Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Wednesday, January 5, 2022 | 5:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Pat Murphy | Vice-Chair Mark Ebert | Larry Lantz | Brandon Koebel | Barbara Hicks
MEMBERS ABSENT	Steve Fitzsimmons
OTHERS PRESENT	Brandon Rumph | Don Tedford, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer | Andrew Wilken
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Brandon Rumph

DISCUSSIONS & DECISIONS

1. **Adoption of November 16th, 2021 Regular Meeting Minutes**

   MOVED BY MARK EBERT / SECONDED BY BARBARA HICKS
   THAT the minutes of the November 16th, 2021 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   Nil

3. **Minor Variance Application No. A4-21 ----------Rumph, Brandon**

   Chair Pat Murphy welcomed Brandon Rumph to the meeting.

   The Deputy Secretary-Treasurer stated that Minor Variance Application No. A4-21 was advertised in The Post and circulated to the applicable agencies on December 23, 2021 as required by Section 45 of the Planning Act, RSO 1990.

   Minor Variance Application No. A4-21 applies to lands located at 573 11th Avenue and described as Part of Lot 92, Registered Plan 730 and more specifically described as Part 1, Reference Plan 16R-10325 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 allow a duplex in the Residential Type 2 (R2-7) Zone located at 573 11th Avenue. There is no enlargements or additions proposed at this time.

   Brandon Rumph stated that he has an unconditional offer to purchase the property known as 573 11th Avenue. This application, if approved, will correct an existing illegal situation and allow for a quick land transfer, to recognize an existing situation.

   The Secretary-Treasurer informed the Committee members that an upcoming housekeeping bylaw will permit attached and detached secondary dwelling units within the Residential Type 2 (R2) Zone.

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

Subsequent to a very good discussion with regards to Minor Variance Application No. A4-21 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY LARRY LANTZ / SECONDED BY BRANDON KOEBEL

THAT Minor Variance Application No. A4-21 be granted subject to the following condition:

a) that approval be for this application only;

CARRIED

4. **New Business**

Nil

5. **Adjournment**

Moved by BRANDON KOEBEL

THAT this meeting now be adjourned at 5:25 pm.

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Committee Chair, Pat Murphy

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Secretary-Treasurer, Don Tedford