
PLANNING ADVISORY COMMITTEE AGENDA

Tuesday, July 14, 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 March 10, 2026, Regular Meeting Minutes
2. Receipt of May 12, 2026, Regular Meeting Minutes
3. Business arising from Minutes
4. Official Plan Update
5. Development Charges Update
6. Minor Variance Application, A4-26, Lynn Dentinger ----- 485 16th Avenue
7. Consent Application, B2-26, Jerome & Joanne Weber ----- 940 8th Avenue North
8. Consent Application, B3-26, Teeswater Concrete 2021 Ltd.-----341076 Grey Rd 28
9. Local Official Plan Amendment, LOPA 7, Teeswater Concrete 2021 Ltd.-----341076 Grey Rd 28
10. Environmental Considerations
11. Correspondence
12. New Business
13. Adjournment

Next Meeting Date: September 08, 2026

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, March 10, 2026 | 4:00 pm
Saugeen Room and Zoom with OWL device

MEMBERS PRESENT	Chair Mark Ebert Harold Fleet (virtual) Terry Leis Tony Diaco (virtual)
OTHERS PRESENT	Andrew Wilken, Secretary-Treasurer Sherri Walden, CAO April Marshall, Economic Development Manager (virtual) Sue Paterson, Mayor Susan Sakal, Councillor (virtual) Brandon Koebel, Councillor (virtual) Carol Hudson (virtual)
REGRETS	Tim Norwood Keith Hopkins
DISCLOSURE OF PECUNIARY INTEREST	None
DELEGATIONS	None

1. Adoption of November 10, 2025, Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by TONY DIACO

That the minutes of the November 10, 2025, regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that the Minor Variance application submitted by AUM Developers, for the property on 645 10th Street sought approval for a two-storey building with retail and restaurant uses on the ground floor and residential units above. The application proceeded to the Committee of Adjustment and was approved.

The Secretary-Treasurer further informed the committee that a Site Plan Control Agreement is being prepared for the proposed development at 167 10th Street, which includes a five-storey apartment building with approximately 68 residential units. Staff have been in contact with the developer and are currently discussing the conditions for the agreement.

3. Official Plan Update

The Secretary - Treasurer reported that staff continue to work with Dana Kieffer from Cobide Engineering on policy and background components of the Official Plan update. Timing is important with proposed boundary revisions and could affect land needs and planning policies. CAO Sherri Walden confirmed the Restructuring Proposals was submitted to the Province on December 22. ~~No response last sentence removed / deleted.~~

4. Development Charges Study Update

The Secretary-Treasurer noted that development charges and capital planning outlooks are being finalized. Staff aim to update the study in spring or summer to match any changes.

5. Zoning By-Law Amendment Application, Z1-26, Datak Investments Inc. (C/o Tracy Bryden) ----- 341152 Grey Road 28

The Secretary-Treasurer informed the committee regarding the Zoning By-law Amendment application for the property located at 341152 Grey Road 28, previously occupied by the House Rules outlet business. The applicant is requesting to rezone the property from a site-specific Future Development (D-23)

designation to General Industrial (M2) designation to permit a carpentry shop and showroom.

It was noted that the property was previously identified as a Special Policy Area but is now designated as Industrial in the Town of Hanover's Official Plan. No exterior construction or site alterations are proposed currently, as the request is primarily for a change of use. A Site Plan Control Agreement will be required, including a condition that the property connect to municipal services when they become available.

Several questions were asked regarding the ownership of the adjacent residential unit and the status of the current business, which were satisfactorily answered by the Secretary-Treasurer.

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

Moved by HAROLD FLEET / Seconded by TERRY LEIS

That the Planning Advisory Committee recommend to Council that they have no objections to the approval of Zoning By-Law Amendment Application No. Z1-26.

CARRIED

6. Minor Variance Application, A2-26, Drew & Miles Johnson ----- 269 6th Street A

The Secretary-Treasurer informed the committee regarding Minor Variance Application A2-26 for the property located at 269 6th Street A. The applicant is proposing to construct an attached Additional Dwelling Unit and is requesting relief from the maximum permitted floor area and the minimum rear yard setback requirements.

The proposed unit has a floor area of approximately 90.06 m² / 969.5 ft², whereas the zoning by-law permits a maximum of 83 m² / 893.41 ft². The applicant is also requesting a reduced rear yard setback of 3.6 metres, where 7.5 metres is required. It was explained that the slightly irregular shape and corner configuration of the lot contribute to the need for the requested variances. A shared driveway access is proposed on the east side of the property.

Formal circulation of the application has not yet commenced so, no public comments have been received to date.

Committee members discussed the proposal and asked questions regarding the lot size and the notification process for neighbouring properties. The Secretary-Treasurer informed the committee that all properties within 60 metres will receive notice and that the Committee of Adjustment will review any public comments received.

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

Moved by HAROLD FLEET / Seconded by TONY DIACO

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. A2-26.

CARRIED

7. Site Plan Control Agreement, 10005703332 Ontario Ltd. ----- 729 14th Street

The Secretary-Treasurer informed the committee regarding the proposed Site Plan Control Agreement for 10005703332 Ontario Ltd. for the property located at 729 14th Street. The proposal includes the construction of a pharmacy at the corner of 14th Street and Grey Road 28 (24th Ave). It was noted that the property was previously used for vehicle storage and was severed approximately 18 months ago by the former property owner.

As part of the development, the applicant will be required to contribute approximately \$15,000 towards curb and gutter improvements along 14th Street, south side. The proposal also includes a sidewalk connection to the recently constructed sidewalk on 24th Avenue. Due to grade changes on the site, a retaining wall will be required, and a stormwater management chamber will be installed beneath the parking lot to manage pre-post stormwater flows.

The site plan complies with the zoning by-law requirements for parking, loading, garbage enclosure and all other provisions within the bylaw.

Committee members discussed the proposal and asked questions regarding access to the site (off 14th street), sidewalk connections and whether the pharmacy represents a relocation of an existing business. The Secretary-Treasurer informed the committee that this will be a new operation and will not result in the closure of any existing pharmacies.

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

Moved by TERRY LEIS / Seconded by HAROLD FLEET

That the Planning Advisory Committee recommend to Council that they have no objections to the approval of the Site Plan Control Application.

CARRIED

8. Environmental Considerations

The Secretary - Treasurer informed the committee that no specific environmental concerns were identified for the applications discussed. No natural features were being removed as part of the applications proposed at the meeting, however some landscaping will be associated with the development at 729 14th street.

CAO Sherri Walden informed the committee that Grey County is currently working on the development of a green development framework. A survey for residential builders remains open until March 20. The Town has circulated the survey to local builders and will review the results once they become available.

9. Correspondence

None

10. New Business

None

11. Adjournment

Moved by HAROLD FLEET

That the meeting now be adjourned at 4:29 pm.

Chair, Mark Ebert

Secretary-Treasurer, Andrew Wilken

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, May 12, 2026 | 4:00 pm
Saugeen Room and Zoom with OWL device

MEMBERS PRESENT Councillor Harold Fleet (Virtual)

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Sue Paterson, Mayor | Sherri Walden, CAO | April Marshall, Economic Development Manager (Virtual) | Brandon Koebel, Councillor (Virtual) | Carol Hudson, Councillor (Virtual)

REGRETS Tim Norwood | Keith Hopkins | Mark Ebert | Terry Leis | Tony Diaco

**DISCLOSURE OF
PECUNIARY INTEREST** None

DELEGATIONS None

1. Adoption of March 10, 2026, Regular Meeting Minutes

Due to lack of quorum, the Committee was unable to adopt the March 10, 2026, Regular Meeting Minutes. The item will be deferred to a future meeting.

2. Business arising from Minutes

The Secretary-Treasurer provided updates regarding items previously discussed by the Committee. Zoning By-law Amendment Application Z1-26 for Datac Investments (former House Rules building) was approved by council to permit a carpentry shop and ancillary showroom. Minor Variance Application for Drew and Myles Johnson was approved by the Committee of Adjustment following discussion. A building permit application has since been submitted, no appeals were received, and construction has commenced. A Site Plan Control Agreement for the proposed pharmacy development at the southwest corner of 24th Avenue and 14th Street has been finalized. Construction is anticipated to begin in summer 2026.

3. Official Plan Update

The Secretary-Treasurer advised that Town staff intend to present an Official Plan update report to Council in mid-June. The report will address the impacts of the recent boundary adjustment and identify matters to be incorporated into the Official Plan update anticipated for completion later this year, potentially in conjunction with the incoming Council.

4. Development Charges Study Update

The Secretary-Treasurer advised that work on the Development Charges Study has resumed following completion of the boundary adjustment. The Town has re-engaged Watson & Associates to complete the background work required for the study update.

**5. Minor Variance Application, A3-26, Jaron & Krista Kerr ----- 180
13th Avenue 'A'**

The Secretary-Treasurer provided an overview of Minor Variance Application A3-26 concerning a proposed accessory structure on an irregularly shaped property located at 180 13th Avenue A.

The applicants are seeking relief from the maximum permitted accessory structure size. While the Zoning By-law permits a maximum area of 600 square feet, the applicants are proposing a structure of approximately 960 square feet.

Public Works comments identified the presence of a sanitary/storm easement in the rear triangular portion of the lot. Staff advised that the easement does not affect consideration of the variance request, however any future structure would be required to remain outside of the easement area.

Due to lack of quorum, the Planning Advisory Committee was unable to provide comments on the application. This will be noted at the upcoming Committee of Adjustment meeting.

6. Part Lot Control Exemption Application, 2747830 Ontario Ltd. ----- 743 & 739 18th Street

The Secretary-Treasurer reviewed the Part Lot Control Exemption Application pertaining to Lots 9, 10, 11, and 12 within the Saugeen Cedar Heights West Subdivision, Registered Plan 16M-95.

The application proposes easement access to permit the interior townhouse units rear yard access without requiring passage through the dwelling units. The easements would provide access through portions of Lots 9 and 10 to service Lots 10 and 11.

Staff advised that revised applications were required, as the original submission included two separate ownerships under one application. Revised submissions have since been received.

The location of the easements within the middle portion of the lots, rather than the rear, is intended to avoid regulated lands and tree preservation areas identified through the Environmental Impact Study for the Saugeen Cedar Heights West Subdivision.

Due to lack of quorum, the Planning Advisory Committee was unable to provide comments on the application. This will be noted in the report to council.

7. Part Lot Control Exemption Application, Eric Hopkins Ltd. ----- 719 & 715 18th Street

The Secretary-Treasurer reviewed a second Part Lot Control Exemption Application for Lots 13, 14, 15, and 16, which form a separate fourplex under different ownership.

The application similarly proposes access easements through Lots 15 and 16 to permit rear yard access to interior units while avoiding regulated lands associated with the Saugeen Valley Conservation Authority hazard area.

Due to lack of quorum, the Planning Advisory Committee was unable to provide comments on the application. This will be noted in the report to council.

8. Environmental Considerations

None

9. Correspondence

The Secretary-Treasurer referenced correspondence received in the form of a news article concerning Development Charges and recent legislative changes affecting eligible cost recovery items.

It was noted that Watson & Associates will provide a detailed explanation of applicable legislative updates as part of the Development Charges Study presentation to council.

10. New Business

None

11. Adjournment

As quorum was not achieved, no formal meeting was called to order and no motion to adjourn was required.

Secretary-Treasurer, Andrew Wilken

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** - 4 - 26Date Received: JUNE 14 - 2026

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: \$ 1265 + 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: Lynn Dentinger	Name:
Mailing Address: 485 16th Ave	Mailing Address:
Town/City/Province: Hanover	Town/City/Province:
Postal Code: N4N 3R9	Postal Code:
Telephone Number: [REDACTED]	Telephone Number: () -
Facsimile Number () -	Facsimile Number () -

All Correspondence Should Be Sent To: ☐ APPLICANT OR ☐ AGENT/SOLICITOR

2. LOCATION OF PROPERTY

Municipality The Town of Hanover	Municipal Address 485 16th Ave
Registered Plan Number 792	Lot(s) Part Lot 1 & 2
Reference Plan Number 17R-2057	Part(s) 2
Parcel Number	
Geographic or Former Township	Concession Number
Lot Number (s)	
Assessment Roll Number:	4229 040 003 04401

3. Date subject land was acquired by current owner:
 1994

4. Date existing buildings or structures on subject land were constructed:
 1989

5. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property:
 None

6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY

Corridor Commercial

7. CURRENT ZONING OF SUBJECT PROPERTY

Corridor Commercial (C2)

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 of the Zoning By-law to permit the expansion of an existing legal non-conforming residential dwelling on lands zoned Corridor Commercial by allowing the construction of an attached garage.

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.)	21.29 m/69.86 ft	20 m/65.62 ft	No Change
DEPTH (m.)	29.21 m/95.85 ft	-	No Change
AREA (m.)	558.45 m²/6011.2 ft²	800 m²/8611.13 ft²	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 Res. Dwelling	Legal non-conforming	Exi. + Attached Garage
SETBACK FROM FRONT LOT LINE	11.28 m / 37 ft	3 m / 9.8 ft	No change
SETBACK FROM REAR LOT LINE	10.38 m / 34 ft	6 m / 19.6 ft	No change
SETBACK FROM SIDE LOT LINE	2.44 m / 8 ft	-	No change
SETBACK FROM SIDE LOT LINE	5.49 m / 18 ft	-	1.2 m / 4.16 ft
HEIGHT OF BUILDING/STRUCTURE	5 m / 16.4 ft	12 m / 39.3 ft	3.6 m / 12 ft
DIMENSIONS OR FLOOR AREA	93.55 m² / 1007 ft²	-	134 m² / 1442.42 ft²
PARKING SPACES	2	2	2
LOT COVERAGE	16.75 %	80 %	23.99 %

16. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD

		EXISTING	PROPOSED	
a. OWNERSHIP	Municipality	☒	☒	
	Crown	☐	☐	
	Ministry of Transportation	☐	☐	
	County	☐	☐	
	Private	☐	☐	
b. MAINTENANCE	i.	Municipality	☒	☒
		Unassumed Municipal Road	☐	☐
		Ministry of Transportation	☐	☐
		County	☐	☐
		Private or Right of Way	☐	☐
	None	☐	☐	
ii.	Seasonal	☐	☐	
	Year-Round	☒	☒	

c. WATER ACCESS:

If the proposed access is by water, please describe the nearest public boat launching and car parking facility.

How far is it from the property, and what facilities are there?

Please also show on key plan portion of the sketch map.

d. OTHER ACCESS (Specify)

17. SERVICING - WATER

	EXISTING	PROPOSED
Water Supplied By:		
Municipality	☒	☒
Local Services Board	☐	☐
Private: Well, Lake or Communal (Specify)	☐	☐

18. SERVICING - SEWAGE

	EXISTING	PROPOSED
Sewage System Supplied By:		
Municipality	☒	☒
Local Services Board	☐	☐
Private: Septic, Pit, Chemical (Specify)	☐	☐

19. SERVICING - STORM DRAINAGE

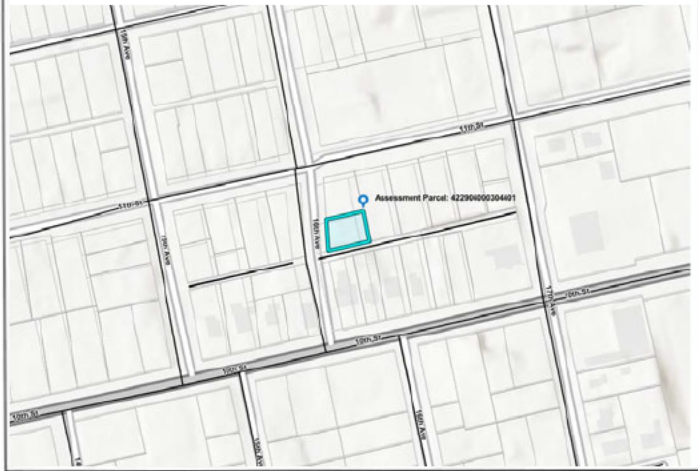
	EXISTING	PROPOSED
Storm Drainage Supplied By:		
Municipality	☒	☒
Sewers	☐	☐
Ditches	☐	☐
Swales	☐	☐
Other: (Specify)	☐	☐

20. OTHER DOCUMENTS (as specified below)

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



SITE PLAN
[185 16TH AVENUE]

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.

