

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. B6-24 applies to lands described as Part of Lot 18, Registered Plan 55, and known as 858 8th Avenue North in the Town of Hanover, in the County of Grey.

The purpose of Consent Application No. B6-24 is to add a block 71 from the Loukia Georgiou Subdivision to the neighbouring residential lot known as 858 8th Ave N.

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>.

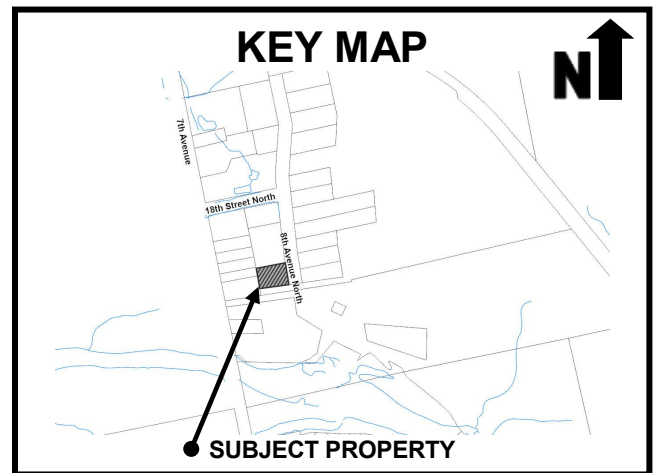
All submissions received in writing, and those opinions expressed at the Public Meeting, will be considered prior to the Committee of Adjustment decision.

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: \$ _____ 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:	Name:
Mailing Address:	Mailing Address:
Town/City/Province:	Town/City/Province:
Postal Code:	Postal Code:
Telephone Number: () -	Telephone Number: () -
Facsimile Number: () -	Facsimile Number: () -
All Correspondence Should Be Sent To: <input type="checkbox"/> APPLICANT OR <input type="checkbox"/> AGENT/SOLICITOR	

2. LOCATION and or DESCRIPTION OF PROPERTY				
Municipality		Municipal Address		
Registered Plan Number	Lot(s)	Reference Plan Number	Part(s)	Parcel Number
Geographic or Former Township		Concession Number		Lot Number (s)

Assessment Roll Number: **4229**

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 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:

Official Plan Amendment Zoning Amendment Committee of Adjustment Not Applicable

If applicable, please indicate File Number

5. How was Present Lot Created?

Date Created:	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
YR	MM	DY									
			<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? YES 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? YES 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.

7. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY

	SEVERED	RETAINED
CURRENT ZONING OF SUBJECT PROPERTY		

8. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	SEVERED	RETAINED
FRONTAGE (m.)		
DEPTH (m.)		
AREA (m.)		

9. USE OF PROPERTY

	SEVERED	RETAINED
EXISTING USE		
PROPOSED USE		

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		
PROPOSED		

11. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD		SEVERED	RETAINED	
a. OWNERSHIP	Municipality			
	Crown			
	Ministry of Transportation			
	County			
b. MAINTENANCE	i.	Municipality		
		Unassumed Municipal Road		
		Ministry of Transportation		
		County		
		Private or Right of Way		
	None			
	ii.	Seasonal		
		Year-Round		
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		
Local Services Board		
Private: Well, Lake or Communal (Specify)		

13. SERVICING - SEWAGE

	SEVERED	RETAINED
Proposed Sewage System Supplied By:		
Municipality		
Local Services Board		
Private: Septic, Pit, Chemical (Specify)		

14. SERVICING - STORM DRAINAGE

	SEVERED	RETAINED
Proposed Storm Drainage Supplied By:		
Municipality		
Sewers		
Ditches		
Swales		
Other: (Specify)		

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.

KEY MAP



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.

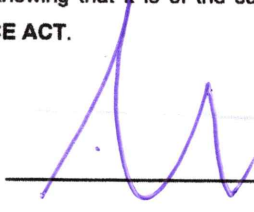
PART "C"

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

Dated at the City _____ of Owen Sound
this _____ day of April _____, 20 24.
I/We, Ron Davidson _____ of the City _____ of
Owen Sound _____ 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 _____ }
City _____ of Owen Sound }
In the County _____ }
of Grey _____ }
this 11 day of April _____, 20 24 }



A Commissioner, etc.



Heather Ann Waite, a Commissioner, etc.
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

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 Loukia Georgiou _____, Owner(s) of the lands as described in this application
and known as Part Lot 18, Judges Plan 55 _____ of the Town _____ of Hanover
in the County _____ of Grey _____ do hereby authorize Ron Davidson
_____ to act as my Agent/Solicitor for this application.


Signature of Owner(s)





April 08/24
Date

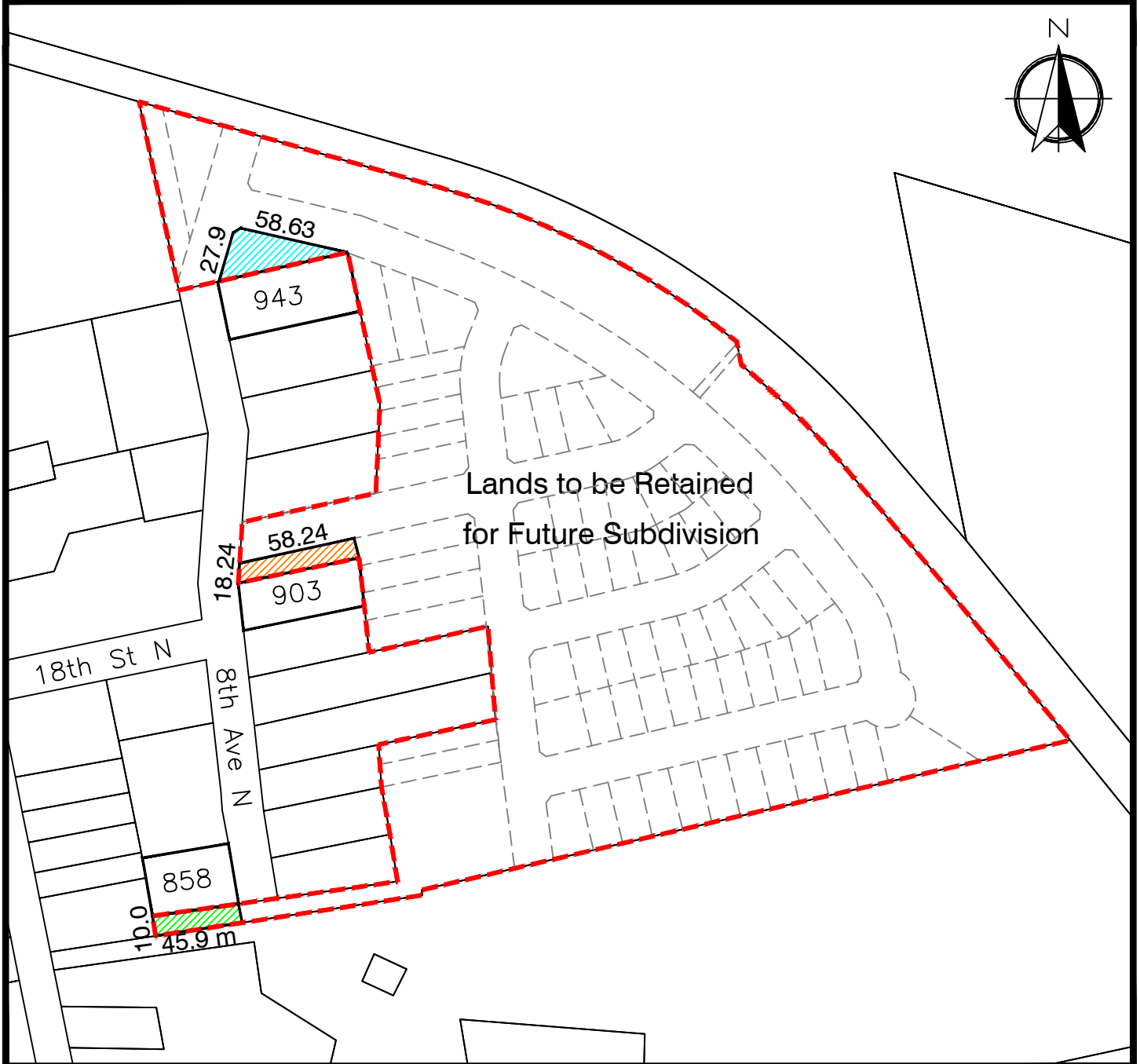
Signature of Owner(s) _____

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.

Proposed Lot Adjustment

-  Lands owned by Applicant
-  Lands to be severed and added to 943 8th Ave N (Consent Application No. 1)
-  Lands to be severed and added to 903 8th Ave N (Consent Application No. 2)
-  Lands to be severed and added to 858 8th Ave N (Consent Application No. 3)



Loukia Georgiou
Hanover, Ontario

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 11, 2024

Town of Hanover
341 10th Street
Hanover, ON
N4N 1P5

Attention: Andrew Wilken
Director of Building & Planning / Chief Building Official

Dear Sir:

**Re: Applications for Consent
Part Lot 18, Judges Plan 55,
Geographic Township of Bentinck
Town of Hanover, County of Grey
Owner: Loukia Georgiou**

Further to numerous discussions regarding this property, enclosed please find three Consent applications and the required fee.

The purpose of the applications is to convey three portions of the subject property to three adjacent residential lots. No new properties would result from these lot line adjustments.

The neighbours receiving these parcels will be able to utilize the lands for landscaping, gardening, etc. An accessory building may also be allowed on these lands if the applicable provisions of the Zoning By-law can be met.

