Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, July 12, 2022 | 5:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Mark Ebert | Larry Lantz | Steve Fitzsimmons | Brandon Koebel | Barbara Hicks
MEMBERS ABSENT	Chair Pat Murphy
OTHERS PRESENT	RJ Taylor | Luke Simpson | Lori Davis | Don Tedford, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer | Sherri Walden, CAO | Andrew Wilken

ELECTION OF CHAIR **MOVED BY LARRY LANTZ**

THAT Mark Ebert act as Chair for this meeting.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS RJ Taylor | Luke Simpson

DISCUSSIONS & DECISIONS

1. **Adoption of May 10, 2022 Regular Meeting Minutes**

   MOVED BY BRANDON KOEBEL / SECONDED BY BARBARA HICKS
   THAT the minutes of the May 10th, 2022 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   Nil

3. **Minor Variance Application No. A3-22 ----------Taylor, Raymond James**

   Chair Mark Ebert welcomed RJ Taylor to the zoom meeting.

   The Deputy Secretary-Treasurer stated that Minor Variance Application No. A3-22 was advertised in The Post and circulated to the applicable agencies on June 30, 2022 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. A3-22 applies to lands located at 506 10th Avenue and described as Part of Lots 20, 21 and 22, Registered Plan 701 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 an existing lot for the minimum number of dwelling units, front and side yard setbacks and parking requirements for the Downtown Commercial (C1) Zone. Refer to Section 14.2(b)(i) being the multiple residential uses and requires this application to be constructed as per Section 12 within the Residential Type 5 (R5) Zone. The Owner proposes to increase the number of units from two to five. Minor Variance Application

(File No. A3-22) is seeking relief from the Zoning Bylaw for the existing front-yard setback of 6.1 metres and side-yard setbacks of 4.9 metres on the north side and 1.1 metres on the south side. The owner is proposing to construct a 30' X 30' addition, with breezeway connecting the existing 2-storey Victorian building for which contains a duplex dwelling. The proposed addition will have 3 units.

The Secretary-Treasurer informed the Committee members and the public that relief from Zoning By-law 2075-95 was granted by Hanover Committee of Adjustment dated March 30, 2004 with Application No. A1-04 for which minor varied minimum number of dwelling units to permit four dwelling units on the property with reduced side-yard setbacks and lot coverage. Mr. Taylor is wishing to construct a total of 5 dwelling units.

RJ Taylor stated that he purchased the property in January 2018 but lived at the property for a few years since 2017. The stately Victorian home, built in 1906, has been extensively renovated by the previous owners and retains many architectural features. Mr. Taylor will incorporate these design elements into the proposed addition and will carry through the maroon/grey colour palette. The height of the proposed addition will be approximately 65-75% of the existing building.

The minor variance application is further seeking a reduction of parking to 5 spaces. One parking space exists with access onto 10th Avenue. The other four parking spaces will border the westerly property line via a driveway along the north side. Currently, there is a partial chain link fence along the rear property line.

RJ Taylor and his family own Cedar Crest Trout Farm and currently employ 27 persons. The proposed additional dwelling units will provide much-needed housing for his workers.

The Deputy Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee, Grey County Planning and Development Department, Lori Davis (owner of 317 12th Street), Garry Schultz (owner of 488 10th Avenue) and Jim, Hanover Wine Making Place (502 10th Avenue).

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 5 units thereby increasing the legal non-conforming use. Planning is very dynamic. Section D2.4.13 of the Official Plan 2858-14 "*encourages the conservation and rehabilitation of existing residential buildings in order to maintain and, in certain circumstances, improve the housing standards within the community*". Furthermore, Section D3.3.6. "*encourages the maintenance and improvement of the existing residential stock and promote the establishment of new, high-quality residential dwelling units within the downtown*". Comprehensive Zoning Bylaw 2912-15 permits residential units within the Downtown Commercial area, and the goal is to increase dwelling units to more than 9. The property subject to this application is currently underutilized.

Lori Davis, 317 12th Street and owner of adjacent property requested clarification of the key map. An error on Grey County GIS mapping was discovered, and subsequently was acknowledged and corrected by Teranet. It was determined that the key map error within the Application for Minor Variance (File No. A3-22) is considered minor in nature, and does not require further circulation.

Garry Schultz, owner of 488 10th Avenue expressed concerns with existing vandalism and law-breaking occurring in the area. It was clarified that such activity originates from other properties in the immediate area. Mr. Taylor vouched for his current tenants, and reassured the public and members of the Committee he will oversee that future tenants will not be problematic.

The Secretary-Treasurer stated he spoke to Jim, owner of Hanover Wine Making Place and located at 502 10th Avenue, and adjacent to the subject lands. Jim is concerned about snow removal and buffering

Subsequent to a very good discussion with regards to Minor Variance Application No. A3-22 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. A3-22 be granted subject to the following conditions:

a) that approval be for this application only;

b) that property boundary as shown on key map has been clarified and corrected by Teranet; and that the key map error is deemed minor in nature and does not require further circulation;

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

d) that a Site Plan Control Agreement be approved by Council;

e) that buffering be provided to the satisfaction of the Municipality.

CARRIED

4. **Minor Variance Application No. A4-22 ----------Simpson, Lucas | Sheehan, John**

Chair Mark Ebert welcomed Luke Simpson to the zoom meeting.

The Deputy Secretary-Treasurer stated that Minor Variance Application No. A4-22 was advertised in The Post and circulated to the applicable agencies on June 30, 2022 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. A4-22 applies to lands located at 285 9th Street and described as Lot 32, Registered Plan 741 and Part of Lot 11, Registered Plan 722 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 an existing lot for the minimum number of dwelling units, front, side and rear yard setbacks for the Downtown Commercial (C1) Zone. Refer to Section 14.2(b)(i) being the multiple residential uses and requires this application to be constructed as per Section 12 within the Residential Type 5 (R5) Zone. Minor Variance Application (File No. A4-22) is seeking relief from the Zoning Bylaw for existing setbacks for the accessory building. The Applicants are proposing to construct a second-storey addition to the 1-storey 25’ X 40’ concrete block building utilizing a gambrel style roof. Two dwelling units will be housed within the accessory building. The lower floor will continue to be used for residential storage purposes. The existing triplex dwelling will undergo future renovations. Four (4) of the required eight (8) parking spaces will be created on the westerly side of the property. Arrangements for the additional four (4) parking spaces have been discussed with the adjacent property owner to install a mutual parking area along the easterly boundary.

The Deputy Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee 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 5 units. It was agreed that this proposal does not give any further permanency to the existing legal non-conforming use.

Subsequent to a good discussion with regards to Minor Variance Application No. A4-22 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY STEVE FITZSIMMONS / SECONDED BY BRANDON KOEBEL

THAT Minor Variance Application No. A4-22 be granted subject to the following condition:

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 buffering be provided to the satisfaction of the Municipality.

CARRIED

5. **New Business**

The Deputy Secretary-Treasurer reminded the Committee members that a meeting has been scheduled for Tuesday, August 9th, 2022 at 5:00pm.

6. **Adjournment**

Moved by LARRY LANTZ

THAT this meeting now be adjourned at 6:05 pm.

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Committee Chair, Mark Ebert

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Secretary-Treasurer, Don Tedford