Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, February 15, 2024 | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Barbara Hicks | Brandon Koebel | Carol Hudson | Larry Lantz
MEMBERS ABSENT	Bill Switzer | Mark Ebert
OTHERS PRESENT	Andrew Wilken, Secretary-Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Mark Darling, owner of 627 12th Ave | Bradley Davis, owner of 620 24th Ave

The Secretary-Treasurer welcomed all members to the Committee.

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS

DISCUSSIONS & DECISIONS

1. **Adoption of December 14, 2023 Regular Meeting Minutes**

   MOVED BY BRANDON KOEBEL / SECONDED BY CAROL HUDSON
   THAT the minutes of the December 14, 2023 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   The Deputy Secretary-Treasurer informed the committee members that the appeal period for minor variance applications A7-23 and A8-23 has ended. Additionally, a building permit has been issued for A8-23, and the owner is currently working on the drawings for minor variance application A7-23.

3. **Consent Application No. B1-24----------Bradley Davis, 620 24th Ave**

   The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on January 29, 2024, in accordance with 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 application was reviewed by the Planning Advisory Committee on February 13th, 2024 and they have no concerns.

   The Secretary Treasurer outlined the consent application wherein the owner plans to sever the existing lot to establish a new lot. The subject property is zoned as Large Format Commercial (C3). The lot intended for severance has a frontage of 45.5 meters on 14th Street and includes a sewer and sanitary easement. The remaining lot frontage would be approximately 44.5 metres. The proposed consent complies with the lot frontage and area requirements outlined in the zoning bylaw.

   Town of Hanover Public Works staff has provided comments and stated that the property is not serviced with an easement for sanitary in favour of 580 24th Ave. The development of the property would require the south side of 14th Street to be urbanized with curb & gutter with the owner participating in cost sharing of the time of development. Any required servicing would be at the cost of the proponent.

   Subsequent to a very good discussion with regards to Consent Application No. B1-24 and its conformity with the Official Plan, Zoning By-Law, it was then;

   MOVED BY LARRY LANTZ / SECONDED BY BRANDON KOEBEL

   THAT Consent Application No. B1-24 be granted subject to the following conditions:

   a) that approval be for this application only;
   b) that the owner enter into an agreement with the town to participate with the abutting curb construction (cost sharing agreement);
   c) that the road widening on 24th Avenue be deeded to County of Grey;
   d) that the daylight triangle at the intersection of 14th Street and 24th Avenue be added to the appropriate municipality;
   e) that a survey be prepared to confirm all boundaries.

CARRIED

4. **Minor Variance Application No. A1-24----------Mark Darling, 627 12th Ave**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on January 29, 2024, in accordance with 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 application was reviewed by the Planning Advisory Committee on February 13th, 2024 and they have no concerns

The Secretary Treasurer explained the proposed minor variance application, in which the owner intends to build a detached garage at the rear of the property (20' X 40'). The applicant is seeking a minor variance for the maximum square footage, as the zoning bylaw permits a 600-square-ft. detached accessory structure, while the proposed garage is 800 square feet. It adheres to all setback requirements and complies with the zoning bylaw. The owner indicates that they intend to utilize the garage as a storage garage or shed

Grey County planning staff has provided comments and have no concerns regarding the application. We have received a comment from the neighbour whom indicated support of the application and has no objection.

Subsequent to a very good discussion with regards to Minor Variance Application No. A1-24 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY LARRY LANTZ / SECONDED BY CAROL HUSDON

THAT Minor Variance Application No. A1-24 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

5. **Correspondence**

Nil

6. **New Business**

Nil

7. **Adjournment**

Moved by CAROL HUDSON

THAT this meeting now be adjourned at 4:21 pm.

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Committee Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken