

COMMITTEE OF ADJUSTMENT MEETING AGENDA

Tuesday, May 10, 2022 | 7:00 pm
Virtual Meeting via Zoom

ZOOM MEETING – PUBLIC ACCESS WEBSITE
<https://us02web.zoom.us/j/84844076043>

MEMBERS PRESENT

OTHERS PRESENT

DISCLOSURE OF PECUNIARY INTEREST

DELEGATIONS

DISCUSSIONS & DECISIONS

1. Adoption of April 26, 2022 Regular Meeting Minutes
2. Business Arising from Minutes
3. Minor Variance Application No. A2-22-----Brown, Dustin | Taylor, RJ
4. New Business
5. Adjournment

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, April 26, 2022 | 5:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Pat Murphy Larry Lantz Brandon Koebel Barbara Hicks
MEMBERS ABSENT	Vice-Chair Mark Ebert Steve Fitzsimmons (with notice)
OTHERS PRESENT	Don Tremble Mayor Sue Paterson Doug Karn Warren Dickert Harold Fleet Sherri Walden Brian Tocheri, CAO Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer Andrew Wilken
DISCLOSURE OF PECUNIARY INTEREST	Don Tedford, Secretary-Treasurer clarified that he never stated that this application was a 'done deal'
DELEGATIONS	Don Tremble

DISCUSSIONS & DECISIONS**1. Adoption of March 8th, 2022 Regular Meeting Minutes****MOVED BY BRANDON KOEBEL / SECONDED BY BARBARA HICKS**

THAT the minutes of the March 8th, 2022 Regular Meeting are hereby adopted as circulated and printed.

CARRIED

2. Business arising from Minutes

Nil

3. Consent Application No. B1-22-----579575 Ontario Ltd. c/o Candue Homes

Chair Pat Murphy welcomed Don Tremble to the meeting.

The Deputy Secretary-Treasurer stated that Consent Application No. B1-22 was advertised in The Post and circulated to the applicable agencies on March 31, 2022 as required by Section 53 of the Planning Act, RSO 1990. The Notice was also circulated to all properties within 60 metres of the subject lands.

Consent Application No. B1-22 applies to lands described as Lot 10, Registered Plan 846 and known as 696 17th Street Crescent in the Town of Hanover, in the County of Grey.

The purpose of Consent Application No. B1-22 is to sever approximately 678 square metres of land from Lot 10, Registered Plan 846, therefore creating a new lot with approximately 15.25 metres of frontage on 17th Street Crescent. This application will permit the construction of two new single detached dwelling on Lot 10, Plan 846 and known as 696 17th Street Crescent.

The Deputy Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee, Grey County Planning and Development Department, David & Shirley Mercey, Tara Turnbull, Andy Clark, Daniel Cockburn and a petition circulated

within the neighbourhood. Doug Karn addressed the Committee during the meeting with his concerns.

The concerns relate to the proposed 50-foot lot frontage and the impact with the immediate neighbourhood existing of larger lot sizes. The proposed dwellings should compliment existing homes. There was apprehension expressed that the lots could be subsequently sold prior to construction, and less-than-desirable homes being erected.

Don Tremble stated that he has spoken to many of the neighbours, and assured them that he is very willing to work with them to come to an amicable resolution. The lot frontage of 50 feet is not uncommon in the near vicinity. Candue Homes will construct two houses that will be desirable and blend well with the existing streetscape. His company, Candue Homes, has constructed many homes in the area, and his reputation of building luxury houses precedes him. He further stated that he is agreeable to set back the houses to be consistent with the existing streetscape. A grading plan will be submitted to address drainage.

The Committee members expressed concerns about comments advising that this process is considered a 'done deal'. The Committee of Adjustment is a quasi-judicial committee and reviews applications based on their planning merits and desirability for the community.

The Secretary-Treasurer advised that this development complies with all provisions of Comprehensive Zoning Bylaw 2912-15 in regards to setbacks, lot coverage, etc. The Secretary-Treasurer further stated that single detached dwellings are not classified within Site Plan Control Bylaw 1552-05-05-86. However, Mr. Tremble agreed to develop his properties with a Site Plan Control Agreement Bylaw.

The Deputy Secretary-Treasurer shared a site plan drawing with setback dimensions and elevations of the proposed houses, in order to provide a visual representation to the Committee and public viewers.

Subsequent to a very good discussion on Consent Application No. B1-22 and having regard to the application and its conformity with the Town's Official Plan and Zoning By-Law, it was then;

MOVED BY LARRY LANTZ / SECONDED BY BRANDON KOEBEL

THAT Consent Application No. B1-22 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 all other monies owed to the Municipality; and, that the Owner enter, if required, 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 requirements 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 property be developed in accordance with a site plan agreement.

CARRIED

4. **New Business**

Nil

5. **Adjournment**

Moved by BARBARA HICKS

THAT this meeting now be adjourned at 5:54 pm.

Committee Chair, Pat Murphy

Secretary-Treasurer, Don Tedford

NOTICE OF A PUBLIC HEARING

CONCERNING A PROPOSED MINOR VARIANCE

TAKE NOTICE that the Committee of Adjustment for the Corporation of the Town of Hanover will hold a public hearing on:

TUESDAY, MAY 10, 2022 at 7:00 P.M.

in the Winkler Room/Hanover Civic Centre at 341 10th Street, to consider a proposed Minor Variance Application under Section 45 of the Planning Act, RSO 1990 as amended.

This Minor Variance Application (A2-22) applies to lands located at 293 9th Street and described as Part of Lot 17, Registered Plan 762 in the Town of Hanover, in the County of Grey.

The purpose of this application is to vary the provisions of Zoning By-law 2912-15 as it applies to the minimum number of dwelling units for an existing property located in the (C1) Downtown Commercial Zone. In accordance with Section 14.2(b)(i), this application requires the building to be constructed as per Section 12 Residential Type 5 (R5) Zone. The Owner proposes to increase the number of units from two to three.

Section 45(2)(a)(i) of the Planning Act, RSO 1990

<u>Provision – Section 12.3(a)</u>	<u>By-law</u>	<u>Proposed</u>
Minimum Front Yard Setback	7.5 m	5.8 m
Minimum Side Yard Setback	6.0 m	3.0 m
Minimum Floor Area	39.5 m ²	37.17 m ²

Section 45(2)(a)(ii) of the Planning Act, RSO 1990

Permission to expand a Residential use in a Downtown Commercial zone.

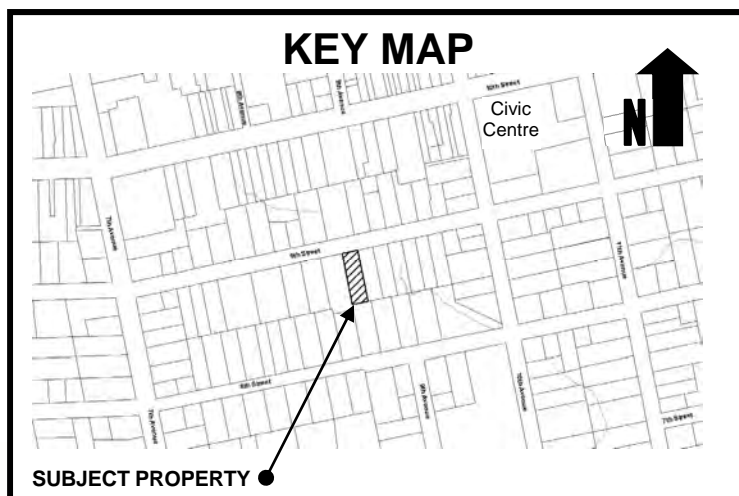
ANY INTERESTED PERSONS can submit written correspondence via email directly to dtedford@hanover.ca or mail your comments to Don Tedford, Secretary-Treasurer, Town of Hanover, 341 10th Street, Hanover, ON N4N 1P5 by noon on Wednesday, May 4th, 2022.

ANY INTERESTED PERSONS wanting to address the Committee of Adjustment at the public meeting on May 10, 2022, please note that at this time, the Town of Hanover will not be allowing the public or committee members into the Winkler Room/Hanover Civic Centre. Members of the public can speak via Zoom. If you wish to address the Committee during the meeting, please contact the Secretary-Treasurer by calling 519.374.5534 by noon on Monday, May 9th, 2022. Staff will provide you with the details on how to participate in the meeting. You can also view the livestream of the meeting at <https://us02web.zoom.us/j/84844076043>.

