Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Tuesday, August 29, 2023 | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT Barbara Hicks | Bill Switzer | Brandon Koebel | Carol Hudson | Larry Lantz | Mark Ebert

MEMBERS ABSENT

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Eric Brathwaite, Intermediate Planner at MHBC | Dan & Dionne Papineau | Ann Rahn | Nancy | Ronald Fidler | Jeanne & Jack Lisenchuk

The Secretary-Treasurer welcomed all members to the Committee.

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS

DISCUSSIONS & DECISIONS

1. **Adoption of June 6, 2023 Regular Meeting Minutes**

MOVED BY CAROL HUDSON / SECONDED BY LARRY LANTZ
THAT the minutes of the June 6th, 2023 Regular Meeting are hereby adopted as circulated and printed.

CARRIED

2. **Business arising from Minutes**

2.1. **Minor Variance Application No. A3-23 Update**

The Secretary-Treasurer indicated that the applicant for application A3-23 has acquired the building permit and initiated the construction phase.

3. **Consent Application No. B1-23----------Hanover Facility Inc In**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on August 15, 2023, in accordance with the section 53 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 August 8, 2023. Comments were received from County of Grey Planning department, Saugeen Valley Conservation Authority and Pat Morris (neighbour).

The Consent Application No. B1-23 applies to lands located at 101 10th St and described as Lot 3, 4 and 15 to 18, Part of Lot 72, 73, Concession 1, South Durham Road, block 3 of Registered Plan 772, Parts 8, 10 of Reference Plan RP17R1584 in the Town of Hanover, in the County of Grey.

The purpose of this application is to sever a lot to effectively separate the existing long-term care (LTC) facility from the existing senior's assisted living and retirement building. The proposed severed lands will have a lot area of 0.53 ha and frontage of 55.30 m on 10th Street and frontage on 4th Avenue. The proposed retained lands will have a lot area of 2.13 ha and an approximate frontage of 71m.

The subject lands currently contain four accesses to public roads (3 on 4th Avenue and 1 on 10th Street) while also sharing underground service corridors.

Furthermore, the owner is also requesting to establish an easement on retained lands to the benefit of the severed lands on 4th Avenue which will allow the continued building maintenance and right of way for the severed lands.

Mr. Brathwaite further responded to the questions of committee members that the severed and retained lands will remain under the same ownership. If the owner decides to undertake future redevelopment of the designated parcels or proposes a new usage, any Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) applications will be submitted and accordingly addressed.

Regarding the parking concerns, the Secretary-Treasurer responded that any future redevelopment of the divided lands must adhere to the parking regulations in effect during the application process. If required in the future, since the property falls under the C1 (Commercial Downtown) zone, options like agreements or cash in-lieu can be considered.

Subsequent to a good discussion with regards to Consent Application No. B1-23 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. B1-23 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 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 an easement be affixed to retained lands.

CARRIED

4. **Minor Variance Application No. A5-23 ----------Hanover Facility Inc In**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on August 18, 2023, 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 August 8, 2023. Comments were received from County of Grey Planning department and Saugeen Valley Conservation Authority.

The Minor Variance Application No. A5-23 applies to lands located at 101 10th St and described as Lot 3, 4 and 15 to 18, Part of Lot 72, 73, Concession 1, South Durham Road, block 3 of Registered Plan 772, Parts 8, 10 of Reference Plan RP17R1584 in the Town of Hanover, in the County of Grey.

The purpose of this application is to vary the provisions of Zoning By-law 2912-15 by seeking the relief from Section 13.3 (a) of the Town's Zoning By-law, requiring a 7.5 m rear yard setback, and proposing a rear yard setback of 1.48m. Further to the rear yard setback, the minor variance application will be requesting relief from the 1.0 m yard encroachment provision, as outlined in section, 6.17.3 of the Town's Zoning By-law, and will be requesting a 0.0m setback for the existing overhang of the LTC building.

Subsequent to a very good discussion with regards to Minor Variance Application No. A5-23 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY MARK EBERT / SECONDED BY BILL SWITZER

THAT Minor Variance Application No. A5-23 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;
c) that any future site redevelopment of new buildings adherence to the comprehensive Zoning By-law in effect at that time.

CARRIED

5. **Minor Variance Application No. A6-23 ----------Papineau, Daniel & Dionne**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on August 18, 2023, 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 August 8, 2023. Comments were received from County of Grey Planning department and they have no concerns.

The Minor Variance Application No. A6-23 applies to lands located at 492 9th Street and described as Part of Lot 2, West of George Street of Registered Plan 700 in the Town of Hanover, in the County of Grey.

The purpose of this application is to vary the provisions of Zoning By-law 2912-15 is to expand legal non-conforming use to allow the expansion of a mud room and a landing by 6.2 ft. According to the survey submitted, the property is the corner lot with an exterior lot line setback measuring 22.6 ft. In adherence to zoning regulations, a setback of 19.8 ft is mandated. The proposed project entails an extension of mudroom by 5 ft and landing by 4 ft towards the exterior lot line. The applicant already has 2.8 ft so they need 2.2 ft and 4 ft for landing resulting in total requirement of 6.2 ft. As such, the proposed setback is 13.6 ft from exterior lot line as compared to 19.8 ft stipulated by Zoning by law.

Furthermore, the intended development does not fall within the scope of the sight triangle requirements.

Subsequent to a very good discussion with regards to Minor Variance Application No. A6-23 and its conformity with the Official Plan, Zoning By-Law and the four-tests of a minor variance, it was then;

MOVED BY MARK EBERT / SECONDED BY LARRY LANTZ & BRANDON KOEBEL

THAT Minor Variance Application No. A6-23 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

6. **Correspondence**

Nil

7. **New Business**

Nil

8. **Adjournment**

Moved by LARRY LANTZ

THAT this meeting now be adjourned at 4:32 pm.

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Committee Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken