

PLANNING ADVISORY COMMITTEE AGENDA

Wednesday, October 13, 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 September 9, 2026, Regular Meeting Minutes
2. Business arising from Minutes
3. Official Plan Update
4. Development Charges Update
5. Consent Application, B2-26, Jerome & Joanne-----940 8th Ave N
6. Rates and Fees Bylaw 2027
7. Environmental Considerations
8. Correspondence
9. New Business
10. Adjournment

Next Meeting Date: -

PLANNING ADVISORY COMMITTEE MINUTES

Wednesday, September 9, 2026 | 4:03 pm
Saugeen Room and Zoom with OWL device

MEMBERS PRESENT	Brandon Koebel, Councillor (Virtual) Mark Ebert Terry Leis Tony Diaco (Virtual)
OTHERS PRESENT	Andrew Wilken, Secretary-Treasurer Sue Paterson, Mayor Sherri Walden, CAO Sandeep Josan, Deputy Secretary Treasurer Jamie McCarthy, Director of Public Works
REGRETS	Tim Norwood Keith Hopkins
DISCLOSURE OF PECUNIARY INTEREST	None
DELEGATIONS	Brandon Almeida, Emilia Koc (853 24 th Ave)

Appointment of Chair

The Secretary-Treasurer called for nominations from the floor for the position of Chair.

Moved by TERRY LEIS / Seconded by TONY DIACO

That Mark Ebert be nominated for position of Chair.

The Secretary-Treasurer called for nominations a second and third time. The Secretary-Treasurer congratulated Mark Ebert on his appointment to Chair.

The Secretary-Treasurer stated that in the absence of the chair through illness or otherwise, the Committee will appoint another member to act as acting chair, as per the *Planning Act*.

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

Moved by TONY DIACO / Seconded by TERRY LEIS

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

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer provided updates on matters previously discussed by the Committee. Minor Variance Application No. A4-26, for the construction of an attached garage, was approved, and the building permit has since been issued. The Consent Application for Teeswater Concrete 2021 Ltd. was also approved, and the applicant is currently in the process of fulfilling the consent conditions.

3. Official Plan Update

The Secretary-Treasurer advised the Committee that an Official Plan Update Report was presented to council on July 13, 2026. The Planning Advisory Committee is part of the Official Plan Update Steering Committee, and a meeting is expected to be scheduled in early October to discuss the long-term phase of the Official Plan Update.

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. Results are anticipated to be presented to council in December 2026. Once the draft is ready, it will be presented before the committee.

5. Minor Variance Application, A5-26, Steven Knutson----- 385 13th Ave

The Secretary-Treasurer provided an overview of Minor Variance Application A5-26, advising that the owner is proposing to expand an existing detached garage. The existing garage is approximately 600 sq. ft., and the owner is proposing to

increase its size to approximately 875 sq. ft. As a result, relief from the Zoning By-law is required to permit an accessory structure exceeding 600 sq. ft. The property is zoned R1.

The proposed expansion will utilize the existing setbacks, and no changes to the setbacks are proposed. The property also contains an existing shed of approximately 160 sq. ft., resulting in a total accessory structure area of approximately 1,035 sq. ft. The proposed garage complies with the applicable Zoning By-law requirements for setbacks and height. The Committee members raised several concerns, and Secretary-Treasurer provided clarification and responses to the questions raised. Committee members were made aware the application has not yet been through the issuing of notices and therefore no neighbouring comments were received. The applicant advised to staff that they spoke to immediate neighbours whom have no concerns. Submitted comments will be received prior to Committee of Adjustment meeting.

Moved by TERRY LEIS / Seconded by TONY DIACO

That the Planning Advisory Committee recommend to Committee of Adjustment that they have no objections to the approval of Minor Variance Application No. A5-26.

CARRIED

6. **Zoning Bylaw Amendment Application, Z2-26, Skydev Hanover GP Inc.-----
---853 24th Ave**
7. **Site Plan Agreement Application, Skydev Hanover GP Inc.-----853 24th Ave
(presented together as one application)**

The Secretary-Treasurer explained that the proposed development consists of one (1), six (6) storey, eight seven (87) unit apartment building located at the northwest corner of the site, with 140 parking spaces. On the east side of the property, a townhouse development consisting of 20 townhouse blocks, ranging from four to six units per block, is proposed, for a total of 90 townhouse dwelling units. The southwestern portion of the site, also known as 741 24th Avenue, is reserved for future commercial use. An internal circulation route is proposed through the site, connecting 19th Street to the west and 25th Avenue to the south. The overall development is proposed to be completed in phases, with construction of the apartment building forming Phase 1, followed by the townhouse development in Phase 2. The entire development is proposed to operate as a 'private' development.

