Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, December 14, 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 | Pat Mullen Owner of 1115 7th Ave | Negar Motamed Khorasani, owner of 587 10th Ave

The Secretary-Treasurer welcomed all members to the Committee.

DISCLOSURE OF PECUNIARY INTEREST Nil

DELEGATIONS

DISCUSSIONS & DECISIONS

1. **Adoption of August 29, 2023 Regular Meeting Minutes**

MOVED BY LARRY LANTZ / SECONDED BY CAROL HUDSON
THAT the minutes of the August 29, 2023 Regular Meeting are hereby adopted as circulated and printed.

CARRIED

2. **Business arising from Minutes**

The Secretary-Treasurer updated the committee members that the building permit was issued for the minor variance application number A6-23.

3. **Minor Variance Application No. A7-23 ----------Mullen, Joseph David**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on December 1st, 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 December 12, 2023. Comments were received from County of Grey Planning department, Bruce County and Town of Hanover Public works department and they have no concerns.

The Minor Variance Application No. A7-23 applies to lands located at 1115 7th Avenue and described as Lot 10, Registered Plan 55, 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 to allow for a change in square footage for the conversion of an existing workshop into an Additional Dwelling Unit. The zoning bylaw permits a maximum of 743 sq. ft. for a detached additional unit, while the owner is seeking approval for 1296 sq. ft. The current two-story workshop, previously used for storage, will undergo a small extension (8'X17'), accommodating a bathroom and closet on the main floor and a mechanical room on the second floor. The proposed application adheres to all setback requirements and complies with the zoning bylaw.

Committee member Mark Ebert inquired about the status of the well, and the owner confirmed that the well is fully operational, serving both consumption and irrigation needs. Currently, the property is connected to the sewer system and incurs charges for both water and sewer services. The Secretary-Treasurer mentioned that while some properties in town have their water services, new developments will be connected to the town services.

Subsequent to a very good discussion with regards to Minor Variance Application No. A7-23 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 BRANDON KOEBEL

THAT Minor Variance Application No. A7-23 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.
d) that the proposed development will be connected to the town services.

CARRIED

4. **Minor Variance Application No. A8-23----------Motamed-Khorasani, Negar**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on December 1st, 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 December 12, 2023. Comments were received from County of Grey Planning department and they have no concerns.

The Minor Variance Application No. A8-23 applies to lands located at 587 10th Avenue and described as Lot 3, Registered Plan 750 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 decrease the front yard setback from 13.5 ft to 6.83 ft and the side yard setback (L) from 12.07 ft to 5.07 ft. This adjustment is intended to accommodate the installation of stairs in both the front (for access to main floor) and side yards (for access to second floor existing dwelling unit). The property, currently zoned R3, is making updates to the existing triplex. The owner also affirmed that the proposed development will not cause any issues for neighboring properties and will not hinder the snow removal process.

Subsequent to a very good discussion with regards to Minor Variance Application No. A8-23 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

THAT Minor Variance Application No. A8-23 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

5. **Correspondence**

Nil

6. **New Business**

Nil

7. **Adjournment**

Moved by BILL SWITZER

THAT this meeting now be adjourned at 4:22 pm.

Chair Barbara Hicks extended warm wishes for a Merry Christmas and Happy Holidays.

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Committee Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken