

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, March 10, 2026 | 4:00 pm
Saugeen Room and Zoom with OWL device

MEMBERS PRESENT	Chair Mark Ebert Harold Fleet (virtual) Terry Leis Tony Diaco (virtual)
OTHERS PRESENT	Andrew Wilken, Secretary-Treasurer Sherri Walden, CAO April Marshall, Economic Development Manager (virtual) Sue Paterson, Mayor Susan Sakal, Councillor (virtual) Brandon Koebel, Councillor (virtual) Carol Hudson (virtual)
REGRETS	Tim Norwood Keith Hopkins
DISCLOSURE OF PECUNIARY INTEREST	None
DELEGATIONS	None

1. Adoption of November 10, 2025, Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by TONY DIACO

That the minutes of the November 10, 2025, regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that the Minor Variance application submitted by AUM Developers, for the property on 645 10th Street sought approval for a two-storey building with retail and restaurant uses on the ground floor and residential units above. The application proceeded to the Committee of Adjustment and was approved.

The Secretary-Treasurer further informed the committee that a Site Plan Control Agreement is being prepared for the proposed development at 167 10th Street, which includes a five-storey apartment building with approximately 68 residential units. Staff have been in contact with the developer and are currently discussing the conditions for the agreement.

3. Official Plan Update

The Secretary - Treasurer reported that staff continue to work with Dana Kieffer from Cobide Engineering on policy and background components of the Official Plan update. Timing is important with proposed boundary revisions and could affect land needs and planning policies. CAO Sherri Walden confirmed the Restructuring Proposals was submitted to the Province on December 22. ~~No response last sentence removed / deleted.~~

4. Development Charges Study Update

The Secretary-Treasurer noted that development charges and capital planning outlooks are being finalized. Staff aim to update the study in spring or summer to match any changes.

5. Zoning By-Law Amendment Application, Z1-26, Datak Investments Inc. (C/o Tracy Bryden) ----- 341152 Grey Road 28

The Secretary-Treasurer informed the committee regarding the Zoning By-law Amendment application for the property located at 341152 Grey Road 28, previously occupied by the House Rules outlet business. The applicant is requesting to rezone the property from a site-specific Future Development (D-23)

designation to General Industrial (M2) designation to permit a carpentry shop and showroom.

It was noted that the property was previously identified as a Special Policy Area but is now designated as Industrial in the Town of Hanover's Official Plan. No exterior construction or site alterations are proposed currently, as the request is primarily for a change of use. A Site Plan Control Agreement will be required, including a condition that the property connect to municipal services when they become available.

Several questions were asked regarding the ownership of the adjacent residential unit and the status of the current business, which were satisfactorily answered by the Secretary-Treasurer.

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

Moved by HAROLD FLEET / Seconded by TERRY LEIS

That the Planning Advisory Committee recommend to Council that they have no objections to the approval of Zoning By-Law Amendment Application No. Z1-26.

CARRIED

6. Minor Variance Application, A2-26, Drew & Miles Johnson ----- 269 6th Street A

The Secretary-Treasurer informed the committee regarding Minor Variance Application A2-26 for the property located at 269 6th Street A. The applicant is proposing to construct an attached Additional Dwelling Unit and is requesting relief from the maximum permitted floor area and the minimum rear yard setback requirements.

The proposed unit has a floor area of approximately 90.06 m² / 969.5 ft², whereas the zoning by-law permits a maximum of 83 m² / 893.41 ft². The applicant is also requesting a reduced rear yard setback of 3.6 metres, where 7.5 metres is required. It was explained that the slightly irregular shape and corner configuration of the lot contribute to the need for the requested variances. A shared driveway access is proposed on the east side of the property.

Formal circulation of the application has not yet commenced so, no public comments have been received to date.

Committee members discussed the proposal and asked questions regarding the lot size and the notification process for neighbouring properties. The Secretary-Treasurer informed the committee that all properties within 60 metres will receive notice and that the Committee of Adjustment will review any public comments received.

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

Moved by HAROLD FLEET / Seconded by TONY 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 No. A2-26.

CARRIED

7. Site Plan Control Agreement, 10005703332 Ontario Ltd. ----- 729 14th Street

The Secretary-Treasurer informed the committee regarding the proposed Site Plan Control Agreement for 10005703332 Ontario Ltd. for the property located at 729 14th Street. The proposal includes the construction of a pharmacy at the corner of 14th Street and Grey Road 28 (24th Ave). It was noted that the property was previously used for vehicle storage and was severed approximately 18 months ago by the former property owner.

As part of the development, the applicant will be required to contribute approximately \$15,000 towards curb and gutter improvements along 14th Street, south side. The proposal also includes a sidewalk connection to the recently constructed sidewalk on 24th Avenue. Due to grade changes on the site, a retaining wall will be required, and a stormwater management chamber will be installed beneath the parking lot to manage pre-post stormwater flows.

The site plan complies with the zoning by-law requirements for parking, loading, garbage enclosure and all other provisions within the bylaw.

Committee members discussed the proposal and asked questions regarding access to the site (off 14th street), sidewalk connections and whether the pharmacy represents a relocation of an existing business. The Secretary-Treasurer informed the committee that this will be a new operation and will not result in the closure of any existing pharmacies.

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

Moved by TERRY LEIS / Seconded by HAROLD FLEET

That the Planning Advisory Committee recommend to Council that they have no objections to the approval of the Site Plan Control Application.

CARRIED

8. Environmental Considerations

The Secretary - Treasurer informed the committee that no specific environmental concerns were identified for the applications discussed. No natural features were being removed as part of the applications proposed at the meeting, however some landscaping will be associated with the development at 729 14th street.

CAO Sherri Walden informed the committee that Grey County is currently working on the development of a green development framework. A survey for residential builders remains open until March 20. The Town has circulated the survey to local builders and will review the results once they become available.

9. Correspondence

None

10. New Business

None

11. Adjournment

Moved by HAROLD FLEET

That the meeting now be adjourned at 4:29 pm.

Chair, Mark Ebert

Secretary-Treasurer, Andrew Wilken