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## COMMITTEE OF ADJUSTMENT MEETING MINUTES

Thursday, May 15, 2025 | 4:00 pm  
Virtual Meeting via Zoom

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**MEMBERS PRESENT**      Barbara Hicks | Carol Hudson | Larry Lantz | Mark Ebert

**OTHERS PRESENT**      Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Jordan Whitmore, Building Inspector & Plans Examiner | Matt Rapke, Wilson Developments | Jeffrey Macgregor, Owner of 154 16th Ave Cres | Becky Weltz, Candue Homes

**REGRETS**                      Bill Switzer | Brandon Koebel

**DISCLOSURE OF  
PECUNIARY INTEREST**      None

### DELEGATIONS

**1.      Adoption of November 19, 2025 Regular Meeting Minutes**

**Moved by LARRY LANTZ / Seconded by MARK EBERT**

That the minutes of the November 19, 2025, regular meeting be approved as printed and circulated.

**CARRIED**

**2.      Business arising from Minutes**

The Secretary-Treasurer informed the committee that Minor Variance Application A4-24, which proposed a 60' x 24' garage in the basement with storage on the main floor totaling a gross building area of 2,880 sq. ft. has been deemed complete, and a building permit has been issued. Additionally, Minor Variance Application A5-24, which proposed a 30' x 25' garage requiring a variance for accessory structure size, is also complete, and construction has commenced.

**3.      Consent Application No. B4-25 through B8-25, 5053745 Ontario Inc.-----  
260 7th St**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 29, 2025, in accordance with the *section 53 (5) of the Planning Act, R.S.O. 1990*. The Notice was posted on the Town of Hanover Website, circulated to abutting landowners within 60 metres of the subject lands and was also posted on the subject lands.

The Secretary-Treasurer informed the committee about the proposed consent application for 260 7th Street, where the owner intends to sever the lot to create six new street townhouse units. The property was rezoned in 2024 from R1 to R4-50 to permit this form of development. Each new unit will be serviced with individual municipal water and sanitary connections.

Currently, the municipal sanitary sewer serving this area is located in the rear yard of the existing dwelling and lies within the footprint of the proposed townhouse building. To allow the project to move forward, the proponent must relocate the sanitary sewer line further into the lot, with the Town of Hanover assuming ownership of the new infrastructure. An easement will also need to be granted in favour of the Town over the affected portions of the proposed lots.

The application was reviewed by the Planning Advisory Committee on May 13, 2025, and the committee had no concerns. Grey County planning staff has provided comments and have no concerns regarding the application.

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

**Moved by MARK EBERT / Seconded by LARRY LANTZ**

That the Consent Applications No. B4-B8-25 be granted subject to the following conditions:

- a) that approval be for this application only;
- b) that the proposed development will not adversely affect nor restrict the uses in the surrounding area;
- c) Development agreement be executed for the municipal sanitary service in the rear yard to the satisfaction of the town;
- d) To allow Right of Way for access to the interior rear yards from one end unit determined by the owner.

**CARRIED**

**4. Minor Variance Application No. A1-25 Candue Homes 2020 Ltd.----- 730 18th Street**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 29, 2025, in accordance with the *section 45 of the Planning Act, R.S.O. 1990*. The Notice was posted on the Town of Hanover Website, circulated to abutting landowners within 60 metres of the subject lands and was also posted on the subject lands.

The Secretary-Treasurer informed the committee about a proposed accessory structure at the back of the house. The applicant is proposing to enclose an existing rear deck, which is currently considered an accessory structure. Once enclosed, the structure becomes part of the primary building, which requires a rear yard setback of 7.5 metres under the zoning by-law. The applicant is requesting a reduced setback of 6.44 metres to accommodate the enclosure. Additionally, the applicant proposes to build a new unenclosed deck in the rear yard that would encroach 2.6 metres into the setback, whereas the by-law permits a maximum encroachment of 1.2 metres.

The application was reviewed by the Planning Advisory Committee on May 13, 2025, and the committee had concerns. Grey County planning staff and Saugeen Valley Conservation Authority have provided comments and have no concerns regarding the application. No comments were received from neighbours.

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

**Moved by LARRY LANTZ / Seconded by CAROL HUDSON**

That the Minor Variance Application No. A1-25 be granted subject to the following conditions:

- a) that approval be for this application only;
- b) that the proposed development will not adversely affect nor restrict the uses in the surrounding area;

**CARRIED**

**5. Minor Variance Application No. A2-25, Jeffrey Macgregor----- 154 16<sup>th</sup> Ave Cres**

The Secretary-Treasurer advised that the notice for the public meeting was mailed to all commenting agencies on April 29, 2025, in accordance with the *section 45 of the Planning Act, R.S.O. 1990*. The Notice was posted on the Town of Hanover Website, circulated to abutting landowners within 60 metres of the subject lands and was also posted on the subject lands.

The Secretary-Treasurer informed the committee of a minor variance application received for 154 16<sup>th</sup> Ave Cres. The applicant is requesting a variance to the maximum gross building area to allow for the construction of an accessory building with a total area of 864 sq. ft. Additionally, the applicant is seeking a reduction in the side yard (right) and rear yard corner setbacks from 3.28 ft to 3 ft to accommodate the proposed structure. Currently, the applicant has a shed and swimming pool at the rear of the property, both classified as accessory structures. The zoning bylaw allows for a maximum building area of 600 sq. ft. for all

accessory structures. As a result, the combined area of the shed, swimming pool, and proposed garage exceeds the permitted square footage.

The application was reviewed by the Planning Advisory Committee on May 13, 2025, and the committee had concerns. Grey County planning staff has provided comments and have no concerns regarding the application.

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

**Moved by CAROL HUDSON / Seconded by MARK EBERT**

That the Minor Variance Application No. A2-25 be granted subject to the following conditions:

- a) that approval be for this application only;
- b) that the proposed development will not adversely affect nor restrict the uses in the surrounding area;

**CARRIED**

**6. Correspondence**

NIL

**7. New Business**

NIL

**8. Adjournment**

**Moved by CAROL HUDSON**

That the meeting now be adjourned at 4:25 pm.

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Chair, Barbara Hicks

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Secretary-Treasurer, Andrew Wilken