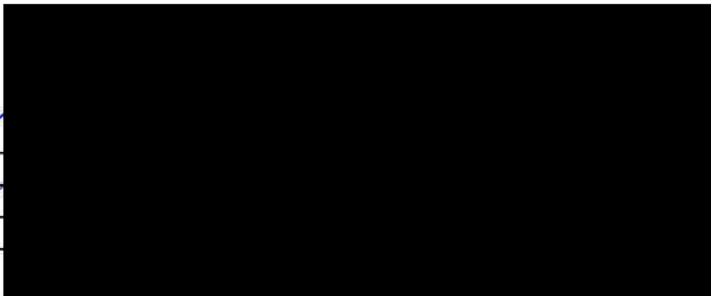
PART "C"

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

Dated at the Town of Hanover
this 17th day of June, 20 26
I/We, Lynn Dertinger 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 17th day of June, 20 26



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.

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 - 2 - 26

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: \$ 1265 + 400 Payable to the TOWN OF HANOVER

PART A (Page 6 of 12)					
1. NAME AND ADDRESS					
APPLICANT/OWNER'S NAME AND ADDRESS			AGENT/SOLICITOR'S NAME AND ADDRESS		
Name: Jerome & Joanne Weber			Name:		
Mailing Address: 940 8th Avenue North			Mailing Address:		
Town/City/Province: Hanover			Town/City/Province:		
Postal Code: N4N 3R8			Postal Code:		
Telephone Number: [REDACTED]			Telephone Number: () -		
Facsimile Number: () -			Facsimile Number: () -		
All Correspondence Should Be Sent To: ☐ APPLICANT OR ☐ AGENT/SOLICITOR					
2. LOCATION and or DESCRIPTION OF PROPERTY					
Municipality The Town of Hanover		Municipal Address 940 8th Avenue North			
Registered Plan Number 55	Lot(s) Part Lot 20	Reference Plan Number 17R-3322	Part(s) 2	Parcel Number	
Geographic or Former Township		Concession Number		Lot Number (s)	
Assessment Roll Number: 4229 040 003 39800					
3. NAME OF PERSON(S) (purchaser, lessee, mortgagee) TO WHOM LAND OR INTEREST IN LAND IS INTENDED TO BE CONVEYED, LEASED OR MORTGAGED.					
Purpose of Consent					
☒ New Lot		☐ Easement or Right of Way		☐ Mortgage Discharge	
☐ Lot Addition		☐ Title Correction		☐ Other _____	
4. Is this Consent currently the subject of:					
☐ Official Plan Amendment		☐ Zoning Amendment		☐ Committee of Adjustment	
				☒ Not Applicable	
If applicable, please indicate File Number					
5. How was Present Lot Created?					
Date Created:					
YR	MM	DY			
			☐ Consent	☐ Plan of Subdivision	
			☐ Original Patent	☒ Reference Plan	☐ Other
			Please submit copy of registered subdivision plan or reference plan		
Were previous consents granted from the original holdings? ☐ YES ☒ NO					
If "YES", please indicate number, dates created and relevant File Number.					
Date of Transfer			Name of Transferee		
Is this a resubmission of an earlier proposal? ☐ YES ☒ NO					
If "YES", please indicate File Number.					

PART “A” (Page 2 of 2)

6. RESTRICTIONS

Please indicate the nature of any restrictive covenants or easements affecting the subject lands.

7. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY

	SEVERED	RETAINED
	Residential	Residential

CURRENT ZONING OF SUBJECT PROPERTY

	SEVERED	RETAINED
	Residential Type 1	Residential Type 1

8. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	SEVERED	RETAINED
FRONTAGE (m.)	23.4 m / 77 ft	46.6 m / 153 ft
DEPTH (m.)	45.7 m / 150 ft	45.7 m / 150 ft
AREA (m.)	1069.3 m² / 11550 ft²	2130.9 m² / 22950 ft²

9. USE OF PROPERTY

	SEVERED	RETAINED
EXISTING USE	Residential	Residential
PROPOSED USE	No Change	No Change

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	Empty Lot	Detached Residential Dwelling
PROPOSED	Detached Residential Dwelling	No Change

11. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD

		SEVERED	RETAINED	
a. OWNERSHIP	Municipality	☒	☒	
	Crown	☐	☐	
	Ministry of Transportation	☐	☐	
	County	☐	☐	
	Private	☐	☐	
b. MAINTENANCE	i.	Municipality	☒	☒
		Unassumed Municipal Road	☐	☐
		Ministry of Transportation	☐	☐
		County	☐	☐
		Private or Right of Way	☐	☐
	None	☐	☐	
ii.	Seasonal	☐	☐	
	Year-Round	☒	☒	

c. WATER ACCESS:

If the proposed access is by water, please describe the nearest public boat launching and car parking facility.

How far is it from the property, and what facilities are there?

Please also show or key p an portion of the sketch map.

d. OTHER ACCESS (Specify)

12. SERVICING - WATER

		SEVERED	RETAINED
Proposed Water Supplied By:	Municipality	☒	☒
	Local Services Board	☐	☐
	Private: Well Lake or Communal (Specify)	☐	☐

13. SERVICING - SEWAGE

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

14. SERVICING - STORM DRAINAGE

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

15. Is this application subject of a Plan of Subdivision under Section 51 of the Act?

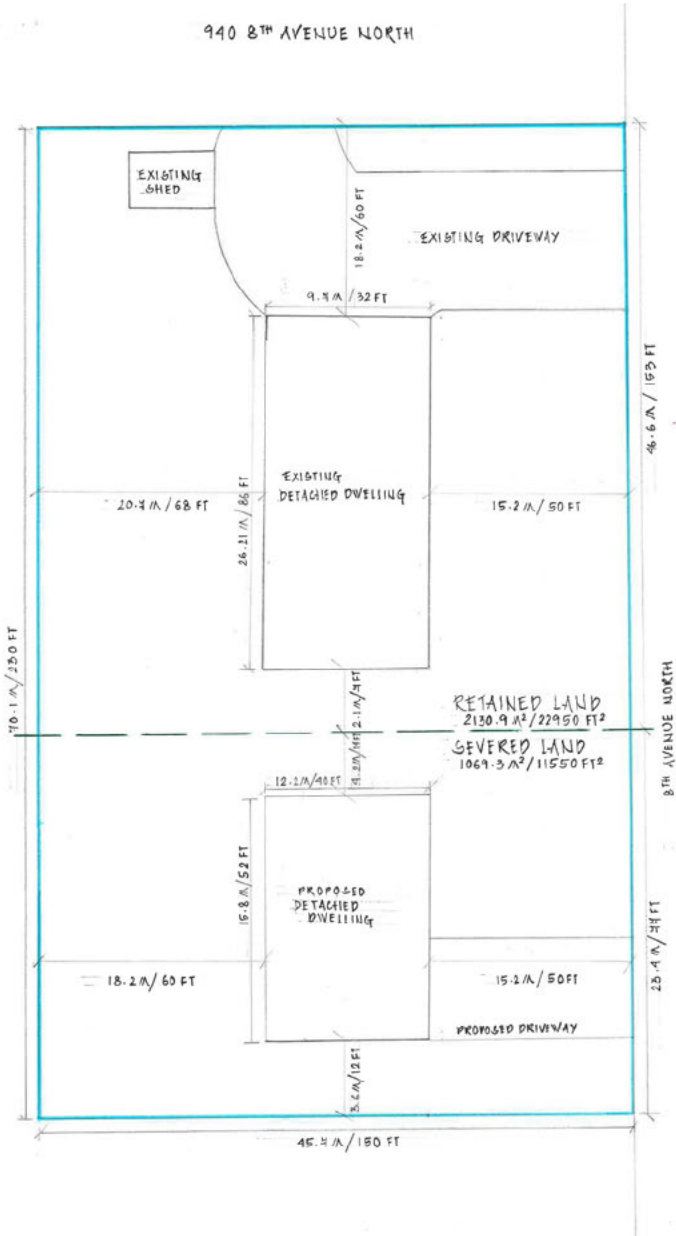
☐ YES ☒ NO

16. OTHER DOCUMENTS (as specified below)

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



- The above sketch should include the following:
- i. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
 - ii. The distance between the subject land and the nearest township lot line of landmark such as a bridge or railway crossing.
 - iii. The boundaries and dimensions of the subject land, the part this is to be severed and the part that is to be retained.
 - iv. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
 - v. The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
 - vi. The existing uses on adjacent land, such as residential, agricultural and commercial uses.
 - vii. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
 - viii. If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
 - ix. The location and nature of any easement affecting the subject land.

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

Dated at the Town of Hanover
 this 1st day of June, 20 26.

I/We, Jerome Weber 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 1st day of June, 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)

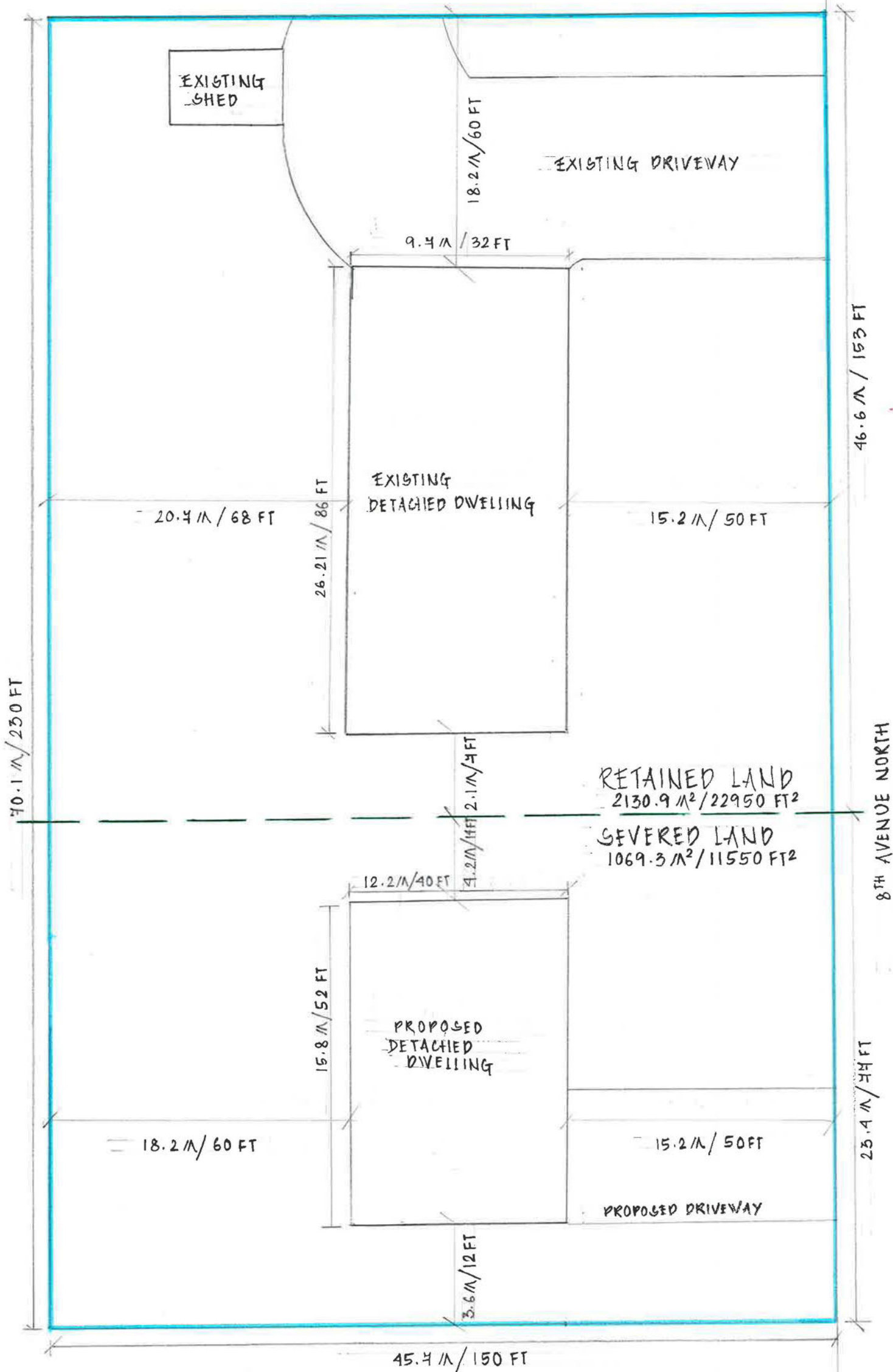
Date

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 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.

940 8TH AVENUE NORTH



SENT ELECTRONICALLY (awilken@hanover.ca)
July 7, 2026.

Town of Hanover
Building & Planning Administrative Assistant
Town of Hanover
341 10th St. Hanover ON N4N 1P5

ATTENTION: Andrew Wilken, Secretary-Treasurer

Dear Andrew Wilken,

RE: Proposed Application for Consent to Sever B2-26
940 8th Avenue North
Pt Lt 20, RP 55 and Pt 2, RP 17R-3322
Roll No.: 422904000339800
Geographic Town of Hanover
Town of Hanover

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (O. Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines.

The purpose of the is to sever & retain land for the purpose of creating one new lot to allow the construction of a single-family detached dwelling on the lands known as 940 8th Avenue North.

Recommendation

To be consistent with the natural hazard policies of the PPS, Chapter 5, SVCA staff recommends that a condition of severance be:

1. That SVCA is satisfied with a final site plan and grading plan that demonstrates no development or site alteration will occur within 6 metres to the flooding hazard limit.

Please see below for more information.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

1. Notice with the Application for Consent dated June 1, 2026

Pre-submission Consultation

SVCA was not contacted for pre-submission consultation for this proposal.

Natural Hazard Features and Mapping

The property features SVCA's Screening Area containing wetlands, ponds, and tributaries to Saugeen River.

The natural hazards affecting the property associated with SVCA's areas of interest include:

- One-Zone / Floodway – flooding hazard

The existing structures on the proposed retained parcel are not impacted by the flooding hazard and are located outside SVCA's mapped hazard land limits. There is safe access from the existing residence on the retained parcel and from the proposed severed lot to 8th Avenue North. There also appears to be room on the severed land for new development outside the flooding hazard limit. However, this would need to be confirmed. See comments below for more information.

Hazard Mapping

The Official Plan and Zoning hazard mapping matches SVCA hazard mapping.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Section 5.2.3 d) of the PPS, 2024 states, in general, that development and *site alteration* shall not be permitted within:

- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

To be consistent with this policy, new development and site grading/filling on the severed parcel must be located outside the one-zone floodplain / floodway plus an allowance of 6 metres. The 6-metre setback is a Provincial requirement for access maintenance to lands abutting natural hazards.

Therefore, SVCA staff recommends that a condition of severance be that:

1. SVCA is satisfied with a final site plan and grading plan that demonstrates no development or site alteration will occur within 6 metres to the flooding hazard limit.

Section 5.2.3 c) of the PPS, 2024 states, in general, that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards and/or dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard. It

is the opinion of SVCA staff that the applications are consistent with section 5.2.3 c) as there is safe access to the retained and severed parcels.

Conservation Authorities Act and O. Regulation 41/24

In accordance with legislation, a permit from the SVCA is required for development and interference activities in or near hazardous lands, watercourses, wetlands, unstable soils and bedrock, river or stream valleys, and shorelines. SVCA reviews the proposal to make sure it won't increase risks like flooding, erosion, or land instability, and that it won't put people or property in danger. If the project meets SVCA's policies, designed to mitigate these risks, a permit can be approved.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website.

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

The proposed new house will be in the SVCA Regulated area and will require a SVCA Permit. No development, filling, or grading will be permitted within 6 metres to the flooding hazard limit.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at (rmo@greysauble.on.ca).

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

Provided SVCA's recommendation above is implemented, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 would demonstrated.

Please inform this office of any decision made by Town of Hanover regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned Jason Dodds at j.dodds@svca.on.ca

Sincerely,



Jason Dodds

Environmental Planning Technician, Environment Planning and Regulations Department
Saugeen Valley Conservation Authority

Accessibility Notice:

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at www.saugeenconservation.ca/access, email accessibility@svca.on.ca, or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.

Hi Aindrila,

PW Comments:

- New severed lot will need new water and sanitary services
- Drainage and grading to not impact neighbouring properties

Thanks,

Jamie

From: Jeff Bohnert <[REDACTED]>
Sent: Wednesday, 8 July 2026 3:17 pm
To: Andrew Wilken <awilken@hanover.ca>
Subject: B2-26

Hello, this is Robert and Dolores Bohnert at 945 7th Avenue. We have received the notification of the Consent Application No. B2-26. Our main concern with this is drainage. When the house was built at 940, 8th Avenue North our property became very wet. We have had to put drainage pipe around the house and run it away to the south since our basement has been flooded twice. We have a wet spot on the front south lawn due to the waterway that comes across the highway and runs underneath our lawn that Mr. Cooper said the Town wouldn't help with since they couldn't find any paperwork going back that far. So we have enough drainage problems as it is and can't handle any more. We would appreciate it if we could be notified of the decision of the Committee of Adjustment. Thanks.

Sincerely,

Dolores Bohnert

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: _____

8.

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: Teeswater Concrete 2021 Ltd.			Name: Cobide Engineering Inc. c/o Dana Kieffer		
Mailing Address: 1201 Bruce Road 6			Mailing Address: 517 10th St.		
Town/City/Province: Teeswater, ON			Town/City/Province: Hanover		
Postal Code: N0G 2S0			Postal Code: N4N 1R4		
Telephone Number: [REDACTED]			Telephone Number: (519) 506 - 5959		
Facsimile Number: () -			Facsimile Number: () -		
All Correspondence Should Be Sent To: ☐ APPLICANT OR ☒ AGENT/SOLICITOR					
2. LOCATION and or DESCRIPTION OF PROPERTY					
Municipality Town of Hanover		Municipal Address 341076 Grey Road 28			
Registered Plan Number	Lot(s)	Reference Plan Number	Part(s)	Parcel Number	
Geographic or Former Township		Concession Number		Lot Number (s)	
Assessment Roll Number: 422904000336703					
3. NAME OF PERSON(S) (purchaser, lessee, mortgagee) TO WHOM LAND OR INTEREST IN LAND IS INTENDED TO BE CONVEYED, LEASED OR MORTGAGED.					
N/A					
Purpose of Consent					
☒ New Lot		☐ Easement or Right of Way		☐ Mortgage Discharge	
☐ Lot Addition		☐ Title Correction		☐ Other	
4. Is this Consent currently the subject of:					
☒ Official Plan Amendment		☐ Zoning Amendment		☐ Committee of Adjustment	
☐ Not Applicable					
If applicable, please indicate File Number To be assigned					
5. How was Present Lot Created?					
Date Created:		☒ Consent			
YR	MM	DY	☐ Plan of Subdivision		
			☐ Original Patent		
			☐ Reference Plan		
			☐ Other		
Please submit copy of registered subdivision plan or reference plan					
Were previous consents granted from the original holdings? ☐ YES ☒ NO					
If "YES", please indicate number, dates created and relevant File Number.					
Date of Transfer			Name of Transferee		
Is this a resubmission of an earlier proposal? ☐ YES ☒ NO					
If "YES", please indicate File Number.					

PART "A" (Page 2 of 2)**6. RESTRICTIONS**

Please indicate the nature of any restrictive covenants or easements affecting the subject lands.

N/A

7. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY

	SEVERED	RETAINED
	Industrial	Industrial
CURRENT ZONING OF SUBJECT PROPERTY		
	SEVERED	RETAINED
	M2	M2

8. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	SEVERED	RETAINED
FRONTAGE (m.)	166 m	115 m
DEPTH (m.)	195 m	336 m
AREA (m.)	2.4 ha	8.1 ha

9. USE OF PROPERTY

	SEVERED	RETAINED
EXISTING USE	Industrial	Industrial
PROPOSED USE	Industrial	Industrial

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	Ready Mix Plant	Vacant
PROPOSED	No change	future industrial use

11. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD Grey Road 28

		SEVERED	RETAINED
a. OWNERSHIP	Municipality	☐	☐
	Crown	☐	☐
	Ministry of Transportation	☐	☐
	County	☒	☒
	Private	☐	☐
b. MAINTENANCE	i. Municipality	☐	☐
	Unassumed Municipal Road	☐	☐
	Ministry of Transportation	☐	☐
	County	☒	☒
	Private or Right of Way	☐	☐
	None	☐	☐
	ii. Seasonal	☐	☐
	Year-Round	☒	☒

c. WATER ACCESS: If the proposed access is by water, please describe the nearest public boat launching and car parking facility.

How far is it from the property, and what facilities are there?

Please also show on key plan portion of the sketch map.

d. OTHER ACCESS (Specify)

12. SERVICING - WATER

		SEVERED	RETAINED
Proposed Water Supplied By:	Municipality	☒	☒
	Local Services Board	☐	☐
	Private: Well, Lake or Communal (Specify)	☐	☐

13. SERVICING - SEWAGE

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

14. SERVICING - STORM DRAINAGE

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

15. Is this application subject of a Plan of Subdivision under Section 51 of the Act? ☐ YES ☒ NO**16. OTHER DOCUMENTS** (as specified below)

Planning Letter

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



The above sketch should include the following:

- i. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ii. The distance between the subject land and the nearest township lot line of landmark such as a bridge or railway crossing.
- iii. The boundaries and dimensions of the subject land, the part this is to be severed and the part that is to be retained.
- iv. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- v. The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- vi. The existing uses on adjacent land, such as residential, agricultural and commercial uses.
- vii. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- viii. If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- ix. The location and nature of any easement affecting the subject land.

PART "C"

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

Dated at the Town of Hanover
this 8th day of July, 20 26
I/We, JAMES ARMSTRONG of the Town of
Teeswater in the County/District/Regional Municipality of Bruce
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 8th day of July, 20 26

A Commissioner

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)

June 25 2026
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.

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 - _____ - _____

Date Received: _____

9.

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: Teeswater Concrete 2021 Ltd.			Name: Cobide Engineering Inc. c/o Dana Kieffer		
Mailing Address: 1201 Bruce Road 6			Mailing Address: 517 10th St.		
Town/City/Province: Teeswater, ON			Town/City/Province: Hanover		
Postal Code: N0G 2S0			Postal Code: N4N 1R4		
Telephone Number: [REDACTED]			Telephone Number: (519) 506 - 5959		
Facsimile Number () -			Facsimile Number () -		
All Correspondence Should Be Sent To: ☐ APPLICANT OR ☒ AGENT/SOLICITOR					
2. LOCATION OF PROPERTY					
Municipality: Town of Hanover		Municipal Address: 341076 Grey Road 28			
Registered Plan Number	Lot(s)	Reference Number	Plan Part(s)	Parcel Number	
Geographic or Former Township		Concession Number		Lot Number (s)	
Assessment Roll Number: 4229 04000336703					
3. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property:					
N/A					
4. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH					
	EXISTING		PROPOSED		
FRONTAGE (m.)	282 m		166 m		
DEPTH (m.)	366 m		195 m		
AREA (m.)	10.5 ha		2.4 ha		
5. DOES THE AMENDMENT COVER THE ENTIRE PROPERTY? ☐ YES ☒ NO (just a "portion" of the property)					
DESCRIPTION OF AREA TO BE AMENDED, if only a "portion" of the property.					
	EXISTING		PROPOSED		
FRONTAGE (m.)	282 m		166 m		
DEPTH (m.)	366 m		195 m		
AREA (m.)	10.5 ha		2.4 ha		
6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY					
	EXISTING		PROPOSED		
	Industrial		Industrial		
7. CURRENT ZONING OF SUBJECT PROPERTY					
	EXISTING		PROPOSED		
	M2		M2		
8. USE OF PROPERTY					
EXISTING USE: Industrial- Concrete Ready Mix Plant					
PROPOSED USE: Retained- Industrial- Concrete Ready Mix Plant & New vacant industrial lot					
Have you contacted your neighbours regarding this application? ☐ Yes ☒ No					

PART "A" (Page 2 of 3)

9. DESCRIPTION OF ALL BUILDINGS

	EXISTING	PROPOSED
TYPE OF BUILDING/STRUCTURE	Ready Mix Plant	TBD
HEIGHT OF BUILDING/STRUCTURE		TBD
% LOT COVERAGE	0.75%	TBD
# OF PARKING SPACES		TBD
# OF LOADING SPACES		TBD
NUMBER OF FLOORS		TBD
TOTAL FLOOR AREA		TBD
GROUND FLOOR AREA (excl.basement)		TBD

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

The Official Plan Amendment seeks relief from a site-specific policy applying to the lands in Section D.7.4.11 that requires a lot size of 8 ha. The new lot is proposed to be 2.4 ha.

11. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT:

Change a Policy in the Official Plan ☒ Yes ☐ No ☐ Unknown	Replace a Policy in the Official Plan ☐ Yes ☒ No ☐ Unknown	Delete a Policy in the Official Plan ☐ Yes ☒ No ☐ Unknown
Add a Policy in the Official Plan ☐ Yes ☒ No ☐ Unknown	Add or Change a Designation in the Official Plan ☐ Yes ☒ No ☐ Unknown	

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

Section Number(s) of Policy to be changed: D.7.4.11
Text of the Proposed New Policy: See planning letter draft OPA
New Designation Name: Industrial with Exceptions

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 ☐ Yes ☒ No	Zoning Amendment ☐ Yes ☒ No	Minor Variance ☐ Yes ☒ No
Plan of Subdivision ☐ Yes ☒ No	Consent (Severance) ☒ Yes ☐ No	Site Plan Control ☐ Yes ☒ No

14. IF APPLICABLE, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File Number of Application: To be assigned	Approval Authority: Town of Hanover
Lands Subject to Application: the subject lands	Purpose of Application: consent to create new lot
Status of Application: applications made	Effect on the Current Application for Amendment: supportive

15. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD		EXISTING	PROPOSED
a. OWNERSHIP	Municipality	☐	☐
	Crown	☐	☐
	Ministry of Transportation	☐	☐
	County	☒	☒
	Private	☐	☐
b. MAINTENANCE	i. Municipality	☐	☐
	Unassumed Municipal Road	☐	☐
	Ministry of Transportation	☐	☐
	County	☒	☒
	Private or Right of Way	☐	☐
	None	☐	☐
	ii. Seasonal	☐	☐
	Year-Round	☒	☒
c. WATER ACCESS:	If the proposed access is by water, please describe the nearest public boat launching and car parking facility. How far is it from the property, and what facilities are there? Please also show on key plan portion of the sketch map.		
d. OTHER ACCESS (Specify)			

16. SERVICING - WATER

	EXISTING	PROPOSED
Water Supplied By:		
Municipality	☒	☒
Local Services Board	☐	☐
Private: Well, Lake or Communal (Specify)	☐	☐

17. SERVICING - SEWAGE

	EXISTING	PROPOSED
Sewage System Supplied By:		
Municipality	☒	☒
Local Services Board	☐	☐
Private: Septic, Pit, Chemical (Specify)	☐	☐

PART "A" (Page 3 of 3)

18. SERVICING - STORM DRAINAGE		EXISTING		PROPOSED	
Storm Drainage Supplied By:	Municipality	☐	☐	☐	☐
	Sewers	☐	☐	☐	☐
	Ditches	☒	☐	☒	☐
	Swales	☐	☐	☐	☐
	Other: (Specify)	☐	☐	☐	☐

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

Planning Letter

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 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 8th day of July, 20 26
I/We, JAMES ARMSTRONG of the Town of
Teeswater in the County/District/Regional Municipality of Bruce
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 8th day of July, 20 26

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)

June 25th 2026

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.



May 12, 2026

BY EMAIL ONLY

Ms. Andriela Sengupta,
Building and Planning Assistant
Town of Hanover
341 10th St.
Hanover ON N4N 1P5

Tel: 519-364-2780
Email: asengupta@hanover.ca

**Subject: Proposed Consent and Official Plan Amendment Applications
341076 Grey Road 28, Hanover**

Dear Ms. Sengupta:

Please accept this letter in support of an application for Consent and Local Official Plan Amendment for the lands municipally known as 341076 Grey Road 28, Hanover.

The development concept includes the creation of a 2.4 ha vacant lot, designated and zoned for Industrial uses. The proposed retained parcel will contain the existing Teeswater Concrete Ready-Mix plant and be 8.1 ha. in total lot area.

The Official Plan Amendment seeks relief from a site-specific policy applying to the lands in Section D.7.4.11 that states: Notwithstanding Section D7.3, the following applies to those lands designated Industrial and referencing Section D7.4.11 on Schedule A:

- a) Development shall only be permitted on a property having a minimum lot area of 8 hectares. This may require an assembly of smaller lots. The intent of this policy is to encourage large manufacturing operations to establish in this area of Town. The development of a smaller lot on an infilling basis may be given through an amendment to this Official Plan, provided the development is justified to the satisfaction of the Town.

Planning Context:

The subject lands are designated Primary Settlement Area in the Grey County Official Plan, Industrial in the Town of Hanover Official Plan and zoned General Industrial (M2) in the Town of Hanover Zoning Bylaw.

Permitted Uses:

The Provincial Planning Statement (PPS) directs that settlement areas are to the focus of growth and development (policy 2.3.1.1). The Grey County Official Plan permits a full range of industrial uses in Primary Settlement Areas (policy 3.5.3). The Hanover Official Plan seeks to provide an adequate support of vacant, serviced industrial within Hanover to attract new industrial development. This designation permits a variety of industrial uses such as manufacturing, fabricating, processing, assembling, repairing and storing of goods, materials, commodities (policy D7.3.1).

The proposed new lot is designated and zoned for industrial uses and complies with the provisions of the General Industrial (M2) Zone. Future development of the lot that is not consistent with the permitted uses or standards of the M2 Zone would require further planning relief at the appropriate time.

Site Layout Considerations

The subject lands have hydro easements running through them on a slight diagonal that effectively bisect the property, creating both physical and functional separations between the existing Teeswater Concrete Ready-Mix operation on the retained lands and the proposed severed parcel (identified in red below). These easements, and presence of overhead hydro lines provides a clear separation between the areas of the lot.



Figure 1: Aerial Photograph

It is this practical constraint that largely informs and justifies the consideration of the proposed consent, consistent with Hanover Official Plan policy D7.4.11. The presence of the hydro easements creates a natural division between the proposed severed and retained parcels, resulting in two distinct development areas on the lot that more easily function independently of one another. Given that no buildings or permanent structures can be located within the easement corridor, the lands on either side are effectively constrained to operate as separate parcels from a land use and site design perspective.

In this context, the proposed severance represents a logical outcome to the limitations of the property and can positively provide an infill opportunity for industrial uses. Rather than attempting to design a single development across bisected lands with restricted connectivity and fragmented buildable areas, the consent facilitates the creation of two parcels that can each be planned, accessed, and serviced in a coherent and functional manner, while respecting the

legal limits of the easements. This approach aligns the legal configuration of the lands with the on-the-ground developable area reality.

Official Plan Amendment Policies

The HOP requires that proposed Official Plan Amendments be reviewed through the policies of Section F13.

