Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, September 27, 2022 | 5:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Pat Murphy | Brandon Koebel | Barbara Hicks
MEMBERS ABSENT	Mark Ebert | Larry Lantz | Steve Fitzsimmons (All with Notice)
OTHERS PRESENT	Don Tedford, Secretary-Treasurer | Brenda Goetz, Deputy Secretary-Treasurer | Andrew Wilken | Ian Mills
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Ian Mills

DISCUSSIONS & DECISIONS

1. **Adoption of August 9, 2022 Regular Meeting Minutes**

   MOVED BY BARBARA HICKS / SECONDED BY BRANDON KOEBEL
   THAT the minutes of the August 9th, 2022 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   Nil

3. **Consent Application No. B3-22----------Mills, Ian Thomas**

   The Deputy Secretary-Treasurer stated that Consent Application No. B3-22 was advertised in The Post and circulated to the applicable agencies on September 8, 2022 as required by Section 53 of the Planning Act, RSO 1990. The Notice was also circulated to all properties within 60 metres of the subject lands.

   Consent Application No. B3-22 applies to lands described as Part of Lot 18, Judges Plan 55 and known as 866 8th Avenue North in the Town of Hanover, in the County of Grey.

   The purpose of Consent Application No. B3-22 is to sever & retain land for the purposes of creating two new parcels, and a lot addition to 890 8th Avenue North.

   The Deputy Secretary-Treasurer reviewed comments received from Council, Planning Advisory Committee, Ron Cooper, Director of Public Works, Grey County Planning and Development Department and Saugeen Conservation.

   Ian Mills outlined the Application for Consent and more specifically a map illustrating the Hazard Lands and Hurricane Hazel Flood Event Standard (HHFES) Floodplain. Saugeen Conservation find the proposed severance acceptable providing development is restricted to the area outside of the (HHFES) floodplain limit.

   Ian Mills is anticipating selling the southerly lot, and subsequent owners will be restricted to building within the area depicted as ‘development building envelope’.

The northerly severed portion will be added to property known as 890 8th Avenue North, for which is currently owned by Ian Mills, to enlarge the current driveway for vehicle turnaround.

Subsequent to a good discussion on Consent Application No. B3-22 and having regard to the application and its conformity with the Town's Official Plan and Zoning By-Law, it was then;

MOVED BY BRANDON KOEBEL / SECONDED BY BARBARA HICKS

THAT Consent Application No. B3-22 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 all required servicing (i.e. water, sanitary, storm sewers, hydro, etc.) be installed, at the expense of the proponent;

e) That the Owner submit an application for permit to Saugeen Valley Conservation Authority prior to development on the severed portions.

CARRIED

4. **New Business**

Nil

5. **Adjournment**

Moved by BRANDON KOEBEL

THAT this meeting now be adjourned at 5:32 pm.

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Committee Chair, Pat Murphy

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Secretary-Treasurer, Don Tedford