All submissions received in writing, and those opinions expressed at the Public Meeting, will be considered prior to the Committee of Adjustment decision.

ADDITIONAL information relating to the proposed minor variance application may be obtained by contacting the undersigned.

Dated at the Town of Hanover
this 28th day of April, 2022.



Don Tedford, Secretary/Treasurer
Committee of Adjustment
Town of Hanover
341 10th St. Hanover ON N4N 1P5
t 519.364.2780 | f 519.364.6456 | hanover.ca

TOWN OF HANOVER

APPLICATION FOR MINOR VARIANCE

Under Section 45 of the Ontario Planning Act, R.S.O. 1990, as amended

(FOR OFFICE USE ONLY)	
FILE NUMBER	A - 2 - 22
Date Received:	April 12, 2022

The undersigned applies to the Committee of Adjustment of the Town of Hanover for relief from the Applicable Zoning By-Law.

NOTE: This application consists of Part "A", Part "B" and Part "C". To avoid delays, the information on each part must be complete and accurate. Incomplete applications will be returned. All applications must be signed. Metric units should be used. **PLEASE PRINT.**

Mail 3 copies of this form to:

TOWN OF HANOVER
341 10th Street
HANOVER, Ontario
N4N 1P5
(519) 364-2780

FEE: \$ 750.00 Payable to the TOWN OF HANOVER

PART "A" (Page 1 of 2)

1. NAME AND ADDRESS					
APPLICANT/OWNER'S NAME AND ADDRESS			AGENT/SOLICITOR'S NAME AND ADDRESS		
Name: DUSTIN BROWN			Name: RAYMOND TAYLOR		
Mailing Address: 302138 CONCESSION 2 SDR			Mailing Address: 302138 CONCESSION 2 SDR		
Town/City/Province: HANOVER			Town/City/Province: HANOVER		
Postal Code: N4N3B8			Postal Code: N4N3B8		
Telephone Number: (519) 375 - 6860			Telephone Number: (519) 375 - 6860		
Facsimile Number () -			Facsimile Number () -		
All Correspondence Should Be Sent To: <input type="checkbox"/> APPLICANT OR <input checked="" type="checkbox"/> AGENT/SOLICITOR					
2. LOCATION OF PROPERTY					
Municipality HANOVER		Municipal Address 293 9TH ST			
Registered Plan Number 762	Lot(s) PT LOT 17	Reference Plan Number	Part(s)	Parcel Number	
Geographic or Former Township		Concession Number		Lot Number (s)	
Assessment Roll Number: 422902000105700					
3. Date subject land was acquired by current owner: September 30, 2021					
4. Date existing buildings or structures on subject land were constructed: Est'd XXXX 1915					
5. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property: PRIVATE MORTGAGE - TOM TAYLOR, 54 CENTRE ST, ELMIRA, ONTARIO N3B 2V6					
6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY Downtown Commercial					
7. CURRENT ZONING OF SUBJECT PROPERTY C1 (COMMERCIAL)					
8. Nature and extent of the relief from the Zoning By-Law applied for: USE Duplex to Triplex Dwelling EXTENSION					
9. Reason(s) why the proposed use cannot comply with the provisions of the Zoning By-Law: Purchased house privately in September 2021 with existing duplex (in house) and detached dwelling (bachelor unit). Detached dwelling is not currently registered as legal residential unit. I updated electrical, smoke alarms, roofing and interior aesthetics in bachelor unit prior to knowledge it was not registered. Any expansion or alteration to the legal non-conforming residential use requires a minor variance. Extend legal non-conforming residential use (duplex to triplex dwelling)					

PART "A" (Page 2 of 2)**10. Is the property subject of a current application under the Act: (Please indicate File Number and status of application)**Consent ☒ No ☐ Yes
File NumberPlan of Subdivision ☒ No ☐ Yes
File Number☐ Other _____
File Number**11. Has the subject property ever been the subject of a previous application for relief from the Zoning By-Law?**☒ No ☐ Yes (please indicate File Number and status of application.)**12. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH**

	EXISTING	BY-LAW PROVISIONS	PROPOSED
FRONTAGE (m.)	17	30	17
DEPTH (m.)	50.3	n/a	50.3
AREA (m.)	858	846	858
WIDTH OF STREET			

