

NOTICE OF A PUBLIC MEETING

CONCERNING A PROPOSED CONSENT

TAKE NOTICE that the Committee of Adjustment for the Corporation of the Town of Hanover will hold a public meeting, via Zoom, on:

Thursday, May 30, 2024 at 4:00 P.M.

to consider the following Consent Application under Section 53 of the Planning Act, RSO 1990 as amended.

Consent Application No. B2-24 applies to lands described as Lot 11, Registered Plan 827 and known as 374-376 13th Avenue in the Town of Hanover, in the County of Grey.

The purpose of Consent Application No. B2-24 is to create an easement over lands at 374-376 13th Avenue to provide a right-of-way for rear access to 382 13th Avenue.

ANY INTERESTED PERSONS can submit written correspondence via email directly to awilken@hanover.ca or mail your comments to Andrew Wilken, Secretary-Treasurer, Town of Hanover, 341 10th Street, Hanover, ON N4N 1P5 by noon on Thursday, May 30th, 2024.

ANY INTERESTED PERSONS wanting to address the Committee of Adjustment at the public meeting, can speak via Zoom. If you wish to address the Committee during the meeting, please contact the Secretary-Treasurer by calling 519.364.2780 Ext. 1280 by noon on Thursday, May 30th, 2024. Staff will provide you with the details on how to participate in the meeting. You can also view the livestream of the meeting at <https://us02web.zoom.us/j/89557376049>.

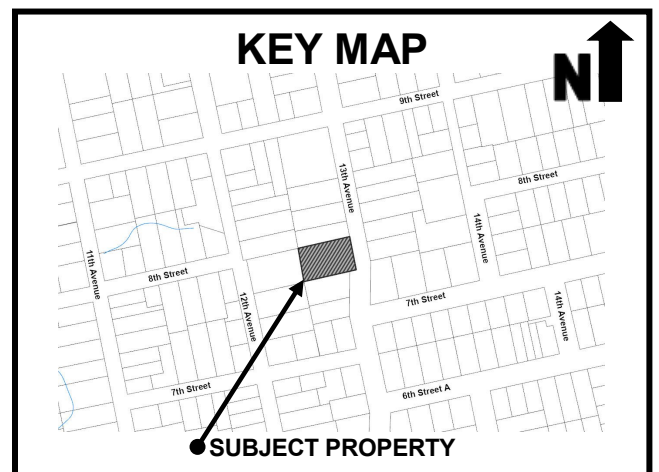
All submissions received in writing, and those opinions expressed at the Public Meeting, will be considered prior to the Committee of Adjustment decision.

ADDITIONAL information relating to the proposed consent application may be obtained by contacting the undersigned.

If a person or public body that files an appeal of a decision of the Committee of Adjustment for the Corporation of the Town of Hanover in respect of the proposed consent does not make written submissions to the Committee of Adjustment for the Corporation of the Town of Hanover before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment for the Corporation of the Town of Hanover in respect of the proposed consent, you must make a written request to the Secretary/Treasurer for the Committee of Adjustment at 341 10th Street, Hanover, Ontario, N4N 1P5.

Dated at the Town of Hanover
this 14th day of May, 2024.



Andrew Wilken, Secretary/Treasurer
Committee of Adjustment
Town of Hanover
341 10th St. Hanover ON N4N 1P5
t 519.364.2780 | f 519.364.6456 | hanover.ca

TOWN OF HANOVER APPLICATION FOR CONSENT

Under Section 53 of the Ontario Planning Act, R.S.O. 1990, as amended

(FOR OFFICE USE ONLY)
FILE NUMBER B - _____ - _____
Date Received: _____

The undersigned applies to the Town of Hanover for consent to convey or grant an interest in land set out below.

NOTE: This application consists of Part "A", Part "B" and Part "C". To avoid delays, the information on each part must be complete and accurate. Incomplete applications will be returned. All applications must be signed. Metric units should be used. **PLEASE PRINT.**

Mail 3 copies of this form to: TOWN OF HANOVER
341 10th Street
HANOVER, Ontario
N4N 1P5
(519) 364-2780

FEE: \$ 1450.00 Payable to the TOWN OF HANOVER

PART "A" (Page 1 of 2)				
1. NAME AND ADDRESS				
APPLICANT/OWNER'S NAME AND ADDRESS			AGENT/SOLICITOR'S NAME AND ADDRESS	
Name: Ward, David & Sheela			Name: Ward, Steven & Jessica	
Mailing Address: 104 Conc 14 R.R.# 1			Mailing Address: 032185 Sideroad 5 R.R.#2	
Town/City/Province: Neustadt / ON			Town/City/Province: Ayton / ON	
Postal Code: N0G 2M0			Postal Code: N0G 1C0	
Telephone Number: () -			Telephone Number: () -	
Facsimile Number: () -			Facsimile Number: () -	
All Correspondence Should Be Sent To: <input checked="" type="checkbox"/> APPLICANT OR <input checked="" type="checkbox"/> AGENT/SOLICITOR				
2. LOCATION and or DESCRIPTION OF PROPERTY				
Municipality Town of Hanover		Municipal Address 374-376 13th Ave		
Registered Plan Number 827	Lot(s) 11	Reference Plan Number	Part(s)	Parcel Number
Geographic or Former Township Bentinck		Concession Number		Lot Number (s)
Assessment Roll Number: 4229 010 001 13300				
3. NAME OF PERSON(S) (purchaser, lessee, mortgagee) TO WHOM LAND OR INTEREST IN LAND IS INTENDED TO BE CONVEYED, LEASED OR MORTGAGED.				
Purpose of Consent				
<input type="checkbox"/> New Lot <input checked="" type="checkbox"/> Easement or Right of Way <input type="checkbox"/> Mortgage Discharge <input type="checkbox"/> Lot Addition <input type="checkbox"/> Title Correction <input type="checkbox"/> Other				
4. Is this Consent currently the subject of:				
<input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Zoning Amendment <input checked="" type="checkbox"/> Committee of Adjustment <input type="checkbox"/> Not Applicable If applicable, please indicate File Number				
5. How was Present Lot Created?				
Date Created:				
YR	MM	DY	<input type="checkbox"/> Consent <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/> Original Patent <input type="checkbox"/> Reference Plan <input type="checkbox"/> Other	
Please submit copy of registered subdivision plan or reference plan				
Were previous consents granted from the original holdings? <input type="checkbox"/> YES <input type="checkbox"/> NO If "YES", please indicate number, dates created and relevant File Number.				
Date of Transfer			Name of Transferee	
Is this a resubmission of an earlier proposal? <input type="checkbox"/> YES <input type="checkbox"/> NO If "YES", please indicate File Number.				

PART "A" (Page 2 of 2)

6. RESTRICTIONS

Please indicate the nature of any restrictive covenants or easements affecting the subject lands.

No

7. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY

	SEVERED	RETAINED
	Residential	Residential
CURRENT ZONING OF SUBJECT PROPERTY		
	SEVERED	RETAINED
	Residential Type 5 (R5)	Residential Type 5 (R5)

8. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	SEVERED	RETAINED
FRONTAGE (m.)	3.919 m	27.581 m
DEPTH (m.)	49.033 m	50.6 m
AREA (m.)	192.16 sq. m.	1395.59 sq. m.

9. USE OF PROPERTY

	SEVERED	RETAINED
EXISTING USE	Driveway	Residential
PROPOSED USE	Create an easement	Residential

Have you contacted your neighbours regarding this application? Yes No

10. BUILDINGS (Please include description, Dimensions and Dates of Construction in Part "B")

	SEVERED	RETAINED
EXISTING	Driveway	6 plex
PROPOSED	Create an easement	6 plex

11. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD		SEVERED	RETAINED	
a. OWNERSHIP	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Crown	<input type="checkbox"/>	<input type="checkbox"/>	
	Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	
	County	<input type="checkbox"/>	<input type="checkbox"/>	
	Private	<input type="checkbox"/>	<input type="checkbox"/>	
b. MAINTENANCE	i.	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Unassumed Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>
		Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>
		County	<input type="checkbox"/>	<input type="checkbox"/>
		Private or Right of Way	<input type="checkbox"/>	<input type="checkbox"/>
	None	<input type="checkbox"/>	<input type="checkbox"/>	
ii.	Seasonal	<input type="checkbox"/>	<input type="checkbox"/>	
	Year-Round	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
c. WATER ACCESS:	If the proposed access is by water, please describe the nearest public boat launching and car parking facility.			
	How far is it from the property, and what facilities are there?			
	Please also show on key plan portion of the sketch map.			
d. OTHER ACCESS (Specify)				

12. SERVICING - WATER

		SEVERED	RETAINED
Proposed Water Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
	Private: Well, Lake or Communal (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

13. SERVICING - SEWAGE

		SEVERED	RETAINED
Proposed Sewage System Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
	Private: Septic, Pit, Chemical (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

14. SERVICING - STORM DRAINAGE

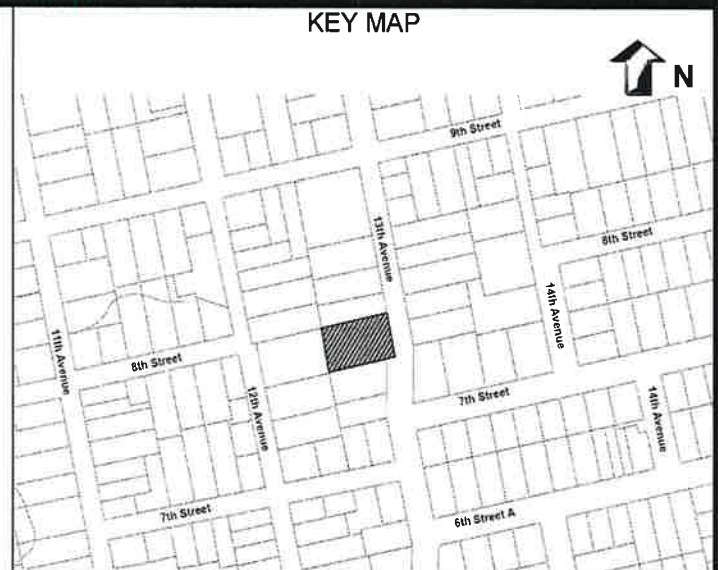
		SEVERED	RETAINED
Proposed Storm Drainage Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewers	<input type="checkbox"/>	<input type="checkbox"/>
	Ditches	<input type="checkbox"/>	<input type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>
	Other: (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

15. Is this application subject of a Plan of Subdivision under Section 51 of the Act? YES NO

16. OTHER DOCUMENTS (as specified below)

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.



The above sketch should include the following:

- i. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ii. The distance between the subject land and the nearest township lot line of landmark such as a bridge or railway crossing.
- iii. The boundaries and dimensions of the subject land, the part this is to be severed and the part that is to be retained.
- iv. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- v. The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- vi. The existing uses on adjacent land, such as residential, agricultural and commercial uses.
- vii. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- viii. If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- ix. The location and nature of any easement affecting the subject land.

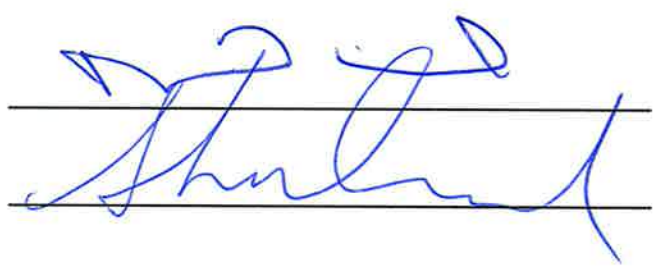
PART "C"

AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)


Dated at the Town of Hanover
this 3rd day of May, 20 24
I/We, David Ward + Sheela Ward of the Village
Neustadt in the County/District/Regional Municipality of Grey

do solemnly declare that all the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the
Town of Hanover
In the County
of Grey
this 3rd day of May, 20 24



A Commissioner, etc.


Tanya Patterson, a Commissioner, etc.,
County of Grey, while Deputy Clerk of the
Corporation of the Town of Hanover

AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

If this application is made by an agent or solicitor on behalf of the landowner, the owner's written authorization must be included. Without such authorization, the application cannot be considered. If surface and subsurface rights are held by different parties, both signatures are required.

I/We _____, Owner(s) of the lands as described in this application
and known as _____ of the _____ of _____
in the _____ of _____ do hereby authorize _____
_____ to act as my Agent/Solicitor for this application.