Policy	Response
F13.2.1 If the Amendment is proposing a change in land use designation, is there a demonstrated need in the Town for additional lands to be brought into the new land use designation?	The proposal does not seek to change the existing land use designation.
F13.2.2 If the Amendment is proposing a change in land use designation, will a sufficient amount of land remain in the current land use designation within that settlement area as required to accommodate development within the planning horizon of the County of Grey Official Plan.	The proposed application does not seek to amend the existing land use designation. The lands will continue to be designated for industrial purposes in the Official Plan. Rather than introducing a new designation or reducing the supply of industrial land within the settlement area, the development concept facilitates a more efficient and effective use of land that is already designated for industrial development and proposes to increase industrial development opportunities. Therefore, the development concept supports the increased availability and intensification of serviced industrial designated lands, consistent with the intent of all levels of planning policies.
F13.2.3 Is there a demonstrated need for the proposed development?	The proposed development concept is consistent with Provincial, County, and local policy objectives that promote the efficient use of serviced settlement area lands. The intent of the site-specific policy applying to the lands is understood to ensure that parcels of a suitable size to accommodate viable industrial uses are maintained. In this regard, the proposed 2.4 ha lot is still considered to remain a sufficient size to feasibly and functionally support the establishment of an industrial use.
F13.2.4 Is it desirable and appropriate to change the Official Plan to accommodate the proposed use?	The proposed Official Plan Amendment seeks relief from the site-specific policy applying to the subject lands, which requires a minimum area of 8 hectares for development. The Amendment would permit

	a reduced lot area of approximately 2.4 hectares to facilitate the creation of a smaller industrial parcel. Importantly, the lands remain designated for industrial uses, and the proposed amendment does not propose new uses or alter the overall size of the designation. Rather, it modifies an existing development constraint to better reflect a more efficient lot configuration for industrial development. In this context, the proposed Amendment would support more efficient utilization of serviced settlement area lands by enabling additional industrial development potential on lands already identified and planned for such use. It would also facilitate the increased development of the lands without undermining the broader intent of the Official Plan policies. On balance, the proposed change is considered appropriate and desirable as it improves the efficient use of land within the existing designated industrial area.
F13.2.5 What impacts will the proposed development have on the surrounding land uses, municipal servicing, traffic movements, built heritage and natural environment? How can these impacts be eliminated or minimized?	The proposed Official Plan Amendment will facilitate the creation of a new industrial lot within an existing industrial designation. As a specific use/ conceptual plan has not yet been identified, detailed impacts on surrounding land uses, servicing, traffic, heritage, and the natural environment cannot be fully assessed at this stage. Any future development will be subject to Site Plan Control, where detailed technical studies and design measures can be required to identify and mitigate potential impacts based on the eventual end use. The proposal remains consistent with the planned industrial context of the area and in this regard, remains compatible with surrounding uses.
F13.2.6 Does the proposed Amendment maintain the goals and objectives of this Official Plan?	Yes, since the development concept would provide a vacant industrial lot in an industrial area, the proposed amendment advances the objectives of the Industrial designation including: <i>to provide an adequate supply of vacant, serviced, industrial land within Hanover in order to attract new industrial</i>

	<i>development to the Town (D7.2.1). Further, policy D7.2.5 which states to encourage new industrial uses to locate within the Industrial designation as concentrated nodes of development, as opposed to scattered uncontrolled development.</i>
F13.2.7 Does the proposed Amendment conform with the County of Grey Official Plan?	Yes, the proposed amendment is consistent with the Primary Settlement Area objectives and goals to provide a variety of uses in serviced settlement areas. There are no size restrictions in this designation.
F13.2.8 Is the proposed Amendment consistent with the Provincial Policy Statement?	Yes, there are no size restrictions in the PPS and the proposed amendment is consistent with providing employment uses in serviced employment areas.

Consent Policies

The proposed lot creation is consistent with the policies of Section E4.1.3 Severances of the Town of Hanover Official Plan.

Zoning Bylaw Matrix

The subject lands are zoned General Industrial (M2). No amendments to the zone are being sought through these applications.

Zoning Matrix, Proposed Severed Parcel **required amendments shown in red**

Regulations	Required	Provided
Lot Frontage	29 m	166 m
Lot Depth	60 m	195 m
Lot Area	1860 m ²	2.44 ha
Front Yard	15 m	TBD
Rear Yard	10.5 m	TBD
Interior Side Yard	4.5 m	TBD
Exterior Side Yard	15 m	TBD
Landscaped Open Space	15 %	TBD
Lot Coverage	60 %	TBD

Zoning Matrix, Proposed Retained Parcel **required amendments shown in red**

Regulations	Required	Provided
Lot Frontage	29 m	115 m
Lot Depth	60 m	336 m
Lot Area	1860 m ²	8.1 ha
Front Yard	15 m	201 m
Rear Yard	10.5 m	84 m
Interior Side Yard	4.5 m	33 m
Exterior Side Yard	15 m	N/A
Landscaped Open Space	15 %	66 %
Lot Coverage	60 %	0.75 %

Conclusions

In conclusion, the proposed Consent and Official Plan Amendment represent an appropriate development of the subject lands in response to the existing constraints. The diagonal hydro easements effectively bisect the property, creating a clear separation that limits the subject lands' use as a cohesive parcel.

The retained lands will continue to support the existing Teeswater Concrete Ready-Mix operation, while the severed parcel will provide an opportunity for future industrial development within a designated industrial area.

On balance, the application is consistent with provincial policy, conforms to the local planning framework, and represents good land use planning.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959, extension 106.

Sincerely,

Cobide Engineering Inc.



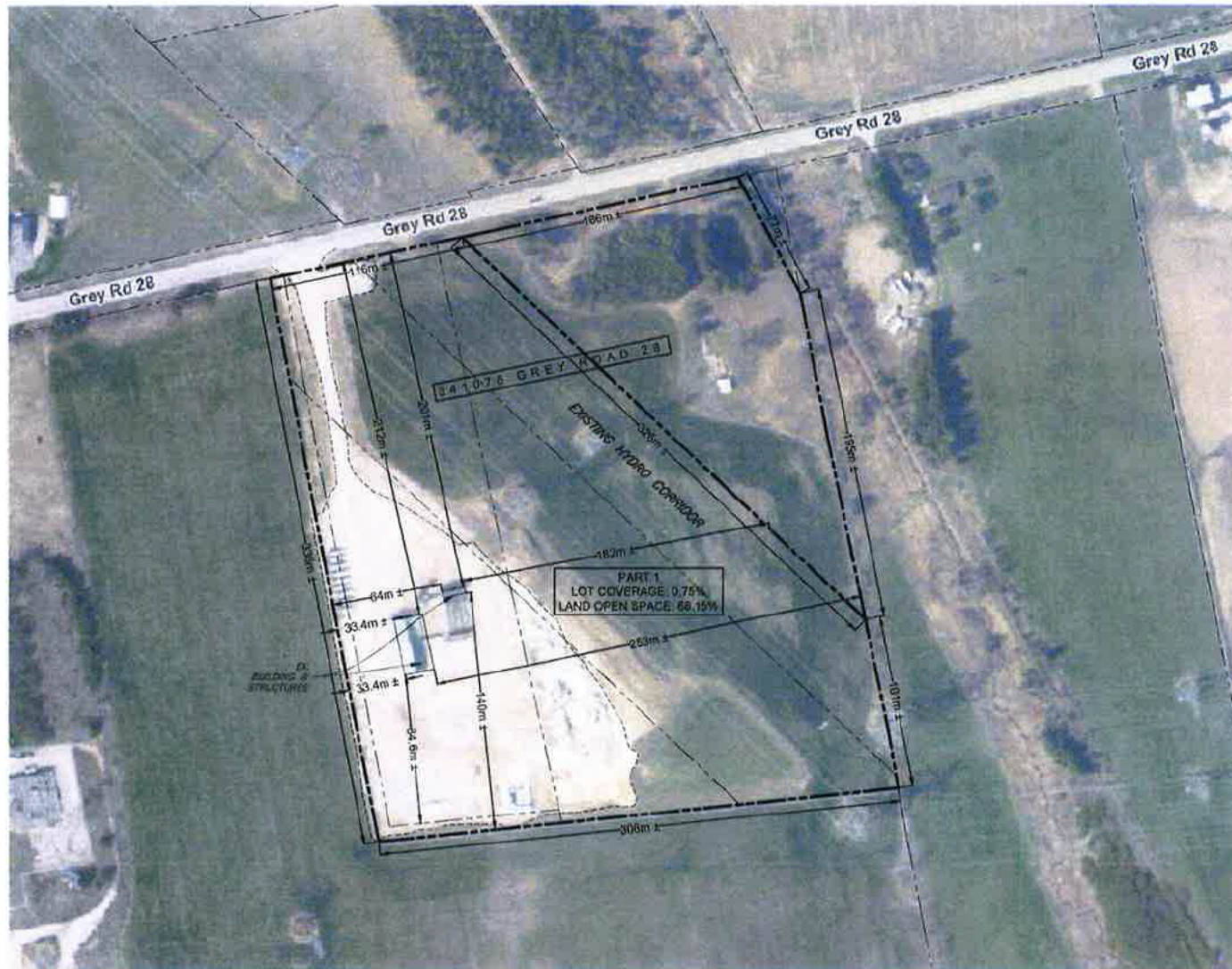
Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

