Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, August 9, 2022 | 5:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Pat Murphy | Mark Ebert | Larry Lantz | Steve Fitzsimmons | Brandon Koebel | Barbara Hicks
MEMBERS ABSENT	Nil
OTHERS PRESENT	Don Tedford, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer | Andrew Wilken | Henry Dangel (arrived at 5:21pm)
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Nil

DISCUSSIONS & DECISIONS

1. **Adoption of July 12, 2022 Regular Meeting Minutes**

   MOVED BY LARRY LANTZ / SECONDED BY MARK EBERT
   THAT the minutes of the July 12th, 2022 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   Nil

3. **Consent Application No. B2-22----------579575 Ontario Ltd.**

   The Deputy Secretary-Treasurer stated that Consent Application No. B2-22 was advertised in The Post and circulated to the applicable agencies on July 14, 2022 as required by Section 53 of the Planning Act, RSO 1990. The Notice was also circulated to all properties within 120 metres of the subject lands because this application is related to Zoning Bylaw Amendment (File No. Z2-22).

   Consent Application No. B2-22 applies to lands described as Part of Lots 48 to 50, Registered Plan 720 and Part of Lots 51 to 53, Registered Plan 730 and Part of Lots 1 to 4, Registered Plan 750 and more specifically described as Part 2, Reference Plan 16R-9607 and known as 352 13th Street in the Town of Hanover, in the County of Grey.

   The purpose of Consent Application No. B2-22 is to sever & retain land for the purposes of constructing a semi-detached dwelling on the subject lands.

   The Deputy Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee, Ron Cooper, Director of Public Works, Grey County Planning and Development Department and an email from Henry Dangel, owner of 354 13th Street.

   The Secretary-Treasurer stated that the applicant is proposing to construct a 2-storey semi-detached building on the subject lands. The severance application will create a new property line along the shared wall. This application complies with all requirements

of Comprehensive Zoning Bylaw 2912-15. This infill project is located within a built-up area, and it was noted that the front yard setback could be altered to the established building line or to the front yard setback regulated by the bylaw.

Mr. Henry Dangel, 354 13th St, informed the Committee members that he has only one window facing west towards the subject lands, and he is concerned that the height of the proposed structure will block daylight. He was also concerned with future development of the site. The Secretary-Treasurer advised that the side-yard setback would prohibit expansions within the rear yard.

Subsequent to a very good discussion on Consent Application No. B2-22 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. B2-22 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 all required servicing (i.e. water, sanitary, storm sewers, hydro, etc.) be installed, at the expense of the proponent;

e) That buffering be provided/constructed to the satisfaction of the Municipality;

f) That Zoning By-Law Amendment No. Z2-22 be approved and finalized in accordance with the Planning Act, RSO. prior to the deeds being stamped for registration;

g) That the average front yard setback be utilized.

CARRIED

4. **New Business**

Nil.

5. **Adjournment**

Moved by MARK EBERT

THAT this meeting now be adjourned at 5:40 pm.

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Committee Chair, Pat Murphy

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Secretary-Treasurer, Don Tedford