
COMMITTEE OF ADJUSTMENT MEETING AGENDA

Wednesday, September 2, 2026 | 4:00 pm
Virtual Meeting via Zoom

ZOOM MEETING – PUBLIC ACCESS WEBSITE
<https://us02web.zoom.us/j/82232183385>

MEMBERS PRESENT

OTHERS PRESENT

DISCLOSURE OF PECUNIARY INTEREST

DELEGATIONS

DISCUSSIONS & DECISIONS

1. Adoption of July 15, 2026, Regular Meeting Minutes
2. Business Arising from Minutes
3. Consent Application, B3-26, Teeswater Concrete 2021 Ltd-----341076 Grey Rd 28
4. Correspondence
5. New Business
6. Adjournment

COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, July 15, 2026, | 4:00 pm
Virtual Meeting via Zoom

MEMBERS PRESENT Barbara Hicks (Chair) | | Brandon Koebel | Carol Hudson |
Larry Lantz | Mark Ebert

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Jordan Whitmore,
Deputy Chief Building Official | Sandeep Josan, Deputy
Secretary-Treasurer | Brian & Mary Zettler

REGRETS Bill Switzer

**DISCLOSURE OF
PECUNIARY INTEREST** None

DELEGATIONS Lynn Dentinger, 485 16th Ave | Jayson Long, 801 20th St

1. Adoption of May 14, 2026, Regular Meeting Minutes

Moved by MARK EBERT / Seconded by BRANDON KOEBEL

That the minutes of the May 14, 2026, regular meeting be approved as printed and circulated.

CARRIED

2. Business Arising from Minutes

The Secretary-Treasurer advised that Minor Variance Application A3-26 for 180 13th 'A' Avenue proposing to construct an accessory structure with a floor area of approximately 89.18 m² (960 ft²), is now final.

3. Minor Variance Application, A4-26, Lynn Dentinger ----- 485 16th Ave

The Secretary-Treasurer advised that notice of the public meeting was circulated to all property owners within 60 metres of the subject lands and posted on the property, the Town's website, and circulated to relevant agencies on July 3, 2026, in accordance with Section 45 of the Planning Act, R.S.O. 1990.

The Secretary-Treasurer provided an overview of Minor Variance Application A4-26, advising that the owner is proposing to expand the existing legal non-conforming residential use within the Corridor Commercial (C2) Zone by constructing an attached garage of 436 sq. ft. The proposed garage complies with the Zoning By-law requirements for size, setbacks, and height. Ms. Dentinger advised that the garage is a single-storey structure and does not contain an upper floor.

The Saugeen Valley Conservation Authority provided comments and indicated that they have no concerns with the proposed development.

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

Moved by CAROL HUDSON / Seconded by BRANDON KOEBEL

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;

CARRIED

4. Consent Application, B2-26, Jerome & Joanne Weber-----940 8th Ave N

The applicant intends to propose the severance of the existing house and accessory structures to create a new lot. The application is withdrawn by the applicant as the owner provided comments regarding the proposed service easement on the severed lands, which is intended to serve the retained lands. The Planning Advisory Committee recommended deferring application to a future meeting to allow for additional information to be provided by the applicant regarding the infrastructure easement.

5 Consent Application, B1-B3-25, 2501563 Ontario Inc.-----801 20th St

The Secretary-Treasurer advised that notice of the public meeting was circulated to all property owners within 60 metres of the subject lands and posted on the property, the Town's website, and circulated to relevant agencies on July 2, 2026, in accordance with Section 53 of the Planning Act, R.S.O. 1990.

This is block 124 within the plan of Saugeen Cedar Heights West Subdivision. The block is regulated by the SVCA and contains wetlands, a tree retention area, and various natural heritage features. The applicant is proposing to sever the block into four lots for the construction of single detached dwellings.

Previously, Grey County's Natural Heritage Ecologist had raised concerns regarding the offsetting plan for Block 124. Following further review, Grey County's Planning Ecologist confirmed that the proposed woodland removal within Block 124 was anticipated in the Environmental Impact Study (EIS) and has been addressed through the approved woodland offsetting plan. As a result, no additional environmental compensation or mitigation measures are required. As a result, the subdivision agreement was amended earlier this year to remove Block 124 from the tree retention plan. The environmental features and retention areas identified in the Environmental Impact Study (EIS) must continue to be maintained within the associated block.

Previously, the Saugeen Valley Conservation Authority (SVCA) had raised concerns regarding the Water Balance Report, Site Plan, and Grading Plan. Following review of Gaman Consultants' amended Water Balance Evaluation for Lots A-D, the SVCA has confirmed that they are satisfied with the revisions. The SVCA advised that any development activities within 30 metres of the wetland boundary will require a permit from the SVCA.

The Town received comments from the Saugeen Valley Conservation Authority (SVCA), recommending that the wetland feature within Block 124 be rezoned from R3-35 to Environmental Protection (EP). Staff advised that mapping redesignation will be addressed through the next housekeeping amendment to the Zoning By-law. The SVCA also recommended that final site plans for proposed Lots A to D demonstrate that roof runoff will be directed to the rear of the lots, and that the approved site plans be registered on title. It was determined that the civil engineer's grading plan submitted with the building permit application will demonstrate that roof runoff will be directed to the rear of the lots and will incorporate the recommendations identified in the amended Water Balance Report.

Brian Zettler, the neighbor who owns 862 24th Ave and resides south of the subject lands, has expressed concerns about the future potential of his lot, particularly regarding access and servicing issues. Written comments were received from Brian and Mary Zettler. The Secretary-Treasurer informed the Committee that the property will be connected to the Town's sanitary services from 24th Avenue in the future when services will be extended further North, as

providing services from other streets within the Saugeen Cedar Heights West Subdivision is not feasible due to the terrain of Zettler's property and would be subject to future studies with respect to nature heritage completed by the property owner.

Subsequent to a very good discussion on Consent Application No. B1-B3-25 and having regard to the application and its conformity with the Town's Official Plan and Zoning By-Law, it was then;

MOVED BY LARRY LANTZ / SECONDED BY MARK EBERT

THAT Consent Application No. B1-B3-25 be granted with the following conditions:

- a) That the Owner agree in writing with the Municipality, if deemed necessary by the Municipality, to satisfy all requirements, financial or otherwise of the Municipality concerning the provision of roads, installation of services, facilities and drainage, and the provision of parkland or cash in lieu of parkland; and, that the Owner enter, if required, into an agreement with the Municipality, providing for the payment of a development charge, said payment to be made on or before the delivery of a letter by the Municipality addressed to the Secretary-Treasurer of the Committee of Adjustment waiving the municipal conditions as imposed herein;
- b) That a surveyor's drawing be completed and a copy filed with the Clerk, the Registrar and the Secretary/Treasurer of the Committee of Adjustment;
- c) That "Certification of Consent" be affixed to the deed within two year of the giving of the Notice of Consent
- d) That prior to commencing any development activities or site alterations on lots C and D, the owner shall obtain a development permit from Saugeen Valley Conservation Authority.

CARRIED

6 Correspondence
None

7. New Business
None

8. Adjournment
Moved by CAROL HUDSON
That the meeting now be adjourned at 4:41pm.

Chair, Barbara Hicks

Secretary-Treasurer, Andrew Wilken

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 - 3 - 26

Date Received: July 8, 2026

3.

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: \$ 1265.00 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:					
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.

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.



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.



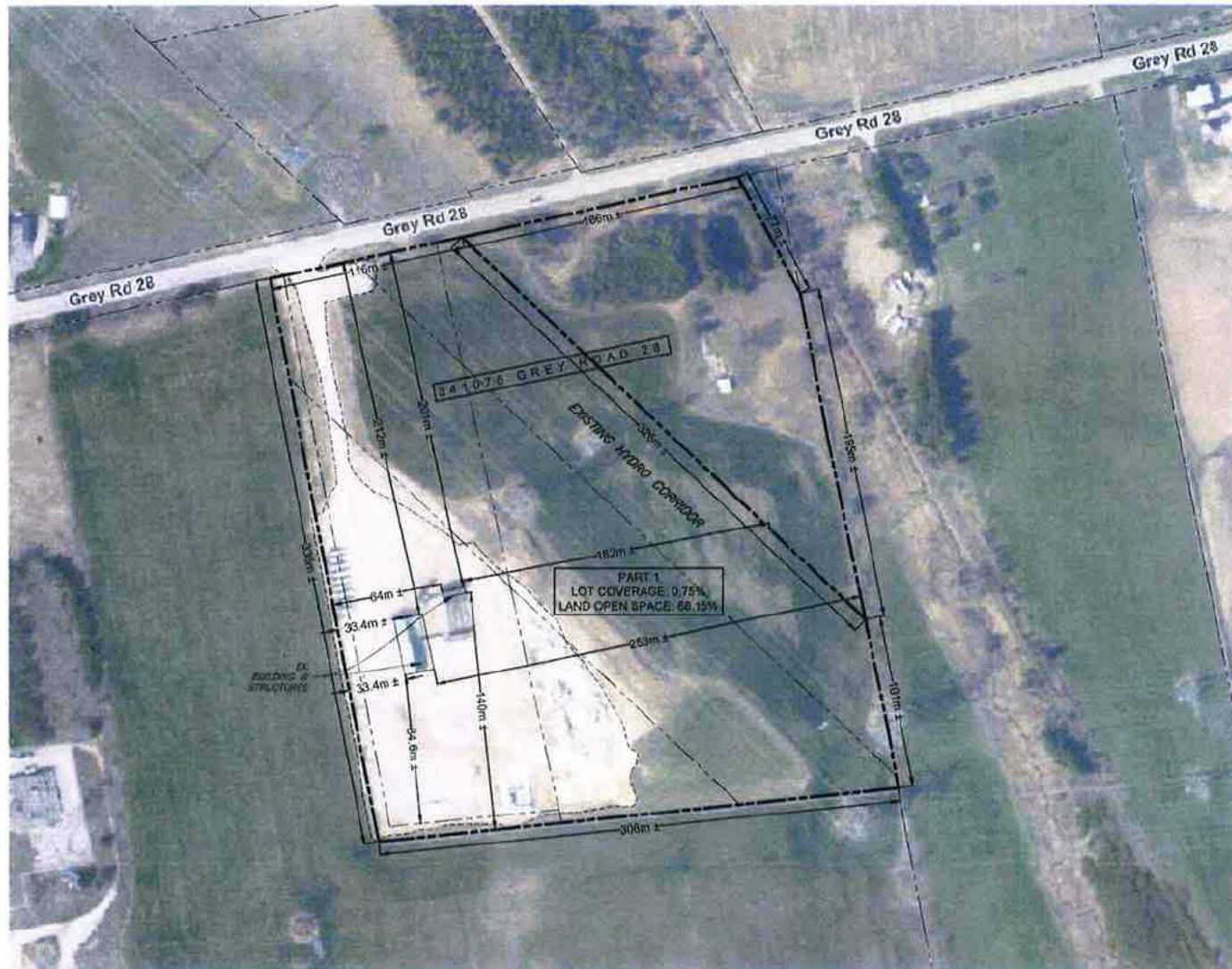
Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

Encl.

cc: Mr. Aaron Armstrong, Teeswater Concrete

"H:\Armstrong\13045- Armstrong Severance Hanover\Correspondence\Letters\2026-05-06 Planning Letter 13045.docx"

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

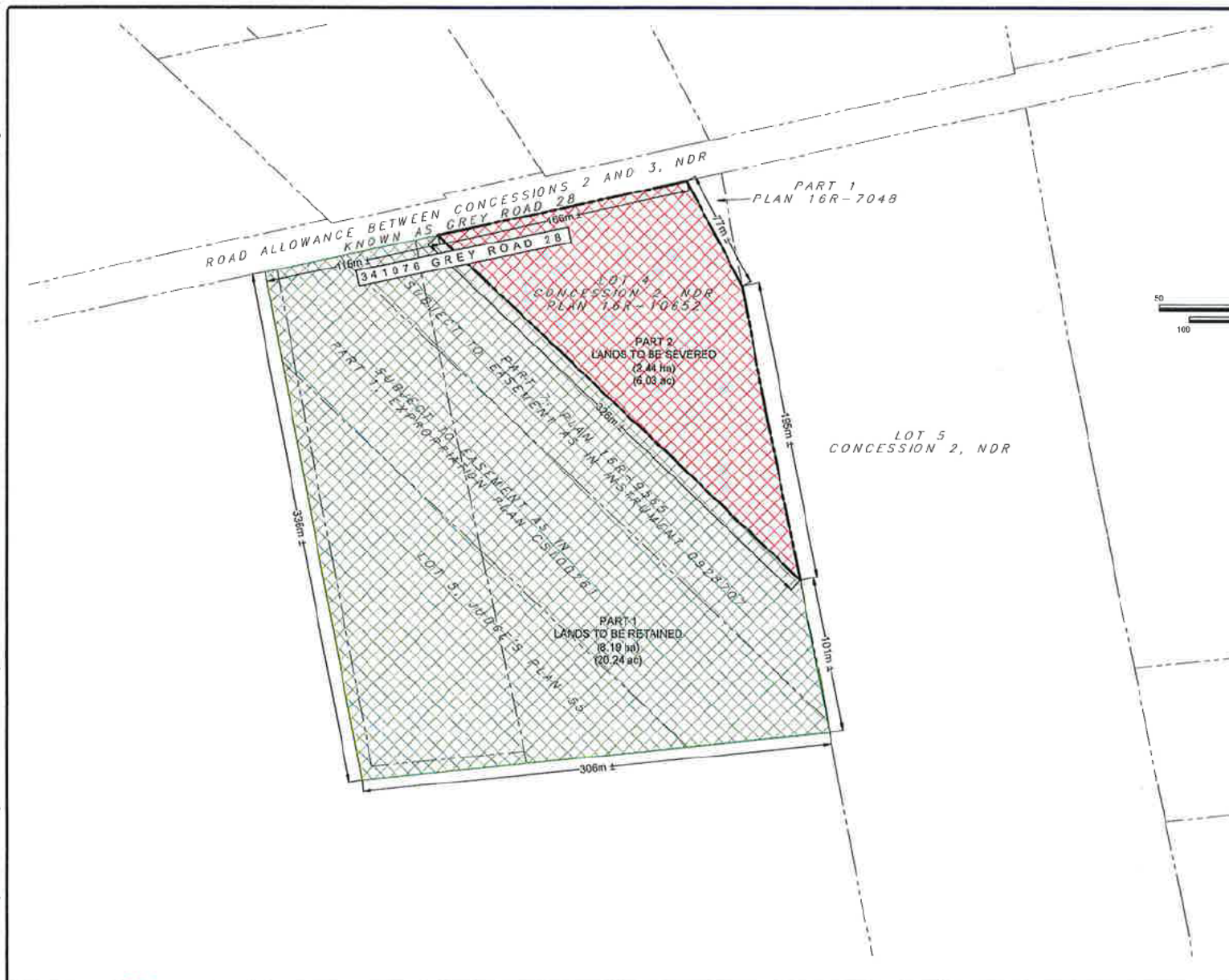
Client: ARMSTRONG



517 10th St, Hanover, ON N4N 1R4
Telephone: (519) 805-3988
www.cobideeng.com

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

DRAWING No. 13045-SK1



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



No.	DATE	DESCRIPTION	BY	APPD
1	MAY 04/20	FIRST SUBMISSION	JHL	OK
REVISION / ISSUE				

Title: SEVERANCE SKETCH
341076 GREY ROAD 28
GEOGRAPHIC TOWNSHIP OF BENTINCK
TOWN OF HANOVER
COUNTY OF GREY

Client: ARMSTRONG



517 10th St, Hanover, ON N4N 1R4
Telephone: (519) 505-6936
www.cobideengineering.com

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

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.



COBIDE
ENGINEERING INC

517 10th STREET, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

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



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 28, 2026

Andrew Wilken
Town of Hanover
341 10th Street
Hanover, ON
N4N 1P5

RE: Local Official Plan Amendment 6 (LOPA 7) and Consent B3-26 – Teeswater Concrete 2021 Ltd.
Address: 341076 Grey Road 28, Town of Hanover
Roll: 422904000336703
Owner: Teeswater Concrete 2021 Ltd.
Applicant: Cobide Engineering Inc. C/O Dana Kieffer

Dear Mr. Wilken,

This correspondence is in response to the above noted related applications. We have had an opportunity to review the applications in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the Official Plan Amendment is to amend Section D7.4.11 of the Town of Hanover Official Plan to permit the development of industrial lands having a lot area of less than 8 hectares, where such development is justified to the satisfaction of the Town. The amendment is intended to provide policy support for the creation of a 2.4-hectare vacant industrial lot through Consent Application B3-26. The retained lot (containing the Teeswater Concrete Ready-Mix plant) would be 8.1 hectares in total lot area and would continue to conform to the policies of the Town's OP.

Schedule A of the Grey County Official Plan designates the subject lands as mostly 'Primary Settlement Area' with a small area of 'Hazard Lands.' Section 3.5(3) states,

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

August 28, 2026

The subject applications would permit the creation of a new industrial lot, being 2.4 hectares in size. It is noted that the subject property is currently bisected by an electrical corridor and, given required limitations of development within the electrical corridor, functionally acts as two separate lots. The severance would permit the efficient development of the other portion of the lot and zoning is not proposed to be altered at this time. In that respect, County planning staff have no concerns with the proposal. In general, Grey County would support the continued use of the subject property for permitted industrial uses.

It is recommended that Saugeen Valley Conservation Authority provided further comments regarding the 'Hazard Lands' on the property.

Grey County Planning Ecology Comments:

Grey County Planning ecology staff have reviewed the proposal and provided the following comments:

- While no new development is proposed at this stage, Grey County Ecology staff would note that any future development should maintain a minimum 30-meter setback from the existing watercourse/drainage area to the east of the subject property. It is further noted that this setback is generally captured by the existing Hazard Lands mapping per Schedule A of the County's Official Plan.

Please contact ecology@grey.ca for any questions or concerns related to the above comments.

Grey County Transportation Services Comments:

Grey County Transportation Services staff have reviewed the proposal and provided the following comments:

- As a condition of approval for the subject consent application, road widening of 3 meters shall be conveyed to the County of Grey along the frontage of the County Road for both the severed and retained parcels, at the expense of the applicant.
- The entrance for the proposed severed lot should be 100 meters away from any other entrance. The existing rough entrance meets this criteria but shall be upgraded to a paved CSAS commercial entrance for industrial use. This may be done as a condition of future site plan approval.

Please contact roads@grey.ca for any questions or concerns related to the above comments.

Summary:

Provided that the above comment for road widening as requested by County Transportation Services is added as a condition of approval for the consent application, County staff have no further concerns with the proposed Official Plan Amendment or lot severance.

Please note that should these applications be supported by the Township of Hanover, final approval of the Official Plan Amendment would be delegated to the Director of Planning at the County of Grey. An application form/package and fee would be required at that time and is available on the [County website](#).

The County requests notice of any decision rendered with respect to these files.

If you wish to discuss this matter further, please contact me.

Yours truly,

A large black rectangular box redacting the signature of Becky Hillyer.

Becky Hillyer
Senior Planner
(548) 877 0715
Becky.Hillyer@grey.ca
www.grey.ca

SENT ELECTRONICALLY (awilken@hanover.ca)

August 21, 2026

Town of Hanover
341 10th Street
Hanover ON N4N 1P5

ATTENTION: Andrew Wilken, Secretary Treasurer

Dear Andrew Wilken,

RE: Application for Consent: B3-26
341076 Grey Road 28
Roll No. 422904000336703
Part of Lot 4, Concession 2, North of the Durham Road and
Part of Lot 5 judges Plan 55 and EXP, Parts 1 and 2 Plan GS100261,
Parts 6 and 7, RP 16R 9565, Parts 1 to 3 RP 16R 10652
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 (PPS, 2024), CA Act, O. Regulation 41/24, and associated provincial guidelines.

The purpose of the application is to sever & retain land for the purpose of creating a 2.4 ha vacant lot for industrial uses on the lands known as 341076 Grey Road 28.

Recommendation

SVCA staff find the application acceptable.

The application is generally consistent with the Natural Hazard policies of the PPS, Chapter 5.

Documents Reviewed by Staff

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

- 1) Notice of a Public Meeting, dated August 14, 2026
- 2) Application for Consent, dated July 8, 2026; and,

3) Planning Justification Report, Cobide Engineering, dated May 12, 2026.

Pre-submission Consultation

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

Natural Hazard Features and Mapping

The property features an SVCA Regulated Area that contains a watercourse and stream valley located on the north-east corner of the subject property.

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

- Flooding Hazard
- Erosion Hazard

SVCA has engineered floodplain mapping for the above-noted watercourse. Existing structures on the property are located outside of the above-noted hazard lands. There appears to be room outside the hazard lands on both the retained and severed parcels for future development and safe access to an area outside the hazards is available.

Hazard Mapping

The natural hazard mapping for the County/Town Official Plans and the Town of Hanover Zoning By-law matches the hazard mapping originally plotted by the SVCA.

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.

In general, Chapter 5 of the PPS does not support development or site alteration within hazardous lands and sites and where safe access through the hazards is not available. Given there is room for future development outside the hazard lands on both the retained and severed lots and safe access is available, it is the opinion of SVCA staff that the application is consistent with the natural hazard policies of the PPS.

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.

The above-mentioned hazard lands plus an allowance of 15 metres adjacent to the hazard limit is regulated by the SVCA.

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

Should future development be proposed on the retained and / or severed lot, a site plan should be circulated to the SVCA to determine if an SVCA permit would be required for the work.

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.

Summary

SVCA staff have reviewed the proposal for consistency with the PPS 2024 and SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

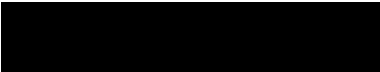
Given the above comments, it is the opinion of the SVCA staff that:

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

Please inform this office of any decision made by the County/Town 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.

Sincerely,


Environmental Planning Coordinator
Saugeen Conservation
Email: b.walter@svca.on.ca
Phone: 519-364-1255 ext. 236
BW/

cc: Sandeep Josan, Junior Planner, Town of Hanover (via email)

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.