

## PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, November 14, 2023 | 4:00pm  
Virtual via Zoom

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

**MEMBERS ABSENT** Keith Hopkins

**OTHERS PRESENT** Secretary Treasurer Andrew Wilken | Sandeep Kaur, Deputy Secretary-Treasurer | April Marshall, Manager of Economic Development | Sue Paterson, Mayor | Sherri Walden, CAO

### 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 October 10<sup>th</sup>, 2023 Regular Meeting Minutes**

**Moved by HAROLD FLEET / Seconded by PETER HAMBLY**

**THAT** the minutes of the October 10<sup>th</sup>, 2023 regular meeting be approved as printed and circulated.

**CARRIED**

**2. Business arising from Minutes**

The Secretary-Treasurer conveyed that the Council approved application numbers (LOPA #6) and (Z4-23), allowing for the establishment of a financial institution in the C3 zone at 1074 10th Street. The LOPA #6 has been forwarded to the **County** for their review, while Z4-23 is currently in the appeal period.

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

The Secretary-Treasurer updated the committee, stating that the town is awaiting a quote from another party. The town has enlisted a third party to carry out an official plan amendment, ensuring alignment with provincial plans and the Planning Act. The proposed amendment is scheduled to be presented to the committee in the coming year.

**4. Correspondence**

**4.1. Request for Comments C8 Implementation Amendment -----Corporation of County of Bruce**

The town has received a request from Bruce County to share feedback on the amendments they are making to their county official plan. These proposed changes impact the entirety of Section 6, Implementation, and all of Section 7, Interpretation, of the Plan. Additionally, modifications are suggested for specific parts of Section 4, General Policies, focusing on policies for Servicing and the Niagara Escarpment Plan. In summary, the amendment aims to streamline the plan, enhancing clarity and usability, and to improve the effectiveness of the plan's policies.

**4.2. Globe & Mail article dated November 6<sup>th</sup>, 2023**

The article highlights entrenched local opposition to housing development, calling for higher levels of government control due to outdated regulations and strict zoning rules. The NDP government in British Columbia introduced provincewide zoning rules, aiming to allow more homes on lots and reduce delays through public hearings. While the shift signals a move away from neighborhoods reserved for detached homes, the article emphasizes the need for more ambitious measures, such as allowing apartment buildings, to address housing shortages effectively.

Despite progress, challenges like insufficient housing targets and infrastructure support persist.

**5. New Business**

**5.1. Zoning Bylaw Amendment No. Z4-21 Update ----- Tedford, Don (late) & Donna**

Committee members were informed by CAO Sherri Walden that the relevant application has been officially withdrawn.

**5.2. Zoning Bylaw Amendment No. Z4-21 Update ----- Tedford, Don (late) & Donna**

Committee members were informed by CAO Sherri Walden that the relevant application has been officially withdrawn.

**6. Adjournment**

**Moved by PETER HAMBLY**

**THAT** the meeting now be adjourned at 4:15 pm.

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Chair, Tim Norwood

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Secretary-Treasurer, Andrew Wilken