

# 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. B7-24 applies to lands described as Part of Lot 10, Concession 1 North of Durham Road and known as 854 24<sup>th</sup> Avenue North in the Town of Hanover, in the County of Grey.

The purpose of Consent Application No. B7-24 is to sever & retain land for the purposes of creating a new lot on the lands known as 854 24<sup>th</sup> Ave.

ANY INTERESTED PERSONS can submit written correspondence via email directly to [awilken@hanover.ca](mailto:awilken@hanover.ca) or mail your comments to Andrew Wilken, Secretary-Treasurer, Town of Hanover, 341 10<sup>th</sup> Street, Hanover, ON N4N 1P5 by noon on Wednesday, May 29<sup>th</sup>, 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 Wednesday, May 29<sup>th</sup>, 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>.

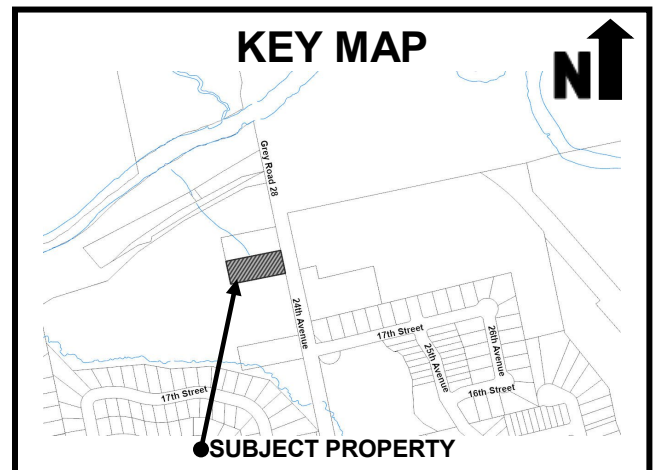
All submissions received in writing, and those opinions expressed at the Public Meeting, will be considered prior to the Committee of Adjustment decision.

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 10<sup>th</sup> Street, Hanover, Ontario, N4N 1P5.

Dated at the Town of Hanover  
this 14<sup>th</sup> day of May, 2024.



Andrew Wilken, Secretary/Treasurer  
Committee of Adjustment  
Town of Hanover  
341 10<sup>th</sup> St. Hanover ON N4N 1P5  
t 519.364.2780 | f 519.364.6456 | [hanover.ca](http://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: <b>2501563 ontario inc</b>			Name: <b>Dana Kieffer</b>		
Mailing Address: <b>302300 con 2 SDR.</b>			Mailing Address: <b>517 10th St.</b>		
Town/City/Province: <b>Hanover, ON.</b>			Town/City/Province: <b>Hanover</b>		
Postal Code: <b>N4N 3B8</b>			Postal Code: <b>N4N 1R4</b>		
Telephone Number: <b>(519) 379-1656</b>			Telephone Number: <b>( 519 ) 506 - 5959</b>		
Facsimile Number: <b>( ) -</b>			Facsimile Number: <b>( ) -</b>		
All Correspondence Should Be Sent To: <input type="checkbox"/> APPLICANT OR <input checked="" type="checkbox"/> AGENT/SOLICITOR					
2. LOCATION and or DESCRIPTION OF PROPERTY					
Municipality <b>Hanover</b>		Municipal Address <b>854 24th Avenue</b>			
Registered Plan Number	Lot(s)	Reference Plan Number	Part(s)	Parcel Number	
Geographic or Former Township <b>Bentinck</b>		Concession Number <b>1</b>		Lot Number (s) <b>10</b>	
Assessment Roll Number: <b>4229 422904000303300</b>					
3. NAME OF PERSON(S) (purchaser, lessee, mortgagee) TO WHOM LAND OR INTEREST IN LAND IS INTENDED TO BE CONVEYED, LEASED OR MORTGAGED.					
<b>TBD</b>					
Purpose of Consent					
<input checked="" 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:					
<input type="checkbox"/> Official Plan Amendment <input checked="" type="checkbox"/> Zoning Amendment <input type="checkbox"/> Committee of Adjustment <input type="checkbox"/> Not Applicable					
If applicable, please indicate File Number not yet assigned					
5. How was Present Lot Created?					
Date Created:			<input checked="" type="checkbox"/> Consent		
YR	MM	DY	<input type="checkbox"/> Plan of Subdivision		Please submit copy of registered subdivision plan or reference plan.
			<input type="checkbox"/> Reference Plan		
<input type="checkbox"/> Original Patent			<input type="checkbox"/> Other		
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 checked="" 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.  
n/a

**7. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY**

	SEVERED	RETAINED
	Residential	Residential

**CURRENT ZONING OF SUBJECT PROPERTY**

	SEVERED	RETAINED
	R1	R1

**8. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH**

	SEVERED	RETAINED
FRONTAGE (m.)	23.1 m	38.37 m
DEPTH (m.)	40.23 m	40.29 m
AREA (m.)	929.3 m <sup>2</sup>	2752.2 m <sup>2</sup>

**9. USE OF PROPERTY**

	SEVERED	RETAINED
EXISTING USE	Residential	Residential
PROPOSED USE	Residential	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	house + 2 accessory buildings	vacant
PROPOSED	no change	2 3-unit townhouses

**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)

Planning Justification Brief \_\_\_\_\_

**PART "C"**

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

Dated at the Town of Hanover  
this 10<sup>th</sup> day of May, 20 24

I/We, 2501563 ontario inc of the Town of Hanover 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 10<sup>th</sup> 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 2501563 ontario inc, Owner(s) of the lands as described in this application and known as 854 24th Avenue of the Town of Hanover in the County of Grey do hereby authorize Dana Kieffer to act as my Agent/Solicitor for this application.

Signature of Owner(s)

May 10/2024  
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.**

## PART "B"

Sketch Accompanying Application  
See Information Below denoting requirements.

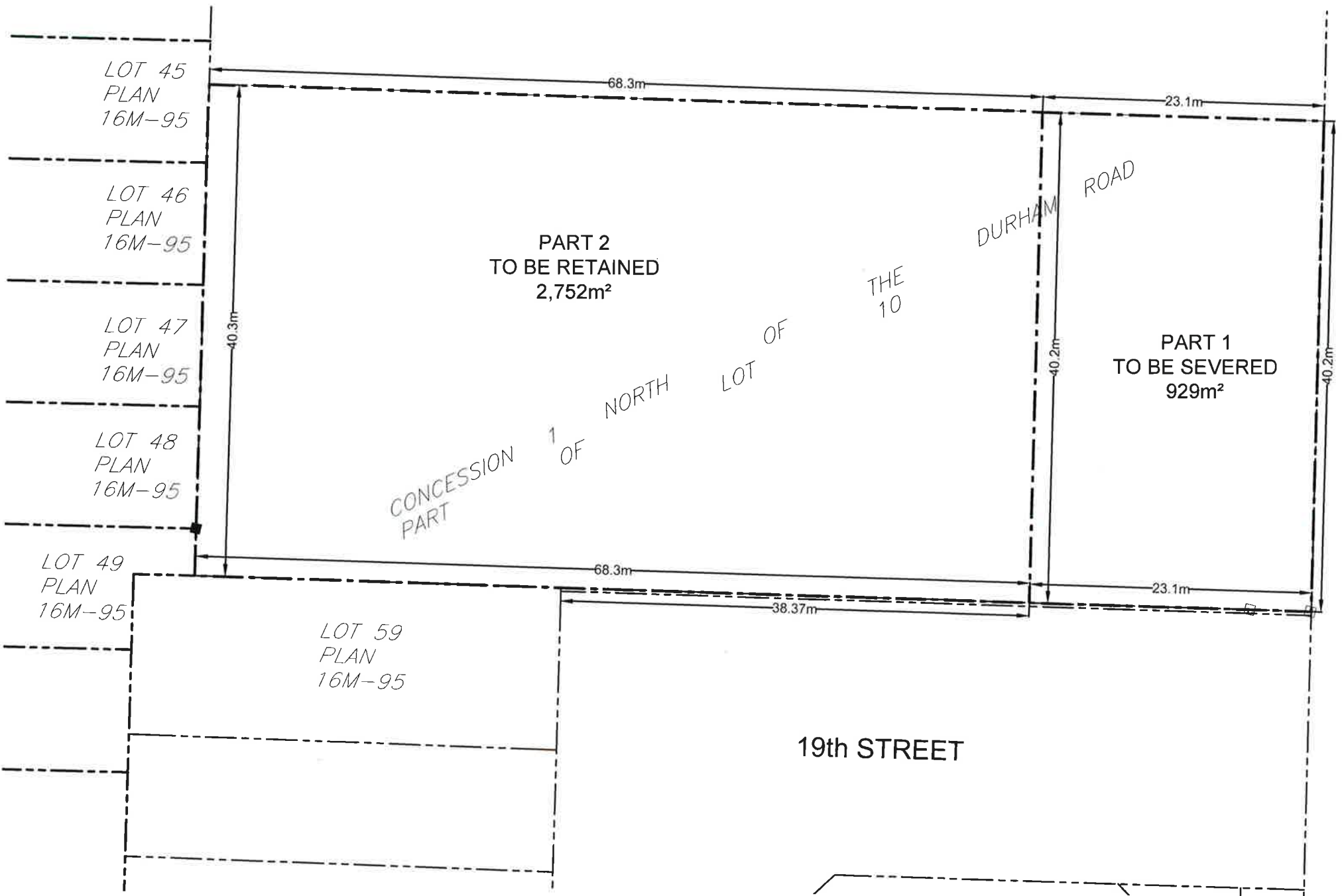
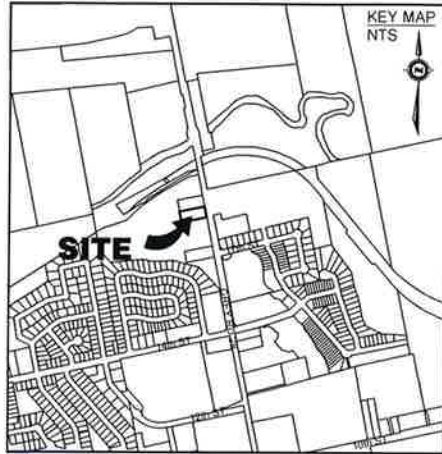
KEY MAP



...the ... ..  
... ..  
... ..

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.



No.	DATE	DESCRIPTION	BY	APPD
1	MAY 01/24	FIRST SUBMISSION	JHL	TLB
REVISION / ISSUE				

Title:  
**PROPOSED DEVELOPMENT  
TOWN OF HANOVER  
COUNTY OF GREY  
SEVERANCE SKETCH**

Client:  
**WELLER**

517 10th St, Hanover, ON N4N 1R4  
Telephone: (519) 508-5959  
www.cobideeng.com

Design: \_\_\_\_\_ Scale: 1:400

Drawn: JHL Approved: \_\_\_\_\_

Checked: TLB

Date: MAY 2024 Design Engineer

DRAWING No. 01878-SK1

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2501563 ONTARIO INC

# PLANNING JUSTIFICATION BRIEF

854 24<sup>TH</sup> AVE.

TOWN OF HANOVER

MAY 2024

COBIDE Engineering Inc  
517 10<sup>th</sup> Street  
Hanover, ON N4N 1R4  
TEL: 519-506-5959  
[www.cobideeng.com](http://www.cobideeng.com)

## Planning Brief

To: S. Kaur, Planner

From: D. Kieffer, MCIP, RPP, Senior Development Planner

On behalf of our client, 2501563 Ontario Inc., Cobide Engineering Inc. is pleased to submit this Planning Brief in support of the Consent and Zoning By-law Amendment applications for the property 854 24<sup>th</sup> Avenue located in the Town of Hanover (hereinafter called the subject lands).

This Planning Brief serves analyze the land use planning merits of the applications and determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement, the Grey County Official Plan (GCOP), the Town of Hanover Official Plan (THOP) and the Town of Hanover's Comprehensive Zoning By-law (THZBL).

### Site Context:

The subject lands are located on the Eastern side of the Town of Hanover in a predominately residential area and the subject lands abut the Saugeen Cedar West Subdivision. The property's legal description is Part Lot 10, Concession 1 NDR, geographic Township of Bentinck, Town of Hanover. The land is 0.36 ha hectares in size and is host to one house and two accessory structures.

The subject lands are located on the corner of 24<sup>th</sup> Ave. and 19<sup>th</sup> Street and are approximately 200 m from the Saugeen River. The subject lands are very accessible to the Town of Hanover trail system.

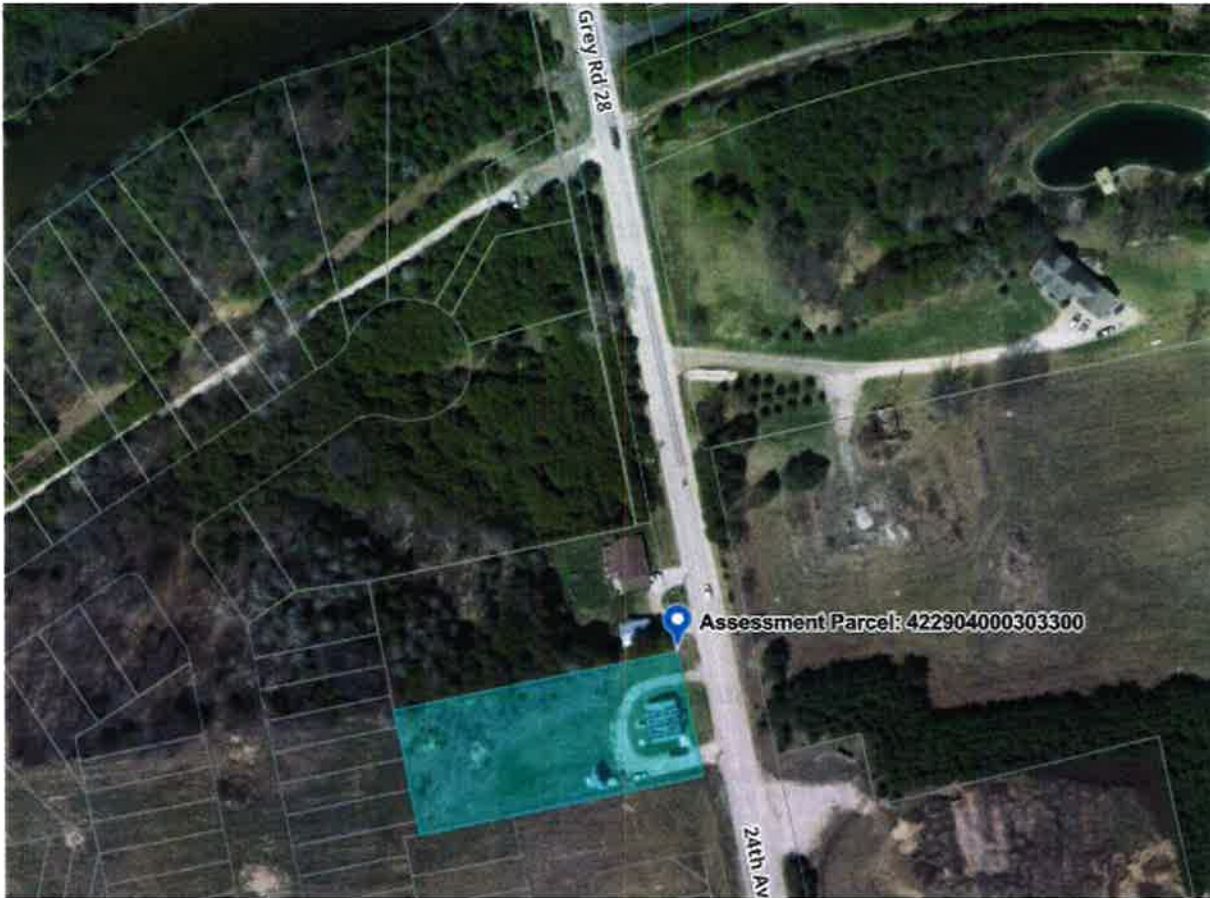


Figure 1: Aerial Photograph of the subject lands. Source: Grey County Maps

**Planning Context:**

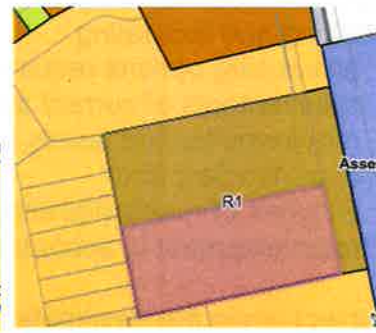
The subject lands are designated Primary Settlement Area in the Grey County Official Plan, designated Residential in the Town of Hanover Official Plan and are zoned Residential Type 1 Zone (R1) in the Town of Hanover's Comprehensive Zoning By-law.



GCOP Designation:  
Primary Settlement Area



THOP Designation:  
Residential with Regulated  
Area overlay



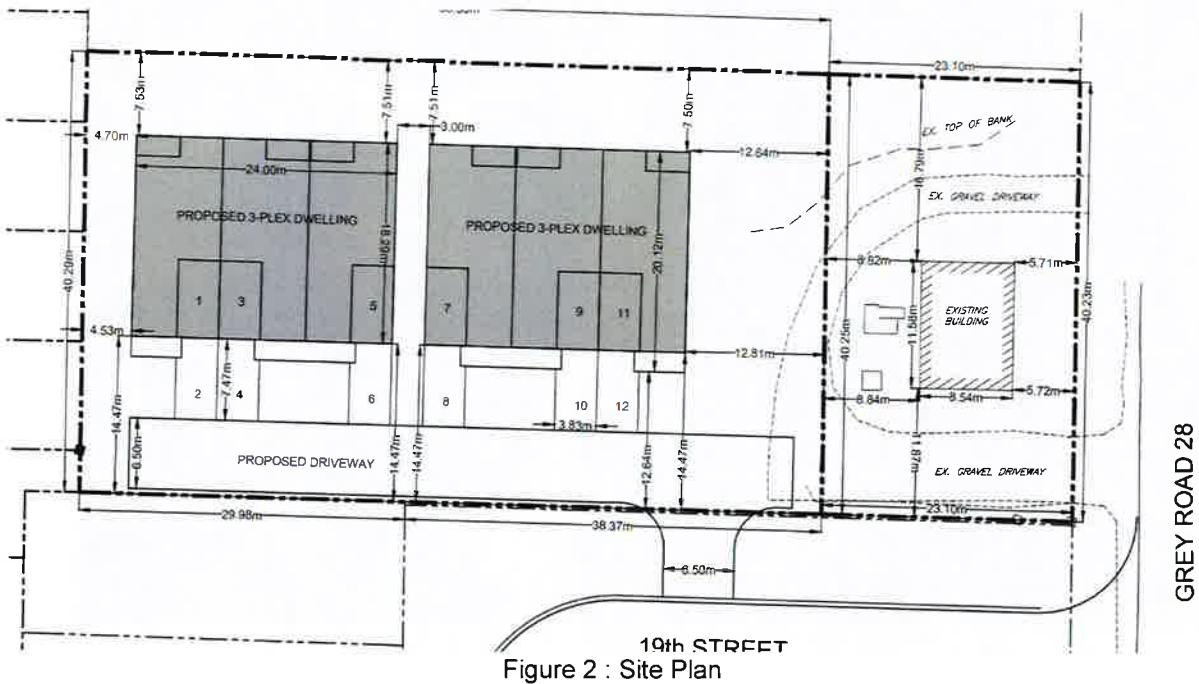
THZBL Zone: Residential  
Type 1 Zone (R1)

### Development Concept:

The development concept is twofold:

1. A severance of the existing house and accessory structures.
2. The retained land is proposed to be developed with two purpose-built rental three-unit townhouses.

A Site Plan and Severance Sketch have been included in Appendix A of this report.



### Housing & Residential Policies:

In Section 1.4.2, the Provincial Policy Statement directs that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

The subject lands are designated Primary Settlement Area in the GCOP. The GCOP directs the majority of residential growth to areas in primary settlement areas with full municipal services (policy 3.3.1). The GCOP sets an overall intensification target of 15% for the primary settlement area of Hanover (policy 3.4.1 Table 6).

The THOP designates the property as Residential. A wide-range of residential uses including single-detached homes and triplexes are permitted. An objective of the THOP

is “to ensure that an appropriate range of housing types and densities are provided within Hanover as well as an appropriate supply of rental housing in order to meet the projected requirements of current and future residents.” (policy D2.2.1). The THOP also directs that “New residential development shall occur by intensification, infilling and expansion.” (policy D2.4.3). Finally, the THOP encourages a mixture of ownership and rental units for new residential development (policy D2.4.6).

The development concept can be consistent with the permitted uses in the Primary Settlement Area designation in the GCOP and the Residential designation of the THOP. The development concept proposes intensification through development of an under-utilized parcel developing a variety of built forms and tenure opportunities. The entirety of the lot will be developed. The development concept advances both Official Plan’s intensification goals and makes use of an under-utilized property in a residential area that is able to be fully-serviced with sanitary sewer and water.

**Consent Policies:**

An evaluation of the development concept against GCOP policy 9.12

a) The land division is permitted by the appropriate land use policies of Section 3 to 8;	The development concept is consistent with the permitted uses in the Official Plans. Further, the development concept advances the goals of the Official Plan(s) to promote residential infill and intensification.
b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;	The severance would recognize the existing development on the lot, as well as offer opportunities to intensify the residential uses and provide purpose-built rentals to the community.
c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;	The surrounding land uses are mostly residential and the development concept is considered consistent with adjacent land uses.
d) The servicing requirements of Section 8.9 must be met;	The units will be fully serviced with municipal sanitary sewers and water.
e) Direct access from a Provincial Highway or a County road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;	The existing residential driveway will front onto 24 <sup>th</sup> Ave. (Grey Road 28). The new lot and proposed development will front onto 19 <sup>th</sup> Street which is a road that has been approved, constructed and deeded to the Town of Hanover through the final registration of the Saugeen Cedar West subdivision.
f) Evidence that soil and drainage conditions are suitable to permit	The property meets the lot size requirements of the Zoning Bylaw and will

the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;	be fully serviced with municipal sanitary sewer and water.
g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.	The property meets the lot size requirements of the Zoning Bylaw
h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.	MDS is not applicable due to the location of the parcel in the settlement area of Hanover.

**Zoning Bylaw:**

The subject lands are zoned Residential Type 1 Zone (R1) in their entirety. It is proposed that the existing house and proposed severed lands remain Residential Type 1 Zone. It is proposed that the retained lands be re-zoned to Residential Type 3 Special (R3-x) to facilitate the construction of two three-unit, purpose-built-rental townhouses.

**Zoning Matrix: Proposed Severed Lot  
Residential Zone 1 (R1)**

<b>Regulations- Single-Detached Dwelling</b>	<b>Required</b>	<b>Provided</b>
Lot Frontage	15.5 m	23.1 m
Lot Area	500 m <sup>2</sup>	925 m <sup>2</sup>
Front Yard	6 m	11.87 m
Side Yard	1.2 m	8.82 m
Rear Yard	7.5 m	16.8 m
Floor Area/ Unit	74.5 m <sup>2</sup>	98.9 m <sup>2</sup>
Lot Coverage	40%	10 %
Building Height	10 m	<10 m
Landscaped Open Space	30%	87%
Off-Street Parking	2	2

\*it is noted when applying the provisions of the by-law, the lot line, front is considered to be the frontage along 19<sup>th</sup> Street in accordance with policy 3.147 a of the THZBL.

**Zoning Matrix: Proposed Retained Lot  
Residential Zone 2 Special (R3-x)**

It is requested that the "Dwelling, Group" defined as "a building which is part of a group of dwellings on the same lot, which group of dwelling is comprised of townhouses,

maisonette dwellings or any combination thereof that are retained under single of condominium ownership” is added as a permitted use. It is further requested that the triplex regulations be applied to this development.

<b>Regulations- Triplex</b>	<b>Required</b>	<b>Provided</b>
Lot Frontage	18.5 m	38 m
Lot Area	700 m <sup>2</sup>	2752 m <sup>2</sup>
Front Yard	6 m	14 m
Side Yard	4.5 m	4.5 m
Rear Yard	7.5 m	7.5 m
Floor Area/ Unit	51 m <sup>2</sup>	98.9 m <sup>2</sup>
Lot Coverage	40%	31%
Building Height	10 m	<10 m
Landscaped Open Space	30%	45%
Off-Street Parking	2/ unit	2

A draft by-law has been drafted and included in Appendix B of this brief.

**Conclusions:**

It is my professional opinion that this application represents good land use planning for the following reasons:

1. The development concept is consistent with the permitted uses in the Grey County Official Plan and the Town of Hanover Official plan and aligns with both Official Plan’s objective to direct the majority of residential growth to primary settlement areas;
2. The development concept advances both Official Plan’s intensification goals and makes use of an under-utilized property in a residential area;
3. The proposed Zoning By-law Amendment would properly implement the development.

Thank you for the consideration of this application, please contact the undersigned with any questions.

Kind regards,

**Cobide Engineering Inc.**




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Dana Kieffer, M.Sc. (Planning), MCIP, RPP

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Senior Development Planner,  
Cobide Engineering Inc.  
519-506-5959 ext. 106  
dkieffer@cobideeng.com

# Appendix A

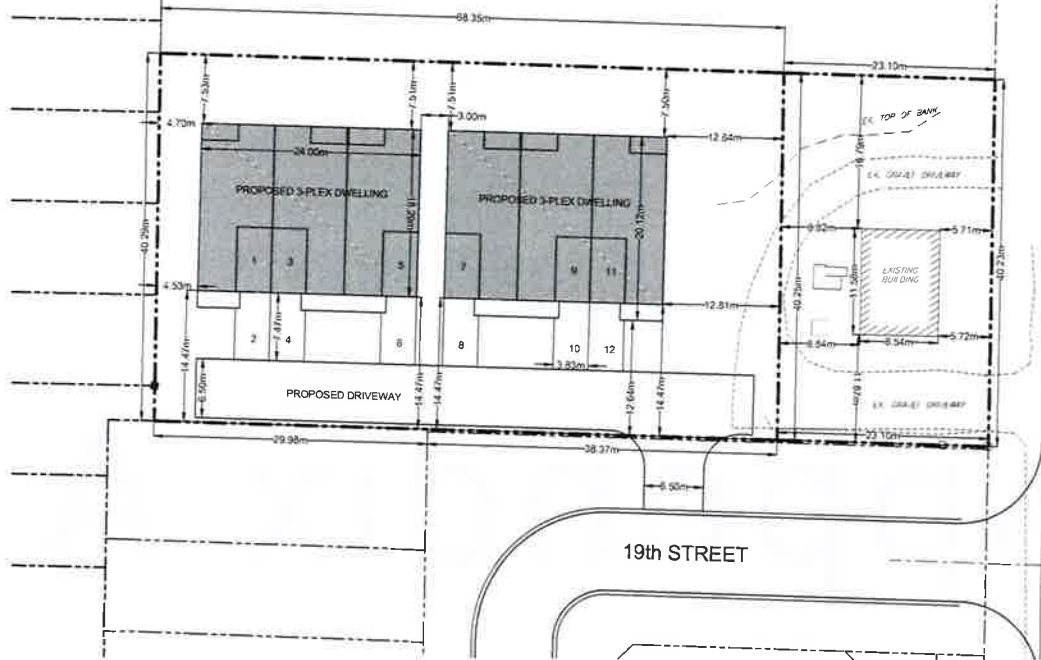
**CONCEPT PLAN & SEVERANCE SKETCH**

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PROPOSED RESIDENTIAL TYPE 3 (R3) TRIPLEX REGULATIONS		
PROPOSED USE: RESIDENTIAL		
CURRENT ZONING: R1		
REQUIRED ZONING: R3		
REGULATION	REQUIRED	PROVIDED
MIN LOT AREA	100 m <sup>2</sup>	2,712.2 m <sup>2</sup>
LOT FRONTAGE	13.5m	38.4m
FRONT YARD	5.5m	14.5m
SIDE YARD - INTERIOR	4.5m OR 2.0m	4.5m
SIDE YARD - EXTERIOR	5.0m	N/A
REAR YARD	7.5m	7.5m
FLOOR AREA/RAT	51%	188.5%
LOT COVERAGE	MAX. 60%	31.8%
BUILDING HEIGHT	MAX. 10m	11.0m
LAND OPEN SPACE	MIN. 30%	45.0%

PROPOSED RESIDENTIAL TYPE 1 (R1) SINGLE DETACHED DWELLING REGULATIONS		
PROPOSED USE: RESIDENTIAL		
CURRENT ZONING: R1		
REQUIRED ZONING: R1		
REGULATION	REQUIRED	PROVIDED
MIN LOT AREA	500 m <sup>2</sup>	929.3 m <sup>2</sup>
LOT FRONTAGE	13.5m	23.1m
FRONT YARD	5.5m	11.85m
SIDE YARD - INTERIOR	3.2m	3.95m
SIDE YARD - EXTERIOR	3.2m	3.75m
REAR YARD	7.5m	13.75m
FLOOR AREA/RAT	74.5%	199.1%
LOT COVERAGE	MAX. 60%	70.7%
BUILDING HEIGHT	MAX. 10m	11.0m
LAND OPEN SPACE	MIN. 30%	31%



GREY ROAD 28

No	DATE	DESCRIPTION	BY	APPRO
1	MAY 21/24	FIRST SUBMISSION	JCL	T.L.B

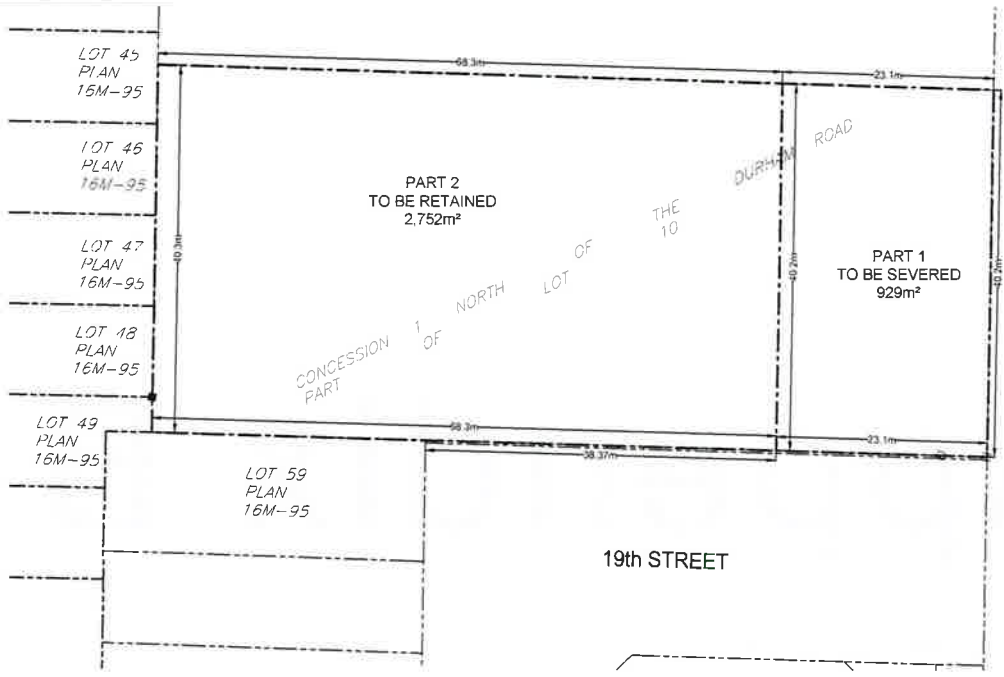
  

REVISION / ISSUE	


  

Title	PROPOSED DEVELOPMENT TOWN OF HANOVER COUNTY OF GREY SITE PLAN
Client	WELLER
<small>8177 10th St, Hanover, ON M5M 1R4 Telephone: (519) 506-9869 www.cobideeng.com</small>	
Design	Scale: 1:400
Drawn	JHL Approved
Checked	TLB
Date	MAY 2024
DRAWING No. 01878-SP1	

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GREY ROAD 28

No	DATE	DESCRIPTION	BY	APPD
1	MAY 2024	FIRST SUBMISSION	JHL	TJB
REVISION / ISSUE				
Title: PROPOSED DEVELOPMENT TOWN OF HANOVER COUNTY OF GREY SEVERANCE SKETCH				
Client: WELLER				
 <small>517 10th St, Hanover, ON N1N 1R4 Telephone: (519) 508-0888 www.cobide.com</small>				
Design	Scale: 1:400			
Drawn	JHL	Approved		
Checked	TLB			
Date	MAY 2024			
DRAWING No		01878-SK1		

# Appendix B

**DRAFT ZONING BY-LAW**

**The Corporation of the Town of Hanover Bylaw  
No. 2023-0XX**

A bylaw to amend Zoning Bylaw No. 2912-15, as amended, being the Comprehensive Zoning By-law of the Town of Hanover;

**WHEREAS** the Council of the Corporation of the Town of Hanover deems it in the public interest to pass a By-law to amend By-law No. 2912-15;

**AND WHEREAS** pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, as amended, Zoning By-laws may be amended by Councils of Municipalities;

**NOW THEREFORE** the Municipal Council of the Corporation of the Town of Hanover hereby enacts as follows:

1. Schedule "A" to By-law No. 2912-15 is hereby amended by changing the zone symbols affecting the lands described as Part of Lot 10, Concession 1, NDR, geographic Township of Bentinck, now in the Town of Hanover and shown more particularly on Schedule "A" attached hereto.
2. THAT Schedule "A" to By-law No. 2912-15 is hereby amended by changing from Residential Type 1 (R1) to Residential Type 1 (R1) and Residential Type 3 Site Specific (R3-x), as shown on Schedule "A" affixed hereto.
3. THAT Section 25 of By-law 2912-15 is hereby amended by adding the following subsection 25.xx

Subsection 25.xx    R3-xx

Lands in the R3-xx zone shall be developed in accordance with the provisions of Section 10 excepting however that the following regulations shall apply:

- a. "Dwelling, Group" is a permitted use.
  - b. A "Dwelling Group" shall be subject to the regulations of 10.3 (c) Triplex Dwellings
4. THAT all other provisions of By-law No. 2912-15 shall apply to the subject property shown on Schedule "A" affixed hereto.
  5. This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this \_\_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk