



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

March 19, 2020

County of Grey
Planning and Economic Development Department
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Attention: Scott Taylor, Senior Planner

Dear Scott:

**Re: Proposed Modification to Draft Plan of Subdivision
Part Lots 11, 12, 13 and 14, Concession 1NDR
Geographic Township of Bentinck,
Town of Hanover
County of Grey
2501563 Ontario Inc. c/o Joerg Weller
“Saugeen Cedar Heights East Subdivision”**

Further to our recent discussions, enclosed please find the revised application for “Major Modification” to the Draft Approved Plan of Subdivision.

The application proposes to change Lots 60 to 73 on the existing Draft Plan from eight detached dwellings and six townhouses to 22 semi-detached dwellings, as a result of the intended purchaser wanting to construct this form of housing on these lands.

In support of the proposed changes, Cobide Engineering Inc. has prepared an addendum (see attached) to their original Stormwater Management Report which concludes with the following:

The proposed changes however will have no effect on the findings or recommendations of the Functional Servicing and Stormwater Management Reports as the coverages for these proposed lots were kept high as the units were expected to be quite large therefore adding more smaller units will results in a net neutral imperviousness. The imperviousness taken into account in the storm sewer sizing and stormwater

management was also kept higher than required to ensure any minor changes such as this do not require changes to the proposed design.

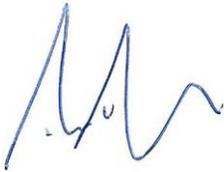
With regard to planning issues, I wish to advise that the proposed Draft Plan continues to conform to the County of Grey Official Plan and is consistent with the Provincial Policy Statement. Although the new County Official Plan has come into effect since the development was granted Draft Approval, there are no new policies that would interfere with the intended development. I wish to advise that these changes to the Draft Plan do not affect the conclusions of my original Planning Report.

Be advised that the swapping of the eight detached dwellings and six townhouse dwellings with the 22 semi-detached dwellings requires an amendment to the Zoning By-law. The lands must be rezoned from 'R1' and 'R2' respectively to 'R3'; and, a special provision is necessary to acknowledge a reduction in the 'minimum lot frontage' requirement from 10.0 metres to 9.3 metres. In this regard, an application for Zoning By-law Amendment has been filed with the Town of Hanover.

I trust this information is satisfactory.

Lastly, when making arrangements with the Town to schedule the joint Public Meeting, please contact me to ensure our availability at the meeting.

Sincerely,



Ron Davidson, BES, RPP, MCIP

c.c. Joerg Weller / Jayson Long, 2501563 Ontario Inc.
Don Tedford, Town of Hanover
Travis Burnside, Cobide Engineering Inc.