

COMMITTEE OF ADJUSTMENT MEETING AGENDA

Wednesday, July 09, 2025 | 4:00 pm
Virtual Meeting via Zoom

ZOOM MEETING – PUBLIC ACCESS WEBSITE
<https://us02web.zoom.us/j/83378819455>

MEMBERS PRESENT

OTHERS PRESENT

DISCLOSURE OF PECUNIARY INTEREST

DELEGATIONS

DISCUSSIONS & DECISIONS

1. Adoption of May 15, 2025, Regular Meeting Minutes
2. Business Arising from Minutes
3. Minor Variance Application No. A3-25, Travis Campbell -----269 13th A Ave
4. Minor Variance Application No. A4-25, Jonathan & Meaghan Cooney-----412 8th St.
5. Correspondence
6. New Business
7. Adjournment

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, May 15, 2025 | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT Barbara Hicks | Carol Hudson | Larry Lantz | Mark Ebert

OTHERS PRESENT Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Jordan Whitmore, Building Inspector & Plans Examiner | Matt Rapke, Wilson Developments | Jeffrey Macgregor, Owner of 154 16th Ave Cres | Becky Weltz, Candue Homes

REGRETS Bill Switzer | Brandon Koebel

DISCLOSURE OF PECUNIARY INTEREST None

DELEGATIONS**1. Adoption of November 19, 2025 Regular Meeting Minutes**

Moved by LARRY LANTZ / Seconded by MARK EBERT

That the minutes of the November 19, 2025, regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that Minor Variance Application A4-24, which proposed a 60' x 24' garage in the basement with storage on the main floor totaling a gross building area of 2,880 sq. ft. has been deemed complete, and a building permit has been issued. Additionally, Minor Variance Application A5-24, which proposed a 30' x 25' garage requiring a variance for accessory structure size, is also complete, and construction has commenced.

**3. Consent Application No. B4-25 through B8-25, 5053745 Ontario Inc.-----
260 7th St**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 29, 2025, in accordance with the *section 53 (5) 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 about the proposed consent application for 260 7th Street, where the owner intends to sever the lot to create six new street townhouse units. The property was rezoned in 2024 from R1 to R4-50 to permit this form of development. Each new unit will be serviced with individual municipal water and sanitary connections.

Currently, the municipal sanitary sewer serving this area is located in the rear yard of the existing dwelling and lies within the footprint of the proposed townhouse building. To allow the project to move forward, the proponent must relocate the sanitary sewer line further into the lot, with the Town of Hanover assuming ownership of the new infrastructure. An easement will also need to be granted in favour of the Town over the affected portions of the proposed lots.

The application was reviewed by the Planning Advisory Committee on May 13, 2025, and the committee had no concerns. Grey County planning staff has provided comments and have no concerns regarding the application.

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

Moved by MARK EBERT / Seconded by LARRY LANTZ

That the Consent Applications No. B4-B8-25 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;
- c) Development agreement be executed for the municipal sanitary service in the rear yard to the satisfaction of the town;
- d) To allow Right of Way for access to the interior rear yards from one end unit determined by the owner.

CARRIED

4. Minor Variance Application No. A1-25 Candue Homes 2020 Ltd.----- 730 18th Street

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 29, 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 about a proposed accessory structure at the back of the house. The applicant is proposing to enclose an existing rear deck, which is currently considered an accessory structure. Once enclosed, the structure becomes part of the primary building, which requires a rear yard setback of 7.5 metres under the zoning by-law. The applicant is requesting a reduced setback of 6.44 metres to accommodate the enclosure. Additionally, the applicant proposes to build a new unenclosed deck in the rear yard that would encroach 2.6 metres into the setback, whereas the by-law permits a maximum encroachment of 1.2 metres.

The application was reviewed by the Planning Advisory Committee on May 13, 2025, and the committee had concerns. Grey County planning staff and Saugeen Valley Conservation Authority have provided comments and have no concerns regarding the application. No comments were received from neighbours.

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

Moved by LARRY LANTZ / Seconded by CAROL HUDSON

That the Minor Variance Application No. A1-25 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. Minor Variance Application No. A2-25, Jeffrey Macgregor----- 154 16th Ave Cres

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 29, 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 received for 154 16th Ave Cres. The applicant is requesting a variance to the maximum gross building area to allow for the construction of an accessory building with a total area of 864 sq. ft. Additionally, the applicant is seeking a reduction in the side yard (right) and rear yard corner setbacks from 3.28 ft to 3 ft to accommodate the proposed structure. Currently, the applicant has a shed and swimming pool at the rear of the property, both classified as accessory structures. The zoning bylaw allows for a maximum building area of 600 sq. ft. for all

accessory structures. As a result, the combined area of the shed, swimming pool, and proposed garage exceeds the permitted square footage.

The application was reviewed by the Planning Advisory Committee on May 13, 2025, and the committee had concerns. Grey County planning staff has provided comments and have no concerns regarding the application.

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

Moved by CAROL HUDSON / Seconded by MARK EBERT

That the Minor Variance Application No. A2-25 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

6. Correspondence

NIL

7. New Business

NIL

8. Adjournment

Moved by CAROL HUDSON

That the meeting now be adjourned at 4:25 pm.

Chair, Barbara Hicks

Secretary-Treasurer, Andrew Wilken

COMMITTEE OF ADJUSTMENT MEETING MINUTES

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Virtual Meeting via Zoom

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REGRETS Bill Switzer | Brandon Koebel

DISCLOSURE OF PECUNIARY INTEREST None

DELEGATIONS

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Moved by MARK EBERT / Seconded by LARRY LANTZ

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- d) To allow Right of Way for access to the interior rear yards from one end unit determined by the owner.

CARRIED

4. Minor Variance Application No. A1-25 Candue Homes 2020 Ltd.----- 730 18th Street

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

Moved by LARRY LANTZ / Seconded by CAROL HUDSON

That the Minor Variance Application No. A1-25 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. Minor Variance Application No. A2-25, Jeffrey Macgregor----- 154 16th Ave Cres

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 29, 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.

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accessory structures. As a result, the combined area of the shed, swimming pool, and proposed garage exceeds the permitted square footage.

The application was reviewed by the Planning Advisory Committee on May 13, 2025, and the committee had concerns. Grey County planning staff has provided comments and have no concerns regarding the application.

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

Moved by CAROL HUDSON / Seconded by MARK EBERT

That the Minor Variance Application No. A2-25 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

6. Correspondence

NIL

7. New Business

NIL

8. Adjournment

Moved by CAROL HUDSON

That the meeting now be adjourned at 4:25 pm.

Chair, Barbara Hicks

Secretary-Treasurer, Andrew Wilken

PART "A" (Page 2 of 2)

10. Is the property subject of a current application under the Act: (Please indicate File Number and status of application)

Consent No Yes Plan of Subdivision No Yes Other _____
 File Number _____ File Number _____ File Number _____

11. Has the subject property ever been the subject of a previous application for relief from the Zoning By-Law?

No Yes (please indicate File Number and status of application.)

12. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	EXISTING	BY-LAW PROVISIONS	PROPOSED
FRONTAGE (m.)	22.86 m	14 m	No change
DEPTH (m.)	91.44 m	-	No change
AREA (m.)	2090.31 sq m	425 sq mt (min)	No change
WIDTH OF STREET			

13. USE OF PROPERTY

EXISTING USE Residential Length of time Existing Uses of subject land have continued: _____
 PROPOSED USE Residential

14. EXISTING USES OF ABUTTING PROPERTIES:

Have you contacted your neighbours regarding this application? Yes No

15. ZONING PROVISIONS

	EXISTING	BY-LAW PROVISIONS	PROPOSED
TYPE OF BUILDING/STRUCTURE	Single Family + Shed	Single Family	Exst. house + Det. Garage
SETBACK FROM FRONT LOT LINE	48 ft - 6 in	19.6 ft	157 ft
SETBACK FROM REAR LOT LINE	221 ft	24.6 ft	83 ft
SETBACK FROM SIDE LOT LINE	5 ft	3.28 ft	11 ft - 7 in
SETBACK FROM SIDE LOT LINE	6 ft	3.28 ft	32 ft - 8 in
HEIGHT OF BUILDING/STRUCTURE	14 ft	32.8 ft	18 ft 2 inches
DIMENSIONS OR FLOOR AREA	1176 sq ft + 160 sq ft	801 sq ft + 600 sq ft	1176 sq ft + 1800 sq ft
PARKING SPACES	2	2	2
LOT COVERAGE	8.25 %	40 %	15.54 %

16. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD _____

		EXISTING	PROPOSED	
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)	_____			

17. SERVICING - WATER

	EXISTING	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"/>

18. SERVICING - SEWAGE

	EXISTING	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"/>

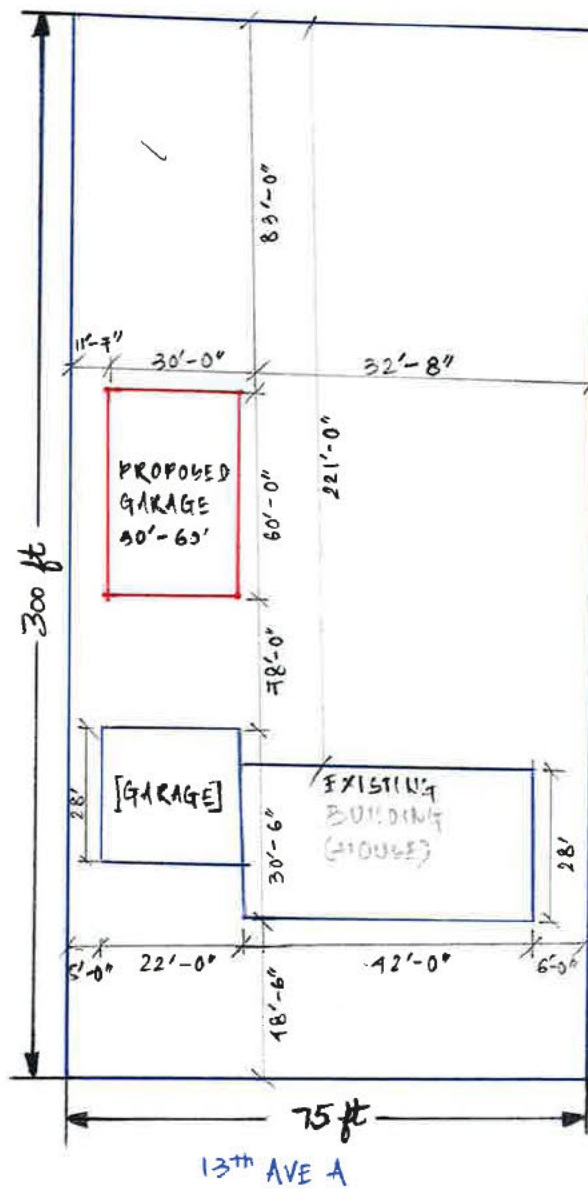
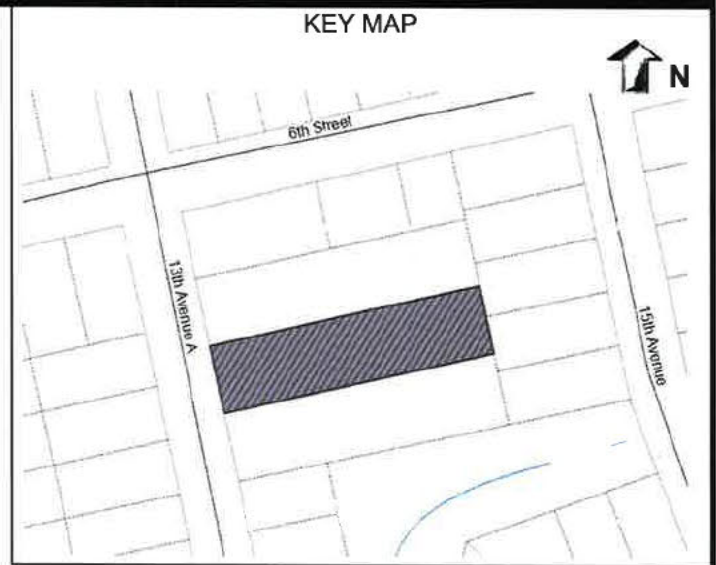
19. SERVICING - STORM DRAINAGE

	EXISTING	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"/>

20. 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 the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on 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.
- iv. The current uses on land that is adjacent to the subject land.
- v. 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.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.

PART "C"

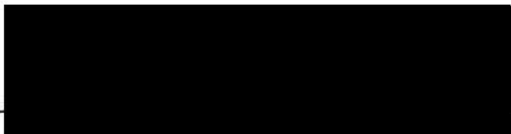
AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

Dated at the Town of HANOVER.
this 16 day of JUNE, 20 25.

I/We, Travis Campbell 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 16 day of JUNE, 20 25 }



A

Vicki McDonald, a Commissioner, e.c.,
County of Grey, while 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 Minor Variances to the Zoning By-Law for 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.

County comments for A3-25 Campbell

Hello Hanover,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

Given the above, a formal planning policy review of the subject application has not been undertaken. Please be advised that all planning decisions shall conform with the County's Official Plan. County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and have no concerns.

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie

From: [REDACTED]
Sent: Monday, 30 June 2025 3:03 pm
To: Andrew Wilken [REDACTED]
Subject: Minor Variance Application A3-25

This is in regard to a letter received today in reference to the property at 269 13th A Ave

This "minor" variance proposal is three times larger than the legal limits.

This is asking for a MAJOR variance

I think the town should consider legal definitions of what is considered the upper limit of a "minor" variance if they do not currently exist.

This feels way outside any definition of minor and should not even be eligible for minor variance consideration. A three hundred percent increase is not, in any reasonable consideration of almost any situation, minor.

From 600 to 800 or 900 sq feet is a 33% to 50% increase over the MAXIMUM and approaches the upper limit of "minor".

From a maximum structure size under 10,000 cubic feet to one approaching 33,000 cubic feet, a "minor" warehouse.

What if your mortgage payment tripled, would that be minor?

What if your height tripled, would that be minor?

Consider the two previous examples at only 50%, would that still be minor?

This structure will dramatically block our view of the lovely and peaceful community green space out several of our windows. The noise and duration of constructing this size of a structure and also of any future workshop machinery used within will disrupt the peaceful use and enjoyment of our property.

Having a "warehouse" in our neighborhood will devalue all nearby properties.

20 by 30, the current maximum, feels sufficient for any extra garage required for residential use.

Our votes, if they matter, are no, emphatically NO.

From: [REDACTED]
Sent: Monday, 30 June 2025 8:06 pm
To: Andrew Wilken [REDACTED]
Subject: Proposed Minor Variance

Dear Committee,

I received notice today regarding the application to build at 269 13th Ave-A.

This has raised considerable concern !! Mainly for noise and unwanted traffic.

I have lived in my home at 256 13th Ave-A for 18 years now. Over the course of these more recent years there have been multiple occasions when noise and activity on the road by the occupants of 269 13th Ave-A has been an issue. I myself have called the police and bylaw officer more than once, as have others. They go and visit the residence but the behaviour NEVER changes!

The issue has been four wheelers up and down our road. Dirt bikes ripping up and down our street while they do wheelies! I have video. They have zero regard for the people around them and the noise they make, not to mention the laws they break.

This is a quiet family oriented neighborhood....we should be able to enjoy being outside without listening to bikes and four wheelers racing up and down our street.

I fear if they are permitted to build this shop/garage that it will only add to the number of trucks, snow mobiles, bikes etc they already use as they please in the front yard.and on the road not to mention the increase in noise.

PLEASE give this serious consideration!!! We have young children on this street. We shouldn't have to deal with this!

Sincerely

[REDACTED]

[REDACTED]

TOWN OF HANOVER APPLICATION FOR MINOR VARIANCE

Under Section 45 of the Ontario Planning Act, R.S.O. 1990, as amended

(FOR OFFICE USE ONLY)
FILE NUMBER A - <u> 4 </u> - <u> 25 </u>
Date Received: _____

The undersigned applies to the Committee of Adjustment of the Town of Hanover for relief from the Applicable Zoning By-Law.

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: \$ 1350 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: Cooney Jonathan & Meaghan	Name:			
Mailing Address: 412 8th St.	Mailing Address:			
Town/City/Province: Hanover , ON	Town/City/Province:			
Postal Code: N4N 1K3	Postal Code:			
Telephone Number: () - - - -	Telephone Number: () - - - -			
Facsimile Number () - - - -	Facsimile Number () - - - -			
All Correspondence Should Be Sent To: <input checked="" type="checkbox"/> APPLICANT OR <input type="checkbox"/> AGENT/SOLICITOR				
2. LOCATION OF PROPERTY				
Municipality Hanover	Municipal Address 412 8th St.			
Registered Plan Number 700	Lot(s) Pt Lt 4 David N/	Reference Plan Number	Part(s)	Parcel Number
Geographic or Former Township Bentinck	Concession Number		Lot Number (s)	
Assessment Roll Number: 4229 010 001 11400 000				
3. Date subject land was acquired by current owner:				
4. Date existing buildings or structures on subject land were constructed: 1946				
5. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property:				
6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY				
Residential				
7. CURRENT ZONING OF SUBJECT PROPERTY				
Residential Type 1 Zone (R1)				
8. Nature and extent of the relief from the Zoning By-Law applied for:				
USE <input type="checkbox"/> EXTENSION <input type="checkbox"/>				
9. Reason(s) why the proposed use cannot comply with the provisions of the Zoning By-Law:				
To vary the maximum floor area permitted for the construction of an accessory structure, and to vary the front yard setback requirements to allow for the construction of a proposed deck.				
Proposed Construction Provision	By law	Proposed		
Floor Area	600 sq ft	676.58 sq ft		
Frontyard Setback	19'-8"	6'-0"		

PART "A" (Page 2 of 2)

10. Is the property subject of a current application under the Act: (Please indicate File Number and status of application)

Consent No Yes
 Plan of Subdivision No Yes Other _____
 File Number _____ File Number _____ File Number _____

11. Has the subject property ever been the subject of a previous application for relief from the Zoning By-Law?

No Yes (please indicate File Number and status of application.)

12. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	EXISTING	BY-LAW PROVISIONS	PROPOSED
FRONTAGE (m.)	20.11 m	15.5 m	No change
DEPTH (m.)	19.81 m	-	No change
AREA (m.)	518.12 m	500 Sq m	No change
WIDTH OF STREET			

13. USE OF PROPERTY

EXISTING USE Residential Length of time Existing Uses of subject land have continued: _____
 PROPOSED USE Residential

14. EXISTING USES OF ABUTTING PROPERTIES:

Have you contacted your neighbours regarding this application? Yes No

15. ZONING PROVISIONS

	EXISTING	BY-LAW PROVISIONS	PROPOSED
TYPE OF BUILDING/STRUCTURE	Sin. Det. Dwelling+Shed	Accessory structure	Deck
SETBACK FROM FRONT LOT LINE	17'-0"	19'-8"	6'-0"
SETBACK FROM REAR LOT LINE	5'-0"	3'-3"	30'-0"
SETBACK FROM SIDE LOT LINE	8'-0"	3'-3"	13'-7"
SETBACK FROM SIDE LOT LINE	30'-0"	9'-11"	15'-0"
HEIGHT OF BUILDING/STRUCTURE	22'-0"	16'-5"	4'-4"
DIMENSIONS OR FLOOR AREA	1737 sq ft + 100 sq ft	600 sq ft	576.58 sq ft+100 sq ft (Exi)
PARKING SPACES	2	2	2
LOT COVERAGE	19.7%	40%	30%

16. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD _____

		EXISTING	PROPOSED
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"/>
b. MAINTENANCE	i.	Municipality	<input checked="" type="checkbox"/>
		Unassumed Municipal Road	<input type="checkbox"/>
		Ministry of Transportation	<input type="checkbox"/>
	ii.	County	<input type="checkbox"/>
		Private or Right of Way	<input type="checkbox"/>
		None	<input type="checkbox"/>
c. WATER ACCESS:	Seasonal	<input type="checkbox"/>	<input type="checkbox"/>
	Year-Round	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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) _____

17. SERVICING - WATER

	EXISTING	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"/>

18. SERVICING - SEWAGE

	EXISTING	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"/>

19. SERVICING - STORM DRAINAGE

	EXISTING	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"/>

20. OTHER DOCUMENTS (as specified below)

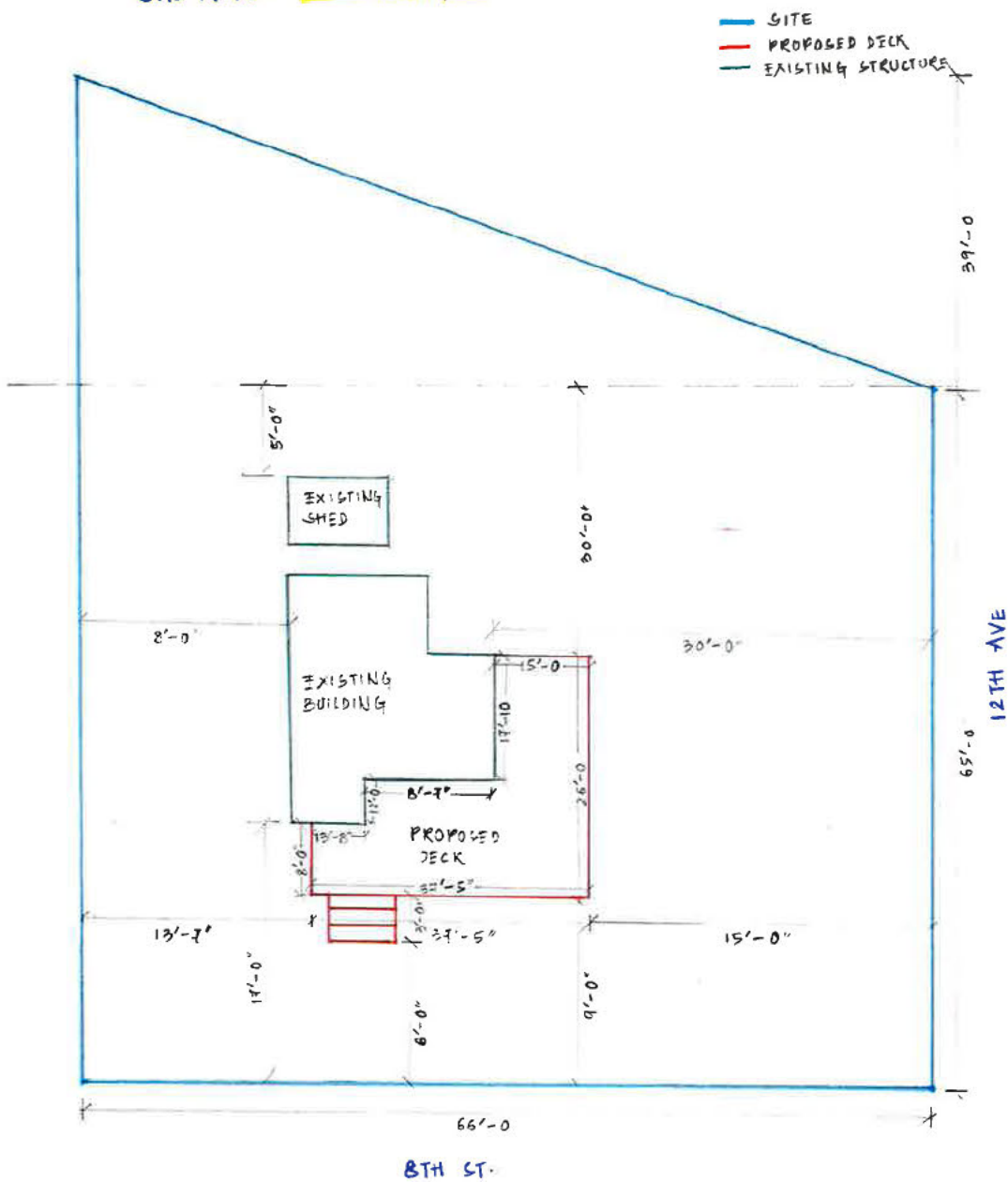
PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



SITE PLAN - 112 8TH STREET



The above sketch should include the following:

- The boundaries and dimensions of the subject land.
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on 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.
- The current uses on land that is adjacent to the subject land.
- 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.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easement affecting the subject land.

PART "C"

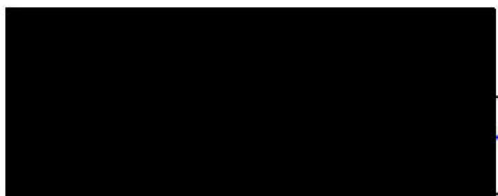
AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

Dated at the Town of Hanover
this 24th day of June, 20 25.

I/We, Meaghan Cooney 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 24th day of June, 20 25



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 Minor Variances to the Zoning By-Law for 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.