

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, June 13, 2017 | 7:00pm
Winkler Room/Civic Centre

MEMBERS PRESENT Gary Rahn | Pat Murphy | Rick Hopkins

OTHERS PRESENT Chris Barfoot | Kevin Berry | Don Tedford, Secretary-Treasurer |
Brenda Goetz, Deputy Secretary-Treasurer | April Marshall,
Economic Development Manager

**DISCLOSURE OF
PECUNIARY INTEREST** Nil

DELEGATIONS Chris Barfoot | Kevin Berry | Brian Tocheri

Chair Gary Rahn presented a token gift to Pat Murphy recognizing his twenty years of serving on the Committee.

DISCUSSIONS & DECISIONS

1. **Adoption of November 23rd, 2016 Regular Meeting Minutes**

MOVED BY PAT MURPHY / SECONDED BY RICK HOPKINS

THAT the minutes of the November 23rd, 2016 Regular Meeting are hereby adopted as circulated and printed.

CARRIED

2. **Business arising from Minutes**

Nil

3. **Consent Application No. B7-15-----Wand, Irvin Trustee**

The Public Meeting for this application was held on January 6, 2016. The applicants agreed to defer their application to discuss options regarding completion of a study to remedy the abandoned landfill site affecting their property and surrounding lands, plus to determine the size of the easement required for the sanitary sewer and road widening.

The Secretary-Treasurer stated that a report had been prepared and dated December 31, 2015 and emailed to the Town illustrating the size and location of the sanitary sewer required along the easterly boundary of Mr. Irv Wand's lands, and reference plan and registration of this easement will be completed by the Town of Hanover.

The Secretary-Treasurer stated that a D-4 Study was completed by GM BluePlan Engineering February 2017 for the abandoned landfill known as 'Historic Landfill X5150'. In conclusion, the 500-metre buffer has been reduced to a minimum 30-metre buffer area to the north and east, a 15-metre buffer to the west, and a 5-metre buffer to the south. County of Grey Planning & Development Department accept the findings and recommendations made by GM BluePlan Engineering and will accept the new proposed setbacks for requiring the D-4 Study.

The Secretary-Treasurer stated that the County of Grey emailed a request on May 11, 2017 for a 17-foot road widening for the retained parcel both on 10th Street and 24th Avenue. The Town plans currently show that a 17-foot road widening has been deeded

to the County of Grey for 10th Street, and that road widening is still required for 24th Avenue.

Subsequent to a very good discussion and having regard to the application and its conformity with the Town's Official Plan and Zoning By-Law, it was then;

MOVED BY RICK HOPKINS / SECONDED BY PAT MURPHY

THAT Consent Application No. B7-15 be granted with the following conditions:

- a) That the Owner agree in writing with the Municipality, if deemed necessary by the Municipality, to satisfy all requirements, financial or otherwise of the Municipality concerning the provision of roads, installation of services, facilities and drainage, and the provision of parkland or cash in lieu of parkland; and, that the Owner enter into an agreement with the Municipality, providing for the payment of a development charge, said payment to be made on or before the delivery of a letter by the Municipality addressed to the Secretary-Treasurer of the Committee of Adjustment waiving the municipal conditions as imposed herein.
- b) That a Surveyor's drawing be completed and a copy filed with the Clerk, the Registrar and the Secretary/Treasurer of the Committee of Adjustment or an exemption from the survey be received.
- c) That "Certification of Consent" be affixed to the deed within one year of the giving of the Notice of Consent.
- d) That an easement for the sanitary sewer be provided to the Town as per the Plan prepared by WSP and dated December 23, 2015.
- e) That the Owner transfer 17 feet of land to the County of Grey for road widening purposes for frontage onto 24th Avenue.

CARRIED

4. **Consent Application No. B1-16-----2501563 Ontario Ltd.**

The Public Meeting for this application was held on July 27, 2016. It was the recommendation of the Committee to defer until such time that a D-4 Study was completed.

The Secretary-Treasurer stated that a D-4 Study was completed by GM BluePlan Engineering for the abandoned landfill known as 'Historic Landfill X5150'. In conclusion, the 500-metre buffer has been reduced to a minimum 30-metre buffer area to the north and east, a 15-metre buffer to the west, and a 5-metre buffer to the south. County of Grey Planning & Development Department accept the findings and recommendations made by GM BluePlan Engineering and will accept the new proposed setbacks for requiring the D-4 Study.

The Secretary-Treasurer stated that the County of Grey emailed a request on May 11, 2017 for a 17-foot road widening for the severed parcel.

Subsequent to a very good discussion and having regard to the application and its conformity with the Town's Official Plan and Zoning By-Law, it was then;

MOVED BY PAT MURPHY / SECONDED BY RICK HOPKINS

THAT Consent Application No. B1-16 be granted with the following conditions:

- a) That the Owner agree in writing with the Municipality, if deemed necessary by the Municipality, to satisfy all requirements, financial or otherwise of the Municipality concerning the provision of roads, installation of services, facilities and drainage, and the provision of parkland or cash in lieu of parkland; and, that the Owner enter into an agreement with the Municipality, providing for the payment of a

development charge, said payment to be made on or before the delivery of a letter by the Municipality addressed to the Secretary-Treasurer of the Committee of Adjustment waiving the municipal conditions as imposed herein.

- b) That a Surveyor's drawing be completed and a copy filed with the Clerk, the Registrar and the Secretary/Treasurer of the Committee of Adjustment or an exemption from the survey be received.
- c) That "Certification of Consent" be affixed to the deed within one year of the giving of the Notice of Consent.
- d) That the Owner transfer 17 feet of land to the County of Grey for road widening purposes for frontage onto 24th Avenue.

CARRIED

- 5. **Consent Application No. B1-17-----Huck Developments Ltd. c/o Barfoot, Chris**
- 6. **Consent Application No. B2-17-----Huck Developments Ltd. c/o Barfoot, Chris**

Chair Gary Rahn welcomed Chris Barfoot and Kevin Berry to the table to discuss their applications.

The Deputy Secretary-Treasurer stated that Consent Application No. B1-17 and B2-17 were advertised in The Post and circulated to the applicable agencies on May 25, 2017 as required by Section 53 of the Planning Act, RSO 1990.

Consent Application Nos. B1-17 and B2-17 applies to lands described as Lots 72 to 75, Registered Plan 1131 and known as 761 to 767 15th Street, in the Town of Hanover in the County of Grey.

The purpose of Consent Application Nos. B1-17 and B2-17 is to sever & retain land for the purposes of creating three new parcels. Subsequent to a rezoning application, these applications will permit the construction of a semi-detached dwelling on each lot, for a total of 6 units.

These consent applications are related to Zoning By-Law Amendment Application No. Z1-17. The Public Meeting is scheduled for Monday, June 19, 2017 at 7:00pm.

The Secretary-Treasurer stated the proposal complies with the Town's Official Plan and Comprehensive Zoning By-Law No. 2912-15.

The Deputy Secretary Treasurer reviewed comments from Council, Planning Advisory Committee, Ron Cooper, Director of Public Works, Grey County Planning and Development Department and Saugeen Conservation.

B. Tocheri inquired whether elevations or building designs are available for the proposed construction. Mr. Barfoot will be presenting at the public meeting for the rezoning.

Mr. Berry stated that in accordance with the Agreement of Purchase of Sale of the subject lands, there is a stipulation that the buildings must be clad with brick or stone.

Subsequent to a very good discussion and having regard to the application and its conformity with the Town's Official Plan and Zoning By-Law, it was then;

MOVED BY RICK HOPKINS / SECONDED BY PAT MURPHY

THAT Consent Application No. B1-17 be granted with the following conditions:

- a) That the Owner agree in writing with the Municipality, if deemed necessary by the Municipality, to satisfy all requirements, financial or otherwise of the Municipality concerning the provision of roads, installation of services, facilities and drainage, and the provision of parkland or cash in lieu of parkland; and, that the Owner enter into an agreement with the Municipality, providing for the payment of a

development charge, said payment to be made on or before the delivery of a letter by the Municipality addressed to the Secretary-Treasurer of the Committee of Adjustment waiving the municipal conditions as imposed herein.

- b) That a Surveyor's drawing be completed and a copy filed with the Clerk, the Registrar and the Secretary/Treasurer of the Committee of Adjustment or an exemption from the survey be received.
- c) That "Certification of Consent" be affixed to the deed within one year of the giving of the Notice of Consent.
- d) That Zoning By-Law Amendment No. Z1-17 be approved and finalized in accordance with the Planning Act, RSO. prior to the deeds being stamped for registration.
- e) That a deeming bylaw removing Lots 72, 72, 74 and 75 from Registered Plan 1131 be passed by Hanover Council and finalized prior to the deeds being stamped for registration.

CARRIED

MOVED BY RICK HOPKINS / SECONDED BY PAT MURPHY

THAT Consent Application No. B2-17 be granted with the following conditions:

- a) That the Owner agree in writing with the Municipality, if deemed necessary by the Municipality, to satisfy all requirements, financial or otherwise of the Municipality concerning the provision of roads, installation of services, facilities and drainage, and the provision of parkland or cash in lieu of parkland; and, that the Owner enter into an agreement with the Municipality, providing for the payment of a development charge, said payment to be made on or before the delivery of a letter by the Municipality addressed to the Secretary-Treasurer of the Committee of Adjustment waiving the municipal conditions as imposed herein.
- b) That a Surveyor's drawing be completed and a copy filed with the Clerk, the Registrar and the Secretary/Treasurer of the Committee of Adjustment or an exemption from the survey be received.
- c) That "Certification of Consent" be affixed to the deed within one year of the giving of the Notice of Consent.
- d) That Zoning By-Law Amendment No. Z1-17 be approved and finalized in accordance with the Planning Act, RSO. prior to the deeds being stamped for registration.
- e) That a deeming bylaw removing Lots 72, 72, 74 and 75 from Registered Plan 1131 be passed by Hanover Council and finalized prior to the deeds being stamped for registration.

CARRIED

7. New Business

7.1. OACA Conference Update

The Secretary-Treasurer apprised the Committee members regarding sessions he attended.

8. **Adjournment**

Moved by RICK HOPKINS

THAT this meeting now be adjourned at 7:51pm.

Committee Chair, Gary Rahn

Secretary-Treasurer, Don Tedford