

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, November 12, 2024 | 4:00 pm
Virtual via Zoom

MEMBERS PRESENT Chair Tim Norwood | Mark Ebert | Harold Fleet | Keith Hopkins
| Terry Leis | Tony Diaco

OTHERS PRESENT Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy
Secretary-Treasurer | Sherri Walden, CAO | April Marshall,
Economic Development Officer | Donald Lewis, owner of 207
7th Ave | Noel Wilson, owner of 302 9th St

REGRETS

**DISCLOSURE OF
PECUNIARY INTEREST** None

DELEGATIONS

Chair Tim Norwood extended a warm welcome to Antonio Diaco at the meeting.

1. Adoption of October 8th, 2024 Regular Meeting Minutes

Moved by KEITH HOPKINS / Seconded by HAROLD FLEET

That the minutes of the October 8th, 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 854 24th Avenue, to add seven townhouse units to
their existing R3-49 zoning, has been approved by the council and is currently in
the appeal period. The Site Plan agreement for 101 10th St and 1092 10th St was
also presented to the council for their information, and the building permits have
been issued. The minor variance application A4-24, deferred at the previous
meeting, will be presented at this meeting.

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

The Secretary-Treasurer informed the committee that the new Provincial Policy
Statement, is in full effect as of October 20, 2024. The in-house revisions of the
Official Plan have been completed, and the working copy will be forwarded to
Dana Kieffer, Senior Planner from Cobide Engineering, for preliminary feedback in
the coming months.

4. Minor Variance Application, A4-24, Lewis Donald Eugene----- 260 7th 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 and 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 deferred the application in the last meeting, requesting detailed
project drawings and confirmation of whether the applicant had consulted with
neighboring residents for feedback. Donald Lewis, the owner, informed the
committee that he had spoken with his neighbors, and they expressed no
concerns. Comments have been received from the Grey County Planning
Department, indicating they have no concerns.

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

Moved by KEITH HOPKINS / Seconded by TERRY LEIS

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. A4-24.

CARRIED

5. Minor Variance Application, A5-24, Noel Wilson----- 302 9th St

The Secretary-Treasurer informed the committee about a proposed accessory structure at the back of the house. The plan includes a 30' x 25' building, half of which will serve as a garage for motorcycle parking, and the other half for recreational use. Currently, there is a 299 sq. ft. garage on the property, with zoning bylaws permitting a total of 600 sq. ft. for accessory structures. The owner is seeking a minor variance for an additional 449 sq. ft. The proposed setbacks align with zoning requirements. The comments have been received from the Grey County Planning Department, indicating they have no concerns.

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

Moved by MARK EBERT / 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 Minor Variance Application No. A5-24.

CARRIED

6. Site Plan Control Agreement, Neet Rol Investments Ltd----- 1074 10th St

The Secretary-Treasurer informed the committee about the site plan agreement for 1074 10th Street, where a 5,600-square-foot financial institution is planned. The property is zoned Large Format Commercial (C3) under the zoning bylaw. In 2023, an Official Plan Amendment was approved to allow financial institutions outside the Downtown Commercial (C1) zone. Additionally, a zoning bylaw amendment was also approved to permit financial institution use and reduce the parking requirement from 96 to 74 spaces.

7. Correspondence

6.1 Grey County -Official Plan Amendment # 23- Rural Permitted Uses & Development Policies

The County is proposing changes to its Rural permitted uses and development policies to enhance clarity through Official Plan Amendment (OPA) #23. OPA 23 aims to update and clarify the permitted uses and development policies within the Rural designation in the County's Official Plan. Key changes include updating permitted uses, revising development policies, refining definitions related to Rural uses, and modifying an Agricultural policy that currently conflicts with Aggregate Resource Area policies. These changes would apply county-wide, not targeting any specific property, and would not alter the County Official Plan's mapping. OPA 23 will not impact existing planning applications already in progress. A public meeting for OPA 23 took place on November 7, 2024.

6.2. Proposed Rates Fees By-law Schedules for 2025

The Secretary-Treasurer informed committee members of the proposed increase in planning fees, which was reviewed by the finance committee in October 2024.

8. New Business

None

9. Adjournment

Moved by MARK EBERT

That the meeting now be adjourned at 4:36 pm.

Chair, Tim Norwood

Secretary-Treasurer, Andrew Wilken