

COMMITTEE OF ADJUSTMENT MEETING AGENDA

Thursday, May 14, 2026 | 4:00 pm
Virtual Meeting via Zoom

ZOOM MEETING – PUBLIC ACCESS WEBSITE
<https://us02web.zoom.us/j/84418445385>

MEMBERS PRESENT

OTHERS PRESENT

DISCLOSURE OF PECUNIARY INTEREST

DELEGATIONS

DISCUSSIONS & DECISIONS

1. Adoption of April 02, 2026, Regular Meeting Minutes
2. Business Arising from Minutes
3. Minor Variance Application No. A3-26, Jaron & Krista Kerr ----- 180 13th 'A' Avenue
4. Correspondence
5. New Business
6. Adjournment

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, April 02, 2026, | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT Barbara Hicks (Chair) | Bill Switzer | Brandon Koebel | Carol Hudson | Larry Lantz

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Aindrila Sengupta, Building & Planning Assistant

REGRETS Mark Ebert

DISCLOSURE OF PECUNIARY INTEREST None

DELEGATIONS Myles Johnson – Owner, 269 6th Street ‘A’ | Drew Johnson – Owner, 269 6th Street “A” | Alison West – Neighbor, 263 6th Street ‘A’

1. Adoption of February 18, 2026, Regular Meeting Minutes

Moved by LARRY LANTZ / Seconded by BILL SWITZER

That the minutes of the February 18, 2026, regular meeting be approved as printed and circulated.

CARRIED

2. Business Arising from Minutes

The Secretary-Treasurer advised that there were no appeals received on the previous applications. Applicants are currently working through their conditions.

**3. Minor Variance Application, A2-26, Drew & Myles Johnson -----
269 6th Street ‘A’**

The Secretary-Treasurer advised that notice of the public meeting was originally circulated on March 20, 2026 and subsequently recirculated on March 25, 2026, to clarify the requested rear yard setback. Notice was provided to all property owners within 60 metres of the subject lands and posted on the property in accordance with Section 45 of the *Planning Act, R.S.O. 1990*.

The Secretary-Treasurer informed the Committee that the application seeks relief from the Comprehensive Zoning By-law to permit an increase in the maximum floor area for an additional dwelling unit and a reduction in the required rear yard setback.

The Secretary-Treasurer further advised that one written comment was received from a neighbouring property owner expressing concerns regarding privacy and requesting consideration for a privacy fence.

The applicant confirmed that the intent of the application is to expand the existing building to accommodate an additional dwelling unit and a two-car garage and indicated willingness to install a privacy fence to address neighbouring concerns.

The application was previously reviewed by the Planning Advisory Committee, which had no additional comments and recommended that the application proceed to the Committee of Adjustment. One member of the public, Alison West of 263 6th Street 'A', was present and raised concerns regarding lot coverage and available green space. Staff confirmed that the proposed development complies with applicable lot coverage provisions.

After a good discussion, a motion was made to approve the application. It was then,

Moved by LARRY LANTZ / Seconded by CAROL HUDSON

That the Minor Variance application be granted subject to the following conditions:

1. that the approval be for this application only;
2. that the proposed development will not adversely affect or restrict the uses in the surrounding area;
3. that buffering and fencing be completed along the west and south property lines to the satisfaction of the Municipality;

CARRIED

4. Correspondence

None

5. New Business

None

6. Adjournment

Moved by BILL SWITZER

That the meeting now be adjourned at 4:21 pm.

Chair, Barbara Hicks

Secretary-Treasurer, Andrew Wilken

(FOR OFFICE USE ONLY)

FILE NUMBER **A - 3 - 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: Jaron & Krista Kerr	Name:			
Mailing Address: 180 13th A Ave	Mailing Address:			
Town/City/Province: Hanover ON	Town/City/Province:			
Postal Code: N4N 3P5	Postal Code:			
Telephone Number: [REDACTED]	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 The Town of Hanover	Municipal Address 180 13th A Ave			
Registered Plan Number 810	Lot(s) 13	Reference Plan Number 17R-1440	Part(s) 3 & 4	Parcel Number
Geographic or Former Township	Concession Number			Lot Number (s)
Assessment Roll Number: 4229010 003 04080 0000				
3. Date subject land was acquired by current owner:				
4. Date existing buildings or structures on subject land were constructed: 1985				
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)				
8. Nature and extent of the relief from the Zoning By-Law applied for: USE <u>EXTENSION</u>				
9. Reason(s) why the proposed use cannot comply with the provisions of the Zoning By-Law: To seek relief from the maximum permitted Gross Building Area in Residential Zone to permit a detached accessory structure.				
Provisions Gross Building Area for Accessory Structure {7.2(3)}	By-Law 56.0 m ² / 600 ft ²	Proposed 89.18 m ² / 960 ft ²		

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.)	15.71 m	14 m	No change
DEPTH (m.)	59.28 m	-	No change
AREA (m.)	1116.45 m ²	425 m ²	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. Detached Dwelling	Det. Dwelling+Acc Str	Exi. + Acc Str (Shed)
SETBACK FROM FRONT LOT LINE	Not Applicable	Not Applicable	Not Applicable
SETBACK FROM REAR LOT LINE	Not Applicable	1 m / 3.2 m (min)	3 m / 10'
SETBACK FROM SIDE LOT LINE	Not Applicable	1 m / 3.2 m (min)	1.3 m / 4.5'
SETBACK FROM SIDE LOT LINE	Not Applicable	1 m / 3.2 m (min)	~15 m / 49.2'
HEIGHT OF BUILDING/STRUCTURE	Not Applicable	5 m / 16.4' (max)	4.4 m / 14.6'
DIMENSIONS OR FLOOR AREA	Not Applicable	56 m ² / 600 ft ² (max)	89.18 m ² / 960 ft ²
PARKING SPACES	2	2 (min)	No change
LOT COVERAGE	19.26 % (Including Pool)	40 % (max)	23 %