Encl.

cc: Mr. Aaron Armstrong, Teeswater Concrete

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H:\Armstrong\13045 - Armstrong Severance Hanover\Drawings\Submissions\2026-05-04 Severance\13045 - Lot 4 - Concession 2 NDR - Severance Sketch - 2026-05-04.dwg



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS
AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND,
WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE
STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF
THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES,
AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THIS IS NOT A PLAN OF SURVEY



SCALE 1:2500



1	MAY 04/26	FIRST SUBMISSION	JHL	DK
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				

Title: SITE PLAN
341076 GREY ROAD 28
GEOGRAPHIC TOWNSHIP OF BENTINCK
TOWN OF HANOVER
COUNTY OF GREY

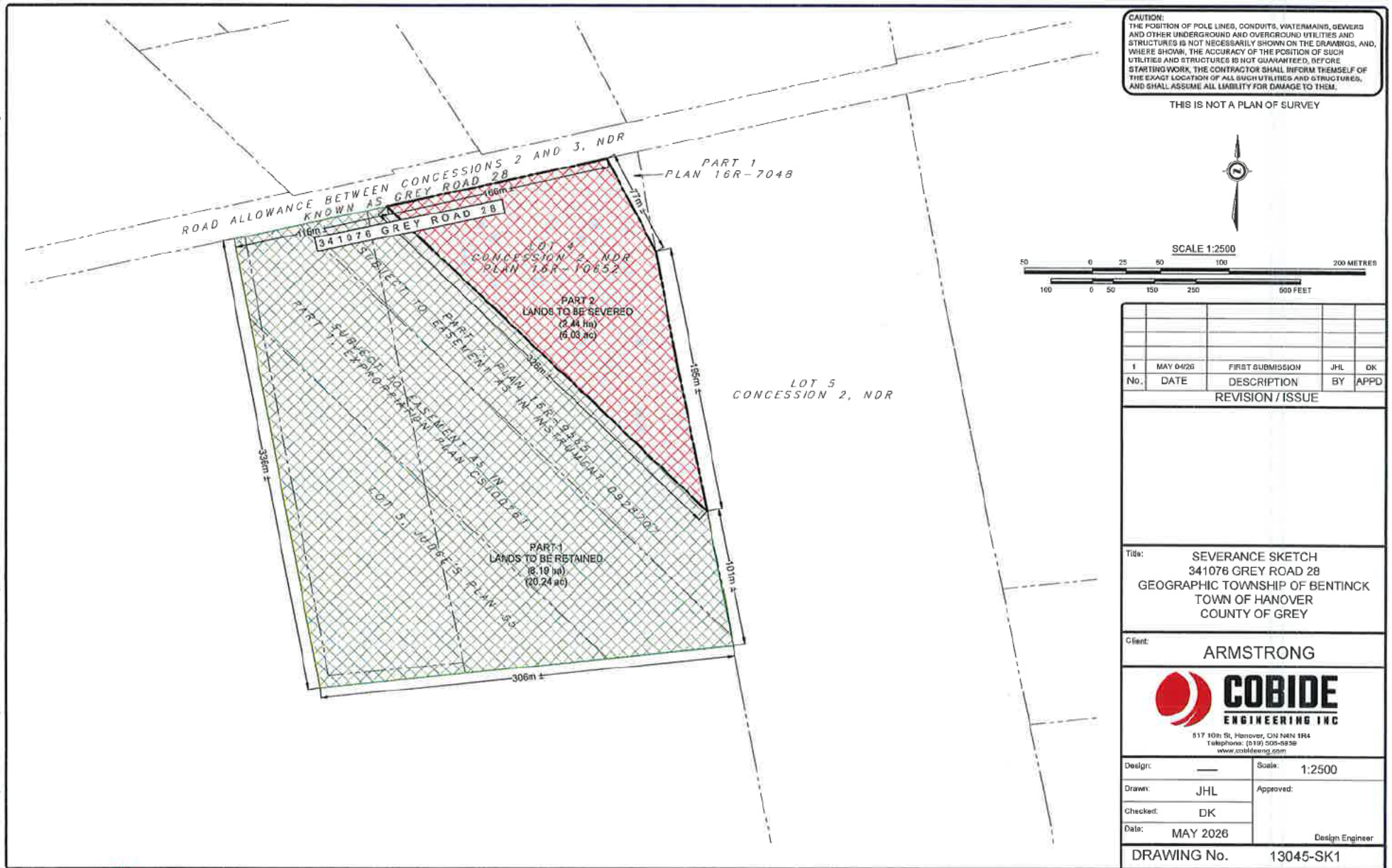
Client: ARMSTRONG



517 10th St, Hanover, ON M4N 1R4
Telephone: (519) 805-3988
www.cobideeng.com

Design: —	Scale: 1:2500
Drawn: JHL	Approved:
Checked: DK	Design Engineer
Date: MAY 2026	

DRAWING No. 13045-SK1



THE CORPORATION OF THE TOWN OF HANOVER

BY-LAW NO. XXXXX

A By-law to adopt Amendment No. X, to the Town of Hanover Official Plan.

The Council of the Town of Hanover, in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby enacts as follows:

1. Amendment No. X to the Town of Hanover Official Plan is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. X, together with the required record, to the County of Grey Planning and Development
3. This by-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND and THIRD TIME and FINALLY PASSED this

Mayor

Clerk

THE CORPORATION OF THE TOWN OF HANOVER

BY-LAW NO. XXXXX

A By-law to adopt Amendment No. X, to the Town of Hanover Official Plan.

Part B- The Amendment

Introductory Statement

All of this part of the document entitled "Part B - The Amendment" and consisting of the following text and attached map designated as Schedule 'A', constitutes Amendment Number XX to the Town of Hanover Local Official Plan.

Details of the Amendment

The Town of Hanover Local Official Plan is proposed to be amended as follows:

- 1) "Schedule A: Land Use Plan" to the Town of Hanover Local Official Plan is hereby amended by changing the land use designation on lands described as BENTINCK CON 2 NDR PT LOT 4; PLAN 55 PT LOT 5 AND EXP; PLAN GS100261 PARTS 1 AND 2; RP 16R9565 PARTS 6 AND 7 RP; 16R10652 PARTS 1 TO 3, County of Grey as shown on Schedule 'A' to the by-law, by adding the following subsection to Section D7.4.11:

Teeswater Concrete

Notwithstanding the policies within subsection D7.4.11, the lands described as BENTINCK CON 2 NDR PT LOT 4; PLAN 55 PT LOT 5 AND EXP; PLAN GS100261 PARTS 1 AND 2; RP 16R9565 PARTS 6 AND 7 RP; 16R10652 PARTS 1 TO 3, County of Grey, may have a lot size of 2.4 ha, consistent with the attached Schedule A.



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SCHEDULE A
TOWN OF HANOVER
COUNTY OF GREY
OFFICIAL PLAN AMENDMENT
341076 GREY ROAD 28
MAY 12, 2026



LANDS TO BE DESIGNATED INDUSTRIAL



LANDS TO BE DESIGNATED INDUSTRIAL WITH EXCEPTIONS