Hanover
Ontario, Canada

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Wednesday, July 9, 2025, | 4:00 pm
Virtual Meeting via Zoom

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| **MEMBERS PRESENT** | Brandon Koebel \| Carol Hudson \| Larry Lantz \| Mark Ebert (chair) |
| **OTHERS PRESENT** | Andrew Wilken, Secretary -Treasurer \| Jordan Whitmore, Deputy CBO \| Stacey Al, 252 13th Ave A |
| **REGRETS** | Barbara Hicks \| Bill Switzer |
| **DISCLOSURE OF PECUNIARY INTEREST** | None |
| **DELEGATIONS** | Travis Campbell – Homeowner, 269 13th Ave A \| John Cooney – Homeowner, 412 8th St |

**1. Adoption of May 15, 2025 Regular Meeting Minutes**

**Moved by LARRY LANTZ / Seconded by CAROL HUDSON**
That the minutes of the May 15, 2025, regular meeting be approved as printed and circulated.

**CARRIED**

**2. Business arising from Minutes**
The Secretary-Treasurer informed the committee that the consent application B4-B8-25 for the property located at 260 7th Street has been issued a Building Permit, and construction work has commenced on the site. Additionally, Applications A1-25 and A2-25, both Minor Variances for accessory structures, have also been granted Building Permits and are ongoing.

**3. Minor Variance Application, A3-25, Travis Campbell ----------269 13th A Ave**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on June 25, 2025, 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 Secretary-Treasurer informed the Committee on a Minor Variance application for a proposed accessory structure at the rear yard of the applicant's property at 269 13th Ave A. The structure is intended to provide storage space for dirt bikes, off-road vehicles, trailers, and personal equipment maintenance. The applicant is proposing to construct a detached garage measuring 30' by 60', with a height of 18'-2". To proceed, the applicant is requesting variances to increase in the maximum permitted Gross Building Area for accessory structures from 600 square feet as set by the comprehensive zoning by-law to 1,800 square feet and an increase in the maximum permitted height from 16'-4" to 18'-2".

Additionally, the application is superseding a future Building Permit application for the existing garage to install a rear overhead door for access to the rear yard. The property is zoned R1-Residential under the comprehensive Zoning By-law.

The application was reviewed by the Planning Advisory Committee on July 8, 2025, and concerns were raised regarding the building area of the proposed structure and its potential impact on the neighborhood, including visual impacts on the street.

Public comments were received and read aloud by the Secretary-Treasurer.
After a thorough discussion, the Committee has deferred the application to a future date, which will be scheduled at the request of the applicant. It was then,

**Moved by BRANDON KOEBEL / Seconded by CAROL HUDSON**

That the Minor Variance application be deferred subject to the following conditions:

a) The proposed building area is to be reduced from 1,800 square feet to +/- 1,200 square feet (tentatively).
b) The proposed building height is to be reduced to comply with the comprehensive Zoning By-Law requirements.
c) Revised drawings are to be provided to reflect the changes.

**CARRIED**

**4. Minor Variance Application, A4-25, Jonathan & Meaghan Cooney----------412 8th St.**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on June 26, 2025, 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 Secretary-Treasurer informed the committee of a Minor Variance application for the property located at 412 8th Street. The property is zoned R1 Residential under the comprehensive Zoning By-law. The applicant intends to construct a new deck, which is classified as an accessory structure. To proceed, the applicant is requesting a variance to exceed the maximum permitted Gross Building Area for accessory structures, increasing it from 600 square feet to 676.58 square feet. Additionally, the applicant is seeking a reduction in the Front Yard Setback from the required 19'-8" to 6'-0" in order to accommodate the deck. The property owner then provided a summary of the project, explaining that the existing deck was deteriorating and had become unsafe, prompting the decision to remove it and build a new one.

The application was reviewed by the Planning Advisory Committee on July 8, 2025, and the committee had no concerns.

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

**Moved by LARRY LANTZ / Seconded by BRANDAN KOEBEL**

That the Minor Variance Application No. A4-25 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**

None

**6. New Business**

None

**7. Adjournment**

**Moved by BRANDON KOEBEL**
That the meeting now be adjourned at 4:48 pm.

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Chair, Mark Ebert

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Secretary-Treasurer, Andrew Wilken