13. USE OF PROPERTYEXISTING USE
RESIDENTIAL - DUPLEXLength of time Existing Uses of subject land have continued:
SINCE CONSTRUCTION (EST' 1930s)PROPOSED USE
RESIDENTIAL - TRIPLEX**14. EXISTING USES OF ABUTTING PROPERTIES:**Have you contacted your neighbours regarding this application? ☐ Yes ☒ No**15. ZONING PROVISIONS**

	EXISTING	BY-LAW PROVISIONS	PROPOSED
TYPE OF BUILDING/STRUCTURE	BRICK HOUSE		
SETBACK FROM FRONT LOT LINE	5.8	7.5 m	5.8 m
SETBACK FROM REAR LOT LINE	22.9	10.5 m	22.9 m
SETBACK FROM SIDE LOT LINE	9.1	6.0 m	3 m
SETBACK FROM SIDE LOT LINE	1.8	6.0m	7.92 m
HEIGHT OF BUILDING/STRUCTURE	10.4	12.0 m	10.4 m
DIMENSIONS OR FLOOR AREA	2114	39.5 m2	37.17 m2xxxx
PARKING SPACES	6	2/dwelling	6
LOT COVERAGE	11.4%	40%	15.8%

16. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD 9TH STREET

		EXISTING	PROPOSED
a. OWNERSHIP	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Crown	<input type="checkbox"/>	<input type="checkbox"/>
	Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>
	County	<input type="checkbox"/>	<input type="checkbox"/>
	Private	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. MAINTENANCE	i. Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Unassumed Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>
	County	<input type="checkbox"/>	<input type="checkbox"/>
	Private or Right of Way	<input type="checkbox"/>	<input type="checkbox"/>
	None	<input type="checkbox"/>	<input type="checkbox"/>
	ii. Seasonal	<input type="checkbox"/>	<input type="checkbox"/>
	Year-Round	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

c. WATER ACCESS:

If the proposed access is by water, please describe the nearest public boat launching and car parking facility.

n/a

How far is it from the property, and what facilities are there?

Please also show on key plan portion of the sketch map.

d. OTHER ACCESS (Specify)**17. SERVICING - WATER**

		EXISTING	PROPOSED
Water Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
	Private: Well, Lake or Communal (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

18. SERVICING - SEWAGE

		EXISTING	PROPOSED
Sewage System Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
	Private: Septic, Pit, Chemical (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

