

PLANNING ADVISORY COMMITTEE AGENDA

Tuesday, March 10, 2026 | 4:00 pm  
Saugeen Room / Virtual via zoom

<https://us02web.zoom.us/j/81043199680>

---

**MEMBERS PRESENT**

**OTHERS PRESENT**

**DISCLOSURE OF PECUNIARY INTEREST**

**DELEGATIONS:**

**DISCUSSIONS & DECISIONS**

1. Adoption of November 10, 2025, Regular Meeting Minutes
2. Business arising from Minutes
3. Official Plan Update
4. Development Charges Update
5. Zoning By-Law Amendment Application, Z1-26, Datak Investments Inc. (C/o Tracy Bryden)  
----- 341152 Grey Road 28
6. Minor Variance Application, A2-26, Drew & Miles Johnson ----- 269 6<sup>th</sup> 'A' Street
7. Site Plan Control Agreement, 10005703332 Ontario Ltd. ----- 729 14<sup>th</sup> Street
8. Environmental Considerations
9. Correspondence
10. New Business
11. Adjournment

**Next Meeting Date:** May 12, 2026

---

**PLANNING ADVISORY COMMITTEE MINUTES**

Monday, November 10, 2025, | 4:00 pm  
Saugeen Room and Zoom

---

**MEMBERS PRESENT** Tim Norwood - Chair (Virtual) | Mark Ebert | Terry Leis | Keith Hopkins (Virtual)

**OTHERS PRESENT** Andrew Wilken, Secretary -Treasurer | Sherri Walden, CAO | Sue Paterson, Mayor | April Marshall, Economic Development Manager | Jordan Whitmore, Deputy Chief Building Official | Aindrila Sengupta, Building and Planning Assistant

**REGRETS** Harol Fleet | Tony Diaco

**DISCLOSURE OF PECUNIARY INTEREST** None

**DELEGATIONS** None

**1. Adoption of September 9, 2025, Regular Meeting Minutes**

**Moved by MARK EBERT / Seconded by TERRY LEIS**

That the minutes of the September 9, 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 A6-25, submitted by AUM Developers Ltd. for 645 10th Street, was granted by the Committee of Adjustment, approving reductions to the minimum number of loading spaces, the minimum distance between the property line and the parking area, and the rear yard setback. Town staff are now in discussion with the owner regarding next steps and a Site Plan Agreement is anticipated in the near future. The Secretary-Treasurer further reported that, for Minor Variance Application A7-25, the owners, Jeff Schaus and Heather Curran, have been granted approval by the Committee of Adjustment for a reduction in the rear yard setback to permit the construction of a rear-yard deck. A building permit for the covered deck has since been issued. In addition, Zoning By-law Amendment applications Z1-25, Z2-25, and Z3-25 were approved by Council. The Committee also advised that discussions are ongoing between Town staff and the proponents of the proposed 68-unit apartment development at 167 10th Street, with their Site Plan Control Agreement expected to be submitted by the end of the month.

**3. Official Plan Update**

The Secretary-Treasurer informed the Committee that the Town is continuing to work through the Official Plan update in relation to ongoing development and growth, which will be discussed further under New Business. Town staff are currently consulting with their planning consultant to determine whether it is advisable to proceed with the Official Plan update at this time or to temporarily pause the process in order to align it with potential municipal boundary adjustments. Further updates will be provided as information becomes available.

**4. Development Charges Study Update**

The Secretary-Treasurer informed the Committee that the Town is currently consulting with its consultant to assess whether it is advisable to proceed with the Development Charges Update at this time or to pause the process temporarily to align with potential boundary adjustment proposal. Additional updates will be provided as they become available.

**5. Minor Variance Application, A8-25, BWH-2024 GP INC (C/o Zain Shafiq) -----  
----- 490-492 9th Avenue**

The Secretary-Treasurer informed the Committee that a Minor Variance Application has been received for 492 9th Avenue. The subject property contains two buildings with a total of five units and shared parking with the abutting lot. The owners are proposing to add two additional units on the second storey of the existing one-unit building, bringing the total number of units on the lot to seven. A variance is being requested from the Residential Type 5 (R5) zone requirement for a minimum of 10 units, as the proposed development would only have a total of seven units. In addition, a variance to the side yard setback is being sought to accommodate a raised deck and staircase that will provide access to the proposed upper-storey units.

Following a good discussion on the application, it was then:

**Moved by KEITH HOPKINS / Seconded by TERRY LEIS**

That the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Minor Variance Application No. A8-25.

**CARRIED**

**6. Consent Application, B10-25, Douglas & Christine Stead -----  
322 10<sup>th</sup> Street**

The Secretary-Treasurer informed the Committee that a Consent Application has been received for 322 10th Street. The applicant is proposing a lot addition to the rear of the abutting property at 324 10th Street to make the land more buildable and developable. While there is currently no proposal to construct any buildings, the lot addition would prepare the property for potential future development.

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

**Moved by MARK EBERT / Seconded by KEITH HOPKINS**

That the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Consent Application, B10-25.

**CARRIED**

**7. Environmental Considerations**

The Secretary-Treasurer advised the Committee that both applications qualify for a Site Plan Control Agreement, and any environmental issues will be reviewed by staff through such process.

**8. Correspondence**

8.1. Regarding the Ontario initiative to create a new Conservation Authority agency aimed at improving service delivery and protecting communities. The Secretary-Treasurer informed the Committee that the item is primarily for information. The article notes that the government plans to provide additional

details on the proposed agency, which is intended to streamline certain aspects of centralized permitting related to conservation authorities. The Secretary-Treasurer also noted that the Committee will be kept informed of any legislative updates as they are released.

**9. New Business**

**9.1.** Regarding the new planning fee structure for 2026, the Secretary-Treasurer informed the Committee that the proposed fees represent an increase of approximately 10–15% compared to last year. A few additional infrastructure fees have also been introduced. The rationale for the increase is that some applications are becoming more complex, requiring additional staff time and third-party resources. As the municipality continues to grow, these adjustments are intended to help cover some of the associated development costs to assist with future land development background initiatives.

**9.2.** Mayor Sue Paterson informed the Committee that Hanover and West Grey have reached an agreement in-principle to adjust boundary lines between the two municipalities. The proposed 'mutual prosperity lands encompass approximately 1,600 acres that would be transferred from West Grey to Hanover.

A public meeting is scheduled for Wednesday, November 19th, at the Elmwood Community Centre. This will be a joint West Grey and Hanover Councils' meeting.

**10. Adjournment**

**Moved by KEITH HOPKINS**

That the meeting now be adjourned at 4: 26 pm.

---

Chair, Tim Norwood

---

Secretary-Treasurer, Andrew Wilken

# TOWN OF HANOVER

## APPLICATION FOR OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENT

Under Sec. 22 (4) of the Ontario Planning Act, R.S.O. 1990, as amended

(FOR OFFICE USE ONLY)	
FILE NO. OPA - _____ - _____	
FILE NO. Z - <u>  1  </u> - <u>  26  </u>	
Date Received: _____	

The undersigned applies to the Planning Advisory Committee of the Town of Hanover for an amendment of the Official Plan and/or 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:** \$ \_\_\_\_\_ Payable to the TOWN OF HANOVER

PART "A" (Page 1 of 3)			
1. NAME AND ADDRESS			
APPLICANT/OWNER'S NAME AND ADDRESS		AGENT/SOLICITOR'S NAME AND ADDRESS	
Name: Datak Investments Inc. (Tracy Bryden)		Name: 2747830 Ontario Limited (Eric Hopkins)	
Mailing Address: _____		Mailing Address: _____	
Town/City/Province: Waterloo, ON		Town/City/Province: Hanover, ON	
Postal Code: N2K 4C8		Postal Code: N4N 1R8	
Telephone Number: _____		Telephone Number: _____	
Facsimile Number ( ) - _____		Facsimile Number ( ) - _____	
All Correspondence Should Be Sent To: <input type="checkbox"/> APPLICANT OR <input checked="" type="checkbox"/> AGENT/SOLICITOR			
2. LOCATION OF PROPERTY			
Municipality The Town of Hanover		Municipal Address 341152 Grey Rd 28	
Registered Plan Number	Lot(s)	Reference Number 16R-11326	Plan/Part(s) Parts 1 & 3
Geographic or Former Township Bentinck		Concession Number Con 2 NDR	Parcel Number 37201-0559 (LT)
Assessment Roll Number: 4229 040 003 36002			
3. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property: None			
4. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH			
	EXISTING	PROPOSED	
FRONTAGE (m.)	42.431 m	No change	
DEPTH (m.)	135.827 m	No change	
AREA (m.)	11938.23 m <sup>2</sup>	No change	
5. DOES THE AMENDMENT COVER THE ENTIRE PROPERTY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (just a "portion" of the property)			
DESCRIPTION OF AREA TO BE AMENDED, if only a "portion" of the property.			
	EXISTING	PROPOSED	
FRONTAGE (m.)			
DEPTH (m.)			
AREA (m.)			
6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY			
	EXISTING	PROPOSED	
	Special Policy Area 1	No Change	
7. CURRENT ZONING OF SUBJECT PROPERTY			
	EXISTING	PROPOSED	
	Site Specific Future Dev. (D-23)	General Industrial (M2)	
8. USE OF PROPERTY			
EXISTING USE Home Design & Decor Store (Building Supply Outlet)			
PROPOSED USE Carpenter Shop & Showroom (Retail Outlet subordinate to the main Industrial Use)			
Have you contacted your neighbours regarding this application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

**PART "A" (Page 2 of 3)**

**9. DESCRIPTION OF ALL BUILDINGS**

	EXISTING	PROPOSED
TYPE OF BUILDING/STRUCTURE	Building Supply Outlet	Retail Outlet + Industrial Use
HEIGHT OF BUILDING/STRUCTURE	22 ft	No Change
% LOT COVERAGE	3.77 %	No Change
# OF PARKING SPACES	15	No Change
# OF LOADING SPACES	2	No Change
NUMBER OF FLOORS	1.5	No Change
TOTAL FLOOR AREA	6221.12 ft <sup>2</sup> / 577.95 m <sup>2</sup>	No Change
GROUND FLOOR AREA (excl.basement)	4856 ft <sup>2</sup> / 451.13 m <sup>2</sup>	No Change

**10. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**

To permit the establishment of a showroom and workshop, with continued retail sales of trim, doors, hardware, and flooring from the existing commercial space.

**11. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT:**

Change a Policy in the Official Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Replace a Policy in the Official Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Delete a Policy in the Official Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Add a Policy in the Official Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Add or Change a Designation in the Official Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	

**12. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PLEASE PROVIDE THE FOLLOWING:**

Section Number(s) of Policy to be changed:

Text of the Proposed New Policy:

New Designation Name:

**13. IS THE SUBJECT LAND OR ANY LAND WITHIN 120 METRES OF THE SUBJECT LAND, THE SUBJECT OF AN APPLICATION FOR ANY OF THE FOLLOWING?**

Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Zoning Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Consent (Severance) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site Plan Control <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**14. IF APPLICABLE, PLEASE PROVIDE THE FOLLOWING INFORMATION:**

File Number of Application:	Approval Authority:
Lands Subject to Application:	Purpose of Application:
Status of Application:	Effect on the Current Application for Amendment:

**15. SERVICING - ROAD ACCESS**

COMMON NAME OF ROAD		EXISTING	PROPOSED	
a. OWNERSHIP	Municipality	<input type="checkbox"/>	<input type="checkbox"/>	
	Crown	<input type="checkbox"/>	<input type="checkbox"/>	
	Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	
	County	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Private	<input type="checkbox"/>	<input type="checkbox"/>	
b. MAINTENANCE	i.	Municipality	<input type="checkbox"/>	<input type="checkbox"/>
		Unassumed Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>
		Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>
		County	<input checked="" type="checkbox"/>	<input checked="" 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)				

**16. SERVICING - WATER**

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

**17. SERVICING - SEWAGE**

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

**PART "A" (Page 3 of 3)**

18. SERVICING - STORM DRAINAGE		EXISTING		PROPOSED	
Storm Drainage Supplied By:	Municipality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ditches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other: (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**19. OTHER DOCUMENTS / INFORMATION** (e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

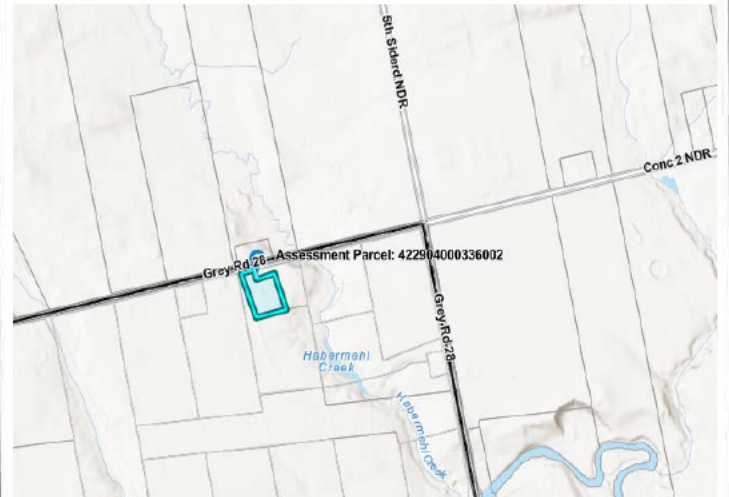
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

## PART "B"

Sketch Accompanying Application  
See Information Below denoting requirements.

See Attached

### KEY MAP



The above sketch should include the following:

- i. The boundaries and dimensions of the subject land.
- ii. The location and nature of any easement or restrictive covenants affecting the subject land.
- iii. The current uses on land that is adjacent and abutting to the subject land. (e.g. residential, agricultural, extractive, commercial, industrial, recreational, institutional)
- iv. 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.
- v. The approximate location of all natural and artificial features on the subject land and on land that is adjacent or abutting to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, structures, fencing, parking and loading areas, railways, bridges, watercourses, drainage ditches, river or stream banks, wetlands, flood plains, wet areas, wooded areas, slopes, gravel pits, wells and septic systems.
- vi. 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.
- vii. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- viii. The dimensions of area of amendment.

**PART "C"**

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

Dated at the Town of Hanover  
this 4th day of February, 20 26.  
I/We, 2747830 Ontario Limited (Eric & Courtney Hopkins) of the Town of  
Hanover in the County/District/Regional Municipality of Grey County,

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 4 day of February, 20 26

}  
}  
}  
}  
}  
}

A Commissioner, etc.

[Redacted Signature]

**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 Datak Investments Inc. (Tracy Bryden), Owner(s) of the lands as described in this application and known as 341152 Grey Rd 28 of the Town of Hanover in the County of Grey do hereby authorize 2747830 Ontario Limited Eric Hopkins to act as my Agent/Solicitor for this application.

[Redacted Signature]  
Signature of Owner(s)

2026-02-04  
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 amendments to the Official Plan and/or 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.*

Roll Number	Address	Assessed Value	Acreage
422904000336002	341152 Grey Road 28	\$338000	2.98

Notice: Assessed value may not reflect current market value MPAC

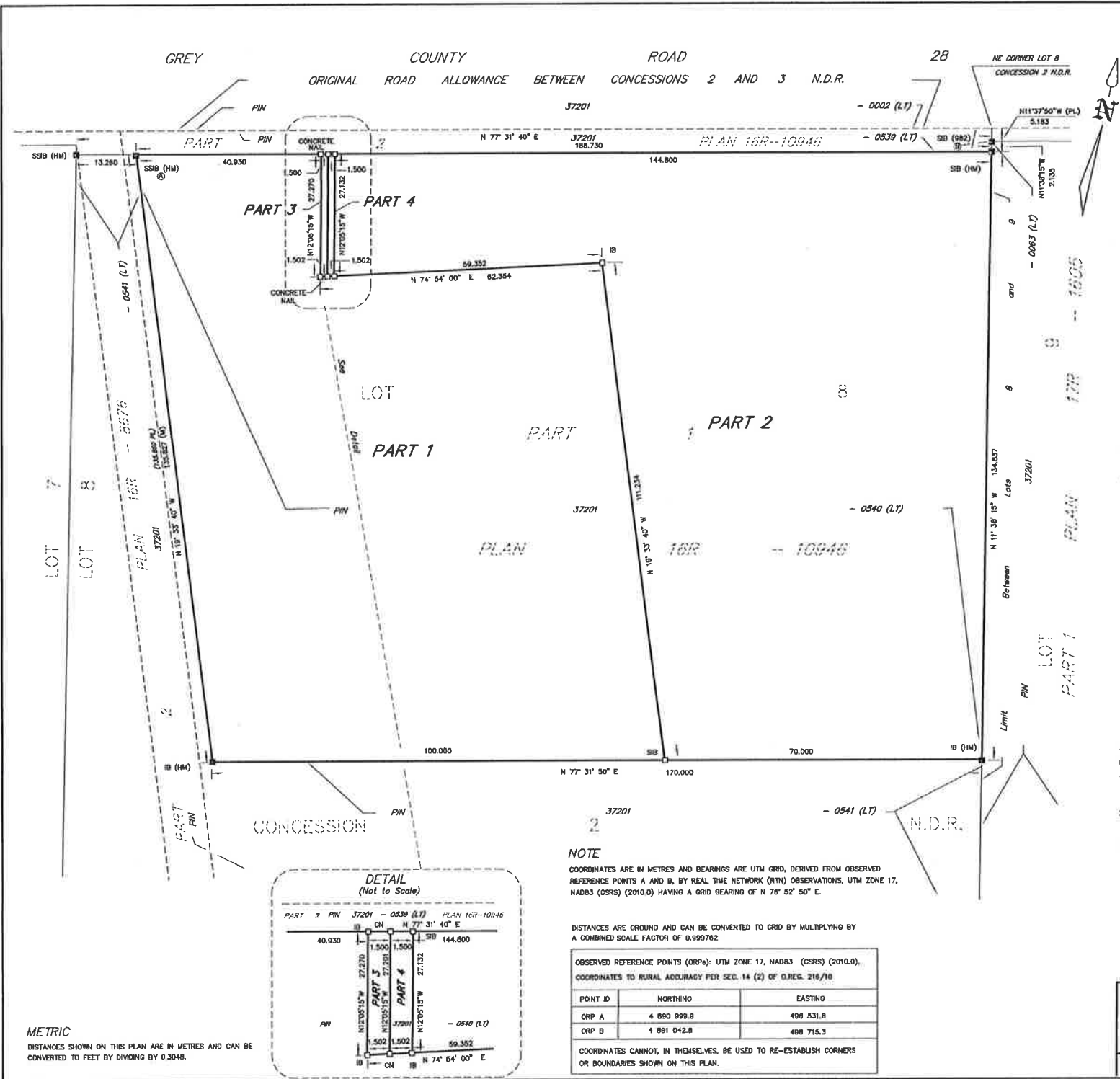
NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	BENTINCK CON 2 NDR PT LOT 8;RP 16R11326 PARTS 1 AND 3	Retail - one storey, generally under 10,000 sq. ft

