Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Wednesday, May 1, 2024 | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Barbara Hicks | Bill Switzer | Brandon Koebel | Carol Hudson | Larry Lantz
MEMBERS ABSENT	Mark Ebert
OTHERS PRESENT	Andrew Wilken, Secretary-Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Drake, Derman & Betsey owner of 237 9th St

The Secretary-Treasurer welcomed all members to the Committee.

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS

DISCUSSIONS & DECISIONS

1. **Adoption of February 15, 2024 Regular Meeting Minutes**

   MOVED BY LARRY LANTZ / SECONDED BY CAROL HUDSON
   THAT the minutes of the February 15, 2024 Regular Meeting are hereby adopted as circulated and printed.

   CARRIED

2. **Business arising from Minutes**

   The Deputy Secretary-Treasurer informed the committee members that Consent Application No. B1-24 is in the process of fulfilling the consent conditions, and a building permit for the garage has been issued for Minor Variance Application No. A1-24.

3. **Minor Variance Application No. A2-24 ----------Brake Derman & Betsey, 237 9th St**

   The Deputy Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 19, 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 application was reviewed by the Planning Advisory Committee on April 9, 2024 and they have no concerns.

   The Deputy Secretary-Treasurer outlined the proposed minor variance application, wherein the owner plans to construct a 16'X9' extension to their dwelling on the right side of the property for use as a living room. The applicant seeks a minor variance to extend the legal non-conforming use and requests relief from the zoning bylaw to reduce the side yard setback to 3.2', as the bylaw permits only 13.1 ft. The property is zoned as Downtown Commercial Zone (C1) under Town of Hanover Zoning bylaw.

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

   MOVED BY LARRY LANTZ / SECONDED BY BILL SWITZER

   THAT Minor Variance Application No. A2-24 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 BILL SWITZER

THAT this meeting now be adjourned at 4:10 pm.

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Committee Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken