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PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, October 8, 2024 | 4:00 pm  
Saugeen Room

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**MEMBERS PRESENT** Chair Tim Norwood | Mark Ebert | Harold Fleet | Keith Hopkins

**OTHERS PRESENT** Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sherri Walden, CAO | Sherri Walden, CAO | April Marshall, Economic Development Officer | Carol Hudson, Councillor | Dana Kieffer, Senior Planner, Cobide Eng

**REGRETS** Terry Leis

**DISCLOSURE OF PECUNIARY INTEREST** None

**DELEGATIONS**

**1. Adoption of September 10<sup>th</sup>, 2024 Regular Meeting Minutes**

**Moved by KEITH HOPKINS / Seconded by HAROLD FLEET**

That the minutes of the September 10<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 zoning bylaw amendment application for 260 7th St, developing street townhouses, has been approved by the council and is currently in the appeal period. The Site Plan agreement for 267 10th St and 52 14th Avenue was also presented to the council for their information, and the building permits have been issued. As for the redevelopment of 612 10th Ave, we are awaiting updates from the applicant regarding the planning justification report, parking study, and record of site condition.

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

The Secretary-Treasurer informed the committee that the government has released a new Provincial Policy Statement, which is currently in the review phase and will take effect on October 20, 2024.

**4. Zoning Bylaw Amendment, Z5-24, 2501563 Ontario Inc.----- 854 24<sup>th</sup> Ave**

The Secretary-Treasurer explained that the owners of 854 24th Avenue are seeking to add seven townhouse units to their existing R3-49 zoning for rental purposes. The property was recently rezoned from R1 to R3-49 to allow for a group dwelling, consisting of one triplex and one fourplex. The owners now wish to include townhouses as an additional option alongside the group dwelling. As a result, the site is eligible for either group dwellings or townhouses. The proposed dwellings will be developed in accordance with the regulations of Section 10.3(c) for triplex dwellings.

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

**Moved by MARK EBERT / Seconded by KEITH HOPKINS**

That the Planning Advisory Committee recommend to council that they have no objections to the approval of Zoning Bylaw Amendment Application No. Z5-24.

**CARRIED**

**5. Minor Variance Application, A4-24, Lewis Donald Eugene----- 260 7<sup>th</sup> Ave**

The Secretary-Treasurer informed the committee about the proposed accessory structure at the rear of the house. The structure will include a 60' x 24' garage in the basement with storage on the main floor, resulting in a total gross building area of 2,880 sq. ft., which exceeds the 600 sq. ft. allowed by the zoning bylaw. The applicant currently has a garage and will demolish it to facilitate the new development. Therefore, the applicant is requesting a variance to permit this construction. The proposed setbacks meet the requirements of the zoning bylaw. The committee expressed concerns about the proposed development and requested detailed drawings of the project. They also inquired if the applicant had consulted with neighboring residents for their input. The committee decided to defer the application until these questions are addressed by the applicant in the next meeting.

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

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

The Planning Advisory Committee recommends that Council and the Committee of Adjustment defer minor variance application A4-24 until further information is provided.

**CARRIED**

**6. Correspondence**

NIL

**7. New Business**

The Secretary-Treasurer informed the committee about the site plan for the property next to Marks on 10th Street. The land is zoned as Large Format Commercial (C3) under the zoning bylaw. The site plan agreement outlines the construction of a commercial building with three units on the subject property. A site plan agreement was also executed last year for the relocation of the stormwater pond on this land.

The committee inquired about filling the vacant position, and the CAO responded that the process to fill the vacancy is currently underway.

The next committee meeting will be held virtually, and the town is exploring options for transitioning the meetings to a hybrid format.

**8. Adjournment**

**Moved by KEITH HOPKINS**

That the meeting now be adjourned at 4:37 pm.

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Chair, Tim Norwood

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Secretary-Treasurer, Andrew Wilken