### Zoning\*

### Future Development

\* Zoning may not be accurate. Confirm with local municipal zoning bylaw.





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

**PLAN 16R 11326**  
RECEIVED AND DEPOSITED

DATE November 8, 2019 DATE Jan 21, 2020

Ronald F. Dore  
RONALD F. DORE  
ONTARIO LAND SURVEYOR

Peggy D. Berte  
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION  
OF GREY (No. 18)

SCHEDULE OF PARTS

PART	LOT	CONCESSION	PIN
1			PART OF 37201-0540 (LT)
2	PART OF LOT 8	2 N.D.R.	PART OF 37201-0540 (LT)
3			PART OF 37201-0540 (LT)
4			PART OF 37201-0540 (LT)

PARTS 1, 2, 3 and 4 - COMPRISE ALL OF PIN 37201-0540 (LT).

PLAN OF SURVEY  
OF  
**PART OF LOT 8  
CONCESSION 2 N.D.R.**  
GEOGRAPHIC TOWNSHIP OF BENTINCK  
TOWN OF HANOVER  
COUNTY OF GREY

R. F. DORE SURVEYING LTD.  
SCALE 1: 500 Metric

Metric

- LEGEND
- FOUND
  - PLANTED
  - SB STANDARD IRON BAR
  - SSB SHORT STANDARD IRON BAR
  - IB IRON BAR
  - CN CONCRETE NAIL
  - N.D.R. NORTH OF THE DURHAM ROAD
  - M, MS MEASURED
  - 982 H.R. WHALE, O.L.S.
  - HM HEWETT & MILNE, O.L.S.
  - PLAN, PL PLAN 16R-10946

**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 1st DAY OF NOVEMBER, 2019.

November 1, 2019 Ronald F. Dore  
DATED RONALD F. DORE  
ONTARIO LAND SURVEYOR

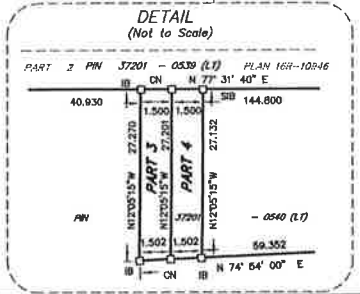
**NOTE**  
COORDINATES ARE IN METRES AND BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0) HAVING A GRID BEARING OF N 76° 52' 50" E.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999762

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4 890 999.8	498 531.8
ORP B	4 891 042.8	498 715.3

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



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

**R. F. DORE SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
BOX 571, 932 QUEEN STREET, KINCARDINE  
ONTARIO N2Z 2Y2  
(519) 396-3464

SCALE 1:500 Metric FILE No. 18898



**RON DAVIDSON**  
**LAND USE PLANNING CONSULTANT INC.**

---

February 4, 2026

Town of Hanover  
341 10<sup>th</sup> Street  
Hanover, ON  
N4N 1P5

Attention: Jordan Whitmore  
Development Services Supervisor / Deputy CBO

Dear Jordan:

**Re: Planning Justification Brief**  
**Application for Zoning By-law Amendment**  
**Part Lot 8, Concession 2**  
**Geographic Township of Bentinck**  
**Town of Hanover, County of Grey**  
**341152 Grey Road 28**  
**Owner: Datek Investments Inc.**  
**Applicant: Eric Hopkins**

This Planning Justification Brief is prepared in support of a Zoning By-law Amendment application submitted by Eric Hopkins for the above-noted property.

**Purpose of Application:**

A home design and decor store currently operates from within the existing building situated on the subject property. The business will be relocating.

Mr. Hopkins is a custom home builder and will be acquiring these lands with the intention of using the existing building as a carpenter shop and showroom. He will also likely sell doors, trim, and hardwood floors.

The current site-specific zoning is very specific in permitting only a building supply outlet. As such, a Zoning By-law Amendment application is necessary. Additional information regarding this rezoning request is provided below.

**Subject Lands:**

The subject property is located along the south side of Grey Road 28, in the northeast quadrant of Hanover.

The site comprises 1.2 hectares of land and is occupied by a commercial/industrial building comprising approximately 600 square metres of floor area. A parking lot is provided with the building. The balance of the property is attractively landscaped. The entrance to the property is shared with the residential lot to the east.

**Adjacent Lands:**

The lands in this substantially undeveloped section of Hanover are represented primarily by a mix of cash-cropping farming and detached dwellings.

**Town of Hanover Zoning By-law:**

The subject lands are zoned 'D-23' (Development with special provisions) on Schedule A of the Town's Zoning By-law. The following provision applies to this site-specific zone:

*D-23      Lands in the D-23 zone shall be used for a building supply outlet and development shall comply with Section 16.3 of this by-law.*

This restrictive zone limits the permitted uses to only a building supply out. Therefore, an amendment to the Zoning By-law is necessary.

The requested Zoning By-law Amendment will rezone the site to 'M2' (General Industrial), a zone which permits general industrial uses, light industrial uses including manufacturing, assembling, processing and other industrial uses and operations, ancillary warehousing and storage uses, taxi dispatch station, contractor's yard, service industries, and accessory uses.

The 'M2' zone will allow Mr. Hopkins to operate his carpenter shop and showroom on this site, along with the sale of doors, trim, and hardwood floors.

**Town of Hanover Official Plan:**

The subject lands are designated 'Industrial' on Schedule A of the Town of Hanover Official Plan, as amended. Special policy D7.4.11 also applies to this general area of Town.

According to the 'Industrial' policies of the Official Plan, the following land uses are permitted:

*The predominant use of land within the Industrial designation shall be the manufacturing, fabricating, processing, assembling, repairing and storing of goods, materials, commodities. The cultivation and processing of medical marihuana shall be permitted. Complementary uses such as wholesale outlets, training facilities, showrooms accessory to industrial operations, research and development facilities, recreational facilities oriented to physical fitness, limited retail sales of products manufactured on site and commercial uses which directly serve the industries or employees shall also be permitted.*

As such, it would be appropriate to rezone the subject property to 'M2'.

It should be noted that the subject property formed part of a larger area in the northeast corner of Hanover that was originally designated 'Special Policy Area 1' when the Official Plan was approved in 2014. Whereas the Town was aware that more lands were needed for industrial, commercial, and residential purposes at that time, it was decided that the exact amount and preferred location for growth would be determined at a later date, and therefore this special policy area was established. 'Special Policy Area 1' essentially placed a hold on all development in this area. A few years later, however, the Town adopted Official Plan Amendment No. 3 following an in-depth planning study that examined the Town's long-term needs. That amendment had the effect of, among other things, changing the land use designation of the subject property and surrounding lands to 'Industrial'. Official Plan Amendment No. 3 also changed the wording of Section D7.4.11, which still applies to this area, to now read:

*The Town's industrial lands shall be planned to have a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. In this regard and to ensure that larger site sizes are available, the Town shall plan to retain about 50% of the area subject to this section for larger lots that have in excess of 2 to 3 hectares in lot area.*

Now that the subject lands are designated 'Industrial' in the Town's Official Plan, there is strong planning merit in changing the zoning of the site from the very restrictive 'D-23' zone to the 'M2' (General Industrial) zone.

### **Provincial Planning Statement:**

The Provincial Planning Statement (PPS) directs urban type development to the designated settlement areas of the County, such as Hanover.

It also promotes a variety of land uses as required to meet the long-term needs of the community, including industrial activities.

Furthermore, the PPS encourages employment opportunities and economic development endeavors.

The PPS also encourages development within an urban centre to be connected to municipal water and sanitary sewage disposal. It does, however, give consideration to privately-serviced development where full municipal services are not available provided the site is appropriate for this arrangement over the long term. In this regard, municipal services are not available along Grey Road 28 and the existing building on the property is already connected to a private well and septic system, and therefore it is appropriate to continue with private servicing at this time.

In view of the foregoing, the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement.

**Summary / Conclusion / Recommendation:**

The Zoning By-law Amendment application is requesting that the subject lands be placed in the 'M2' zone. This would allow for the existing building to be used as a carpenter shop and showroom, along with the sale of doors, trim, and hardwood floors.

This rezoning conforms to the Town's Official Plan, as amended by Amendment No. 3, and is consistent with the Provincial Planning Statement.

Based on the above, the requested Zoning By-law Amendment represents sound land use planning and should be approved.

Sincerely,

A large black rectangular redaction box covering the signature of Ron Davidson.

Ron Davidson, BES, RPP, MCIP

c.c. Eric Hopkins

(FOR OFFICE USE ONLY)

FILE NUMBER A - 2 - 26

Date Received: \_\_\_\_\_

**TOWN OF HANOVER****APPLICATION FOR MINOR VARIANCE**

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

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:** \$ 1095 + 400 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: Drew & Myles Johnson	Name:
Mailing Address: [REDACTED]	Mailing Address:
Town/City/Province: Walkerton, ON	Town/City/Province:
Postal Code: N0G 2V0	Postal Code:
Telephone Number: [REDACTED]	Telephone Number: ( ) -
Facsimile Number ( ) -	Facsimile Number ( ) -
All Correspondence Should Be Sent To: <input type="checkbox"/> APPLICANT OR <input type="checkbox"/> AGENT/SOLICITOR	

**2. LOCATION OF PROPERTY**

Municipality The Town of Hanover	Municipal Address 269 6th A Street			
Registered Plan Number 791	Lot(s) 32	Reference Plan Number	Part(s)	Parcel Number
Geographic or Former Township	Concession Number	Lot Number (s)		
Assessment Roll Number:	4229 020 001 13900			

**3. Date subject land was acquired by current owner:**

September 25, 2025

**4. Date existing buildings or structures on subject land were constructed:**

1950

**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 (R1) Zone

**8. Nature and extent of the relief from the Zoning By-Law applied for:**USE  EXTENSION **9. Reason(s) why the proposed use cannot comply with the provisions of the Zoning By-Law:**

To vary the provisions for the permitted Floor Area per unit in this zone and the required Rear Yard Setback to allow the construction of an attached Additional Dwelling Unit.

Provisions	By-Law	Proposed
Floor Area (ADU) {8.3(a)(vi)}	74.5 m <sup>2</sup> / 801.91 ft <sup>2</sup>	90.06 m <sup>2</sup> / 969.5 ft <sup>2</sup>
Rear Yard Setback {8.3(a)(v)}	7.5 m / 24.6 ft	3.6 m / 12 ft

**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.)	16 m	15.5 m	No change
DEPTH (m.)	32 m	N/A	No change
AREA (m.)	512 m <sup>2</sup>	500 m <sup>2</sup>	No change
WIDTH OF STREET			No change

**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. Detached Dwelling	Sin. Detached + ADU	Exi. + Attached ADU
SETBACK FROM FRONT LOT LINE	25.03 ft/7.63 m	19.68 ft/6 m	No change
SETBACK FROM REAR LOT LINE	35.47 ft/10.8 m	24.6 ft/7.5 m	12 ft/3.6 m
SETBACK FROM SIDE LOT LINE	15.5 ft/4.7 m	3.9 ft/1.2 m	11.5 ft/3.5 m
SETBACK FROM SIDE LOT LINE	9 ft/2.7 m	3.9 ft/1.2 m	4.5 ft/1.3 m
HEIGHT OF BUILDING/STRUCTURE	17.7 ft/5.4 m	32.8 ft/10 m (Max)	18.3 ft/5.6 m
DIMENSIONS OR FLOOR AREA	1118 ft <sup>2</sup> /103.86 m <sup>2</sup>	801.91 ft <sup>2</sup> /74.5 m <sup>2</sup> (Min)	Exi. + 969.5 ft <sup>2</sup> /90.06 m <sup>2</sup>
PARKING SPACES	2	2+1 (Min)	4
LOT COVERAGE	20.2 %	40 % (Max)	38.08 %

**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"/>

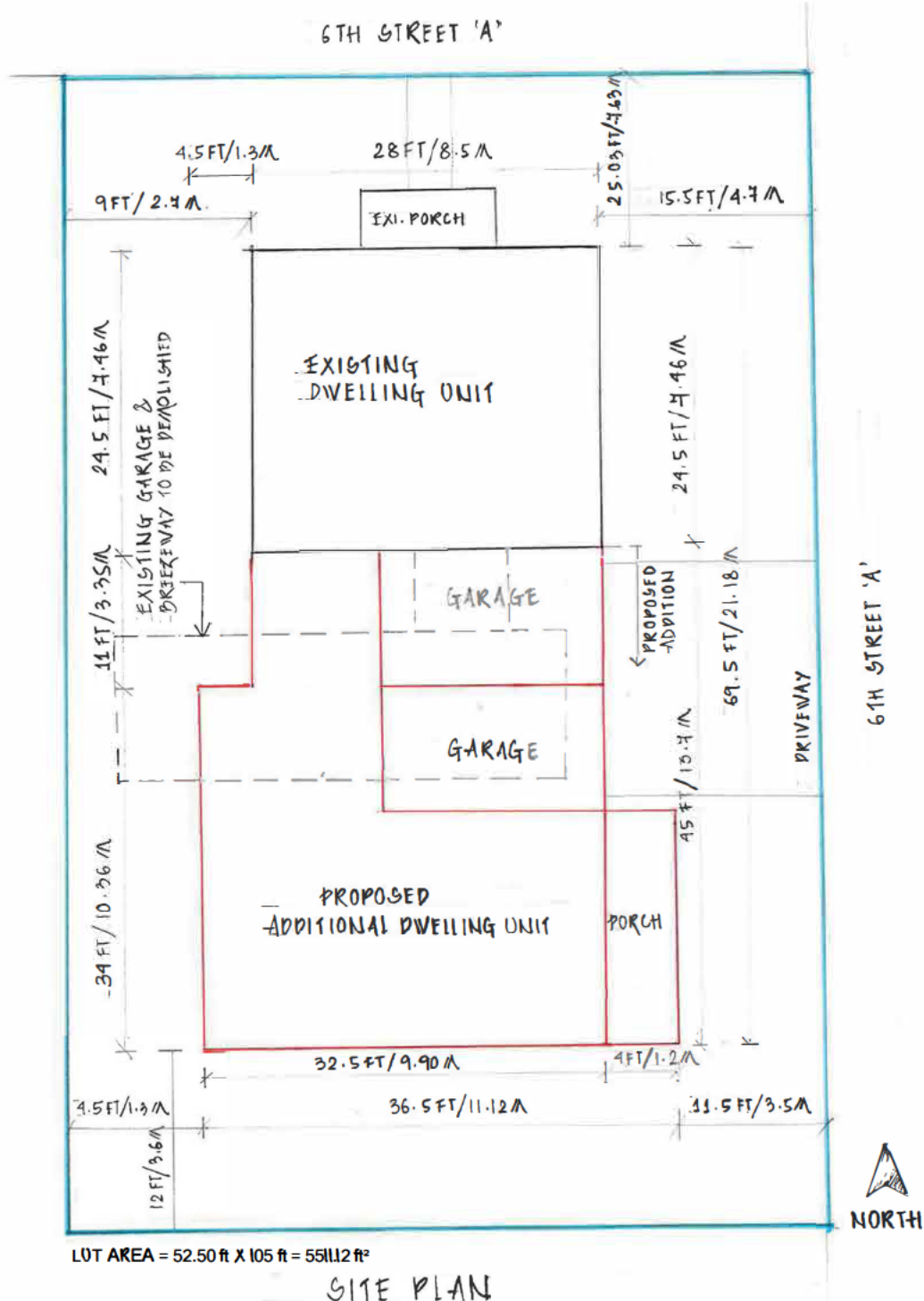
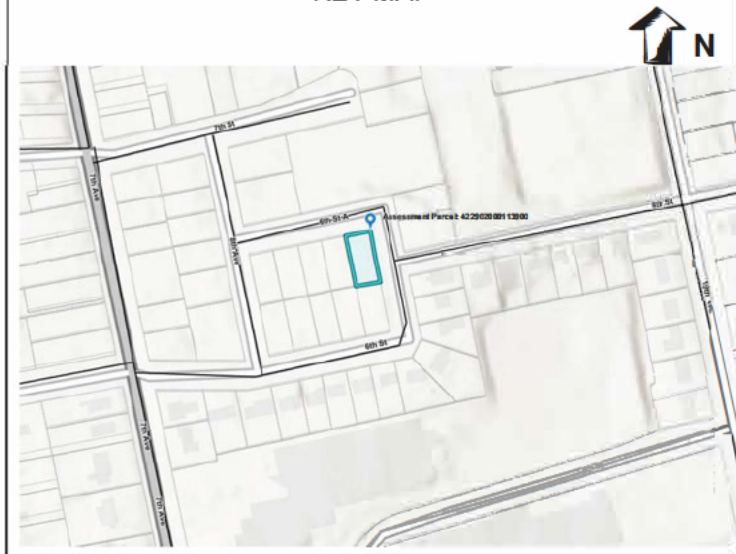
**20. OTHER DOCUMENTS (as specified below)**

\_\_\_\_\_

# PART "B"

Sketch Accompanying Application  
See Information Below denoting requirements.

## KEY MAP



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 6th day of March, 20 26.

I/We, Drew Johnson of the Town of Walkerton 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 6th day of March, 20 26



A Commissioner, etc.



**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.**

