Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, May 30, 2024 | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Barbara Hicks | Bill Switzer | Brandon Koebel | Carol Hudson | Larry Lantz | Mark Ebert
OTHERS PRESENT	Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sherri Walden, CAO
REGRETS	
DISCLOSURE OF PECUNIARY INTEREST	Chair Barbara Hicks declared pecuniary interest for Consent Application No. B2-24
DELEGATIONS	Dana Kieffer, Senior Planner at Cobide Engineering | Jayson Long, owner of 854 24th Ave | David Ward - owner of 374-376 13th Ave | Steven Ward - owner of 382 13th Ave | Ron Davidson, agent for Loukia Georgiou | Mary Zettler

1. Adoption of May 1st, 2024 Regular Meeting Minutes

Moved by CAROL HUDSON / Seconded by LARRY LANTZ
That the minutes of the May 1st, 2024 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Deputy Secretary-Treasurer informed the committee that the Minor Variance Application A2-24, for the construction of a 16'x9' living room, has completed the appeal period, and the applicants have now applied for a building permit.

3. Consent Application No. B2-24 ---------- 374-376 13th Ave

Mark Ebert moved a motion to appoint Larry Lantz as the chairperson of the meeting for this application only.

The Deputy Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on May 13, 2024, in accordance with the section 53 (5) of the Planning Act, R.S.O. 1990. The Notice was posted on the Town of Hanover Website, circulated to abutting landowners within 60 metres of the subject lands and was also posted on the subject lands. The application was reviewed by the Planning Advisory Committee on May 14, 2024 and they have no concerns.

The Deputy Secretary-Treasurer outlined the proposed Consent Application No. B2-24, in which the applicant is granting a right of way to the neighboring property owner at 382 13th Avenue, allowing access to the driveway for backyard parking. The Secretary-Treasurer explained that both property owners have an agreement to access the driveway but wish to establish a permanent right of way. The owners have also submitted a survey of the proposed right of way to the town.

Grey County planning staff has provided comments and have no concerns regarding the application.

Subsequent to a good discussion with regards to this application, it was then;

Moved by Brandon Koebel / Seconded by CAROL HUDSON

That the Consent Application No. B2-24 be granted subject to 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 two years of the giving of the Notice of Consent;
d) That Owner (374-376 13th Avenue) grants to the other (382 13th Avenue) a permanent easement over the driveway for the purpose of ingress and egress for pedestrians, vehicles, fire trucks, etc;
e) That the right of way should be registered on title for both properties.

CARRIED

4. Consent Cancellation Application No. B3-24 ---------- 943 8th Ave N

The Deputy Secretary-Treasurer informed the committee that Ms. Fedy, the owner of 943 8th Avenue N, was previously granted consent. For Block 69 to merge with her existing lot, the old consent must be cancelled. Georgiou Loukiou is currently applying for a Certificate of Consent Cancellation for the Fedy property. Once the Town issues this Certificate, Mrs. Georgiou's lawyer will register it on the title of the Fedy property, after which the Town can stamp the deed for the lot line adjustment. The Secretary-Treasurer informed the committee that this is the first application of this type for the town.

Subsequent to a good discussion with regards to this application, it was then;

Moved by LARRY LANTZ / Seconded by BILL SWITZER

That the Consent Application No. B3-24 be granted subject to the following conditions:

a) That a deed be completed and a copy filed with the Clerk;

CARRIED

5. Consent Application No. B4-24 ---------- 943 8th Ave N

The Deputy Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on May 13, 2024, in accordance with the section 53 (5) of the Planning Act, R.S.O. 1990. The Notice was posted on the Town of Hanover Website, circulated to abutting landowners within 60 metres of the subject lands and was also posted on the subject lands. The application was reviewed by the Planning Advisory Committee on May 14, 2024 and they have no concerns.

The Deputy Secretary-Treasurer explained that within Loukia Georgiou's Plan of Subdivision, there are three small parcels (Blocks 69, 70, and 71) that are not developable due to their shape, size, or location. The Town is not interested in acquiring these blocks, so Condition No. 5 of the Draft Conditions requires Mrs. Georgiou to convey these lands to other parties. The three property owners adjacent to Blocks 69, 70, and 71 have expressed interest in acquiring the respective adjoining blocks, with Block 69 to be conveyed to 943 8th Ave N.

The Deputy Secretary-Treasurer also noted that the neighbors acquiring these parcels will be able to use the lands for purposes such as landscaping and gardening. An accessory building may also be permitted if the relevant provisions of the Zoning By-law are met.

The Grey County Planning department has reviewed the proposal and raised no concerns. Additionally, Hydro One has indicated that they have no concerns.

Subsequent to a good discussion with regards to this application, it was then;

Moved by MARK EBERT / Seconded by LARRY LANTZ

That the Consent Application No. B4-24 be granted subject to 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 two year of the giving of the Notice of Consent;

CARRIED

6. Consent Application No. B5-24 ---------- 903 8th Ave N

The Deputy Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on May 13, 2024, in accordance with the section 53 (5) of the Planning Act, R.S.O. 1990. The Notice was posted on the Town of Hanover Website, circulated to abutting landowners within 60 metres of the subject lands and was also posted on the subject lands. The application was reviewed by the Planning Advisory Committee on May 14, 2024 and they have no concerns.

