
PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, June 11, 2024 | 4:02 pm
Saugeen Room

MEMBERS PRESENT Harold Fleet | Mark Ebert | Peter Hambly | Terry Leis

OTHERS PRESENT Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sherri Walden, CAO

REGRETS Tim Norwood | Keith Hopkins

Vice chairperson, Mark Ebert, called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST None

DELEGATIONS

1. Adoption of May 14th, 2024 Regular Meeting Minutes

Moved by PETER HAMBLY / Seconded by HAROLD FLEET

That the minutes of the May 14th, 2024 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that items 4 to 9 for Consent Applications B2-24, B4 to B7-24 were granted by the Committee of Adjustment and are currently in the appeal period. Regarding Zoning Bylaw Amendment No. Z2-24, the applicant has temporarily put the application on hold to review their site plans. He further mentioned that Bill 185 has received royal assent, and the proposed changes are now included in the Planning Act. Town staff will prepare a report on these changes and their implications for the Town which will be presented before council in few months.

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

The Secretary-Treasurer updated the committee that the Bill 185 has received a royal assent and expects the release of a new Provincial Policy Statement in the coming months. The town is working with Cobide Engineering on our Official Plan update.

4. Zoning By law Amendment Application No. Z2-24 ----- 854 24th Ave
Secretary Treasurer explained that the owner plans to construct two buildings with 3-unit and 4-unit, purpose-built rental townhouses on retained land. The subject lands are currently zoned as Residential Type 1 (R1). The proposal is to rezone the retained lands to Residential Type 3 Special (R3-x) to facilitate the construction of group dwellings, that will include two buildings with three units each and four-unit buildings, specifically as purpose-built rentals.

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

Moved by TERRY LEIS / 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 Zoning Bylaw Amendment Application No. Z2-24.

CARRIED

5. Zoning Bylaw Amendment Application No. Z3-24 ----- Housekeeping

The Secretary-Treasurer examined the draft housekeeping zoning bylaw amendment. Section 1 introduces new definitions such as industrial mall, irregular shaped lots, storage facility, and short-term rentals to provide clearer

understanding of terms in the zoning bylaw. It also specifies that a drive thru facility must be accessory to the principal use. Additionally, it amends the definition of triplex to include both vertical and horizontal separation of units, previously only horizontal was specifically outlined. Triplexes are now also categorized within the definition of group dwellings. The amendment allows home occupations in accessory dwellings or structures, with a maximum gross floor area of 25%. Parking requirements that are no longer relevant in the town have been removed due to now prohibited uses. Accessory units below commercial floors in C2 zones are permitted.

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 Zoning Bylaw Amendment Application No. Z3-24.

CARRIED

6. Correspondence

11.1 Globe Mail Article dated June 3, 2024

The article discusses financing of local infrastructure projects through development charges. It sheds light on the financing where an older neighborhood underwent extensive infrastructure upgrades at no direct cost to residents, new homeowners in newly developed areas were subjected to significant development cost charges to cover similar infrastructure expenses. This disparity has raised questions about the fairness of the current approach, especially amidst a housing crisis affecting younger individuals. While development charges have been a longstanding policy, there is growing concern that they contribute to high housing prices and may not be based on rigorous economic analysis. However, without these charges, municipalities struggle to fund necessary infrastructure projects to support rapid development. This debate has led to conflicts between local governments and higher authorities, with discussions around freezing or reducing development charges to ease housing affordability concerns.

7. New Business

The Secretary-Treasurer updated the committee that the tender for the background study for Development Charges and Asset Management Plan was awarded to Watson & Associates. The kick off meeting is scheduled for June 24, 2024.

8. Adjournment

Moved by PETER HAMBLY

That the meeting now be adjourned at 4:41pm.

Chair, Mark Ebert

Secretary-Treasurer, Andrew Wilken