The subject lands are zoned Large Format Commercial (C3), Future Development (D), and Hazard (H) under the Town of Hanover Zoning By-law. The application seeks to introduce site-specific provisions to the C3 zone to permit a maximum building height of 20 metres for the proposed apartment building (current zone allows for a maximum 12 m) and to rezone the eastern portion of the site to Residential Type 4 (R4) from Future Development (D) to facilitate the construction of the proposed townhouse development. The portion of the site zoned Hazard (H) will remain unchanged. The Official Plan does not require any amendments as part of this application as those Future Development (D) lands are designated Residential within the current Town of Hanover Official Plan. The Secretary - Treasurer informed the Committee that the background studies including Planning Justification Report, Transportation Impact Assessment, Functional Servicing Report & Stormwater Management Plan, Vegetation Management Plans, Architectural Plans, Phase 1 ESA report have already been completed in advance. Most of such study work will be utilized for developing the specific terms in relation to the site plan control agreement.

Furthermore, the application proposes to permit an apiary (rooftop beehives), ground-mounted solar panels and wind turbines, as well as solar panels attached to or mounted on buildings and parking structures on the site. The parking lot would have 16 EV chargers. Staff indicated that provisions regarding the size of the apiary on the roof will need to be considered within the zoning amendment.

A delegation from Skyline Developments provided a presentation outlining the Skyline projects undertaken in various communities across Ontario.

Tony Diaco expressed concerns regarding the traffic study and its findings, noting that the morning peak-hour traffic volumes appeared to be low. Brandon Almeida from Skyline responded that the Transportation Impact Study was prepared by Paradigm and completed earlier in 2026. Skyline subsequently reviewed the study and confirmed its findings, concluding that traffic control signals are not required at the intersection of 24th Avenue and 19th Street/Site Access. Diaco also asked about the proposed commercial parcel adjacent to the subject property. Skyline clarified that the proposed commercial parcel is not currently part of the development proposal, however it is intended to remain as commercial space and are not intending to proposal residential on this parcel.

Councillor Koebel expressed concerns regarding the proposed rental rates and whether affordability would be a factor. He also asked what would attract residents to the proposed apartments. Brandon Almeida responded that, in addition to the residential units, the development would provide amenities and opportunities for community activities intended to enhance the attractiveness of the development to prospective residents.

Councillor Koebel queried about communal green space and dedicated park space, noting the lack of park or open space in the area. Concerns were also raised regarding the existing community trail that runs along the property and near its northern corner.

The Secretary-Treasurer advised that parkland dedication would be addressed through the Site Plan Control Agreement, at which time it would be determined whether a parkland dedication or cash-in-lieu of parkland would be appropriate. It was noted that there is an appetite for parkland area on the eastern quadrant of Town. Staff also discussed the potential for connecting the existing trail system to the subdivision in the future. Municipal staff are working with the appropriate authorities (SVCA) to explore the possibility of establishing this trail connection in the future, however this would take time.

Councillor Koebel expressed concerns regarding the proposed building height, noting that the subject property is situated at a higher elevation and that the resulting building height could appear significant. It was requested that for public meeting regarding the zoning bylaw amendment that the owner provide some street scape imagery/illustrations to assist in understanding the overall height with respect to surrounding area.

Mayor Paterson queried whether the proposed development would provide a connection to the Bren Lea subdivision. The developer confirmed that it would be the second entry to the private development. Staff confirmed that the intention in past subdivisions and land use design that there was a connection to Bren Lea. Staff also mentioned that comments from Emergency Services require two (2) entry points to the development.

The Secretary-Treasurer advised that the proposed development would not have an impact on Grey Road 28 as a result of the Town assuming the road. The Secretary-Treasurer also noted that the site plan identifies a connection to 25th Avenue, which would provide connectivity to the Bren Lea subdivision as part of Phase 2 of the development.

The mayor also said that the installation of traffic signals at the intersection of 14th Street would be important. Staff indicated that there is regard for signaling at 24th Ave and 19th St. and that if not justifiable at this time, future need for signaling still likely may increase safety at the intersection.

Terry Leis queried potential solar glare affecting traffic, particularly in relation to the proposed solar panels incorporated into carport structures within the parking areas. Almeida responded that the solar panels would be adjustable and would not be expected to create traffic glare concerns. It was also noted that buffering measures could be incorporated to further mitigate any potential concerns,

however this would be through Site Plan Control. Mark Ebert had concerns related to snow removal and snow storage, however was considered by the developer in their design which has a storage area.

The applicant explained that the proposed rooftop apiary would be incorporated as a sustainability feature of the development, supporting pollinators and local biodiversity.

Moved by TERRY LEIS / Seconded by TONY DIACO

The Planning Advisory Committee recommends that Council that they have no objections to the approval of Zoning Bylaw Amendment application Z2-26.

CARRIED

8. Town of Hanover Municipal Development and Engineering Guidelines

The Secretary-Treasurer reviewed the manual that provides guidance to developers, consultants and the general public through the Town's development approval process. Jamie McCarthy provided further context to the manual content. After good discussion it was then;

Moved by BRANDON KOEBEL / Seconded by TERRY LEIS

That the Planning Advisory Committee recommend to council that they support the Town of Hanover Municipal Development and Engineering Guidelines as provided.

CARRIED

9. Environmental Considerations

The Secretary-Treasurer advised the Committee that Zoning Bylaw Amendment application Z2-26 requires a Site Plan Agreement, through which the environmental considerations would be addressed.

10. Correspondence

None

11. New Business

The Secretary-Treasurer provided an update to the Committee regarding ongoing building and development occurring throughout the Town.

12. Adjournment

Moved by TERRY LEIS

That the meeting now be adjourned at 5:08 pm.

Chair, Mark Ebert

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** - 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 m ² / 11550 ft ²	2130.9 m ² / 22950 ft ²

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

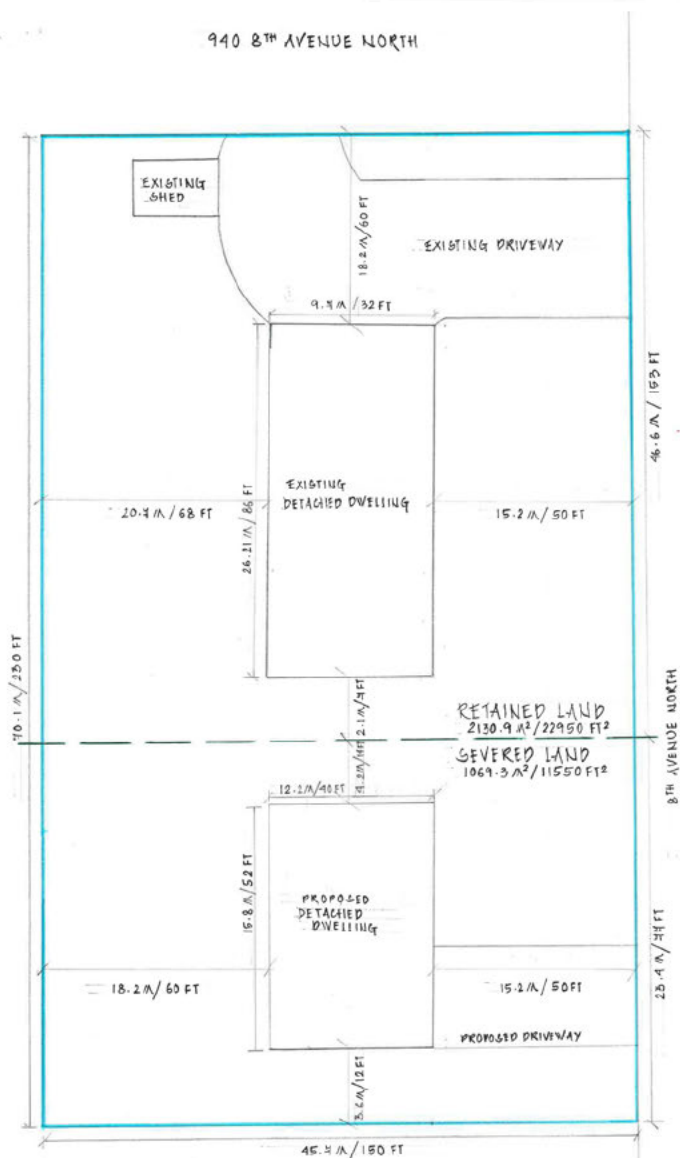
		SEVERED	RETAINED
Proposed Sewage System Supplied By:	Municipality	☐	☐
	Local Services Board	☐	☐
	Private: Septic, Pit, Chemical (Specify)	☒	☒

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)

Sketch Accompanying Application
See Information Below denoting requirements.



- 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)

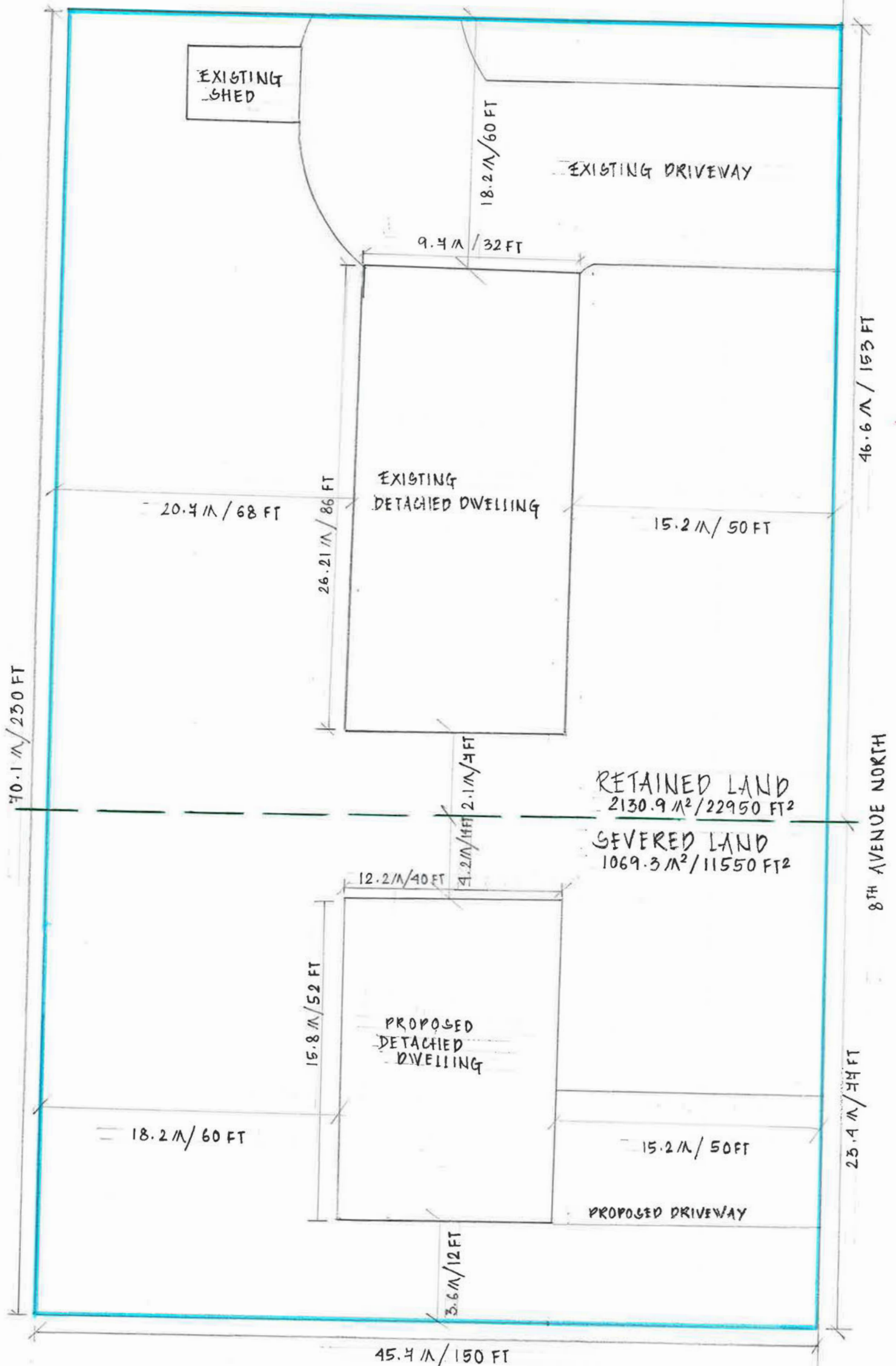
Date

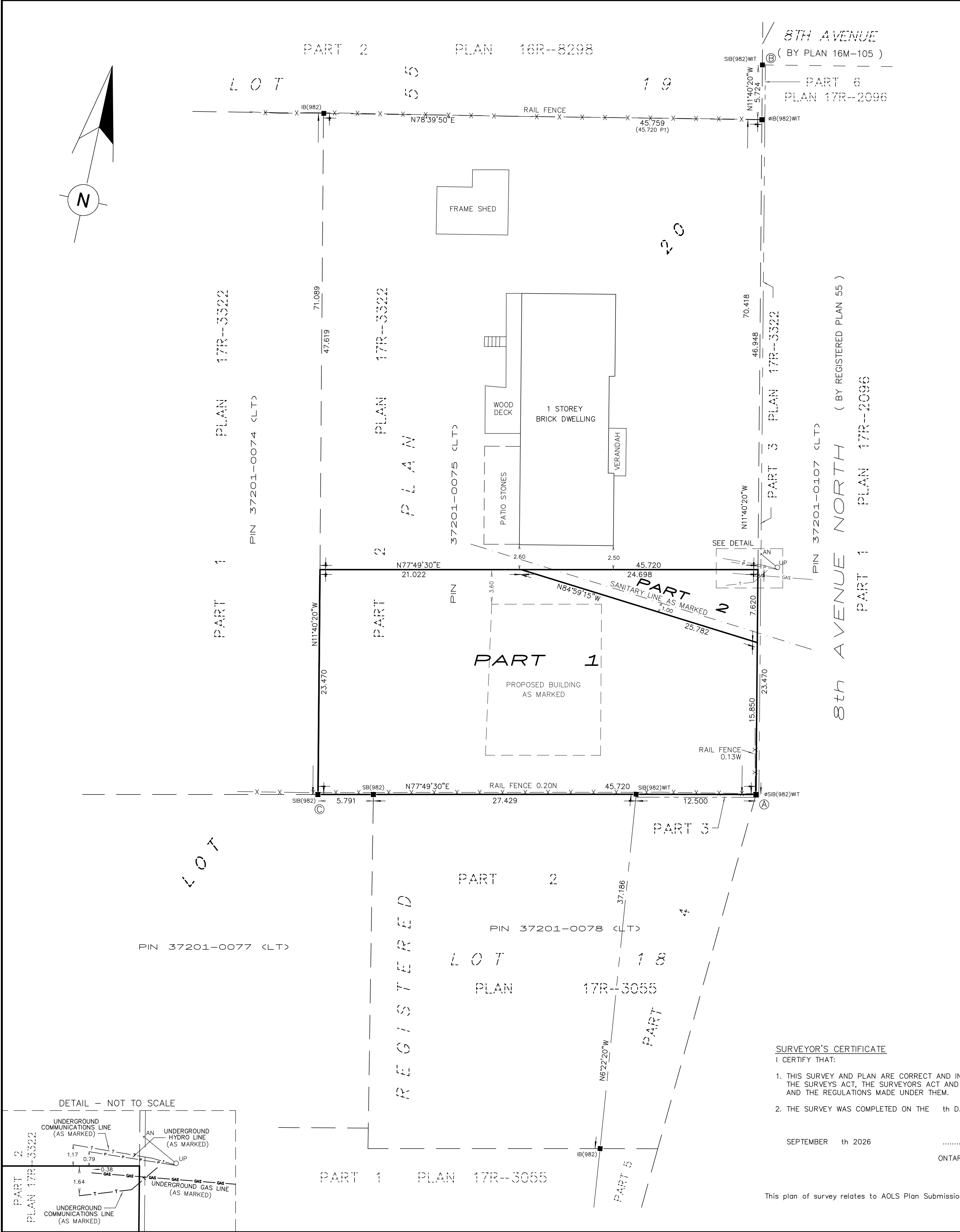
Signature of Owner(s)

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





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

DATE.....

.....

TRISHA SNOW, O.L.S.

PLAN 16R—

RECEIVED AND DEPOSITED

DATE.....

.....

