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PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, May 14, 2024 | 4:00 pm  
Saugeen Room

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**MEMBERS PRESENT** Chair Tim Norwood | Harold Fleet | Mark Ebert | Peter Hambly

**OTHERS PRESENT** Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sherri Walden, CAO | April Marshall, Economic Development Manager

**REGRETS** Keith Hopkins | Terry Leis

**DISCLOSURE OF PECUNIARY INTEREST** None

**DELEGATIONS** Dana Kieffer, Senior Planner at Cobide Engineering, David Ward - owner of 374-376 13<sup>th</sup> Ave, Steven Ward - owner of 382 13<sup>th</sup> Ave

**1. Adoption of April 9<sup>th</sup>, 2024 Regular Meeting Minutes**

**Moved by PETER HAMBLY / Seconded by HAROLD FLEET**

That the minutes of the April 9<sup>th</sup>, 2024 regular meeting be approved as printed and circulated.

**CARRIED**

**2. Business arising from Minutes**

The Secretary-Treasurer informed the committee that the Minor Variance Application A2-24 for the construction of a 16'x9' living room is currently in the appeal period.

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

The Secretary-Treasurer updated the committee that the county has provided comments on Bill 185 and expects the release of a new Provincial Policy Statement in the coming months. It was referred that the release of such documents were critical prior to commencing the Official Plan Update.

**4. Consent Application No. B2-24 ----- 374-376 13<sup>th</sup> Ave**

The Secretary-Treasurer outlined the proposed Consent Application No. B2-24, in which the applicant is granting a right of way to the neighboring property owner at 382 13th Avenue, allowing access to the driveway for backyard parking. The Secretary-Treasurer explained that both property owners have an agreement to access the driveway but wish to establish a permanent right of way. The owners have also submitted a survey of the proposed right of way to the town.

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

**Moved by MARK EBERT / Seconded by PETER HAMBLY**

That the Planning Advisory Committee recommend to council and Committee of Adjustment that they have no objections to the approval of consent Application No. B2-24.

**CARRIED**

**5. Consent Cancellation Application No. B3-24 ----- 943 8<sup>th</sup> Ave N**

The Secretary-Treasurer informed the committee that Ms. Fedy, the owner of 943 8th Avenue N, was previously granted consent. For Block 69 to merge with her existing lot, the old consent must be cancelled. Loukia Georgiou is currently applying for a Certificate of Consent Cancellation for the Fedy property. Once the

Town issues this Certificate, Mrs. Georgiou's lawyer will register it on the title of the Fedy property, after which the Town can stamp the deed for the lot line adjustment. The Secretary-Treasurer informed the committee that this concept is new for the town, and they are currently working on implementing it.

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 and Committee of Adjustment that they have no objections to the approval of Consent Cancellation Application No. B3-24.

**CARRIED**

**6. Consent Application No. B4-24 ----- 943 8<sup>th</sup> Ave N**

The Secretary-Treasurer explained that within Loukia Georgiou's Plan of Subdivision, there are three small parcels (Blocks 69, 70, and 71) that are not developable due to their shape, size, or location. The Town is not interested in acquiring these blocks, therefore Condition No. 5 of the Draft Conditions requires Mrs. Georgiou to convey these lands to other parties. The three property owners adjacent to Blocks 69, 70, and 71 have expressed interest in acquiring the respective adjoining blocks, with Block 69 to be conveyed to 943 8th Ave N.

The Secretary-Treasurer also noted that the neighbors acquiring these parcels will be able to use the lands for purposes such as landscaping and gardening. An accessory building may also be permitted if the relevant provisions of the Zoning By-law are met.

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

**Moved by MARK EBERT / Seconded by PETER HAMBLY**

That the Planning Advisory Committee recommend to council and Committee of Adjustment that they have no objections to the approval of consent Application No. B4-24.

**CARRIED**

**7. Consent Application No. B5-24 ----- 903 8<sup>th</sup> Ave N**

The Secretary-Treasurer explained that within Loukia Georgiou's Plan of Subdivision, there are three small parcels (Blocks 69, 70, and 71) that are not developable due to their shape, size, or location. The Town is not interested in acquiring these blocks, therefore Condition No. 5 of the Draft Conditions requires Mrs. Georgiou to convey these lands to other parties. The three property owners adjacent to Blocks 69, 70, and 71 have expressed interest in acquiring the respective adjoining blocks, with Block 70 to be conveyed to 903 8th Ave N.

The Secretary-Treasurer also noted that the neighbors acquiring these parcels will be able to use the lands for purposes such as landscaping and gardening. An accessory building may also be permitted if the relevant provisions of the Zoning By-law are met.

Subsequent to a 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 Committee of Adjustment that they have no objections to the approval of consent Application No. B5-24.

**CARRIED**

**8. Consent Application No. B6-24 ----- 858 8<sup>th</sup> Ave N**

The Secretary-Treasurer explained that within Loukia Georgiou's Plan of Subdivision, there are three small parcels (Blocks 69, 70, and 71) that are not developable due to their shape, size, or location. The Town is not interested in acquiring these blocks, therefore Condition No. 5 of the Draft Conditions requires Mrs. Georgiou to convey these lands to other parties. The three property owners

adjacent to Blocks 69, 70, and 71 have expressed interest in acquiring the respective adjoining blocks, with Block 71 to be conveyed to 858 8th Ave N.

The Secretary-Treasurer also noted that the neighbors acquiring these parcels will be able to use the lands for purposes such as landscaping and gardening. An accessory building may also be permitted if the relevant provisions of the Zoning By-law are met.

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

**Moved by PETER HAMBLY / Seconded by MARK EBERT**

That the Planning Advisory Committee recommend to council and Committee of Adjustment that they have no objections to the approval of Consent Application No. B6-24.

**CARRIED**

**9. Consent Application No. B7-24 ----- 854 24<sup>th</sup> Ave**

Dana Kieffer from Cobide Engineering, the agent for 854 24th Ave, explained that the subject lands are situated on the eastern side of the Town of Hanover in a predominantly residential area, adjacent to the Saugeen Cedar West Subdivision. The land measures 0.36 hectares and contains one house and two accessory structures. It is zoned Residential Type 1 (R1) under the Town of Hanover's Comprehensive Zoning By-law. The applicant intends to propose the severance of the existing house and accessory structures to create a new lot for purpose-built rental housing.

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 and Committee of Adjustment that they have no objections to the approval of Consent Application No. B7-24.

**CARRIED**

**10. Zoning Bylaw Amendment Application No. Z2-24 ----- 854 24<sup>th</sup> Ave**

Dana Kieffer from Cobide Engineering, the agent for 854 24th Ave, explained that the owner plans to construct two three-unit, purpose-built rental townhouses on the retained land. The subject lands are currently zoned Residential Type 1 (R1). It is proposed that the retained lands be re-zoned to Residential Type 3 Special (R3-x) to enable the construction of the two three-unit buildings as purpose-built rentals.

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

**Moved by HAROLD FLEET / Seconded by MARK EBERT**

That the Planning Advisory Committee recommend to council and Committee of Adjustment that they have no objections to the approval of Zoning Bylaw Amendment Application No. Z2-24.

**CARRIED**

**11. Correspondence**

**11.1 Ontario News Article dated April 23, 2024**

The Ontario government is allocating \$155.5 million this year to expedite the construction of new or renovated long-term care homes. This funding, part of the \$6.4 billion initiative to create 58,000 new and upgraded long-term care beds province-wide, aims to address financial challenges faced by operators and builders. Eligible projects approved for construction by November 30, 2024, will receive additional subsidies. The government's commitment to modernizing long-term care includes initiatives to improve staffing, care quality, and infrastructure. The Secretary-Treasurer informed the committee the hope is that the funding opportunity signifies a positive development for Hanover.

## **11.2 Globe Mail Article dated April 29, 2024**

The article sheds light on the notion of "gentle density," which involves the seamless integration of new housing with existing residential properties. While governments are reconsidering planning regulations to allow more homes in existing neighborhoods, there is resistance in some areas, notably Ontario. However, federal Housing Minister Sean Fraser sees gentle density as a crucial strategy to address Canada's housing shortage. The concept involves mixing apartments and houses, with an emphasis on smaller, more affordable units. While there are challenges to implementing gentle density, such as opposition from local authorities and homeowners, there is potential for significant impact.

## **11.3 Bill 185 Provincial Policy Statement – Grey County Comments**

On April 10, 2024, the province introduced Bill 185, the Cutting Red Tape to Build More Homes Act. Bill 185 proposes changes to the Planning Act, the Development Charges Act, the Municipal Act, in addition to several other pieces of provincial legislation. That same day, the province also provided a new draft 2024 Provincial Planning Statement (PPS). Both Bill 185 and the draft 2024 PPS further the government's priority of eliminating barriers for the creation of housing and employment opportunities.

Comments on Development Charges (DC) - repealing the mandatory five-year phase-in of development charge rates reinstated studies as an eligible capital cost for DC collection, and allow municipalities to extend their DC By-laws from 5 years to 10 years without the need for a DC Background Study – The changes are generally positive, and rectify previous concerns the County had with earlier changes to the Development Charges Act.

Comments on Planning Act Changes - The proposed changes to development processes include limiting third-party appeals, which could speed up projects but may reduce confidence in local governments; Voluntary pre-submission consultations raise concerns about diminished collaboration between municipalities and developers; Removing mandatory fee refunds for zoning amendments and site plan applications but opposes motions to the Ontario Land Tribunal at the pre-submission stage; Updates to notice provisions and a tailored approach to additional residential units (ARUs) are supported, advocating for municipal autonomy in technical matters. The County also supports the "use it or lose it" policy changes but seeks more details on draft plan extensions and reinstatements. Combining the Minister's Zoning Order and Community Infrastructure Housing Accelerator processes is supported, provided existing approvals are appropriately transitioned. The County has concerns about eliminating upper-tier planning responsibilities but recognizes potential benefits in revising parking standards, implementing standardized housing designs, and expediting community service facility approvals, contingent on further details regarding municipal involvement in the approval process.

Comments on Provincial Policy Statement Changes - The County supports eliminating the creation of additional residential lots in prime agricultural areas and seeks clarification to prevent back-door methods for lot creation. They also favor removing multi-lot residential development from rural areas, reinstating an affordable housing definition tied to income, and adopting a 20-30 year planning horizon with municipal input on population projections. However, the County opposes removing the requirement for comprehensive reviews for settlement area expansions and employment land removals. They have no concerns with the strategic growth area, natural heritage, and water sections but call for more leadership on climate change and additional funding for watershed planning.

## **12. New Business**

The Secretary-Treasurer updated the committee that the tender for the Background Study for Development Charges and Asset Management Plan has been closed, and Watson & Associates have been awarded the contract. They are currently in the process of sending us the signed contract. The first meeting is scheduled for next month.

## **13. Adjournment**

**Moved by MARK EBERT**

That the meeting now be adjourned at 5:02 pm.

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Chair, Tim Norwood

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Secretary-Treasurer, Andrew Wilken