Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, March 8, 2022 | 7:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Pat Murphy | Vice-Chair Mark Ebert | Steve Fitzsimmons | Brandon Koebel | Barbara Hicks
MEMBERS ABSENT	Larry Lantz (with notice)
OTHERS PRESENT	Brent Matthews | Lisa Schermaul | Don Tedford, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Brent Matthews

DISCUSSIONS & DECISIONS

1. **Adoption of January 5th, 2022 Regular Meeting Minutes**

   MOVED BY BARBARA HICKS / SECONDED BY BRANDON KOEBEL
   THAT the minutes of the January 5th, 2022 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   Nil

3. **Minor Variance Application No. A1-22 ----------Matthews, Brent & Stephanie**

   Chair Pat Murphy welcomed Brent Matthews to the meeting.

   The Deputy Secretary-Treasurer stated that Minor Variance Application No. A1-22 was advertised in The Post and circulated to the applicable agencies on February 24, 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. A4-21 applies to lands located at 478 9th Street and described as Lot 2, 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 as it applies to an existing lot for the minimum number of dwelling units, side-yard set-back and parking requirements for the Corridor Commercial (C2) Zone. Refer to Section 15.2(b)(i) being the multiple residential uses and requires this application to be constructed as per Section 12 Residential Type 5 (R5) Zone. The Owner proposes to increase the number of units from two to six and reduce side yard setback to the existing 4.27 metres. A total of 9 spaces is required, however the applicant will be providing 8 spaces.

   The Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee, Ron Cooper, Director of Public Works, Grey County Planning and Development Department, Helen Aldersley and Glen & Jennifer Graham. Lisa Schermaul expressed concerns during the meeting.

Brent Matthews proposes to extend the existing yellow Victorian-style 1-1/2 storey brick duplex dwelling for which will house 4 additional dwelling units. The first storey will be partially below grade, with 1-1/2 storey above. The width of the existing structure will be continued in the addition. Currently there are driveways on both sides of the property. However the easterly driveway will be removed.

Brent Matthews spoke to Helen Aldersley and Glen Graham regarding their concerns. He has agreed to coordinate fencing requirements with the neighbours.

Subsequent to a very good discussion with regards to Minor Variance Application No. A1-22 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY BARBARA HICKS / SECONDED BY BRANDON KOEBEL

THAT Minor Variance Application No. A1-22 be granted subject to the following conditions:

a) that approval be for this application only;

b) that buffering should be provided to the satisfaction of the Municipality;

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

d) that the driveway be located along the westerly side of the property, and that the existing driveway on the east side will be removed.

CARRIED

4. **New Business**

Nil

5. **Adjournment**

Moved by MARK EBERT

THAT this meeting now be adjourned at 7:33 pm.

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Committee Chair, Pat Murphy

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Secretary-Treasurer, Don Tedford