Signature of Owner(s)

Date

Signature of Owner(s)

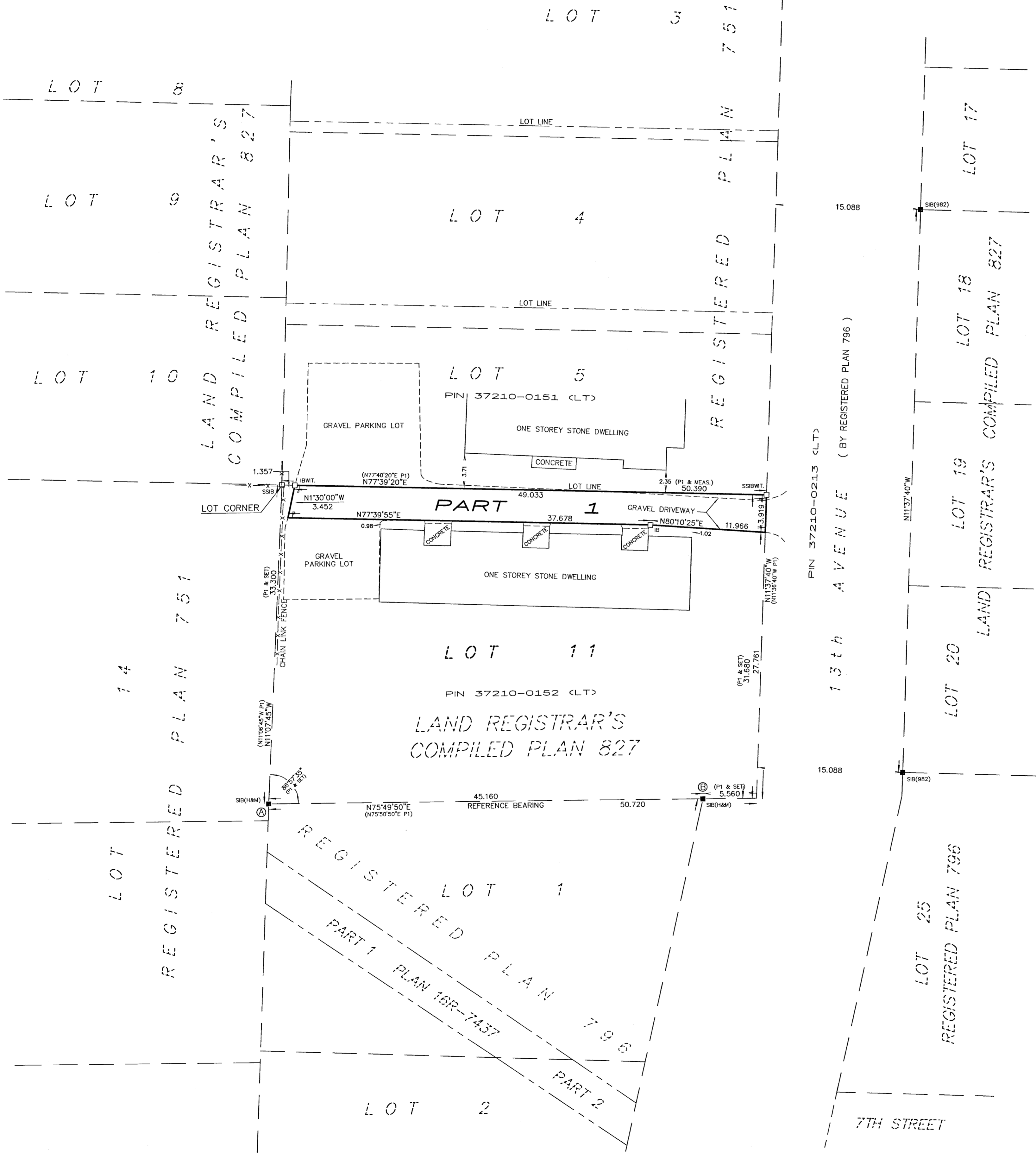
Date

Personal information on this form is collected under the authority of the Planning Act, RSO 1990, Chapter P. 13, as amended, and will be used to assess applications for Consents to convey or grant an interest in land within the Town of Hanover. Questions about this collection should be directed to the Chief Building Official/Planning Administrator, Town of Hanover, 341 10th Street, Hanover, Ontario N4N 1P5 Phone (519) 364-2780.

