Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, May 10, 2022 | 7:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Pat Murphy | Steve Fitzsimmons | Brandon Koebel | Barbara Hicks
MEMBERS ABSENT	Vice-Chair Mark Ebert (with notice) | Larry Lantz
OTHERS PRESENT	Dustin Brown & RJ Taylor | Tracy Gateman | Don Tedford, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Dustin Brown & RJ Taylor

DISCUSSIONS & DECISIONS

1. **Adoption of April 26, 2022 Regular Meeting Minutes**

   MOVED BY BRANDON KOEBEL / SECONDED BY BARBARA HICKS
   THAT the minutes of the April 26th, 2022 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   B. Hicks inquired the status of 651 23rd Avenue. The Secretary-Treasurer stated that the developers are compiling all necessary documents for submission of a building permit. The bylaw relating to the conveyance of a portion of Block 100 will be presented to Hanover Council on Monday, May 16th, 2022.

3. **Minor Variance Application No. A2-22 ----------Brown, Dustin | Taylor, RJ**

   Chair Pat Murphy welcomed Dustin Brown and RJ Taylor to the zoom meeting.

   The Deputy Secretary-Treasurer stated that Minor Variance Application No. A2-22 was advertised in The Post and circulated to the applicable agencies on April 28, 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. A2-22 applies to lands located at 293 9th Street and described as Part of Lot 17, Registered Plan 762 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 the minimum number of dwelling units for an existing property located in the Downtown Commercial (C1) Zone. In accordance with Section 14.2(b)(i), this application requires the building to be constructed as per Section 12 Residential Type 5 (R5) Zone. The Owner proposes to increase the number of units from two to three. Minor Variance Application (File No. A2-22) is seeking relief from the Zoning Bylaw for front and side-yard setbacks for the existing accessory building, for which an additional dwelling unit is being

proposed. The dwelling unit requires a variance for minimum floor area from 39.5 m^2 to 37.17 m^2.

RJ Taylor stated that he and Dustin Brown purchased the property in September 2021. The existing accessory building was constructed in 1930's. They are not proposing any expansions to the existing buildings.

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 3 units and is increasing the legal non-conforming use.

Tracy Gateman, 295 9th Street and owner of adjacent property questioned whether any development will occur on the east side of the property. As stated, no expansions are proposed to the existing buildings.

Subsequent to a good discussion with regards to Minor Variance Application No. A2-22 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. A2-22 be granted subject to the following condition:

a) that approval be for this application only;

CARRIED

4. **New Business**

Nil

5. **Adjournment**

Moved by STEVE FITZSIMMONS

THAT this meeting now be adjourned at 7:24 pm.

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Committee Chair, Pat Murphy

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Secretary-Treasurer, Don Tedford