

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, May 13, 2025 | 4:00 pm  
Saugeen Room and Zoom with OWL device

**MEMBERS PRESENT**

Chair Tim Norwood | Mark Ebert | Keith Hopkins | Terry Leis | Tony Diaco (virtual)

**OTHERS PRESENT**

Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sherri Walden, CAO | April Marshall, Economic Development Manager (virtual) | Jordan Whitmore, Building Inspector & Plans Examiner | Brandon Koebel, Councillor (virtual) | Matt Rapke, Wilson Developments (virtual) | Jeffrey Macgregor, Owner of 154 16<sup>th</sup> Ave Cres (virtual) | Becky Weltz, Candue Homes (virtual) | Carol Hudson, Councillor (virtual) | Peter Hambly (Virtual)

**REGRETS**

Harold Fleet

**DISCLOSURE OF  
PECUNIARY INTEREST**

None

**DELEGATIONS**

None

1. Adoption of March 11, 2025, Regular Meeting Minutes

Moved by MARK EBERT / Seconded by KEITH HOPKINS

That the minutes of the March 11, 2025, regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that consent application B1-B3-25, which seeks approval to create three new lots in Block 124 of the plan of subdivision, is currently under review. The owners of the old factory at 612 10th Avenue are planning to submit a minor variance application to address parking space requirements. A formal application has not yet been submitted.

3. Official Plan Update

The Secretary-Treasurer informed the committee about the Town of Hanover’s Official Plan review process. A Special Meeting was scheduled for April 8, during which Council adopted the staff report initiating the review. At the Special Meeting, a Steering Committee will be appointed, and a schedule for regular committee meetings will be established. A formal public meeting will also be held prior to the adoption of the updated Official Plan. Ms. Dana Kieffer has been retained to assist the Town throughout the entirety of this process. The steering committee will include Liz Buckton, Senior Planner from Grey County, as a member.

4. Development Charges Study Update

The Secretary-Treasurer informed the committee that the Asset Management Study has been completed and will be presented to Council shortly. Upon Council’s approval, work on the Development Charges Study will begin, with a presentation to Council expected in June.

5. Consent Application, B4-B8-25, 5053745 Ontario Inc.----- 260 7<sup>th</sup> St

The Secretary-Treasurer updated the committee on the proposed consent application for 260 7th Street, where the owner intends to sever the lot to create six new street townhouse units. The property was rezoned in 2024 from R1 to R4-50 to permit this form of development. Each new unit will be serviced with individual municipal water and sanitary connections.

Currently, the municipal sanitary sewer serving this area is located in the rear yard of the existing dwelling and lies within the footprint of the proposed townhouse building. To allow the project to move forward, the proponent must relocate the sanitary sewer line further into the lot, with the Town of Hanover assuming ownership of the new infrastructure. An easement will also need to be granted in favour of the Town over the affected portions of the proposed lots.

**Moved by TERRY LEIS / 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 Consent Application No. B4-B8-25.

**CARRIED**

**6. Minor Variance Application, A1-25, Candue Homes 2020 Ltd.----- 730 18<sup>th</sup> Street**

The Secretary-Treasurer informed the committee of a minor variance application received for 730 18th Street. The applicant is proposing to enclose an existing rear deck, which is currently considered an accessory structure. Once enclosed, the structure becomes part of the primary building, which requires a rear yard setback of 7.5 metres under the zoning by-law. The applicant is requesting a reduced setback of 6.44 metres to accommodate the enclosure. Additionally, the applicant proposes to build a new unenclosed deck in the rear yard that would encroach 2.6 metres into the setback, whereas the by-law permits a maximum encroachment of 1.2 metres. The County of Grey and Saugeen Valley Conservation Authority have no concerns with the proposed development.

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

**Moved by KEITH HOPKINS / 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 Minor Variance Application, A1-25.

**CARRIED**

**7. Minor Variance Application, A2-25, Jeffrey Macgregor----- 154 16<sup>th</sup> Ave Cres**

The Secretary-Treasurer informed the committee of a minor variance application received for 154 16<sup>th</sup> Ave Cres. The applicant is requesting a variance to the maximum gross building area to allow for the construction of an accessory building with a total area of 864 sq. ft. Additionally, the applicant is seeking a reduction in the side yard (right) and rear yard corner setbacks from 3.28 ft to 3 ft to accommodate the proposed structure. Currently, the applicant has a shed and swimming pool at the rear of the property, both classified as accessory structures. The zoning bylaw allows for a maximum building area of 600 sq. ft. for all accessory structures. As a result, the combined area of the shed, swimming pool, and proposed garage exceeds the permitted square footage.

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

**Moved by TERRY LEIS / Seconded by ANTONIO DIACO**

That the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Minor Variance Application, A2-25.

**CARRIED**

**8. Environmental Considerations**

None

**9. Correspondence**

**9.1. County Official Plan Amendment No.3**

The purpose of the amendment is to provide clarification on the permitted uses, development policies, and certain definitions associated with the

County’s Rural designation. The lands affected by Official Plan Amendment 23 include all properties designated as ‘Rural’ across the county. This amendment was adopted by Grey County Council during its April 10, 2025, session through By-law 5229-25 and came into full force and effect on May 2, 2025.

**9.2. The Globe & Mail article dated May 5, 2025**

Prime Minister Mark Carney has pledged \$25 billion in loans and \$1 billion in equity financing to support prefabricated homebuilders in Canada, aiming to address the housing shortage. Prefabricated construction, where elements like walls and floors are built in factories and assembled on-site, promises faster, cheaper, and more environmentally friendly housing. While this approach is common in countries like Japan and Sweden, it only accounts for less than 5% of residential construction in Canada. Challenges include ensuring sustained demand, overcoming regional building regulations, and addressing potential delays in assembly. Despite these obstacles, experts see prefabricated housing as a solution to labor shortages and housing affordability, especially for low- and mid-rise multifamily homes.

**10. New Business**

The Secretary-Treasurer informed the committee that a new consent application is anticipated for 644 11th Street in the near future. The property currently contains three groups of townhouses, with four units in each group. The owner intends to sever the group dwellings and create three separate lots. A walkway owned by the town separates one group of dwellings from the other two, which will be considered a natural severance. As a result, only one severance will be required to create two distinct lots.

He further informed the committee that the provincial government has introduced Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025, and Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, aimed at removing unnecessary barriers to infrastructure development and streamlining municipal development processes. Staff will prepare an information report outlining the potential impacts of these bills on the Town, which will be presented to Council in the near future.

**11. Adjournment**

**Moved by MARK EBERT**

That the meeting now be adjourned at 4:54 pm.

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Chair, Tim Norwood

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Secretary-Treasurer, Andrew Wilken