Through this letter, I am also requesting that a Cancellation of Consent Certificate be issued for one of the three existing lots benefiting from a lot line adjustment. Additional information is provided below.

To assist your office with its evaluation of the applications, I offer the following:

Background

The County has granted Draft Approval of a Plan of Subdivision proposed for the subject property. The development will include a mix of detached dwellings and townhouses. A series of new roads will also be constructed and subsequently

conveyed to the Town. The developer, Loukia Georgiou, is hoping to obtain Final Approval and register the Final Plan within the next few months. An extension of Draft Approval, however, has recently been requested since it is no longer possible to receive Final Approval before the current lapsing date of May 15, 2024.

As County and Town staff are aware, there are three small parcels (Blocks 69, 70, and 71) within the Plan of Subdivision that are not developable due to their shape, size, and/or location. The Town is not interested in obtaining ownership of these blocks, and therefore Condition No. 5 of the Draft Conditions requires Mrs. Georgiou to convey these lands to another party(ies). On this note, the three property owners adjacent to Blocks 69, 70, and 71 have all expressed interest in acquiring the respective, adjoining blocks.

County and Town staff have been involved in discussions regarding the most appropriate means of conveying the three blocks to the three neighbours. Mrs. Georgiou's lawyer has provided a legal opinion that recommends that the three parcels be severed from the balance of the subdivision lands through the Consent process. In his opinion, this would remove any doubt in years to come that the lands were conveyed properly to the respective neighbouring land owners.

In this regard, three Consent applications are being filed, with the following intent:

1. Block 69 to be conveyed to 943 8th Avenue N. (owner: Lisa Ann Fedy);
2. Block 70 to be conveyed to 903 8th Avenue N. (owner: Daniel and Lauralea Bruton); and,
3. Block 71 to be conveyed to 858 8th Avenue N. (owner: Marlene May Kaufman).

Mrs. Georgiou's lawyer has also advised that the original consent that was granted to 943 8th Avenue N., owned by Ms. Fedy, must be cancelled in order for Block 69 to merge on title with her existing lot. In this regard, we are also applying for a Certificate of Consent Cancellation for the Fedy property at this time. Once this Certificate has been issued by the Town, Mrs. Georgiou's lawyer will register the Certificate on the title of the Fedy property, following which the deed can be stamped by the Town for this lot line adjustment.

Mrs. Georgiou's lawyer has also advised that the other two neighbouring properties at 903 8th Avenue N. (Bruton) and 858 8th Avenue N. (Kaufman) were never the subject of

a consent, and therefore a Cancellation of Consent Certificate is not required for the lot line adjustments involving these two existing lots.

Zoning:

Blocks 69, 70, and 71 are zoned 'R2' on Schedule A of the Town of Hanover Zoning By-law. The 'R2' zone permits, among other things, a detached dwelling and accessory building.

The three parcels that are benefiting from the lot line adjustments are zoned 'R1'. Permitted uses also include a detached dwelling and accessory building.

Once the three neighbouring properties are expanded as a result of these lot line adjustments, each of the three expanded lots will have split zoning. Given that the 'R1' and 'R2' zone both permit a detached dwelling and an accessory building, there is no need to go through the process of rezoning the 'R2' portion of the expanded lots to 'R1', or vice versa. I would, however, recommend that the Town apply just one zone to these lands when updating its Zoning By-law in the future.

Official Plan:

The subject lands are designated 'Residential' on Schedule A of the Town of Hanover Official Plan. The Official Plan supports the proposed lot line adjustments.

Provincial Policy Statement:

The proposed Plan of Subdivision represents an efficient use of land and municipal infrastructure, which is strongly supported by the Provincial Policy Statement (PPS). It is not possible, however, to utilize Blocks 69, 70, and 71 as part of the subdivision, and therefore the only practical use of these lands would be to include them with the existing, neighbouring lots.

The Consent applications are consistent with the PPS.

Required Changes to the Plan of Subdivision:

Blocks 69, 70, and 71 will be removed from the Draft Plan of Subdivision. A revised Draft Plan will be submitted to the County in the near future. As your offices are aware, other minor changes will be shown on the revised Draft Plan for reasons not related to the lot line adjustments. The developer's Engineer is currently working on these changes and expects to make the formal request for "red line revisions" after the County has granted an extension of Draft Approval.

I trust this information is satisfactory. Should you require any additional information, please do not hesitate to contact the undersigned.

Sincerely,



Ron Davidson, BES, RPP, MCIP

c.c. Loukia Georgiou
Scott Taylor, County of Grey
Laura Swanson, Darryl M. Robins and Associates
Les Protopapas, Protopapas & Spiegelberg
Lisa Ann Fedy, 943 8th Avenue N
Daniel and Lauralea Bruton, 903 8th Avenue N
Marlene May Kaufman, 858 8th Avenue North