Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Monday, September 13, 2021 | 5:00 pm
Virtual Meeting via Zoom

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

DISCUSSIONS & DECISIONS

1. **Adoption of May 3rd, 2021 Regular Meeting Minutes**

   MOVED BY LARRY LANTZ / SECONDED BY MARK EBERT
   THAT the minutes of the May 3rd, 2021 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   Nil

3. **Consent Application No. B7-21----------Hanover Missionary Church c/o Fletcher, Mitchell**

   Chair Pat Murphy welcomed Mitchell Fletcher to the meeting.

   The Deputy Secretary-Treasurer stated that Consent Application No. B7-21 was advertised in The Post and circulated to the applicable agencies on August 26, 2021 as required by Section 53 of the Planning Act, RSO 1990.

   Consent Application No. B7-21 applies to lands described as Part of Lot 7, Concession 1, NDR and more specifically described as Parts 1, 2 and 3, Reference Plan 16R-8295 and known as 645 11th Street in the Town of Hanover, in the County of Grey.

   The purpose of Consent Application No. B7-21 is to sever & retain land for the purposes of being added to the property known as 650 10th Street, to allow the redevelopment of an existing motor vehicle sales and service establishment.

   The Secretary-Treasurer stated that the lands were subject to a consent application (File No. B13-03) for which was granted by the Committee on December 17, 2003 to allow expansion of an existing parking lot. Hanover Missionary Church recently re-evaluated their parking requirements and with the demolition of the old Beaver Lumber Store and the removal of the portable classrooms, they are agreeable with Hanover Chrysler, Dodge, Jeep Dealership proposal to construct a new building. The existing dealership buildings will be demolished once construction is completed. Mitchell Fletcher states that all lands will be assembled. He further advised there will be an agreement with the Church to allow

parking on these lands for their Sunday services. There will not be any barrier between the dealership and the church.

The Deputy Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee and Grey County Planning and Development Department. There were no other comments received by email nor verbally by phone.

Subsequent to a very good discussion on Consent Application No. B7-21 and having regard to the application and its conformity with the Town's Official Plan and Zoning By-Law, it was then;

MOVED BY LARRY LANTZ / SECONDED BY BARBARA HICKS

THAT Consent Application No. B7-21 be granted with the following conditions:

a) That the Owner agree in writing with the Municipality, if deemed necessary by the Municipality, to satisfy all requirements, financial or otherwise of the Municipality concerning the provision of roads, installation of services, facilities and drainage, and the provision of parkland or cash in lieu of parkland, and all other monies owed to the Municipally; and, that the Owner enter, if required, into an agreement with the Municipality, providing for the payment of a development charge, said payment to be made on or before the delivery of a letter by the Municipality addressed to the Secretary-Treasurer of the Committee of Adjustment waiving the municipal conditions as imposed herein;

b) That a Surveyor's drawing be completed and a copy filed with the Clerk, the Registrar and the Secretary/Treasurer of the Committee of Adjustment or an exemption from the survey requirements be received;

c) That "Certification of Consent" be affixed to the deed within one year of the giving of the Notice of Consent;

d) That the severed lands be assembled with the abutting lands known as 650 10th Street.

CARRIED

4. **New Business**

Nil

5. **Adjournment**

Moved by MARK EBERT

THAT this meeting now be adjourned at 5:14 pm.

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Committee Chair, Pat Murphy

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Secretary-Treasurer, Don Tedford