The Secretary-Treasurer explained that within Loukia Georgiou's Plan of Subdivision, there are three small parcels (Blocks 69, 70, and 71) that are not developable due to their shape, size, or location. The Town is not interested in acquiring these blocks, so Condition No. 5 of the Draft Conditions requires Mrs. Georgiou to convey these lands to other parties. The three property owners adjacent to Blocks 69, 70, and 71 have expressed interest in acquiring the respective adjoining blocks, with Block 70 to be conveyed to 903 8th Ave N.

The Secretary-Treasurer also noted that the neighbors acquiring these parcels will be able to use the lands for purposes such as landscaping and gardening. An accessory building may also be permitted if the relevant provisions of the Zoning By-law are met.

The Grey County Planning department has reviewed the proposal and raised no concerns.

Subsequent to a good discussion with regards to this application, it was then;

Moved by BILL SWITZER / Seconded by BRANDON KOEBEL

That the Consent Application No. B5-24 be granted subject to 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 two year of the giving of the Notice of Consent.

CARRIED

7. Consent Application No. B6-24 ---------- 858 8th Ave N

The Secretary-Treasurer explained that within Loukia Georgiou's Plan of Subdivision, there are three small parcels (Blocks 69, 70, and 71) that are not developable due to their shape, size, or location. The Town is not interested in acquiring these blocks, so Condition No. 5 of the Draft Conditions requires Mrs. Georgiou to convey these lands to other parties. The three property owners adjacent to Blocks 69, 70, and 71 have expressed interest in acquiring the respective adjoining blocks, with Block 71 to be conveyed to 858 8th Ave N.

The Secretary-Treasurer also noted that the neighbors acquiring these parcels will be able to use the lands for purposes such as landscaping and gardening. An accessory building may also be permitted if the relevant provisions of the Zoning By-law are met.

The Grey County Planning department has reviewed the proposal and raised no concerns.

Subsequent to a good discussion with regards to this application, it was then;

Moved by CAROL HUDSON / Seconded by LARRY LANTZ

That the Consent Application No. B6-24 be granted subject to 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 two year of the giving of the Notice of Consent.

CARRIED

8. Consent Application No. B7-24 ---------- 854 24th Ave

The Deputy Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on May 13, 2024, in accordance with the section 53 (5) of the Planning Act, R.S.O. 1990. The Notice was posted on the Town of Hanover Website, circulated to abutting landowners within 60 metres of the subject lands and was also posted on the subject lands. The application was reviewed by the Planning Advisory Committee on May 14, 2024 and they have no concerns.

Deputy Secretary-Treasurer explained to the committee that the subject lands are situated on the eastern side of the Town of Hanover in a predominantly residential area, adjacent to the Saugeen Cedar West Subdivision. The land measures 0.36 hectares and contains one house and two accessory structures. It is zoned Residential Type 1 (R1) under the Town of Hanover's Comprehensive Zoning By-

law. The applicant intends to propose the severance of the existing house and accessory structures to create a new lot for purpose-built rental housing.

The Grey County Planning department has reviewed the proposal and raised no concerns. They further stated that to provide municipal servicing to the property immediately to the north, County staff would inquire whether the applicants would consider a servicing easement across the subject lands, to ensure that adjacent lands could be added to the municipality's servicing grid - either in the shorter or longer term. The Town Public Works in their comments stated that water and sanitary services were installed for the existing residential dwelling in 2023. However, the retained portion will necessitate water and sanitary servicing as well as stormwater drainage. Any necessary servicing to the existing infrastructure will be the responsibility of the proponent.

Brian Zettler, the neighbor who owns 862 24th Ave and resides north of the subject lands, has expressed concerns about the future potential of his lot, particularly regarding access and servicing issues. Written comments were received from Brian and Mary Zettler and were read to the committee as they were written.

Dana Kieffer, representing Cobide Engineering for 854 24th Ave, advised that the proposed consent aligns with the Town's Zoning Bylaw with regard to lot size, frontages and setback provisions. Discussions around potential for roadway connection either through the proposed new lot or eventual redevelopment of Block 124 in the adjacent Cedar West Subdivision occurred. Cobide advised that if there were to be future access or easement from proposed severed parcel to neighbouring property this agreement could be at a future date when the Zettlers commenced with studies, property design and SVCA consultations due to the natural heritage features that make up the west portion of the property. The owner of 854 24th Ave, whom was involved with the development of Saugeen Cedar West Subdivision adjacent indicated that obtaining sanitary access would require the owner to conduct various studies, which could present some hurdles due to the property's terrain.

Subsequent to a good discussion with regards to this application, it was then;

Moved by MARK EBERT / Seconded by BILL SWITZER

That the Consent Application No. B7-24 be granted subject to 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 two year of the giving of the Notice of Consent.

CARRIED

9. New Business

10. Adjournment

Moved by LARRY LANTZ
That the meeting now be adjourned at 5:05 pm.

_____
Chair, Barbara Hicks

_____
Secretary-Treasurer, Andrew Wilken