Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Wednesday, April 12, 2023 | 4:00 pm
Saugeen Room | Civic Centre

MEMBERS PRESENT	Mark Ebert | Barbara Hicks | Bill Switzer | Carol Hudson
MEMBERS ABSENT	Brandon Koebel | Larry Lantz (with notice)
OTHERS PRESENT	Lee Michaud | Ron Zavitz | Andrew Wilken, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer | Sandeep Kaur

The Secretary-Treasurer welcomed all members to the Committee.

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS Lee Michaud

DISCUSSIONS & DECISIONS

1. **Appointment of Chair & Vice-Chair**

   The Secretary-Treasurer called for nominations from the floor for the position of Chair.

   Moved by MARK EBERT / Seconded by BILL SWITZER

   THAT Barbara Hicks be nominated for position of Chair.

   The Secretary-Treasurer called for nominations a second and third time. The Secretary-Treasurer congratulated Barbara Hicks on her appointment to Chair.

   The Secretary-Treasurer stated that in the absence of the chair through illness or otherwise, the Committee will appoint another member to act as acting chair, as per the *Planning Act*.

2. **Adoption of September 27, 2022 Regular Meeting Minutes**

   MOVED BY BARBARA HICKS
   THAT the minutes of the September 27th, 2022 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

3. **Business arising from Minutes**

   3.1. **Minor Variance Application No. A6-18 Update**

   The Secretary-Treasurer stated that the Applicant attended the office earlier today. Craig Halpin advises that he does not wish to revise his original application, as reviewed and granted by the Committee on September 18, 2018.

   3.2. **Consent Application No. B3-22 Update**

   The Secretary-Treasurer stated that Ian Mills attended the office on December 5, 2022. Upon completion of the survey, it was discovered that the southerly property boundary for 890 8th Avenue North (located to the north of the subject lands and

owned by Applicant) was located in a different location. Therefore, to address the actual location of existing driveway, an additional 8 feet is required. Therefore, 16 feet will be deeded to the property known as 890 8th Avenue North as a lot addition. The newly created severed lot (north portion) will have an amended lot frontage of approximately 88 feet.

The Committee concurred that the amended site plan, as circulated, continues to reflect the original intent and purpose of the application.

Therefore, it was then;

MOVED BY MARK EBERT / SECONDED BY CAROL HUDSON

THAT the requested amendment is deemed by the Committee as a minor change and will not require further notice

CARRIED

4. **Minor Variance Application No. A1-23 ----------Michaud, Richard & Lee**

Chair Barbara Hicks welcomed Lee Michaud to the meeting.

The Secretary-Treasurer stated that Minor Variance Application No. A1-23 was advertised in The Post and circulated to the applicable agencies on March 30, 2023 as required by Section 45 of the Planning Act, RSO 1990. The Notice was also circulated to all properties within 60 metres of the subject lands.

Minor Variance Application No. A1-23 applies to lands located at 531 11th Avenue and described as Lot 4, Registered Plan 825 and Part of Lots 100 and 101, Registered Plan 730 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 to expand an existing legal non-conforming residential use and vary provisions for maximum gross building area for an accessory building in the Downtown Commercial (C1) Zone. The Owner proposes to construct a one-storey addition to the existing two storey dwelling for an additional dwelling unit, and a future 40' X 40' accessory building for a shop & additional dwelling unit at 531 11th Avenue.

The Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee, Ron Cooper, Director of Public Works and Grey County Planning and Development Department. The Secretary-Treasurer clarified that this application is varying the minimum number of dwelling units in the Downtown Commercial (C1) zone from the required 9 units to 3 units and is increasing the legal non-conforming use. The application is further seeking relief for maximum accessory building area from 600 ft2 to 1,600 ft2.

Lee Michaud advised the Committee members that their family includes 3 teenagers. They propose to create additional dwelling units in order to provide housing for their family members. The accessory building, in addition to providing housing, will offer storage for a motorhome, ATV's and a vintage vehicle.

Ron Zavitz, 536 11th Avenue, Unit 504 resides at Hanover Condominium. The Notice of Public Hearing was posted in the common area of his building. His reason for attending the meeting is to further review the purpose of the application and observe the outcome.

Subsequent to a good discussion with regards to Minor Variance Application No. A1-23 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY CAROL HUDSON / SECONDED BY MARK EBERT

THAT Minor Variance Application No. A1-23 be granted subject to the following conditions:

a) that approval be for this application only;

b) that any additional water, sewer or storm servicing requirements or alterations to the current municipal infrastructure would be at the expense of the proponent;

c) that the proposed accessory building (future shop area) be used for residential storage purposes only; any alteration, expansion or change of use to the structure shall require an amendment to the Zoning By-law

CARRIED

5. **Minor Variance Application No. A2-23 ----------Hopkins, Shelby & Brandon**

The Secretary-Treasurer stated that Shelby Hopkins contacted the office and advised that they would not be able to attend the meeting.

The Secretary-Treasurer stated that Minor Variance Application No. A2-23 was advertised in The Post and circulated to the applicable agencies on March 30, 2023 as required by Section 45 of the Planning Act, RSO 1990.

Minor Variance Application No. A2-23 applies to lands located at 483 9th Street and described as Lot 23, Registered Plan 827 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 to expand a legal non-conforming residential use to allow construction of a covered deck addition to the existing 1-1/2 storey dwelling in the Corridor Commercial (C2) Zone located at 483 9th Street.

The Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee and Grey County Planning and Development Department.

Subsequent to a very good discussion with regards to Minor Variance Application No. A2-23 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY BILL SWITZER / SECONDED BY CAROL HUDSON

THAT Minor Variance Application No. A2-23 be granted subject to the following conditions:

a) that approval be for this application only.

CARRIED

6. **Correspondence**

Nil

7. **New Business**

Nil

8. **Adjournment**

Moved by MARK EBERT

THAT this meeting now be adjourned at 4:39 pm.

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Committee Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken