Hanover
Ontario, Canada

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 Municipally; 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.

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Committee Chair, Pat Murphy

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Secretary-Treasurer, Don Tedford