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF 20	REGISTERED PLAN 55	PART OF 37201-0075(LT)
2	PART OF 20	REGISTERED PLAN 55	PART OF 37201-0075(LT)

PARTS 1 & 2 ARE COMPRISED OF PART OF PIN 37201-0075(LT)

PLAN OF SURVEY
OF PART OF
LOT 20
REGISTERED PLAN 55
GEOGRAPHIC TOWNSHIP OF BENTINCK
TOWN OF HANOVER
COUNTY OF GREY

HEWETT & MILNE LIMITED

SCALE - 1 : 250

2026

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - SB DENOTES SUBDIVISION BAR
 - ØIB DENOTES ROUND IRON BAR
 - ØSIB DENOTES ROUND STANDARD IRON BAR
 - WIT DENOTES WITNESS
 - H&M DENOTES HEWETT AND MILNE LTD., O.L.S.
 - 982 DENOTES HARRY R. WHALE, O.L.S.
 - P1 DENOTES PLAN 17R-3322
 - AN DENOTES ANCHOR
 - UP DENOTES UTILITY POLE

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

INTEGRATION DATA		
ALL COORDINATES ARE IN METRES, ARE DERIVED FROM GPS RTK OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010.0)		
COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
A	4890129.56	497386.58
B	4890204.12	497371.18
C	4890119.92	497341.93
CAUTION: COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		
INTEGRATION NOTES		
BEARINGS ARE UNIVERSAL TRANSVERSE MERCATOR (UTM) GRID, DERIVED FROM NETWORK GPS OBSERVATIONS TRANSFERRED TO MONUMENTS 'A' AND 'B' SHOWN HEREON. THE UTM GRID BEARING BETWEEN POINTS 'A' AND 'B' IS N11°40'20"W, NAD83(CSRS)(2010.0), AND IS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)		
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99956		
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS HAVE BEEN APPLIED		
PLAN	ROTATION	DIRECTION
P1	0°03'30"	CLOCKWISE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE th DAY OF SEPTEMBER 2026.

SEPTEMBER th 2026

.....

TRISHA SNOW
ONTARIO LAND SURVEYOR

This plan of survey relates to AOLS Plan Submission Form Number _____.

HEWETT AND MILNE LIMITED
ONTARIO LAND SURVEYORS

105 SHANE ST, UNIT 3
OWEN SOUND, ONTARIO
N4K 5N7
TEL. 519-376-5528
EMAIL : info@hewettmilne.ca

DRAWN BY	FILE #	FILE LOCATION
TB	26-114	10-K

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.

County comments for B2-26 Weber

Hello Hanover,

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

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

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

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

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

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

Grey County Transportation Services have reviewed the application and have no concerns.

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

Best regards,

Derek McMurdie

Hi Aindrila,

PW Comments:

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

Thanks,

Jamie

Hi Sandeep,

PW Comments for B2-26:

- It is recommended that the severed portion should avoid placing a new hard surface driveway overtop of the easement as if the sanitary, gas or communication services needed repair the driveway would need to be ripped up.
- It is also recommended to not plant any trees on top of the easement.

PW Comments for A5-26

- No comments.

Thanks,

Jamie

Jamie McCarthy

Director of Public Works

Town of Hanover

341 10th St. Hanover ON N4N 1P5

t 519.364.2780 x 1229 | **f** 519.364.6456

e jmccarthy@hanover.ca | hanover.ca

This communication is confidential and may contain information protected by privacy legislation. Unauthorized use is strictly prohibited. If you have received this communication in error, please notify sender immediately by telephone.

P Please consider the environment before printing this e-mail

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

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Sent: Tuesday, 28 July 2026 2:41 pm

To: Andrew Wilken <awilken@hanover.ca>

Subject: Hanover - 940 8th Avenue North - B-26

Hello,

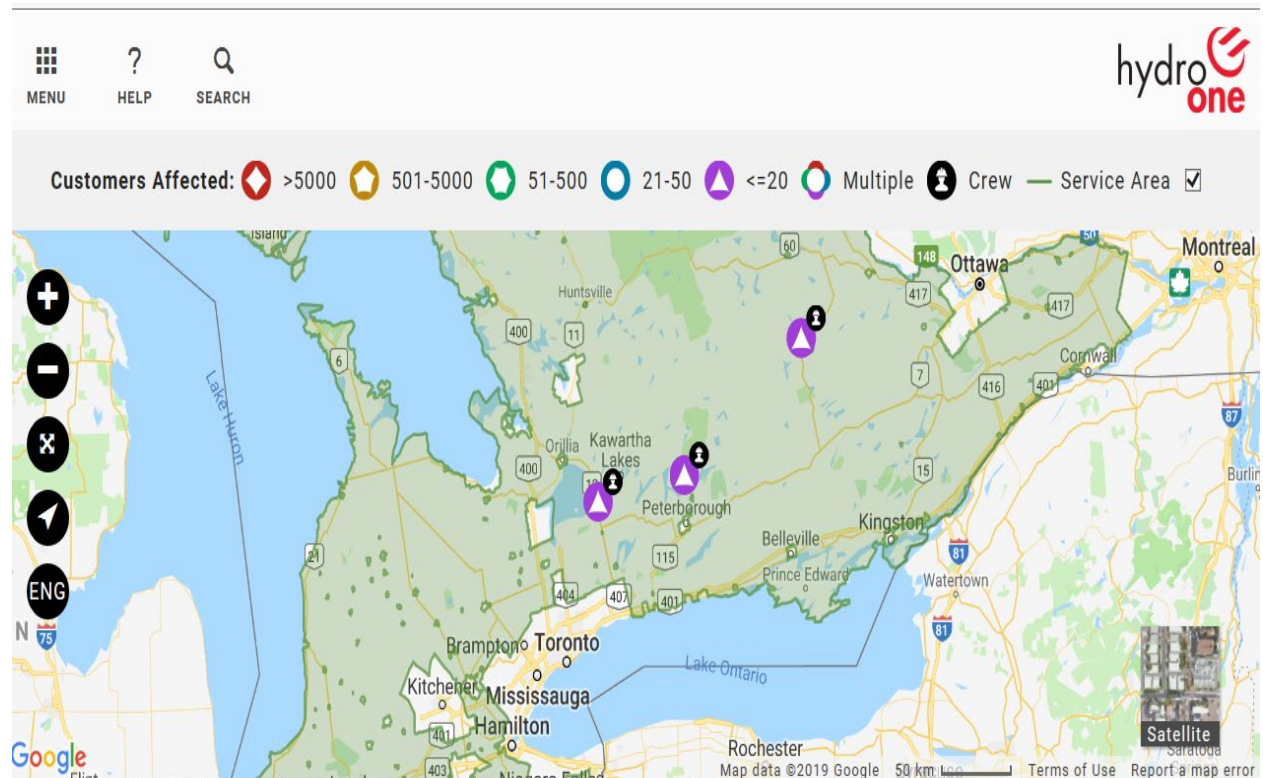
We are in receipt of your Application for Consent, B-26 dated 2026-06-29. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department

Hydro One Networks Inc.

Email: LandUsePlanning@HydroOne.com

Schedule J: Planning, Development & Infrastructure

Fee	2026	2027 Proposed	Change
Planning and Development			
Subdivision agreement	7,420.00	8,900.00	20%
Application for an Amendment to the Official Plan	2,645.00	3,100.00	17%
Application for an Amendment of the Zoning By-Law	2,415.00	2,950.00	22%
Joint application for an amendment to the Official Plan and Zoning By-Law	3,680.00	4,100.00	11%
Application for Consent	1,265.00	1,450.00	15%
Change of Consent Conditions	715.00	715.00	0%
Application for a Minor Variance			
Setbacks / lot area	735.00	850.00	16%
All other variances	1,095.00	1,350.00	23%
Application for part lot control	460.00	600.00	30%
Cash-in Lieu of Parking (per parking space)	920.00	980.00	7%
Site Plan Control Fee			
New residential			
Base fee	2,990.00	4,500.00	51%
Additional, per unit	175.00	225.00	29%
New non-residential			
Base fee	2,990.00	4,000.00	34%
Additional, per m2	3.50	3.95	13%
Residential expansion			
Base fee	1,437.50	2,000.00	39%
Additional, per unit	175.00	225.00	29%
Non-residential expansion			
Base fee	1,437.50	2,000.00	39%
Additional, per m2	3.50	3.95	13%
Zoning compliance letter per assessed property	106.00	135.00	27%
Infrastructure			
Roads occupancy permit	100.00	120.00	20%
Municipal consent	100.00	120.00	20%

Any fees associated with planning applications received by the Town for additional studies deemed necessary by the Town will be cost recoverable and charged to the applicant upon receipt.