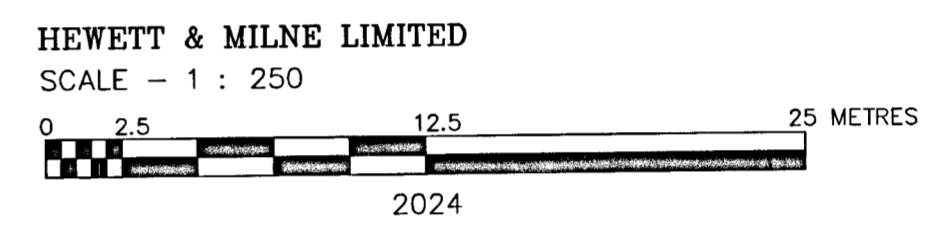
INTEGRATION DATA			INTEGRATION NOTES		
ALL COORDINATES ARE IN METRES, ARE DERIVED FROM GPS RTK OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010.0)			BEARINGS ARE UNIVERSAL TRANSVERSE MERCATOR (UTM) GRID, DERIVED FROM NETWORK GPS OBSERVATIONS TRANSFERRED TO MONUMENTS 'A', 'B' AND 'C' SHOWN HEREON. THE UTM GRID BEARING BETWEEN POINTS 'A' AND 'B' IS N75°49'50"E, NAD83(CSRS)(2010.0), AND IS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)		
COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.			DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99956		
POINT ID	NORTHING	EASTING	BEARING COMPARISONS TO REGISTERED INSTRUMENTS AND PLANS SHOWN ON THIS PLAN ARE ASTRONOMIC BEARINGS. A CLOCKWISE ROTATION OF 359°00'00" CAN BE APPLIED TO THESE ASTRONOMIC BEARING COMPARISONS TO CONVERT TO UTM GRID BEARINGS		
A	4888584.60	498238.04			
B	4888595.64	498281.81			
C	4888686.62	498268.75			
CAUTION: COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN					

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 16R-12027 RECEIVED AND DEPOSITED	
DATE: MARCH 27 2024		DATE: March 28, 2024	
 TRISHA SNOW, O.L.S.		 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)	
SCHEDULE			
PART	LOT	PLAN	PIN
1	PART 11	RCP 827	PART OF 37210-0152(LT)

THIS PLAN IS COMPRISED OF PART OF PIN 37210-0152 (LT)



PLAN OF SURVEY
OF PART OF
LOT 11
REGISTRAR'S COMPILED PLAN 827
TOWN OF HANOVER
COUNTY OF GREY



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - ▣ DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - WT DENOTES WITNESS
 - H&M DENOTES HEWETT AND MILNE LTD., O.L.S.
 - 982 DENOTES HARRY R. WHALE, O.L.S.
 - OU DENOTES ORIGIN UNKNOWN
 - P1 DENOTES COYNE & WHALE SURVEY DATED APRIL 10 2000

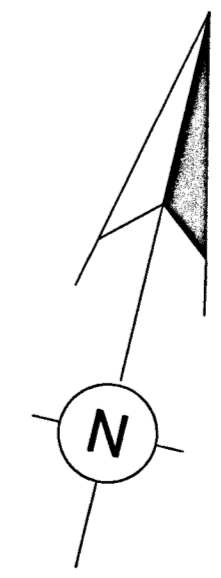
METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- SURVEYOR'S CERTIFICATE**
I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 14th DAY OF MARCH 2024.

MARCH 15th 2024

TRISHA SNOW
ONTARIO LAND SURVEYOR

This plan of survey relates to AOLS Plan Submission Form Number 2214455.



HEWETT AND MILNE LIMITED
ONTARIO LAND SURVEYORS

302 8th STREET EAST,
OWEN SOUND, ONTARIO
P. O. BOX 112, N4K 5P1
TEL. 519-376-5528
EMAIL : info@hewettmilne.co

DRAWN BY	FILE #	FILE LOCATION
TB	24-24	2-A