurer, Andrew Wilken