
PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, July 9, 2024 | 4:00 pm
Saugeen Room

MEMBERS PRESENT Chair Mark Ebert | Harold Fleet | Keith Hopkins | Peter Hambly

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

REGRETS Tim Norwood | Terry Leis | Sandeep Kaur, Deputy Secretary-
Treasurer

**DISCLOSURE OF
PECUNIARY INTEREST** None

DELEGATIONS

1. Adoption of June 11th, 2024 Regular Meeting Minutes

Moved by HAROLD FLEET / Seconded by KEITH HOPKINS

That the minutes of the June 11th, 2024 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that a public meeting for zoning bylaw application Z2-24, regarding the construction of purpose-built rentals at 854 24th Ave, is scheduled for July 15, 2024.

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

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

4. Minor Variance Application No. A3-24 ----- 424 18th Ave

The Secretary-Treasurer explained that the owner of the spa at 424 18th Ave wants to place a sign at the rear of the property. The owner intends for the sign to face current business within the rear yard. Although the sign by-law prohibits signs at the rear of properties, the proposed sign will not cause any issues for neighboring properties.

Committee advised they would be interested to see the comments if any received by the current business in the rear yard and if there are any concerns.

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

Moved by PETER HAMBLY / 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. A3-24.

CARRIED

5. Site Plan Control Agreement, Teeswater Concrete ----- 341076 Grey Rd 28

The Secretary-Treasurer examined the site plan control agreement for the property located at 341076 Grey Road 28. The Plan outlined the addition for expansion of the existing concrete batch plant by 3,000 square feet on the southwest corner of the property. The property is zoned for General Industrial Use (M2) according to the Town's zoning bylaw, and a hydro corridor passes through it.

6. Site Plan Control Agreement, 2176058 Ontario Inc. ----- 100 18th Ave

The Secretary-Treasurer examined the site plan control agreement for the property located at 100 18th Ave to address requirements related to parking, buffering, signage, and a 96-square-meter extension at the rear of the building. The Official Plan Amendment and Zoning Bylaw Amendment were granted in 2023 to the owners of 18th Ave to allow a Volkswagen automobile service and sales facility.

7. Correspondence

8. New Business

9. Adjournment

Moved by PETER HAMBLY

That the meeting now be adjourned at 4:25 pm.

Chair, Mark Ebert

Secretary-Treasurer, Andrew Wilken