Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Wednesday, July 31, 2024 | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Barbara Hicks | Bill Switzer | Brandon Koebel | Carol Hudson | Larry Lantz
OTHERS PRESENT	Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Tyler Zamostny, tenant at 424 18th Ave
REGRETS	Mark Ebert
DISCLOSURE OF PECUNIARY INTEREST	No
DELEGATIONS	Tim Nolan, Owner of 424 18th Ave

1. Adoption of May 30th, 2024 Regular Meeting Minutes

Moved by LARRY LANTZ / Seconded by BILL SWITZER
That the minutes of the May 30th, 2024 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Deputy Secretary-Treasurer informed the committee that the appeal period has concluded for Consent Applications B2-24 (creation of an easement at 382 13th Ave), B4-24 to B6-24 (lot additions for lands surplus to Loukia Georgiou Subdivision), and B7-24 (creation of a new lot at 854 24th Ave). They are now working on fulfilling the conditions.

3. Minor Variance Application No. A3-24 ----------Timothy Nolan, 424 18th Ave

The Deputy Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on July 16, 2024, in accordance with the section 45 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 Deputy Secretary-Treasurer explained that the owner of the spa at 424 18th Ave wants to place a sign at the rear of the property to promote his business. The owner intends for the sign to face current business within the rear yard. The sign by-law prohibits signs at the rear of properties. The owner stated that the sign is 30 feet away from Tim Horton's parking lot and will only face the Tim Horton's drive-thru and advertise for the current properties business only.

The application was reviewed by the Planning Advisory Committee on July 9, 2024 and have no concerns. 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 LARRY LANTZ

That the Minor Variance Application No. A3-24 be granted subject to the following conditions:

a) that approval be for this application only;
b) that the proposed development will not adversely affect nor restrict the uses in the surrounding area;

CARRIED

4. Correspondence

NIL

5. New Business

NIL

6. Adjournment

Moved by LARRY LANTZ
That the meeting now be adjourned at 4:13 pm.

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Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken