

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, October 10, 2023 | 4:00pm
Saugeen Room | Civic Centre

MEMBERS PRESENT Harold Fleet | Keith Hopkins | Mark Ebert | Peter Hambly | Terry Leis | Chair, Tim Norwood

MEMBERS ABSENT

OTHERS PRESENT Secretary Treasurer Andrew Wilken | Sandeep Kaur, Deputy Secretary-Treasurer | April Marshall, Manager of Economic Development | Sue Paterson, Mayor | Sherri Walden, CAO | Dana Keiffer, Planner at Cobide Engineering | Naresh Jain, Owner of Neet Rol Investments | Brandon Koebel, Councillor

REGRETS

Chair Tim Norwood called the meeting to order at 4:00 pm. The Secretary-Treasurer conducted a roll call.

DISCLOSURE OF PECUNIARY INTEREST No

DELEGATIONS

1. Adoption of August 8th, 2023 Regular Meeting Minutes

Moved by KEITH HOPKINS / Seconded by HAROLD FLEET

THAT the minutes of the August 8th, 2023 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer reported that the Committee of Adjustment has granted the application for Consent (B1-23) and Minor Variance (A5-23) for 101 10th Street with conditions. The minor variance application (A6-23) has also been approved by the Committee of Adjustment, and the owner has subsequently applied for a building permit.

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

The appeal period has closed and there were no submissions.

4. Official Plan Amendment & Zoning Bylaw Amendment----- Neet Rol Investments

Dana Kieffer, Planner at Cobide Engineering, presented a comprehensive overview of the proposed Official Plan (OPA# 6) and Zoning Bylaw amendment (Z4-23), which aims to enable the establishment of a financial institution, specifically for the Bank of Montreal (BMO), at 1074 10th Street. The site encompasses approximately 0.5 hectares and features an existing 905-square-meter building that houses a three-unit commercial plaza, hosting Chuck's Roadhouse, a hair salon, and Easy Home, which is a home goods retail and rent-to-own establishment. These lands are accessed by an internal road. The subject lands encompass half of this privately-owned internal road, complete with easements that grant the neighboring properties the right to use this road. At the point where this internal road meets Highway 4, a streetline is in place.

Currently, Bank of Montreal (BMO) operates from its downtown Hanover location at 293 10th St. They are in the process of searching for a new location on the subject lands, where they intend to construct a new 520-square-meter (approximately 5600 square feet) office, complete with a drive-thru window.

It's important to note that the subject lands are zoned as Large Format Commercial (C3), whereas financial institutions are typically only permitted in the Downtown Commercial (C1) zone.

Additionally, the applicant is seeking an exemption from the parking requirements. The proposed site plan includes 74 parking spaces instead of the mandated 96. Dana elaborated on the parking arrangement for this development, highlighting potential

opportunities for shared parking due to differences in the operational hours of the commercial tenants. For instance, Chuck's Roadhouse experiences higher customer traffic after 5 pm, during the evening when the bank is closed. Furthermore, the presence of a drive-thru window at the bank is expected to reduce on-site parking demand, further alleviating the parking needs associated with the financial institution use. She also noted that Hanover's parking requirements for mixed-use developments are relatively more substantial compared to neighboring municipalities.

Dana clarified that BMO has not indicated that they are leaving downtown and seeking relocation to another site.

The Committee raised concerns about the site's narrow entrance and recommended widening it to ensure easy and safe access, as well as the relocation of dumpsters. The Committee deems this proposed development and its location suitable for the bank.

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 OPA#6 & ZBA (Z4-23) for permitting a financial institution and reduction of parking spots on the lands of 1074 10th Street.

CARRIED

5. Correspondence

5.1. Grey County takes action to increase housing supply dated August 11, 2023

Andrew Wilken, the Secretary-Treasurer, provided insight into Grey County's strategy for enhancing housing supply and addressing affordability challenges. He mentioned the bi-monthly "Affordable Housing Community of Practice" meetings, where Grey County planners engage in discussions on affordable housing development. Additionally, he updated the committee about the upcoming Grey County Housing Forum, which aims to assess the local housing landscape, address existing challenges, and plan collaborative efforts to promote more affordable housing in our communities. This event will take place in-person at the Meaford & St. Vincent Community Centre. Moreover, he provided detailed insights into the 19 action plans encompassed within the housing action plan, underscoring the town's commitment to collecting data to monitor housing demand and the development of affordable housing units.

5.2. Globe & Mail article dated September 14, 2023

The Secretary-Treasurer was requested to circulate the above noted article for the Committee's information.

6. New Business

Committee Members received an update regarding the progress of the construction at 223 10th Street, where the construction is in full swing and some temporary closures may be expected. Additionally, the Committee was informed about the status of OPA#5 and ZBA (Z3-23), indicating that the County's Planning department is currently reviewing the proposed amendment.

7. Adjournment

Moved by MARK EBERT

THAT the meeting now be adjourned at 4:32 pm.

Chair, Tim Norwood

Secretary-Treasurer, Andrew Wilken