19. SERVICING - STORM DRAINAGE

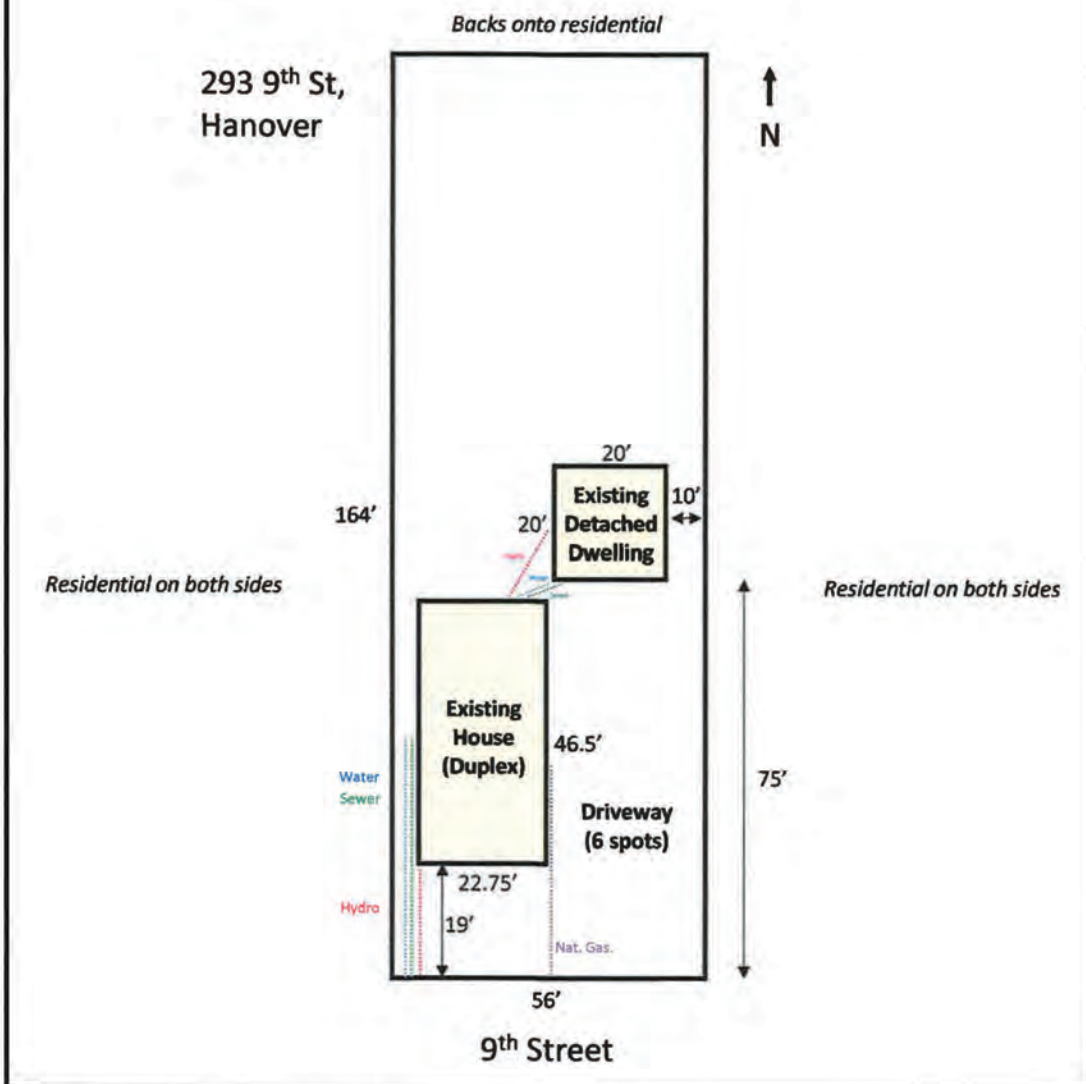
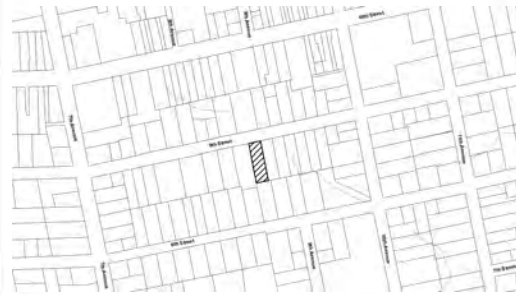
		EXISTING	PROPOSED
Storm Drainage Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewers	<input type="checkbox"/>	<input type="checkbox"/>
	Ditches	<input type="checkbox"/>	<input type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>
	Other: (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

20. OTHER DOCUMENTS (as specified below)

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



The above sketch should include the following:

- The boundaries and dimensions of the subject land
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easement affecting the subject land.

PART "C"**AFFIDAVIT** (This affidavit must be signed in the presence of a Commissioner)

Dated at the Town of HANOVER
this 12 day of APRIL, 2022
I/We, DUSTIN BROWN of the Town of
HANOVER in the County/District/Regional Municipality of Grey
do solemnly declare that all the statements contained in this application are true, and I/We make this solemn
declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if
made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the

Town of HANOVER }
In the COUNTY OF GREY M. } D. Brown
of Grey }
this 12 day of April, 2022 }

A Commissioner, etc.



**Vicki McDonald, a Commissioner, etc.,
County of Grey, while Deputy Clerk of the
Corporation of the Town of Hanover.**

AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

If this application is made by an agent or solicitor on behalf of the landowner, the owner's written authorization must be included. Without such authorization, the application cannot be considered. If surface and subsurface rights are held by different parties, both signatures are required.

I/We _____, Owner(s) of the lands as described in this application
and known as _____ of the _____ of _____
in the _____ of _____ do hereby authorize _____
_____ to act as my Agent/Solicitor for this application.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Personal information on this form is collected under the authority of the Planning Act, RSO 1990, Chapter P. 13, as amended, and will be used to assess applications for Minor Variances to the Zoning By-Law for the Town of Hanover. Questions about this collection should be directed to the Chief Building Official/Planning Administrator, Town of Hanover, 341 10th Street, Hanover, Ontario N4N 1P5 Phone (519) 364-2780.