



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

November 30, 2018

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

Attention: Scott Taylor, Senior Planner

Dear Scott:

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

Further to our meeting on November 26, 2018 regarding the above-noted development, enclosed please find a disk containing a revised Draft Plan of Subdivision drawing in PDF and AutoCAD formats.

The minor changes to the Draft Plan are based on a road extension that is designed to facilitate future development on a small section of the neighbouring property to the north, as per the request of that property owner.

In order to make development feasible on the neighbouring property to the north, it is necessary for the applicant (i.e. 250153 Ontario Inc.) to retain a portion of the parcel that was previously identified as Block 85 on the original Draft Plan. This particular section of land is now shown as Block 88 on the new Draft Plan. As we discussed earlier this week, Block 88 will be a land-locked parcel until such time as the new road is

extended onto the property to the north and this block has been further subdivided as part of s development involving that adjacent property. The Subdivision Agreement should include a statement that identifies this parcel as undevelopable unless used in conjunction with other lands.

Attached is a letter from Cobide Engineering Inc. stating that the proposed changes to the Draft Plan have no effect on the findings or recommendations of the Functional Servicing Report or Stormwater Management Study.

As stated by John Morton of AWS Environmental Consulting at the November 26, 2018 meeting, this modification does not affect the recommendations of his Environmental Impact Study.

Also be advised that these changes do not affect the conclusions of my Planning Report.

On a final note, please be advised that I will be submitting a revised Zoning By-law Amendment schedule to the Town of Hanover. The revisions pertain almost exclusively to the underlying road pattern and lot layout which technically do not form part of the Amendment. The only actual change to our zoning request pertains to the new Block 88, of which the front (west) portion will be zoned 'R2'. Given that this block will be landlocked until it becomes part of another development involving the lands to the north, the attachment of an "h" (holding) symbol to the 'R2' zoning of this block would seem appropriate.

I trust this information is satisfactory.

Sincerely,



Ron Davidson, BES, RPP, MCIP

c.c. Joerg Weller
Don Tedford, Town of Hanover
Travis Burnside, Cobide Engineering Inc.