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:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality	<input type="checkbox"/>	<input 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:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality	<input type="checkbox"/>	<input 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

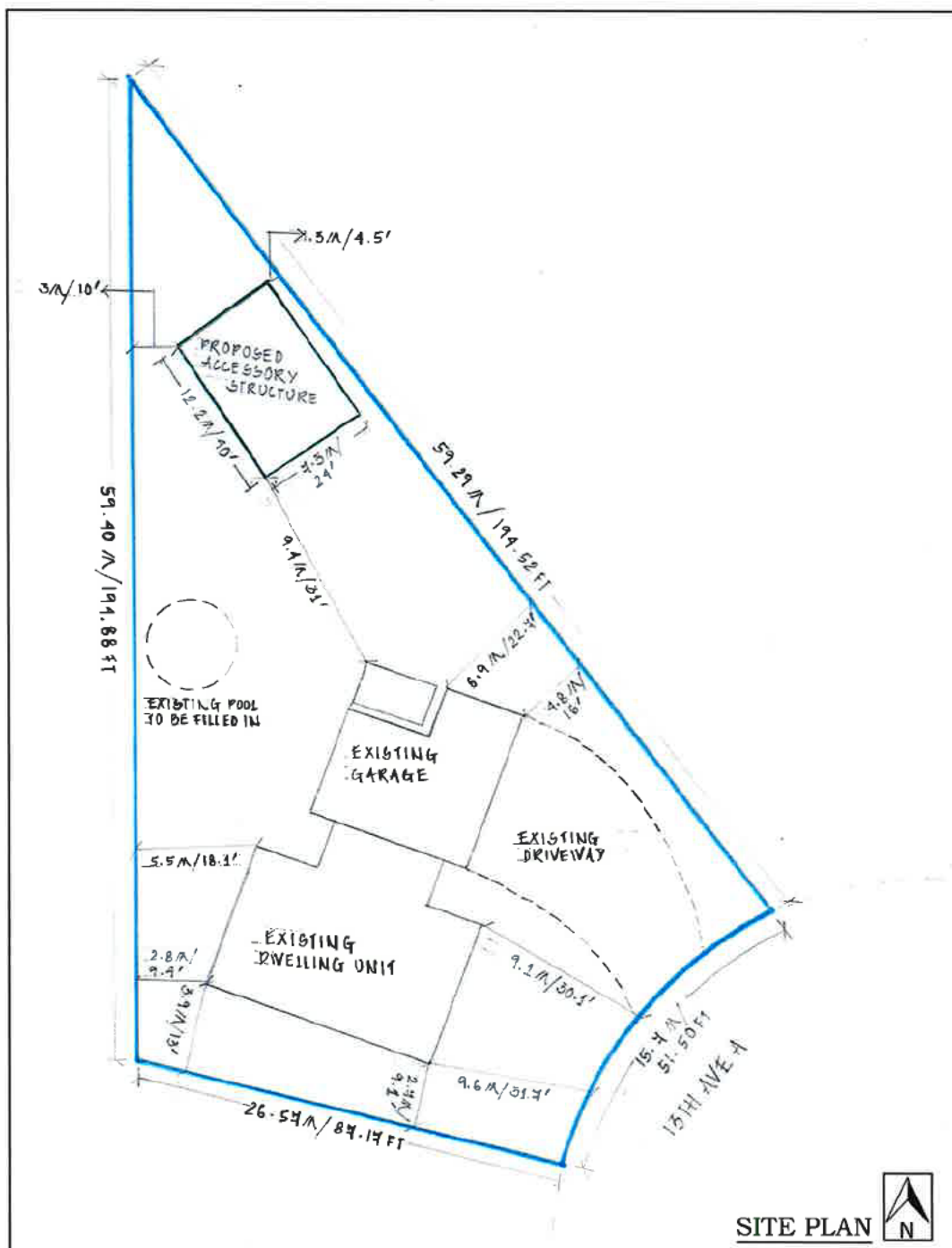
	EXISTING	PROPOSED
Storm Drainage Supplied By:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality	<input type="checkbox"/>	<input type="checkbox"/>
Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<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.

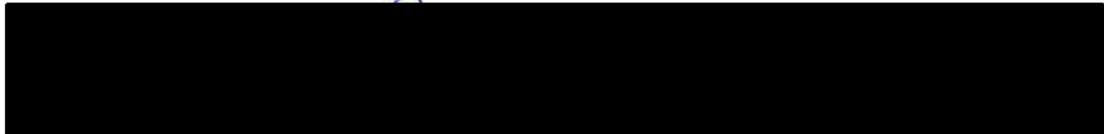
PART 10

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

Dated at the Town of Hanover
this 24th day of April, 2026.
I/We, JARON KERR of the town of Hanover in the County/District/Regional Municipality of County 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 24 day of April, 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.