Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, June 6, 2023 | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT Barbara Hicks | Bill Switzer | Brandon Koebel | Carol Hudson | Larry Lantz | Mark Ebert | Sherri Walden |

MEMBERS ABSENT

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer |

The Secretary-Treasurer welcomed all members to the Committee.

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS

DISCUSSIONS & DECISIONS

1. **Adoption of April 12, 2023 Regular Meeting Minutes**

MOVED BY MARK EBERT / SECONDED BY BILL SWITZER
THAT the minutes of the April 12th, 2023 Regular Meeting are hereby adopted as circulated and printed.

CARRIED

2. **Business arising from Minutes**

2.1. **Minor Variance Application No. A1-23 AND A2-23 Update**

The Secretary-Treasurer stated that both Applicants have initiated the process for obtaining the building permit.

3. **Minor Variance Application No. A3-23 ----------Schaus, Laurie & Bruce**

The Secretary-Treasurer mentioned that in order to align with the current pace, a change in circulation strategy was implemented. Rather than publishing the notice in the newspaper, the notices were mailed to property owners within a 60-meter radius of the subject property. Additionally, a sign announcing the public meeting was posted on the property and circulated to the applicable agencies on May 25, 2023 as required by Section 45 of the Planning Act, RSO 1990.

Minor Variance Application No. A3-23 applies to lands located at 205 11th Avenue and described as Registered Plan 742 Park PT Lot 18 Mary 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 for maximum gross building area for an accessory building. The maximum building area permitted in a residential zone is 600 ft^2, and the applicant is wishing to construct a 1,000 ft^2 detached accessory building.

Mr. Schaus stated that the accessory building will be used for residential purposes i.e. workshop and garden shed storage. There will not be any human habitation within the accessory building. Mr. Schaus has spoken with his neighbours, and they are not opposed to the proposal.

The Secretary-Treasurer reviewed comments received from Planning Advisory Committee, Grey County Planning and Development Department and a neighbour. The Secretary-Treasurer clarified that this application is seeking relief for maximum accessory building area from 600 ft2 to 1,600 ft2.

Subsequent to a good discussion with regards to Minor Variance Application No. A3-23 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY BRANDON KOEBEL / SECONDED BY BILL SWITZER

THAT Minor Variance Application No. A3-23 be granted subject to the following conditions:

a) that approval be for this application only;

b) that the size and use of proposed structure will not adversely affect nor restrict the uses in the surrounding area;

c) that the proposed structure should be used for storage purposes only rather than residential purposes;

d) that the proposed accessory building shall not exceed 10 percent of the lot area nor shall the height of the structure exceed 5 meters.

CARRIED

4. **Minor Variance Application No. A4-23 ----------Diefenbacher, Damaris & Brandon**

The Secretary-Treasurer mentioned that in order to align with the current pace, a change in circulation strategy was implemented. Rather than publishing the notice of public hearing in the newspaper, the notices were mailed to property owners within a 60-meter radius of the subject property. Additionally, a sign announcing the public meeting was posted on the property and circulated to the applicable agencies on May 25, 2023 as required by Section 45 of the Planning Act, RSO 1990.

Minor Variance Application No. A4-23 applies to lands located at 405-407 11th Avenue and described as Lot 29, Part of Lot 28, East Side of Mary, Registered Plan 700 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 install a second driveway at the north side of the property to provide on-site parking for his tenants. However, Comprehensive Zoning Bylaw 2912-15 regulates the number of driveways to one for the first 30 meters of frontage measured along the street line. The proposed driveway would eliminate 2 parking spaces on 11th Avenue in the Residential Type (R1) Zone located at 405-407 11th Avenue.

The Property at 405-407 11th Avenue currently contains a duplex dwelling. There is a retaining wall located along the street line, and the rear yard is topographically challenging. The property is the second property located on the east side of 11th Avenue southerly from the intersection of 9th Street.

The Secretary-Treasurer reviewed comments received from Planning Advisory Committee and Grey County Planning and Development Department and both entities have expressed no concerns regarding the proposal. they both have no concern with the proposal. However, neighbour Peter Bouius from 406 11th Ave expressed his concern about the second driveway as it may lead to a reduction in available parking spaces, potentially causing parking issues in the area. The Hanover's Public Works Department

responded and stated that this will require the elimination of a parking space on 11th Avenue south of 9th street, which will increase site visibility at the intersection.

Subsequent to a very good discussion with regards to Minor Variance Application No. A4-23 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 MARK EBERT

THAT Minor Variance Application No. A4-23 be granted subject to the following conditions:

a) that approval be for this application only;
b) that the proposed development decreases the availability of street parking, necessitating the owner to offer on-site parking instead.

CARRIED

5. **Correspondence**

Nil

6. **New Business**

Nil

7. **Adjournment**

Moved by LARRY LANTZ

THAT this meeting now be adjourned at 4:28 pm.

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Committee Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken