

PLANNING REPORT

SAUGEEEN CEDAR HEIGHTS EAST SUBDIVISION
2501563 ONTARIO INC.

PART LOTS 11, 12, 13 AND 14, CONCESSION 1, N.D.R.
GEOGRAPHIC TOWNSHIP OF BENTINCK
TOWN OF HANOVER
COUNTY OF GREY

Prepared by:



Ron Davidson
Land Use Planning Consultant Inc.
265 Beattie Street
OWEN SOUND, ONTARIO
N4K 6X2

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1. THE PROPOSAL

2501563 Ontario Inc. owns a 17.859 hectare parcel of land located within the settlement area of Hanover and proposes to develop these lands into a residential subdivision involving lots for detached dwellings, semi-detached dwellings and townhouses, all fronting along a series of new municipal roads.

A copy of the proposed Draft Plan is contained in Appendix A to this Planning Report.

2. APPROVALS REQUIRED

The proposed development requires approval of a Plan of Subdivision application and a Zoning By-law Amendment application.

The Plan of Subdivision application has been filed with the County of Grey Planning & Development Department and is proposing to create the following:

- 48 lots for detached dwellings (Lots 1-3, 14-43, and 52-66)
- 18 lots for semi-detached dwellings (Lots 4 - 13 and Lots 44-51);
- 12 lots for townhouse purposes (Lots 67-78);
- One block for future townhouse purposes (Block 79) upon which 20 units can be erected;
- New municipal streets (Streets A and B);
- One block for drainage purposes, to be conveyed to the Town (Block 80);
- Two blocks for utility purposes, to be conveyed to the Town (Blocks 81 and 82);
- Three open space blocks, to be conveyed to the Town or other agency that is interested in preserving these conservation lands (Blocks 83-85);
- One block to contain a temporary turning circle, to be conveyed to the Town (Block 86); and,
- New public roads, to be conveyed to the Town.

The application to amend the Town of Hanover Zoning By-law has been filed with the Town. The proposed Amendment would assign the appropriate zones to the various lots and blocks being created through the Plan of Subdivision process. The details of the proposed Zoning By-law Amendment are provided in Section 10.2 of this Planning Report.

3. PURPOSE OF THIS REPORT

Ron Davidson Land Use Planning Consultant Inc. has been retained by 2501563 Ontario Inc. to prepare a Planning Report for the purposes of explaining the proposed residential development and evaluating the subdivision within the context of sound land use planning principles.

4. SUBJECT LANDS

The subject lands are located on the east side of Hanover, along the east side of 24th Avenue (Grey Road 28), as shown on Figure 1 to this Planning Report.

Please note that the subject property includes a parcel of land that was owned by the Town of Hanover, until recently, for the purposes of a future road. Whereas the intended road will be constructed as part of this development, the exact location of the road allowance will be shifted slightly. In considering the options for relocating the road allowance, the Town determined that the easiest solution was to convey the lands to the Developer and then have the Developer convey the new road allowance back to the Town upon registration of the Plan of Subdivision.

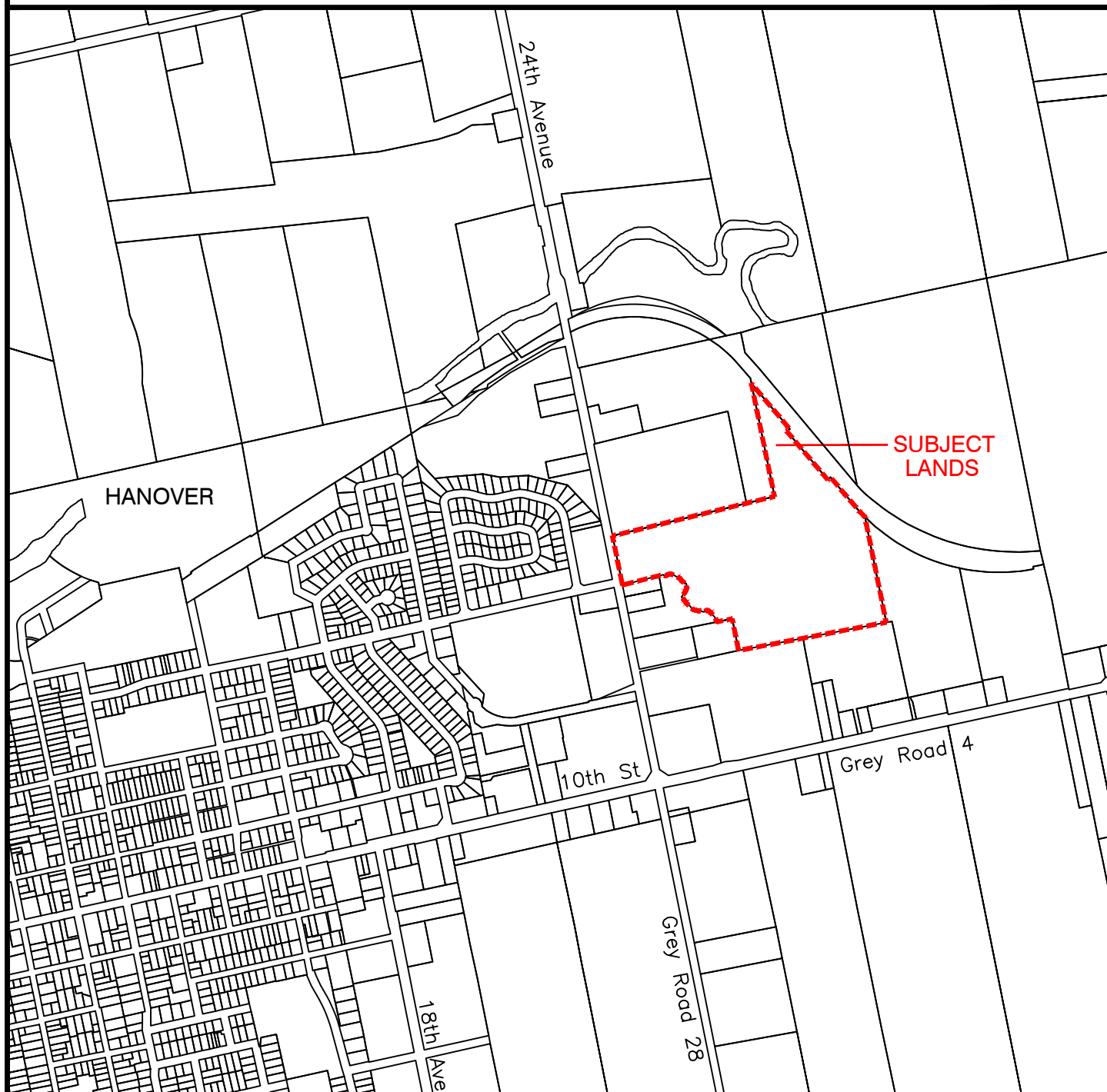
The site comprises 17.849 hectares of land, the majority of which is covered with mature trees, as shown on the aerial photograph provided in Figure 2. Some of the forested lands were recently cleared and are currently used for agriculture, although this does not appear in the 2015 photograph. The area of land now in crop production is delineated in Figure 6 of the Environmental Impact Study

The east portion of the subject lands are lower in elevation and form part of Saugeen River valleylands. At its closest point, the river flows within 30 metres of the subject property. These valleylands are not developable and will be conveyed to the Town of Hanover as Block 85.

A small watercourse follows most of the westerly boundary of the site and then crosses the northeast corner of the site. Associated with the watercourse is a wetland feature that has been identified in the Environmental Impact Study. These wetlands along with a recommended 15 metre buffer area will be conveyed to the Town as Blocks 83 and 84. An existing driveway extending from Grey Road 28 to the interior of the subject property traverses the wetland area.

No buildings or structures are located on the property at this time.

Figure 1: Location Map



Proposed Plan of Subdivision
2501563 Ontario Inc. c/o Joerg Weller
Part Lots 11, 12, 13 and 14, Concession 1 NDR
Geographic Township of Bentinck
Town of Hanover

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:14 000

Figure 2: Aerial Photography (2015)



Proposed Plan of Subdivision
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Town of Hanover

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:4000

5. ADJACENT LANDS

A variety of land uses exist within the immediate vicinity of the subject lands, including:

- a recently approved residential subdivision to the immediate north, containing a few new detached and semi-detached dwellings;
- conservation lands to the east which include a portion of the Saugeen River;
- a large retail store and other commercial uses to the south and southeast;
- an automobile repair establishment, vacant commercial lot and residential lot to the west;
- a large home improvement store and residential subdivision further west.

Some of these adjacent land uses are shown on the aerial photograph provided in Figure 2. The recent development to the north (i.e. new roads and some house construction) is not captured in this 2015 photograph.

6. SERVICING

6.1 Water Supply

The proposed development will be connected to the Town's water supply. Capacity exists to service the entire subdivision.

According to the Functional Servicing Report, the proposed watermain will be connected to the municipal system at the north side of the property at 25th Avenue and also at intersection of 25th Avenue and 14th Street. A single connection will be provided to each residential lot within the subdivision.

Additional details pertaining to the water service are provided in the Functional Servicing Report, copies of which were submitted with the application packages to the County and Town.

6.2 Sewage Disposal

The subdivision will be serviced with sanitary sewers, outletting to the Town's sanitary sewer system. Capacity at the Town's sewage treatment facility is available to accommodate the entire subdivision.

According to the Functional Servicing Report, the proposed development will connect to the existing trunk sanitary sewer that currently traverses the property. There will be a sanitary sewer on all streets with a single connection to the existing sanitary sewer. It will be determined during detailed design if a piggybacked sewer configuration will be proposed for the individual services along the existing sanitary sewer alignment.

Additional information on this matter is provided in the Functional Servicing Report.

6.3 Stormwater Management

According to the Functional Servicing Report and the Preliminary Stormwater Management Report, as much runoff as possible will be discharged to the east towards the Saugeen River, as quantity control will not be required. The remainder of the runoff

will be conveyed along 14th Street to the watercourse on the west side of the site. Quality control will be required in both locations

Additional information regarding the proposed drainage system, including quality and quantity control measures, is provided in the Preliminary Stormwater Management Report.

6.4 Municipal Roads

Approximately 1.25 kilometres of new road will be constructed within this subdivision to Town standards, at the expense of the developer.

The new road system will connect directly to Grey Road 28 and to the new subdivision to the immediate north. Street A will terminate at the east end of the subject lands with a cul-de-sac but will eventually connect to a future road to be constructed on the lands to the east, with said future road connecting to Grey Road 4.

6.5 Other Utilities

The configuration of street lights will be designed and installed to the standards of the Town. Electricity, telephone, natural gas, cable television and internet are all available to service this subdivision.

7. PARKLAND DEDICATION

Under Section 51 of the Planning Act (R.S.O. 1990), the Municipality has the ability to acquire up to 5% of the lands being developed through the Plan of Subdivision process for park purposes or, conversely, collect the cash value of 5% of the property in lieu of parkland dedication. In this particular case, the Town of Hanover will be accepting cash in lieu of parkland.

8. PRECONSULTATION DISCUSSIONS / SUBMISSION REQUIREMENTS

The Developer and members of the consulting team had presubmission discussions with the Town, County and Saugeen Valley Conservation Authority prior to the submission of the Planning Act applications and were advised that the following information is required:

- Planning Report;
- Floodplain Review;
- Geotechnical Report;
- Stormwater Management Report;
- Slope Stability Analysis;
- Functional Servicing Report;
- Environmental Impact Study;
- Tree Preservation Plan;
- Traffic Impact Study; and
- Archaeological Assessment.

As required, the aforementioned reports have been conducted, copies of which have been filed with the County in conjunction with the Plan of Subdivision application.

These documents are referenced throughout this Planning Report.

9. LAND USE POLICY ANALYSIS

9.1 County of Grey Official Plan

Various sections of the Grey County Official Plan are relevant to the proposed development including the policies pertaining to the 'Primary Settlement Area' land use designation, housing, lot creation, servicing, the natural environment, abandoned landfills, transportation and cultural heritage. Please consider the following:

9.1.1 Land Use Designation

The subject lands are designated 'Primary Settlement Area' and 'Hazard Lands' on Schedule A (Land Use Plan) to the County of Grey Official Plan (not provided in this Planning Report).

No development is proposed for the 'Hazard Lands' area.

The 'Primary Settlement Area' policies acknowledge these fully-serviced urban communities as the focal points for a wide range of development including residential, commercial, industrial, recreational and institutional activities.

With regard to new residential development, Section 2.6.3 *Primary Settlement Areas* states:

5. *For the City of Owen Sound and the Town of Hanover, it is recommended that an overall average development density of 25 units per net hectare shall be achieved. For all other Primary Settlement Areas, an overall average development density of 20 units per net hectare shall be achieved.*

Comment: Although this policy is not intended to be applied specifically to each individual development, every attempt to have the proposed subdivision achieve the above-stated density target was made. The proposed development represents a density of 19.14 units per net hectare, which is a slight reduction from the density target. The major reasons for not achieving the 25 unit per net hectare target are as follows:

The developable area on the property is not large enough to warrant an additional tier of lots. As a result, some of the proposed lots are extremely deep, and this has a direct impact on the units per hectare calculation. The need to retain a tree cover of at least 30% on the developable lands, as required by the Environmental Impact Study also has a considerable impact on the ability to attain a certain density. Some of the lots have been made extra-large in order to allow for the tree retention and tree restoration areas.

The firms of Cobide Engineering Ltd., WSP Canada Inc, Aquatic and Wildlife Services Inc. and Ron Davidson Land Use Planning Consultant Inc. have worked together to achieve the highest density possible on this property. Several versions of the Draft Plan were prepared before this final edition was designed. It should be noted that 50 of the 98 units (51%) proposed for this subdivision are multiple residential dwellings, which should be viewed as a strong attempt to achieve a reasonable density on the site.

Based on the foregoing, the proposed density of 19.14 units per net hectare should be deemed appropriate.

9.1.2 Housing

Section 1.8 *Housing Policy* of the County Official Plan encourages a wide variety of housing types and densities in order to meet the housing needs of the current and future residents of the community. Included in the housing policies is the following:

- e) *housing accessible to lower and moderate income households. In this regard, accessory apartments, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities and will likely be provided within settlement areas with appropriate levels of servicing being available. Outside of the settlement areas accessory apartments will be the most likely means of increasing housing affordability.*

Comment: As noted above, over 50% of the units will be in the form of semi-detached and townhouse dwellings. These housing styles provide a more affordable housing option for the lower and moderate income households.

Section 1.8 further states:

To ensure that sufficient land is designated and available to accommodate the population and unit growth projections as well as to provide a range of housing types and densities, the County and/or the local municipalities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development. Where new development is to occur, municipalities shall maintain land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans.

Comment: The proposed development should assist the Town in meeting the above-noted target.

9.1.3 Lot Creation

Section 6.12 *Lot Creation* states the following:

6.12 Lot Creation

1. *Where division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:*
 - a) *The land division is permitted by the appropriate land use policies of Section 2;*

Comment: According to Section 2.6.3 of the Official Plan, lands designated 'Primary Settlement Area' shall be the main focal point for development within the County of Grey.

- b) *The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area;*

Comment: The proposed subdivision represents an orderly development and does not conflict with the established development pattern of the area. The new road will connect with the subdivision to the north and future development

to the east.

- c) *The proposed use is compatible with existing and permitted future land uses on adjacent lands;*

Comment: The proposed subdivision is clearly compatible with the new subdivision to north and should not conflict with other land uses in the area. It is important to note that the subject lands, for the most part, are slated for residential development in the Town's Official Plan.

- d) *The servicing requirements of Section 5.3 shall be met;*

Comment: The servicing requirements of the Official Plan will be met, as explained later in this Planning Report.

- e) *Direct access from a Provincial Highway or a County Road shall be restricted as outlined in Section 5.2. Where possible, residential lots shall not be approved where access from a road would create a traffic hazard because of limited sight lines, curves or grades;*

Comment: The proposed subdivision will be accessed from County Road 28 and from the new municipal road to the north. None of the new lots, however, will front onto the County Road and no traffic hazard will result at the intersection as a result of sight lines, curves or grades.

- f) *Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*

Comment: The site has been deemed appropriate for the type of development proposed according to the series of studies that has been prepared in support of this development. Full municipal services will be provided to each new lot.

- g) *The size of any parcel of land created shall be appropriate for the proposed use, and in no case, shall any parcel be created which does not conform to the minimum provisions of the Zoning By-law.*

Comment: The lots proposed in this Plan of Subdivision are of appropriate size for detached dwellings, semi-detached dwellings and townhouse. Relief from the front yard requirement for six townhouse lots (Lots 73 to 78) will be

required in order to make these parcels developable, due to the 15 metre wetland buffer that is being applied to the rear of these parcels. Additional information regarding this requested relief is provided in Section 10.2 of this Planning Report.

h) That Minimum Distance Separation Formulae is applied to proposed lots.

Comment: The Minimum Distance Separation does not apply to development within a designated settlement area.

2. Any conditions, including zoning if required, shall be fulfilled, prior to final approval of the lot creation.

Comment: A list of conditions will be imposed at the Plan of Subdivision Draft Approval stage, and such conditions must be fulfilled prior to the County granting Final Approval.

6.12.1 Plans of Subdivision and Condominium

1. In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent shall consider and be prepared to justify the following:

a) The layout of the proposed plan with regard to matters of:

(i) Access to public transportation (where applicable) and access to existing trails,

Comment: Public transportation is not available in Hanover.

The subject lands are well connected to the existing and proposed trail system in Hanover. Additional comments in this regard are provided in Section 9.2.5 of this Planning Report.

ii) Connections to existing trails,

Comment: See comment above.

(iii) Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,

Comment: See comment above.

(iv) Accessibility for persons with disabilities,

Comment: A person with a disability would have the opportunity to have a dwelling erected within this subdivision to meet his/her needs. The subdivision itself will not create physical barriers for disabled people.

(v) The provision of sidewalks,

Comment: The provision of sidewalks will be discussed with the Town at the Development Agreement stage.

(vi) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street patterns or cul-de-sacs,

Comment: As stated previously, the new subdivision will be accessed mainly from Grey Road 28; however, the streets within this subdivision will be also directly connected to the new development to the north. In the future, Street A will be extended to the east and connect to Grey Road 4.

(vii) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,

Comment: The future owners of the new residential lots will have the option of designing a house in accordance with LEED (Leadership in Energy and Environmental Design). With regard to Low Impact Development, measures to manage surface water will be in accordance with the approved practices of the Ministry of the Environment and Climate Change.

(viii) Impact on the natural environment, as defined in Section 2.8 of this Plan.

Comment: The impact of the natural environment has been addressed in the Environmental Impact Study, as explained later in this Planning Report.

(ix) Consideration of the design of street lighting to minimize impact on dark skies,

Comment: Street lighting will be addressed at the Subdivision Agreement stage. The developer will be required to construct the street lights in accordance with the standards of the Town of Hanover.

(x) The provision of usable parkland and green space,

Comment: The Town advised during preconsultation discussions that it was not interested in acquiring parkland, and therefore the proposed subdivision does not involve the dedication of land to the Town for park purposes. Instead, a cash-in-lieu of parkland payment will be required. This notwithstanding, a trail will likely be established through one or more of the non-developable parcels (Blocks 83 to 85).

(xi) Public access to water front or beach (where applicable),

Comment: The subject lands are not located in close proximity to a lake.

(xii) Snow removal and emergency vehicle access.

Comment: The road pattern within the proposed subdivision is conducive to efficient snow removal and is easily accessible for emergency vehicles.

b) A range of housing and employment densities.

Comment: The proposed subdivision will yield 48 detached dwellings, 18 semi-detached dwellings and 32 townhouses, and this collectively represents a strong mix of housing types.

Please note that 20 of the townhouse dwellings would be erected on Block 79. The Developer chose to propose this portion of the subdivision as one block, as opposed to 20 individual lots, because he is not sure of the tenure of that future housing at this time. If the townhouses on Block 79 become rental or condominium units, then having the units on individual lots is not necessary. Conversely, if the Developer decides to sell the townhouses as freehold units, then an application for Part Lot Control will be filed once the units are under construction.

c) A mix of housing types including homes for the aged and assisted living facilities.

Comment: Detached dwellings, semi-detached dwellings and townhouses will be erected within this subdivision.

d) The provision of affordable housing

Comment: The semi-detached dwellings and townhouse will be more affordable than the detached dwellings, although their selling price will not likely fall within the “affordable housing” definition.

e) Consistency with Provincial Policy and Local Official Plan provisions

Comment: This Planning Report addresses consistency with the Provincial Policy Statement. Conformity with the Town’s Official Plan is addressed in Section 9.2 of this Planning Report.

f) The information requirements listed under Section 6.18

Comment: Section 6.18 states that an accurate and completed Plan of Subdivision application package shall be submitted to the County. This policy requires preconsultation with County and municipal staff to determine the types of studies necessary, with such studies possibly including an environmental impact study, a D-4 study, a Planning Report including a statement of compliance with the Official Plan(s) and the Provincial Policy Statement, hydrogeological report, functional servicing report, lake carrying capacity study, MDS calculation report, a settlement area capability study, archaeological review, and any other studies deemed necessary by the County or agencies. In this regard, the submission to the County of Grey includes a completed Plan of Subdivision, required fees and copies of every background report requested during the preconsultation discussions involving the County, Town and the Saugeen Valley Conservation Authority as listed in Section 8 of this Planning Report.

9.1.4 Servicing

Section 5.3 *Services* states the following (edited for relevancy):

- 1. The provision of a public water supply and the provision of the public sanitary sewer treatment facilities is the preferred method of servicing but shall be provided on the basis that: the systems can be sustained by the water resources upon which services rely; is within the financial capabilities of the*

municipality; complies with all regulatory requirements of the appropriate approval authority; and protects human health and the natural environment as defined in Section 2.8 of this Plan. Waste water treatment and water supply servicing options must be based on a hierarchy which considers environmental, technical, and long and short term financial factors, to determine the appropriateness of the various servicing options for development.

Local municipalities shall plan for sewage and water services which direct and accommodate expected growth in a manner that promotes the efficient use of existing: municipal sewage services and municipal water services; and, private communal sewage services and private communal water services where municipal sewage and municipal water services are not available. Municipalities shall require the entering into of a responsibility agreement between the owner/operator and the municipality in order to ensure perpetual maintenance of these systems in order to avoid adverse human health and environmental impacts.

2. *The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have developed in a local Official Plan or Secondary Plan. The feasibility of the options will be considered in the following order of priority:*
 - a) *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas;*
 - b) *Private communal sewage services and private communal water services, where municipal sewage and municipal water services are not provided and where the municipality has established policies to ensure that the services to be provided satisfies Section 5.3.2(1) of this Plan;*
 - c) *Partial services in accordance with Section 5.3.2(11); or,*
 - d) *Individual on-site sewage services and individual on-site water services in accordance with Section 5.3.2(8), Section 5.3.2(9), and Section 5.3.2(10).*

Comment: The proposed development will be connected to the Town's water system and sanitary sewage treatment system, as preferred by the County Official Plan.

12. *In all new subdivisions and other large scale developments, surface water management systems shall be incorporated to prevent on- or off-site flooding or erosion, and to prevent deterioration of environmentally sensitive watercourses. Other developments may also require such systems or studies, as determined by the County or municipality, if runoff from the location could increase existing drainage or water quality problems.*

Applicants may be required to submit studies or information relating to:

- a) Analysis of pre- and post-development storm runoff and water source flows, erosion, groundwater levels and infiltration;*
- b) Proposed storm water drainage facilities;*
- c) Means of controlling erosion and sedimentation;*
- d) A grading plan for the proposed development; and*
- e) An assessment of the impacts of the proposed development on the water quality of any watercourse or waterbody, including fisheries habitat, and the means of mitigating any potential reductions in water quality.*

Comment: The manner in which surface water will be handled is described in detail in the Stormwater Management Report prepared by Cobide Engineering Inc., and is summarized in Section 6.3 of this Planning Report.

9.1.5 Natural Environment

Section 2.8 Natural Environment of the County Official Plan provides the policy framework for evaluating development applications within the context of matters associated with the natural environment.

The Official Plan provides mapping for 'Hazard Lands', 'Provincially Significant Wetlands', 'Significant Woodlands', 'Areas of Natural and Scientific Interest' and some unevaluated wetlands referred to as 'Other Identified Woodlands'. Mapping is not available, however, for 'Significant Habitat of Threatened or Endangered Species', 'Fish Habitat', 'Significant Valleylands' and 'Significant Wildlife Habitat'

Schedule 'A' and Appendix 'B' to the County Official Plan (neither is included in this Planning Report) identify 'Hazard Lands' and 'Significant Woodlands' on the subject property and adjacent lands. The Environmental Impact Study (EIS) prepared in support of the proposed development confirms the 'Significant Woodlands' feature on the property and within 120 metres adjacent lands. The EIS also identified 'Fish Habitat', 'Significant Valleyland' and an evaluated wetland on the subject lands and/or within the 120 metre adjacent lands.

With regard to these features, please consider the following:

i. Significant Woodland

Section 2.8.4 *Significant Woodland* states:

No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in section 6.19 of this Plan.

Comment: All of the forested lands on the subject property and adjacent properties are identified as 'Significant Woodland' on Appendix B to the County Official Plan and were confirmed as such in the EIS. The EIS identified no 'Significant Wildlife Habitat' within the 'Significant Woodland' feature. As well, the EIS has determined that no forest interior habitat exists on the subject lands due to the surrounding agricultural fields and the adjacent commercial and residential development. Some of wooded lands, however, do provide stability functions for the steep valleyland slopes of the Saugeen River and anticipated local fauna movement corridor habitat along the riparian environment. The wooded lands also provide significant ecological functions to the cold water stream located on the west side of the property.

The EIS has recommended no site disturbance within the wetland feature on the west side of the property or within 15 metres of this wetland. The EIS recognizes that some tree removal is necessary along the rim of the 'Significant Valleyland' and is therefore recommending that off-setting tree planting mitigation occur, either on the subject property or offsite but within the same watershed. With these measures in place, the EIS concludes that no measureable negative impacts to overall 'Significant Woodland' feature are anticipated.

ii. *Significant Valleylands*

Section 2.8.6 *Natural Function* states:

1. *In the absence of more specific mapping showing significant natural areas and functions, the Hazard Lands, and the Provincially Significant Wetlands designations shall be used, in conjunction with Appendices A and B. Development and site alteration shall not be permitted within valleylands, wildlife habitat, and their adjacent lands, unless it has been demonstrated through an acceptable Environmental Impact Study is completed in accordance with Section 2.8.6(4) of this Plan that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

Comment: Through elevation and contour mapping prepared by Cobide Engineering Inc., the 'Significant Valleyland' rim has been accurately defined. The proposed subdivision designed will necessitate some minor topographical changes along the rim. These minor changes have been supported by the Slope Stability Study. This will result in the short-term loss of tree cover; however, tree replacement will occur. The EIS concludes that proposed development is in keeping with the 'Significant Valleyland' policies of the County Official Plan.

Please note that the tree preservation and replacement proposal is shown on Tree Preservation Plan which was prepared following the completion of the EIS.

iii. *Fish Habitat*

Section 2.8.6 *Natural Function* also states:

5. *No development shall be permitted within 30 metres of the banks of a stream, river, lake, or Georgian Bay. Where an Environmental Impact Study prepared in accordance with Section 2.8.6(4) of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate Conservation Authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural connections.*

Comment: The EIS identifies the permanent watercourse existing along the west side of the property and the Saugeen River which flows within 30 metres of the site's easterly boundary as 'Fish Habitat'. The EIS recommends a 30 metre buffer zone adjacent to both of these watercourses in order to protect the fish. In addition, the EIS also recommends that further 'Fish Habitat' review be required during the technical design stage pertaining to the new road that will traverse the westerly watercourse in order to demonstrate compliance with the federal and provincial requirements.

iv. Wetlands.

A wetland feature associated with the watercourse on the west side of the site has been identified in the EIS. It is not shown as a 'Significant Wetland' or as an 'Other Identified Wetland' in the County Official Plan mapping. These lands are, however, designated 'Hazard Lands'. Applying the following policy from Section 2.8.6 *Natural Function* is appropriate:

7. *No development or site alterations are permitted within the 30 metre adjacent lands to other identified wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

Comment: The EIS is recommending a 15 metre buffer for this wetland feature. With this setback in place, the EIS concludes that no significant negative impact will occur to this wetland feature or its ecological function. The EIS does state, however, that further review is necessary during the technical design stage for the new road in order to ensure that the wetland and the fish habitat are protected.

v. Recommendation and Conclusion

The EIS concluded that the proposed development will have no negative impacts or loss of ecological function to the natural heritage features on the subject property and adjacent lands provided the following recommendations are followed:

- No development shall occur within the wetland feature shown or its 15 metre buffer area, as shown Figure 8 of the EIS. Lots, however, can be extended into the buffer area provided visual identification (e.g. fencing) is provided to identify the buffer zone.
- Tree clearing shall not occur between April 1 and August 31 in order to protect the woodland birds during the nesting period.

- A Tree Preservation Plan shall be prepared for those lots abutting the wetland and associated buffer, with a targeted retention natural treed area of 30%.
- A Woodland Remedial Action Plan shall be prepared for the lots adjacent to the valleyland rim, with said plan providing for a minimum 2:1 area coverage for new native tree and shrub planting and occurring within the same watershed.
- A detailed technical report shall be prepared by a qualified person for the access road that will cross the wetland feature, and such report shall address thermal impacts, water quantity pre and post construction, construction sedimentation control measures, water crossing design, locally rare flora and demonstrate minimal tree cutting.

Comment: With regard to these recommendations, please be advised of the following:

- The lot/block design shown on the proposed Draft Plan of Subdivision reflects the recommendations of the EIS. Lots 59 to 78 include some of the wetland feature's 15 metre buffer; however, no development will be allowed within this protection area.
- Since the writing of the EIS, a Tree Retention Plan has been prepared showing the proposed tree retention areas and the proposed tree replacement areas. The onsite tree replacement area shown in the Tree Retention Plan does not represent an area that is equal to twice the amount of tree removal area and therefore additional tree planting will be required offsite.
- The Tree Retention Plan mapping can be implemented by including it within the Subdivision Agreement. The Agreement will also include: a clause that prohibits tree clearing between April 1 and August 31; the details regarding future offsite tree planting; and, a clause that provides for visual identification on Lots 59 to 78 to ensure that the 15 metre wetland buffer area is protected.
- The technical report addressing impact of the new road on the wetland feature should be completed prior to Final Approval of the Plan of Subdivision, and therefore said report should be listed as a condition of Draft Approval.

For a more in-depth explanation of the findings of Aquatic and Wildlife Services Inc. report, please read the Environmental Impact Study, copies of which have been filed with the County of Grey as part of this Planning Act applications submission package.

9.1.6 Landfills

Appendix A (Constraints) to the County of Grey Official Plan (not provided in this Planning Report) identifies an 'Abandoned Landfill' on a property located southwest of the subject lands. In this regard, the Official Plan states the following:

5.4.2 Existing and Known Abandoned Landfill Sites

1. *All existing municipal landfill sites are identified on Appendix A to the Official Plan. All known abandoned landfill sites have also been shown on Appendix A.*
2. *No development or site alteration shall be permitted within 500 metres of an existing or known abandoned landfill site, unless a D-4 Study has been prepared and submitted for review in accordance with the Ministry of the Environment Guideline D-4, indicating that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted. Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan shall prevail.*
3. *Where development is proposed for approval on a non-operating waste disposal site within 25 years of closure, the applicant must submit an application and obtain approval of the Ministry of the Environment pursuant to Section 46 of the Environmental Protection Act, R.S.O. 1990, as amended.*
4. *Where development is proposed for approval on a non-operating waste disposal site after 25 years of closure, a D-4 Study will be required as per subsection (2) above.*
5. *Appropriate setback provisions shall be established in the implementing Zoning By-law.*

Comment: Recently, a D-4 Study was conducted for this former landfill site on behalf of the Town of Hanover. The Study concluded that there are no concerns regarding development on this particular parcel of land.

9.1.7 Transportation

The proposed subdivision will be accessed from County Road 28, although none of the residential lots will actually have direct access from this thoroughfare. The development will also be connected to the road system of the existing subdivision to the north and to a future road that will be constructed by the Town and connect to Grey Road 4.

Section 5.2 *County Roads and Provincial Highways* includes the following policies pertaining to development in proximity to County Roads:

- e) *In considering proposed residential plans of subdivision, commercial and/or industrial developments which are in conformity with this Plan or the local Official Plan or Secondary plan and where such lands abut a County Road, the County shall follow a policy of encouraging the utilization of an internal road system and/or service road. It shall be the County policy to restrict the number of access points to the minimum required for proper development of the subject lands.*
- f) *Any applications for consent for severance, change of zoning, plan of subdivision, minor variance and/or development agreement for land abutting a Provincial Highway or County road shall be referred to the appropriate approval authority prior to approval in order to determine if the use, siting, and/or right-of-way width are adequate and meet the provisions of this Plan.*
- g) *Access to Provincial Highways or County Roads shall require the approval by the appropriate approval authority prior to the issuance of an access permit. Such access permit shall be issued in accordance with the policies of this Plan, the local Official Plans or Secondary Plans and the policies of the appropriate approval authority.*
- h) *The County shall enter into Site Plan Control Agreements or be a party to local municipal Site Plan Control Agreements for commercial and/or industrial development or redevelopment that requires direct access onto a County Road.*
- i) *Where a development application or site plan is likely to generate significant traffic volumes, the County will require the submission of a Traffic Impact Study. This Study will assess the impact of the application on the County Road system, adjacent access points and Local Roads, and recommend improvements if required.*

Comment: Grey County Transportation Services advised during preconsultation discussions that a Traffic Impact Study would be required. Such a study was conducted and concluded that the traffic volumes generated by the

proposed subdivision does not pose any constraint to the development and can readily be accommodated within the exiting road network.

9.1.8 Cultural Heritage

The following relevant heritage policies are found in Section 3 Heritage Policies of the County of Grey Official Plan:

5. *Development proposals shall conserve significant built heritage properties and significant cultural heritage landscapes.*
10. *A Stage 1 Archaeological Assessment is required for proposed Plans of Subdivision or Plans of Condominium. The Stage 1 Archaeological Assessment shall be done in accordance with the Ministry of Culture Guidelines.*
12. *Local municipalities are encouraged to utilize zoning to prohibit any use of land and the erecting, locating or using of any class or classes of buildings or structures on land that is the site of a known significant archaeological resource in accordance with Section 34(1)3.3 of the Planning Act.*

Comment: A Stage 1 and 2 Archaeological Assessment was conducted on the subject property. No archaeological resources were found.

9.1.9 Grey County Official Plan Review Summary

It is evident that the proposed subdivision will conform to every relevant aspect of the County of Grey Official Plan.

9.2 Town of Hanover Official Plan

The Official Plan for the Town of Hanover addresses the unique characteristics, special needs and social and economic aspirations and goals of the Municipality. This Official Plan provides the needed additional policy detail to ensure effective and practical application of the broader County policies.

Various sections of the Town's Official Plan are relevant to the proposed development including the policies pertaining to the 'Residential' and 'Hazard' land use designations, housing, lot creation, servicing, the natural environment, abandoned landfills, transportation, trails and cultural heritage.

9.2.1 Land Use Designation

The subject lands are designated 'Residential', 'Large Format Commercial' and 'Hazard' on Schedule 'A' to the Town of Hanover Official Plan, as illustrated on Figure 3 to this Planning Report. The 'Regulated Area' overly also applies to the majority of the subject lands.

9.2.1.1 'Residential' Designation

The 'Goals' of the 'Residential' designation, as stated in Section D.2.2 of the Plan, are:

D2.2.1 To ensure that an appropriate range of housing types and densities are provided within Hanover as well as an appropriate supply of rental housing in order to meet the projected requirements of current and future residents.

D2.2.2 To encourage the provision of housing which is affordable to low and moderate income households by permitting and encouraging all forms of dwelling types required to meet the social, health and well-being requirements of current and future residents.

D2.2.3 To ensure that there is at all times a 10 year supply of land designated for residential development.

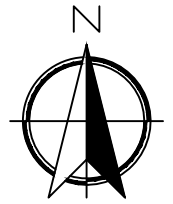
D2.2.4 To encourage residential development which efficiently utilizes the land, resources, infrastructure and public service facilities.











Comment: The introduction of 79 building lots/blocks upon which 98 units will be erected - the majority of which will be developed for semi-detached and townhouse dwellings - will assist the Town in achieving these goals.

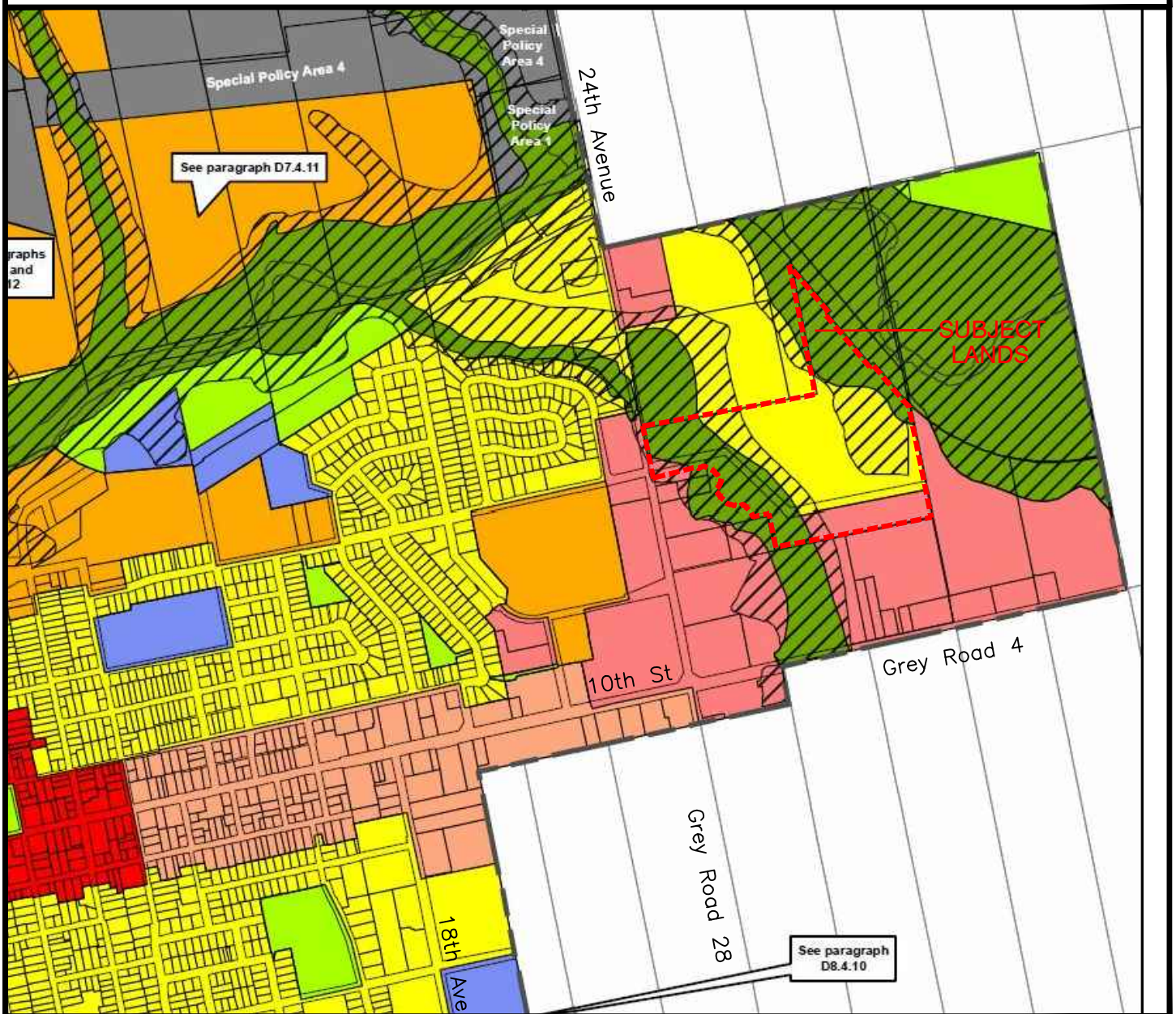
The 'General Policies' of the 'Residential' designation include the following:

D2.4.1 A wide range of housing types and densities shall be permitted within the Residential designation, subject to the policies in this Plan.

Figure 3: Town of Hanover Official Plan Schedule A (Land Use)



	Residential		Institutional
	Large Format Commercial		Hazard
	Corridor Commercial		Open Space
	Downtown Commercial		Special Policy Area
	Industrial		Regulated Area



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D2.4.2 New residential development shall be serviced with Municipal water and sanitary sewer.

D2.4.3 New residential development shall occur by intensification, infilling and expansion.

D2.4.5 The residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments shall provide a density of no less than 25 dwelling units per net hectare. Consideration shall be given for developments that do not meet this density when justified, in writing, by the developer and deemed appropriate by the Town.

D2.4.16 Low Density Residential Policies

- a) The Town considers detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings with no more than two units, where such units are developed at a maximum density of 25 units per net hectare, to constitute low density residential development.*

Comment: The proposed subdivision will be serviced with municipal water and sanitary sewers. The development is described as an expansion of the existing built-up area of Hanover and represents a density of 19.14 units per hectare. Although this policy is not intended to be applied specifically to each individual development, every attempt to have the proposed subdivision achieve the above-stated density target has been made. The major reasons for not achieving the 25 unit per net hectare target are as follows:

The developable area on the property is not large enough to warrant an additional tier of lots. As a result, some of the proposed lots are extremely deep, and this has a direct impact on the units per hectare calculation.

The need to retain a tree cover of at least 30% on the developable lands, as required by the Environmental Impact Study, also has a considerable impact on the ability to attain a certain density. Some of the lots have been made extra-large in order to allow for the tree retention and tree restoration areas.

9.2.1.2 'Hazard' Designation

Approximately 8.79 hectares of this site are designated 'Hazard'. The relevant 'Hazard' policies in Section D10 state:

D10.3.1 The permitted uses within the Hazard designation shall be conservation, forestry and passive recreational uses but not including golf courses. No buildings or structures shall be permitted in the Hazard designation except where such are intended for approved flood or erosion control projects, natural habitat enhancement, public utilities where no alternative location is available, or structures accessory to a permitted passive outdoor recreational use.

Comment: The 'Hazard' designated area on the site will remain predominantly in its natural state. As requested in the EIS, further review at the road design stage is recommended to ensure that constructing the road through the 'Hazard' area (which applies to the watercourse and its associated wetland feature) will not impact this natural area.

9.2.1.3 'Large Format Commercial' Designation

The lands located along the southerly boundary of the subject property (specifically Lot 59, Block 79 and Block 81) are designated 'Large Format Commercial'. Section D5 *Large Format Commercial* of the Town's Official Plan states:

The predominant use of land within the Large Format Commercial designation shall be those uses which are not compatible with the compact nature of the downtown areas due to space and parking demands. Permitted uses shall include, but are not limited to, automotive uses, restaurants, motels, garden centres, building supplies, home improvement stores, grocery stores and large scale retail establishments. A day nursery serving the employees of a permitted principal use shall also be permitted as an accessory use.

Notwithstanding this statement, Town Council recently adopted a "housekeeping" Zoning By-law Amendment that, among other things, rezoned this particular portion of the subject lands to 'R4-h'. Since that Zoning By-law Amendment is in effect, the Amendment is "*conclusively deemed to be in conformity with the official plan*", as stated in Section 24(4) of The Planning Act. In this regard, the Town has advised that an Official Plan Amendment to change the 'Large Format Commercial' designation of these lands to 'Residential' is not required.

9.2.1.4 'Regulated Area' Overlay

The following policies are relevant to the lands subject to the 'Regulated Area' overlay on Schedule A:

D10.4.3 Hazard and other areas are subject to the Saugeen Valley Conservation Authority's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06 and amendments thereto) under the Conservation Authorities Act (R.S.O. 1990). The extent of the Regulation Limits is generally indicated on Schedule 'A' to this Official Plan by the "Regulated Area" overlay. The Regulated Area includes lands within the Hazard designation as well as valley slopes, wetlands, watercourses, and areas adjacent to these features.

D10.4.4 Where there is any discrepancy between the Regulated Areas shown on the Schedules to this Plan and the actual Regulation Limit, the Saugeen Valley Conservation Authority (SVCA) shall make the final determination. New development or site alteration shall not proceed without permission first being obtained from the SVCA for work within the Regulated Area. All new development, including any change to a building or structure that would alter the use or potential use, increase the size, or increase the number of dwelling units, or site alteration within the floodplain or Regulated Area requires permission from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06. The proponent of a development shall produce all engineering reports or other information as may be required by the SVCA in order for the suitability of the proposal to be adequately assessed.

Comment: Permission from the SVCA for development and site alteration within the regulated area will be required.

9.2.2 Natural Environment

Section E.1. *Natural Heritage Features* of the Town's Official Plan states the following (edited for relevancy):

E1.1.1 Certain natural heritage features are required by the Provincial Policy Statement and the County of Grey Official Plan to be protected. Those natural features are:

- a) *Significant Habitat of Threatened or Endangered Species*
- b) *Fish Habitat*
- c) *Significant Valleylands*
- d) *Significant Wildlife Habitat*
- e) *Significant Wetlands*
- f) *Areas of Natural and Scientific Interest*
- g) *Significant Woodlands*

E1.1.2 Mapping is available for Significant Wetlands, Areas of Natural and Scientific Interest and Significant Woodlands, and such mapping has been incorporated into the County of Grey Official Plan. Based on this mapping, there are no Significant Wetlands or Areas of Natural and Scientific Interest within or adjacent to Hanover, and therefore no policies are provided in this Official Plan with regard to those two features. The County is currently completing a Natural Heritage Systems Study (Green in Grey). The results of this study are expected to be implemented into the County Official Plan as part of a future official plan amendment. Following the County's official plan amendment, the Town of Hanover would implement Natural Heritage Systems Study at the time of the next five year review of the Town's Official Plan.

E1.1.3 Several areas of Significant Woodlands are situated within Hanover and are identified on Schedule B to this Official Plan. The policies for Significant Woodlands are as follows:

- a) *The criteria for the identification of Significant Woodlands were developed by the County of Grey with assistance from the Ministry of Natural Resources. The identification was primarily a desk-top based Geographic Information Systems (GIS) exercise and the County acknowledges that inaccuracies or omissions in the mapping may be present. As a result, site visits by qualified individuals may be required at the application stage to scope any potential studies.*
- b) *In order to be considered significant within a settlement area, the woodland must be greater than or equal to four (4) hectares in size.*
- c) *No development or site alteration shall occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, in accordance with Section E1.2, that there will be no negative impacts on the natural features or their ecological functions. The "adjacent lands" are defined as lands within 120 metres of the Significant Woodland.*

- d) *Notwithstanding paragraph c) above, projects undertaken by the County, Town or the Saugeen Valley Conservation Authority may be exempt from the Environmental Impact Study requirements provided said project is a public work or conservation project.*
- e) *Notwithstanding paragraph (c) above, tree cutting and forestry will be permitted in accordance with the County Forest Management By-law.*
- f) *Notwithstanding paragraphs (c) and (e), fragmentation of significant woodlands is generally discouraged.*

E1.1.4 Mapping is not available for Significant Habitat of Threatened or Endangered Species, Fish Habitat, Significant Valleylands and Significant Wildlife Habitat. Streams and rivers however are shown on Schedule B to the Plan. As mapping becomes available for these natural features, Schedule B to this Official Plan will be amended accordingly. In the meantime, the following policies shall apply:

- a) *An application proposing a development on lands known to be within or on adjacent lands to Significant Habitat of Threatened or Endangered Species, Fish Habitat, Significant Valleylands and Significant Wildlife Habitat, may be required to submit, at the discretion of the Town, County, Saugeen Valley Conservation Authority, Ministry of Natural Resources or other public agency, an Environmental Impact Study that involves a thorough review of the site for one or more of these natural features, in accordance with Section E1.2 of this Official Plan.*
- b) *No development or site alteration shall occur within an area identified as having Significant Habitat of Threatened or Endangered Species or Fish Habitat except in accordance with provincial and federal requirements.*
- c) *No development shall be permitted within 30 metres of the banks of a stream, river, or lake. Where an Environmental Impact Study prepared and concludes that setbacks may be reduced and/or where it has been determined by the Saugeen Valley Conservation Authority these setbacks may be reduced.*

E1.1.5 No development or site alteration shall occur within an area identified as having Fish Habitat, Significant Valleylands or Significant Wildlife Habitat, or within their adjacent lands, or within the adjacent lands of Significant Habitat of Threatened or Endangered Species unless it has been demonstrated through an

Environmental Impact Study, in accordance with Section E1.2, that there will be no negative impacts on the natural features or their ecological functions. The “adjacent lands” are defined as lands within 120 metres of a Significant Habitat of Threatened or Endangered Species, Fish Habitat, Significant Valleylands, or Significant Wildlife Habitat.

E1.1.6 Schedule B identifies wetlands that are of local significance, which are labeled as Other Wetlands. This mapping reflects the County of Grey Official Plan. No development or site alterations are permitted within Other Wetlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study in accordance with Section E1.2 that there will be no negative impacts on the natural features or on their ecological functions. The “adjacent lands” are defined as lands within 30 metres of the Other Wetlands.

E1.1.7 The County of Grey will be undertaking a Natural Heritage System study, and the recommendations of the study will be implemented in the County of Grey Official Plan. Such recommendations will also be incorporated into the Town of Hanover Official Plan during the next Official Plan update.

Comment: As explained earlier in this Planning Report, the EIS confirmed the existence of the following natural heritage features on the site and adjacent lands: Fish Habitat; Significant Woodland (as shown on Schedule B to the Town’s Official Plan, see Figure 4); Significant Valleyland; and a wetland feature with an area designated ‘Hazard’ in the Town’s Official Plan. The EIS concluded that provided a series of recommended mitigative measures are followed, the proposed site development will have no anticipated negative impacts or loss of ecological function to the assessed natural heritage features.

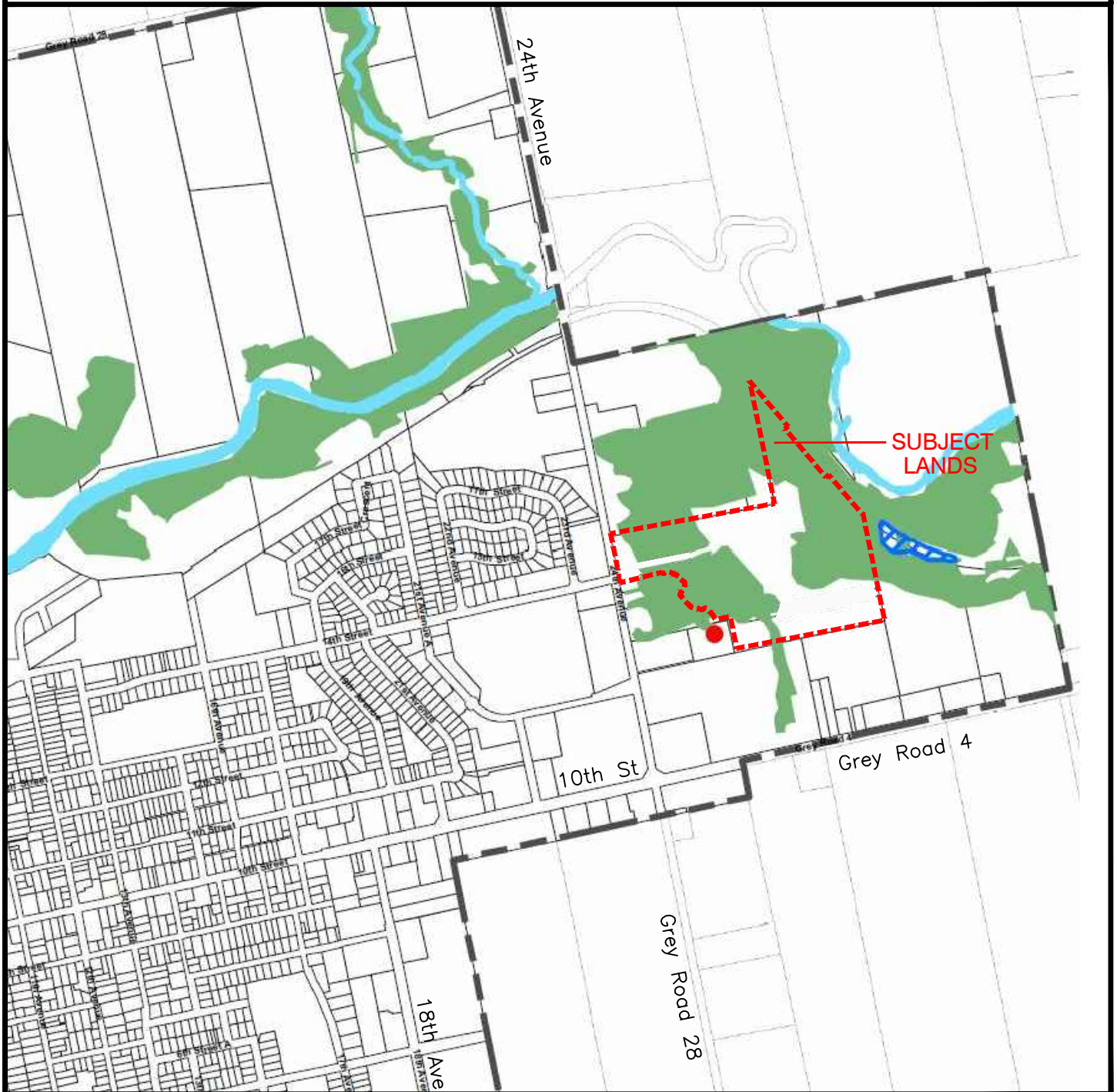
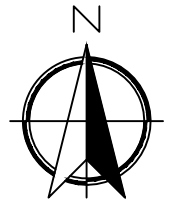
9.2.3 Servicing

Section E2.1 Water Supply and Sewage Disposal states:

E2.1.1 All new development within Hanover shall be serviced with the municipal water supply and sanitary sewers.

E2.1.2 In certain cases, connecting new development to municipal water and sanitary sewers will require extensions and/or improvements to the existing piped systems. In these cases, the extensions and/or improvements will be financed by the developer.

Figure 4: Town of Hanover Official Plan Schedule B (Constraints)



Proposed Plan of Subdivision
 2501563 Ontario Inc. c/o Joerg Weller
 Part Lots 11, 12, 13 and 14, Concession 1 NDR
 Geographic Township of Bentinck
 Town of Hanover

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E2.1.3 The Town shall not approve severance applications nor support a Plan of Subdivision proposal unless adequate uncommitted reserve water and sewage treatment capacity is available to accommodate the proposed development. The availability of uncommitted reserve capacity shall be based on the Ministry of the Environment policies and guidelines.

E2.1.4 In situations where an extension of Draft Approval of a Plan of Subdivision is being considered, the Town shall only support an extension where uncommitted reserve water and sewage treatment capacity still exists. Where other developments are being denied due to capacity shortages, the Town may choose to not support an extension of Draft Approval where no reasonable attempts to obtain Final Approval and register the Plan of Subdivision have recently been made, thus allowing other development proposals to be considered.

Comment: The proposed development will be fully serviced. The costs of extending the water and sewer lines to the site and throughout the subdivision will be borne by the Developer. Uncommitted reserve water and sewage treatment exists to service the 98 units.

E2.1.1 Stormwater management is required to ensure that stormwater runoff from precipitation is controlled in order that development does not increase peak flows to any greater extent than pre-development runoff onto adjacent properties or into watercourses that impact on downstream flooding. The intent is control erosion and sedimentation and to protect and enhance water quality and aquatic habitat.

E2.1.2 Where required by the Town and/or Saugeen Valley Conservation Authority, a development proposal shall be supported by a stormwater management study prepared by a qualified professional to determine the effect of increase runoff due to development of the site and to identify stormwater management measures as necessary to control any increases in flow. The developer shall install the stormwater management measures identified in the study as part of the development of the site to the satisfaction of the Town and/or the Conservation Authority.

Comment: Cobide Engineering Inc. has prepared a Preliminary Stormwater Management Report which addressed the aforementioned policies.

9.2.4 Transportation

Schedule C (Transportation) of the Town's Official Plan (see Figure 5) identifies 24th Avenue (Grey Road 28) as an 'Arterial' road. The new road shown as "Street A" on the proposed subdivision is also shown as 'Arterial (Potential)'.

In this regard, Section E3.1 *Arterial Roads* states the following:

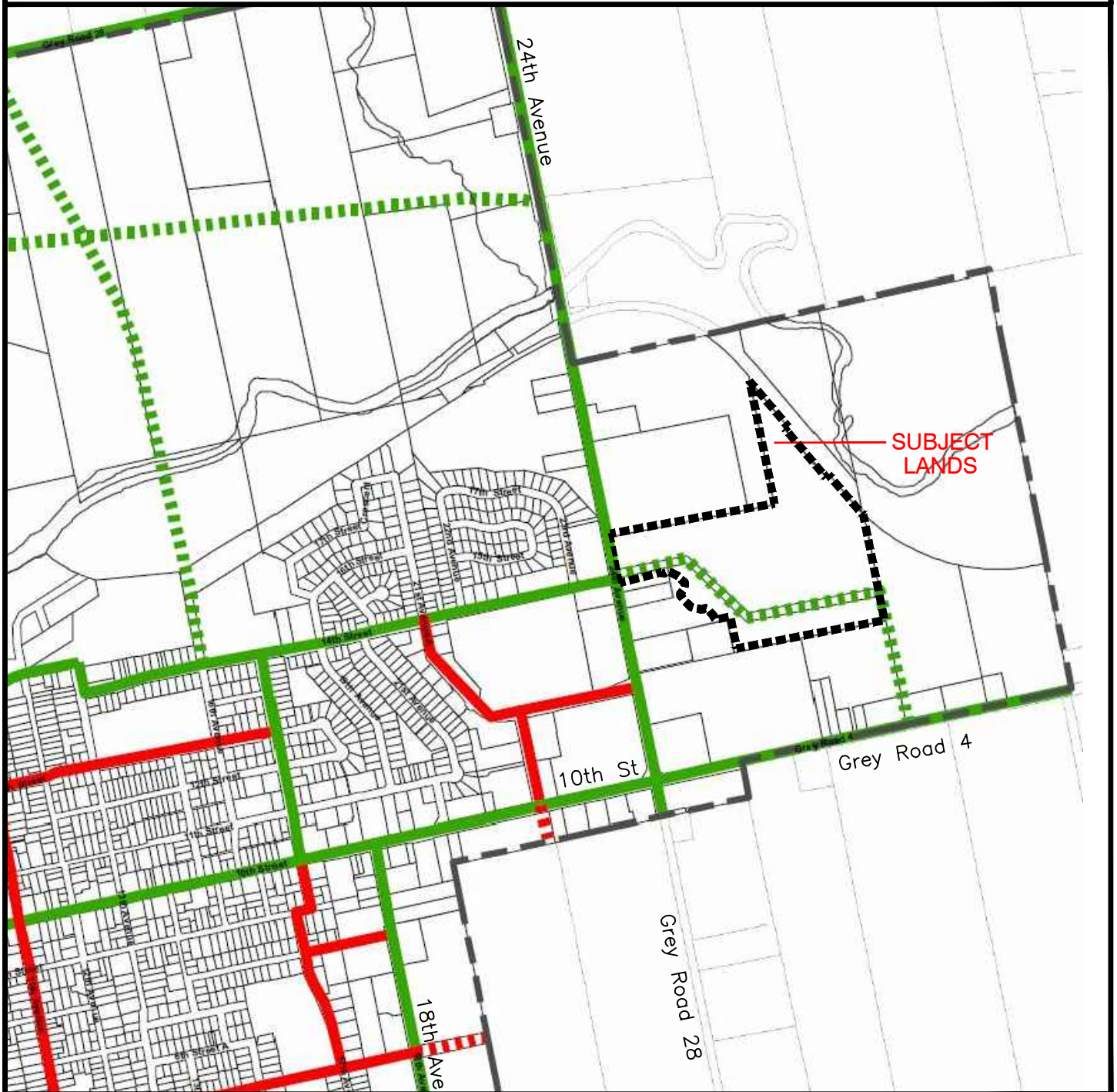
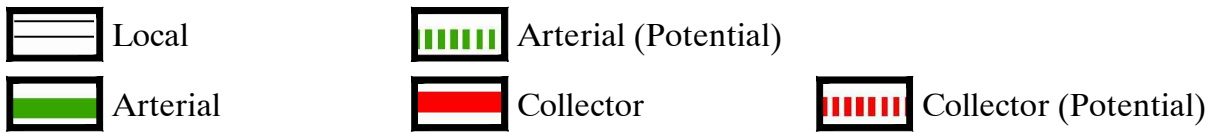
a) *Arterial Roads*

- i. *Arterial Roads are main traffic routes intended for large volumes of passenger and commercial traffic moving to destinations within and through the Town.*
- ii. *It is the intent of this Official Plan to limit access to/from properties along Arterial roads. All proposals for new development along Arterial Roads must consider the impact of the proposed use on the functioning of the Arterial road. Shared access points may be required.*
- iii. *Where the County of Grey is the approval authority for access onto an Arterial Road, the County may grant or refuse access. All development along a County Road shall be in accordance with the County's policies and standards. The County shall be involved in the review of Site Plan Control Agreements involving access onto a County Road.*
- iv. *Where development or redevelopment is proposed for a property having frontage on both an Arterial Road and either a Collector or Local Road, access shall be gained from the Collector or Local Road.*

Comment: Grey County Transportation Services advised during preconsultation discussions that a Traffic Impact Study would be required. Such study was conducted and concluded that the traffic volumes generated by the proposed subdivision do not pose any constraint to the development and can readily be accommodated within the exiting County Road network.

With regard to Street A, which as noted has been identified as potential 'Arterial' road, efforts have been made to limit the number of units fronting onto the new road; however, given the shape of this property and the extent of the development constraints due to the natural heritage features, it is necessary to have lots fronting onto this street. During preconsultation discussions, Town staff expressed its support of the proposed subdivision design.

Figure 5: Town of Hanover Official Plan Schedule C (Transportation)



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9.2.5 Trails

Schedule D (Trails) of the Official Plan shows the location of existing and future trails throughout the Town, as illustrated in Figure 6 to this Planning Report. A recommended 'Future Primary Trail' and 'Connecting Trail' are shown on the subject property and are intended to provide a connection to the "rail trail" located to the east. In this regard, Section E3.3 *Trails* states the following:

E3.3.1 An extensive trail system, known as the Hanover Community Trail System, exists within the Town, and provides excellent opportunities for recreation, tourism and alternative means of transportation.

E3.3.2 The trail system is shown on Schedule D (Trail Network) and involves a hierarchy of trails, as follows: Primary Trails; Secondary Trails; and, Connecting Trails.

E3.3.3 The Primary Trail had been established on the former CN and CP railway lines from the southwest corner of Hanover to the northeastern corner. This trail has been developed with a minimum of 3.0 metres and to the standards of the Town's Trails Development Plan.

E3.3.4 The Secondary Trails stems from and return to the Primary Trail. These trails are developed with a width of 0.5 metres to 1.0 metres and to the standards of the Town's Trails Development Plan.

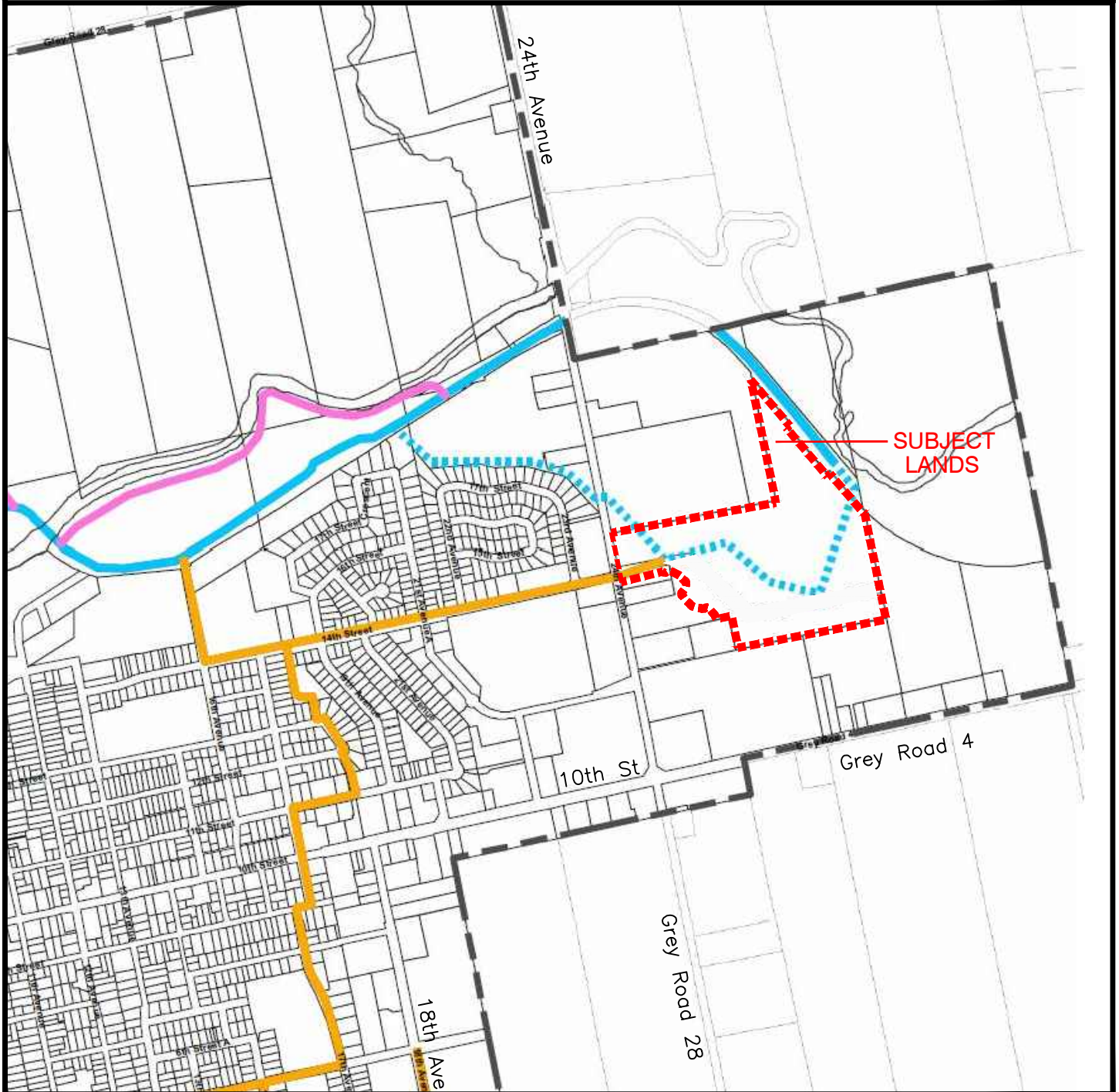
E3.3.5 The Connecting Trails provide a connecting link or loop from various locations within the Town to the Primary Trail. These trails are developed with a width of 2.0 metres to 3.0 metres and to the standards of the Town's Trails Development Plan.

E3.3.6 The Town shall consider potential trail development that could enhance and improve the trail system connectivity and linkages within the Town of Hanover and beyond Town borders to other established trail systems. Some of the future trails have been identified on Schedule D.

E3.3.7 New subdivisions and other developments shall be designed with the intent of enhancing trail system connectivity wherever possible.

Comment: With the amount of land remaining undeveloped on this site on Blocks 83, 84 and 85, ample opportunity exists to provide the desired trails. The Town may chose to apply some of the parkland dedication funds acquired

Figure 6: Town of Hanover Official Plan Schedule D (Trail Network)



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through this Plan of Subdivision development to the development of the trail.

9.2.6 Lot Creation

Section E4.1.2 *Plans of Subdivision* states (edited for relevancy):

- a) *With the exception of lot creation along an already constructed public road and generally involving fewer than five lots, all development shall occur via Plan of Subdivision.*
- d) *The Plan of Subdivision approvals process essentially involves two stages: (1) Draft Approval; and (2) Final Approval / Registration. Draft Approval shall not be granted until the Town is satisfied that the proposed development can be supplied with adequate public services such as municipal water, sanitary sewers, storm drainage facilities, schools and fire protection.*
- e) *Plans of Subdivision should be designed, wherever possible, to provide a grid road pattern and avoid curvy linear streets and cul-de-sacs. Such street design will benefit the vehicular and pedestrian traffic flow within the subdivision and adjacent areas, and will benefit the Town in providing maintenance to these streets.*
- f) *In certain circumstances, it may be appropriate to grant Final Approval in phases. In other instances, it may be appropriate to grant Final Approval to the entire Plan of Subdivision but allow for the actual construction of the roads, servicing, etc. in phases. In either case, the phasing arrangements shall be stipulated in the Subdivision Agreement to the satisfaction of the Town.*
- g) *At the Draft Approval stage, the County will impose conditions of Final Approval which shall include the requirement for the developer to enter into a Subdivision Agreement with the Town. The Agreement is a legal and binding document which ensures that the design and servicing of the subdivision meet municipal standards. Subdivision Agreements typically address such issues as road construction, sewer and water construction, parkland dedication, lot grading and drainage, phasing, etc. The Agreement shall insure that the costs associated with the subdivision are borne by the developer and that the development does not adversely affect the finances of the Town.*
- h) *The Town will require the developer of a Plan of Subdivision to convey land for park purposes, or alternatively the Town may choose to accept a cash-in-lieu of*

parkland payment. Further details pertaining to parkland dedication requirements are provided in Section D9.4.4 and D9.4.5 of this Official Plan.

Comment: The proposed subdivision appears to represent the most efficient road pattern possible. The proposed roads will connect to the new subdivision located to the north and to a future road to the east.

The exact phasing of the development is not known at this time.

The developer will enter into a Subdivision Agreement with the Town prior to obtaining Final Approval. The Agreement will include, among other things, the provisions for the payment of cash in lieu of park land.

9.2.7 Landfills

Schedule B (Constraints) to the Hanover Official Plan (see Figure 4) identifies a landfill site approximately 250 metres south of the subject lands. In this regard, Section E10 *Known and Abandoned Landfill Sites* states (edited for relevancy):

E10.1 All known abandoned landfill sites have also been shown on Schedule B.

E10.2 No development or site alteration shall be permitted within 500 metres of an existing or known abandoned landfill site, unless a D-4 Study has been prepared and submitted for review in accordance with the Ministry of the Environment and Climate Change Guideline D-4, indicating that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted. Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan shall prevail.

E10.3 Where development is proposed for approval on a non-operating waste disposal site within 25 years of closure, the applicant must submit an application and obtain approval of the Ministry of the Environment and Climate Change pursuant to Section 46 of the Environmental Protection Act, R.S.O. 1990, as amended.

E10.4 Where development is proposed for approval on a non-operating waste disposal site after 25 years of closure, a D-4 Study will be required as per subsection (2) above.

E10.5 Appropriate setback provisions shall be established in the implementing Zoning By-law.

Comment: As stated earlier in this Planning Report, a D-4 Study was conducted for this former landfill site on behalf of the Town of Hanover. The Study concluded that there are no concerns regarding development on this particular parcel of land.

9.2.8 Cultural Heritage

Section C2.4 *Cultural Heritage* states the following (edited for relevancy):

f) To permit development and site alteration on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been conserved by removal or documentation, or by preservation on site, and supported by the Ministry of Tourism and Culture. To assist in this regard, developers are encouraged to consult with representatives of First Nations and Métis.

Comment: A Stage 1 and 2 Archaeological Assessment was conducted on the subject property and no archaeological resources were found.

9.2.9 Town of Hanover Official Plan Review Summary

It is evident that the proposed subdivision will conform to every relevant aspect of the Town of Hanover Official Plan.

9.3 Provincial Policy Statement

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this subdivision application, as follows:

9.3.1 Settlement Areas

Section 1.1.3 *Settlement Area* policies state (edited for relevancy):

- 1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*
- 1.1.3.2 *Land use patterns within settlement areas shall be based on:*
- a) *densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
 - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - 4. *support active transportation;*
 - b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*
- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

Comment: Hanover is a recognized settlement area in the County of Grey Official Plan. The proposed density of the development will allow for the efficient use of land and infrastructure.

Municipal water and sanitary sewers are readily available to service to the development.

9.3.2 Housing

Section 1.4 *Housing* states:

1.4.1 *To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.3 *Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. *all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment: The proposed development, which will yield a total of 98 dwelling units, represents an efficient use of municipal infrastructure. The 98 units will involved a mix of single family dwellings, semi-detached dwellings and townhouses.

This development will add to the supply of building lots within the Town.

The location of the subdivision allows the development to be easily serviced with municipal water, sanitary sewers, hydro, natural gas, telephone and cable television as well as other public service facilities such as schools, recreation facilities, police and fire protection.

9.3.3 Servicing

Section 1.6.6 *Sewage and Water states:*

1.6.6.1 *Planning for sewage and water services shall:*

- a) *direct and accommodate expected growth in a manner that promotes the efficient use of existing:*
 - 1. *municipal sewage services and municipal water services; and*

2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
- b) *ensure that these systems are provided in a manner that:*
 1. *can be sustained by the water resources upon which such services rely;*
 2. *is feasible, financially viable and complies with all regulatory requirements; and*
 3. *protects human health and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use considerations at all stages of the planning process; and*
- e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3., 1.6.6.4 and 1.6.6.5.*

1.6.4.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*

1.6.6.6 *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.*

Comment: The proposed development will be connected to municipal water and sanitary sewers, which is the PPS's preferred method of servicing.

1.6.6.7 Planning for stormwater management shall:

- a) *minimize, or, where possible, prevent increases in contaminant loads;*
- b) *minimize changes in water balance and erosion;*
- c) *not increase risks to human health and safety and property damage;*
- d) *maximize the extent and function of vegetative and pervious surfaces;
and*
- e) *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: Stormwater management for this development will be in accordance with the standards of the Town and the Provincial Government, and must be approved by the Municipality and Saugeen Valley Conservation Authority.

9.3.4 Natural Environment

Section 2.1 *Natural Heritage* states:

- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *The diversity and connectivity of natural features in an area, and the long- term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 2.1.4 *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in Ecoregions 5E, 6E and 7E¹; and*
 - b) *significant coastal wetlands.*

2.1.5 *Development and site alteration shall not be permitted in:*

- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;*
- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*
- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

Comment: The EIS has demonstrated that provided the recommendations are followed, the proposed site development will have no anticipated negative impacts or loss of ecological function to natural heritage features that have been identified on the subject property and adjacent lands.

9.3.5 Cultural Heritage

Section 2.6 *Cultural Heritage Archaeology* states:

- 2.6.1** *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2** *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological*

potential unless significant archaeological resources have been conserved.

- 2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.*

Comment: A Stage 2 Archaeological Assessment has been conducted on the site. No items of archaeological significance were found.

9.3.6 Provincial Policy Statement Review Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

10. CURRENT ZONING AND PROPOSED AMENDMENT

10.1 Current Zoning

The subject lands are currently zoned 'D' (Future Development)' R4-h' (Residential Type 4 with hold suffix) and 'H' (Hazard), according to the Town's Comprehensive Zoning By-law, as illustrated on Figure 7 to this Planning Report. The 'Regulated Area' overlay also applies to some of the subject lands.

Permitted uses within the 'D' zone are detached dwellings, buildings and structures accessory to a detached dwelling, and agricultural uses (excluding buildings). The 'D' zone is essentially a "holding" zone of sort, and lands zoned as such are to be rezoned to another category once a specific use is proposed. Typically, the 'D' zone is applied to large parcels of vacant or underdeveloped parcels of land.

The 'R4-h' zone was recently applied to the southern portion of the subject lands (shown as Lot 59, Block 79 and Block 81) when the Town adopted a "housekeeping" Zoning By-law Amendment. The 'R4' zone permits a detached dwelling, townhouse dwellings, street townhouse dwellings and a fourplex.

The 'H' zone generally permits forestry, passive recreation and conservation. The only structures permitted within this zone are those required for flood and erosion control.

Lands within the 'Regulated Area' overlay require permission from the SVCA for development and site alteration.

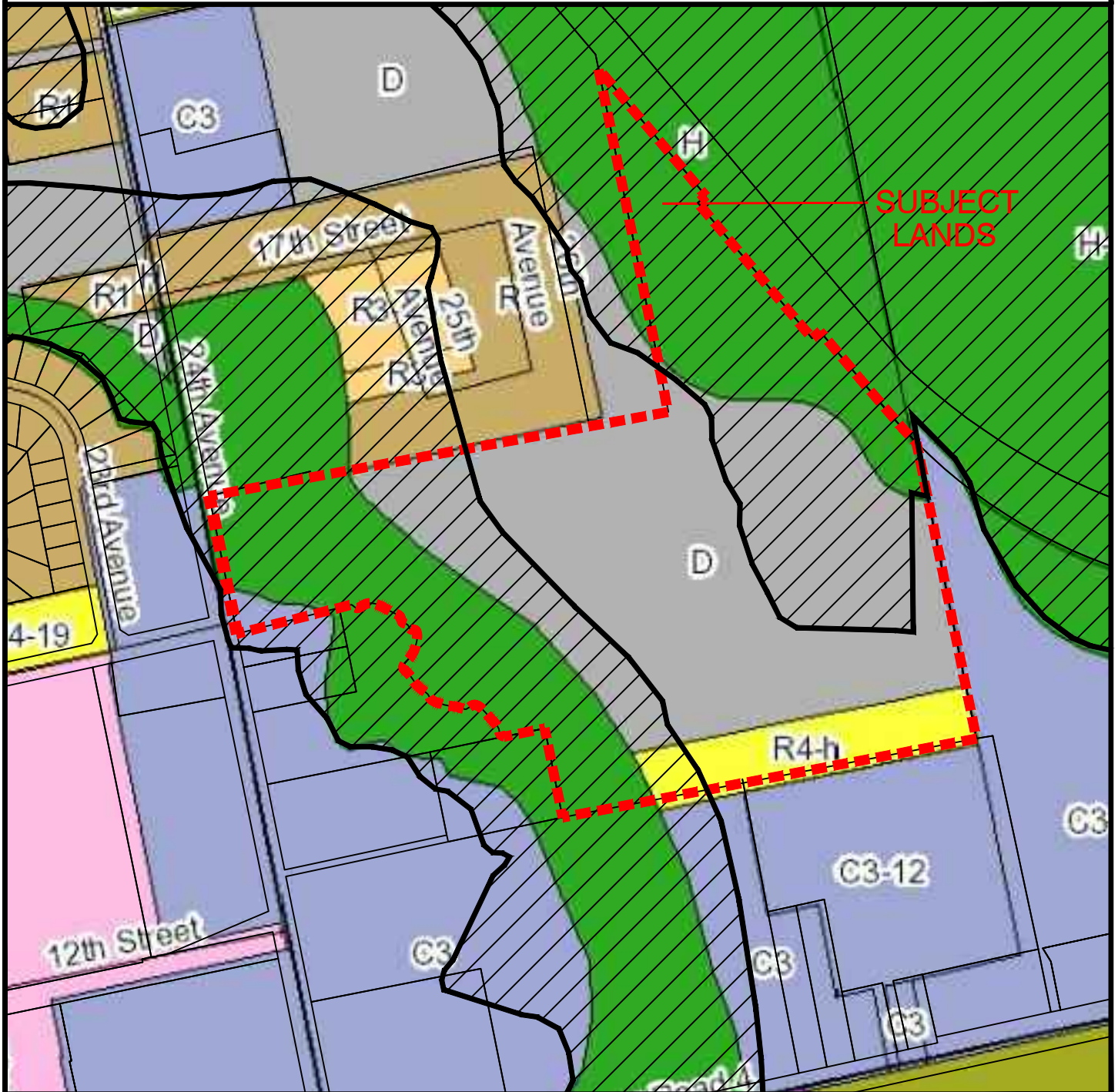
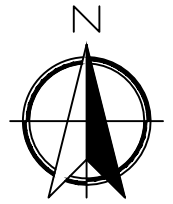
10.2 Proposed Zoning

The proposed zoning is shown on a drawing contained in Appendix B to this Planning Report.

All of the lots proposed for detached dwellings and semi-detached dwellings, except for Lot 59, are proposed to be zoned 'R2' (Residential Type 4), a zoning category that permits detached dwellings and semi-detached dwellings subject to certain development standards. All of the lots to be zoned 'R2' will comply with the relevant provisions of the Zoning By-law.

Figure 7: Town of Hanover Zoning By-law (GIS Version)

 Regulated Area



Proposed Plan of Subdivision
 2501563 Ontario Inc. c/o Joerg Weller
 Part Lots 11, 12, 13 and 14, Concession 1 NDR
 Geographic Township of Bentinck
 Town of Hanover

RD **RON DAVIDSON**
 LAND USE PLANNING CONSULTANT INC.
 OWEN SOUND, ONTARIO

SCALE 1:5000

Lot 59 is also a proposed detached dwelling lot; however, since its current 'R4' zoning allows for detached dwellings, among other housing types, this parcel can remain zoned 'R4'.

Block 79 is already zoned 'R4' (with a holding suffix), and therefore this parcel is not subject to the proposed Zoning By-law Amendment, other than the "h" symbol will be removed. The other parcels slated for townhouse development must be rezoned to 'R4' through this rezoning exercise.

As stated earlier, six of the townhouse parcels (Lots 73-78) require relief from the 'minimum front yard' requirement of the 'R4' zone. Whereas the By-law requires a front yard of at least 6.0 metres, complying with this standard would be very difficult unless these parcels have a small and undesirable building envelope. The 15 metre buffer associated with the site's wetland feature consumes over 40% of these of these six lots, thereby making the depth of the building envelopes quite shallow. As such, the requested Zoning By-law Amendment would reduce the 'minimum front yard' provision to 3.0 metres for the main portion of the dwelling and to 5.0 metres for the attached garage. (The extra 2.0 metre setback for the garage ensures that sufficient parking area is provided on each lot without encroaching onto the portion of the driveway that extends onto the road allowance.)

The drainage and utility blocks (Blocks 80, 81 and 82) will be zoned 'OS' (Open Space).

The large conservation parcels (Blocks 83, 84 and 85) will be zoned 'H' (Hazard).

The 'Regulated Area' overlay will not change as a result of this Zoning By-law Amendment.

Based on the foregoing, it is recommended that Town staff prepare a draft Zoning By-law Amendment for Council's consideration which reflects the mapping provided in Appendix B to this Planning Report and includes wording to the effect of:

1. Schedule A to Town of Hanover Comprehensive Zoning By-law is hereby amended by rezoning the subject lands from 'D', 'H' and 'Regulated Area' overlay to 'R2', 'R4-x', 'OS', 'H' and 'Regulated Area' overlay, as shown on Schedule A to this By-law.
2. Schedule A to the Town of Hanover Comprehensive Zoning By-law is hereby further amended by removing the 'h' suffix on lands zoned 'R4', as shown on Schedule A to this By-law.

3. Section 25 to the Town of Hanover Zoning By-law is hereby amended by adding the following:

R4-x Lands in the 'R4-x' zone shall only be used for townhouse dwellings in accordance with the 'R4' zone provisions, excepting however that the 'minimum front yard' shall be 5.0 metres for the attached garage and 3.0 metres for the remainder of the townhouse dwelling.

11. CONCLUSIONS / RECOMMENDATIONS

The proposal to create a new residential subdivision involving a mix of detached dwellings, semi-detached dwellings and townhouses within the designated settlement area of Hanover is strongly endorsed by the County Official Plan, the Town of Hanover Official Plan and the Provincial Policy Statement.

This development represents sound land use planning and therefore the applications for Draft Plan of Subdivision and Zoning By-law Amendment should be given favourable consideration.

The text and schedule of the draft Zoning By-law Amendment should reflect the wording provided in Section 10.2 of this Planning Report and the drawing provided in Appendix B.

The Subdivision Agreement, which will be required as a condition of Draft Approval, should include the recommendations of the Environmental Impact Study and the Tree Retention Plan. Also to be listed as a condition of Draft Approval should be the requirement for a future study to be conducted to review the potential impacts of the new road crossing over the watercourse and wetland feature, as recommended in the EIS. All other standard conditions of Draft Approval should also be imposed.

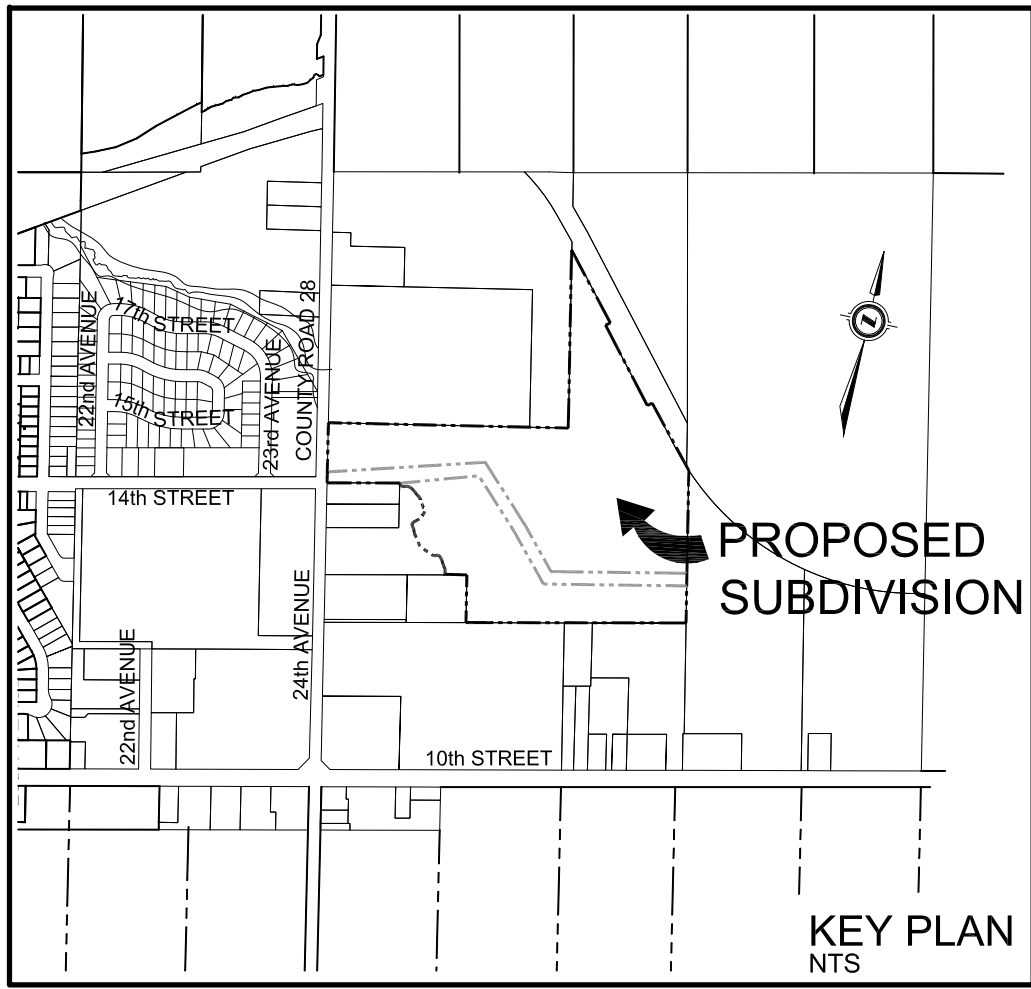
Respectfully submitted,



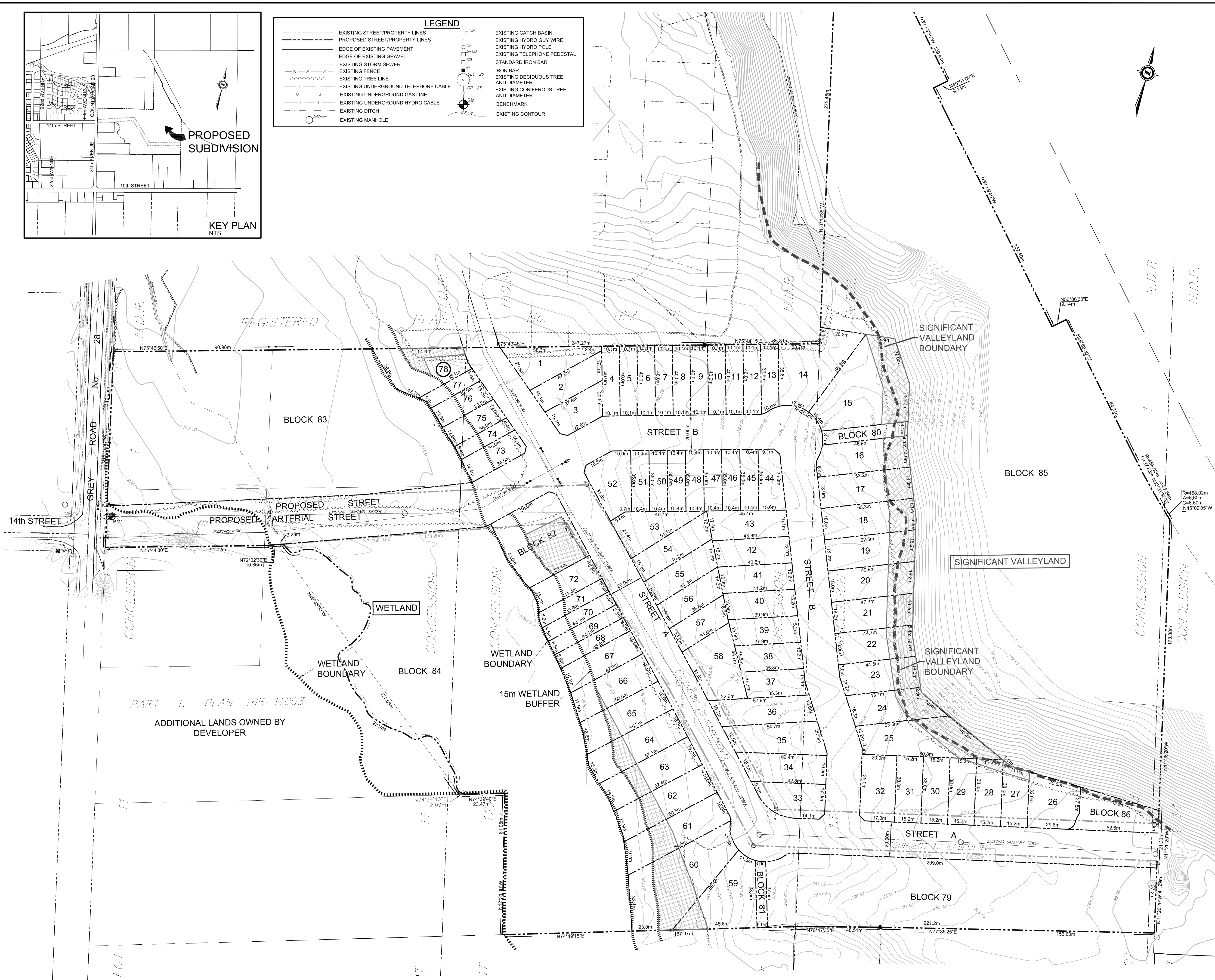
Ron Davidson, BES, RPP, MCIP

Acknowledgements: Cobide Engineering Inc.
WSP Canada Inc.
Aquatic and Wildlife Services
CMT Engineering Inc.
Detritus Consulting Inc.

APPENDIX A
Proposed Draft Plan of Subdivision



LEGEND	
---	EXISTING STREET/PROPERTY LINES
- - -	PROPOSED STREET/PROPERTY LINES
---	EDGE OF EXISTING PAVEMENT
---	EDGE OF EXISTING GRAVEL
-X-X-	EXISTING FENCE
-T-T-	EXISTING TREE LINE
-G-G-	EXISTING UNDERGROUND TELEPHONE CABLE
-H-H-	EXISTING UNDERGROUND GAS LINE
-H-H-	EXISTING UNDERGROUND HYDRO CABLE
- - -	EXISTING DITCH
○	EXISTING MANHOLE
○	CP
○	AP
○	BP
○	SB
○	SEC .25
○	PR .25
○	BM
○	221.5
---	EXISTING CATCH BASIN
---	EXISTING HYDRO GUY WIRE
---	EXISTING TELEPHONE PEDESTAL
---	STANDARD IRON BAR
---	IRON BAR
---	EXISTING DECIDUOUS TREE AND DIAMETER
---	EXISTING CONIFEROUS TREE AND DIAMETER
---	BENCHMARK
---	EXISTING CONTOUR



DRAFT PLAN OF SUBDIVISION PART OF LOTS 11, 12, 13 AND 14 CONCESSION 1 N.D.R. GEOGRAPHIC TOWNSHIP OF BENTINCK TOWN OF HANOVER COUNTY OF GREY

RELEVANT SITE INFORMATION	
SEMI-DETACHED RESIDENTIAL LOTS (LOTS 4 TO 13 AND 44 TO 51)	0.705 ha.
DETACHED RESIDENTIAL LOTS (LOTS 1 TO 3, 14 TO 43 AND 52 TO 66)	4.129 ha.
TOWNHOUSE RESIDENTIAL LOTS (LOTS 67 TO 78)	0.570 ha.
MUNICIPAL STREET (14th STREET, STREETS A & B)	2.501 ha.
FUTURE DEVELOPMENT (BLOCK 79)	0.880 ha.
DRAINAGE BLOCK (BLOCK 80)	0.039 ha.
UTILITY CORRIDOR (BLOCK 81 & 82)	0.199 ha.
OPEN SPACE (BLOCK 83, 84 & 85)	8.739 ha.
TEMPORARY TURNING CIRCLE (BLOCK 86)	0.087 ha.
TOTAL PROPOSED SUBDIVISION	17.849 ha.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT	
a. AS SHOWN	g. AS SHOWN
b. AS SHOWN	h. MUNICIPAL WATER SUPPLY
c. AS SHOWN	i. SANDY SILT & GRAVEL
d. SINGLE FAMILY RESIDENTIAL, SEMI-DETACHED RESIDENTIAL	j. AS SHOWN
e. AS SHOWN	k. WATER, STORM SEWERS, TELEPHONE
f. AS SHOWN	l. AS SHOWN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS
ARE CORRECTLY SHOWN.

August 23 2018
DATE

Neil C. Milne
NEIL C. MILNE
ONTARIO LAND SURVEYOR
HEWITT & MILNE LTD.

OWNER'S CERTIFICATE

I, THE REGISTERED OWNER OF THESE LANDS, HEREBY
AUTHORIZE COBIDE ENGINEERING INC. TO SUBMIT
THIS DRAFT PLAN FOR APPROVAL.

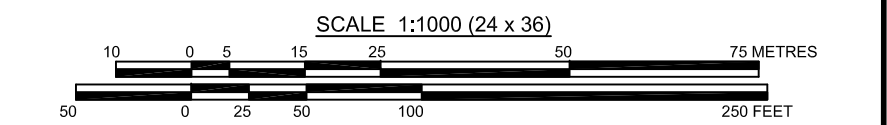
August 22/2019
DATE

James Wong
JAMES WONG (I HAVE AUTHORITY TO BIND THE CORPORATION)
OWNER:
2501563 ONTARIO INC.
302300 CONCESSION ROAD 2 S.D.R.
HANOVER, ON
N4N 3B8

- Notes**
1. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY WSP CANADA INC. COMPLETED ON JUNE 9, 2016.
 2. PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON PLAN 16R-10098.

Benchmark Information

BM1
SOUTHEAST CORNER OF CONCRETE TRANSFORMER VAULT AT THE
INTERSECTION OF 14th STREET AND GREY COUNTY ROAD No. 28.
ELEVATION 280.10m



0		FIRST SUBMISSION		TLB		SJC	
No.		DATE		DESCRIPTION		BY	
				REVISION / ISSUE			

COBIDE ENGINEERING INC.
464A - 10th STREET, Hanover, Ontario N4N 1R1
Telephone: (519) 506-5959
www.cobideeng.com

Client:		2501563 ONTARIO INC.	
Design:	TLB	Scale:	1:1000
Drawn:	JAF	Approved:	
Checked:	SJC		
Date:	JUN 2016		
DRAWING No.		00502-DP-1	

APPENDIX B
Proposed Zoning By-law Schedule

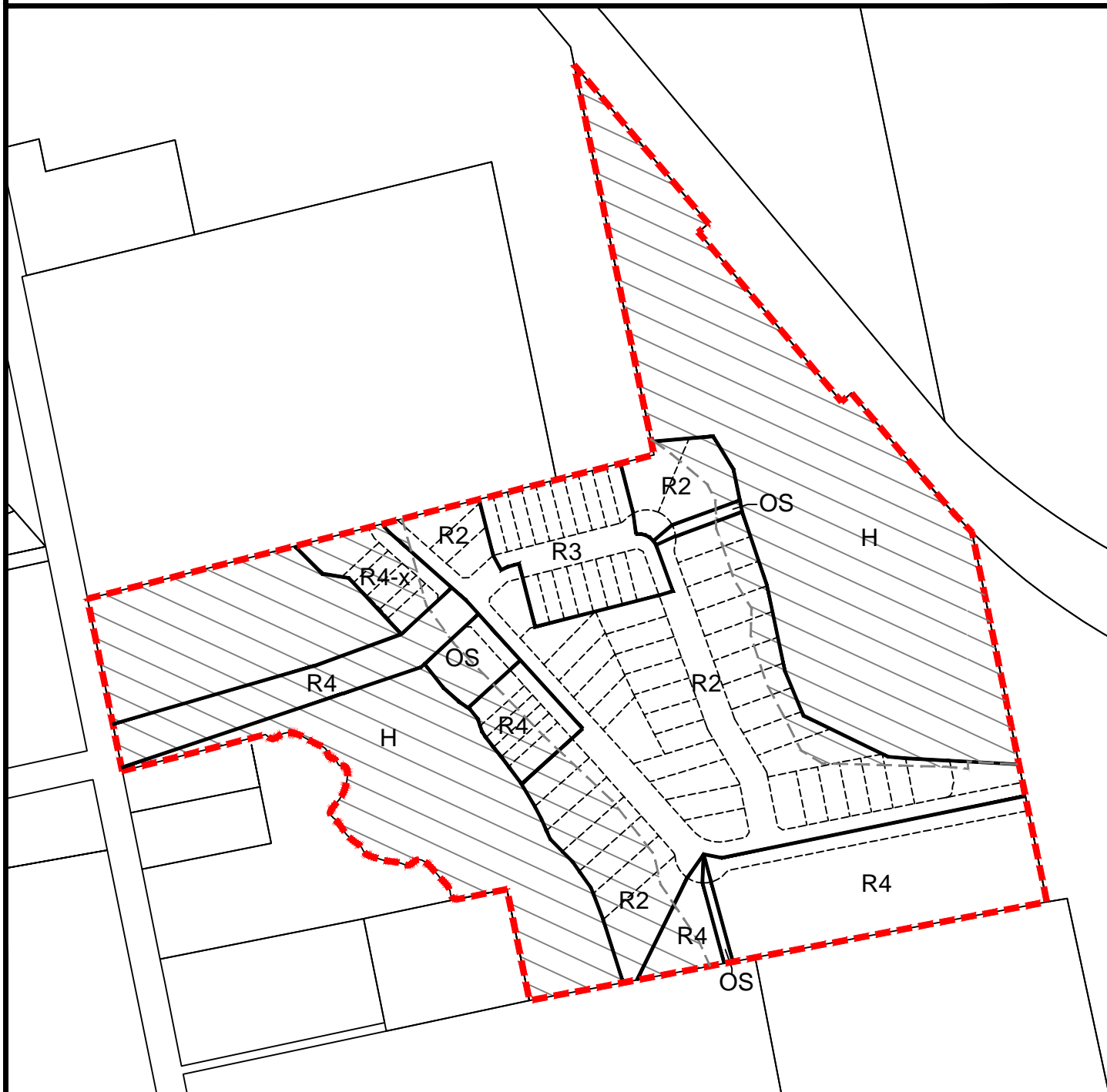
Proposed Zoning By-law Amendment



Subject Lands



Regulated Area



Proposed Plan of Subdivision
2501563 Ontario Inc. c/o Joerg Weller
Part Lots 11, 12, 13 and 14, Concession 1 NDR
Geographic Township of Bentinck
Town of Hanover



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:4000