

PLANNING REPORT

LOUKIA GEORGIU

RESIDENTIAL SUBDIVISION
HANOVER, ONTARIO

Part of Lot 18, Plan 55
Geographic Township of Bentinck
Town of Hanover
County of Grey

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November 18, 2016

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1. THE PROPOSAL

Loukia Georgiou owns a 8.408 hectare parcel of land located within the settlement area of Hanover, and proposes to develop these lands into a residential subdivision involving 67 detached dwelling lots and a large medium density block, all fronting onto a series of new municipal roads. Approximately 59 townhouses will be erected on the medium density block, based on calculations prepared by the Darryl M. Robins Engineering Inc.

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 the following applications:

- Plan of Subdivision; and,
- Zoning By-law Amendment.

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

- 67 lots for detached dwellings (Lots 1 to 67);
- One large block (Block 76) for medium density housing, likely in the form of townhouses. Following the construction of the townhouse units, most if not all of this block can be divided through the Part Lot Control or Consent process such that each unit ends up on a separate parcel;
- New municipal streets (Streets A through E) plus two future roads (Blocks 71 and 74) for connections to the lands to the north and south respectively;
- Stormwater management facility (Block 75), to be conveyed to the Town;
- A watermain parcel (Block 70) to be conveyed to the Town; and,
- Two remnant parcels (Blocks 72 and 73), possibly to be conveyed to the Town for open space purposes.

The application to amend the Town of Hanover Zoning By-law has been filed with the Town. The proposed amendment would rezone the subject lands from 'FD' (Future Development) to 'R1' (Residential Type 1) and 'R4' (Residential Type 4) as required to construct detached dwellings, townhouses and street townhouses on these lands.

3. PURPOSE OF THIS PLANNING REPORT

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

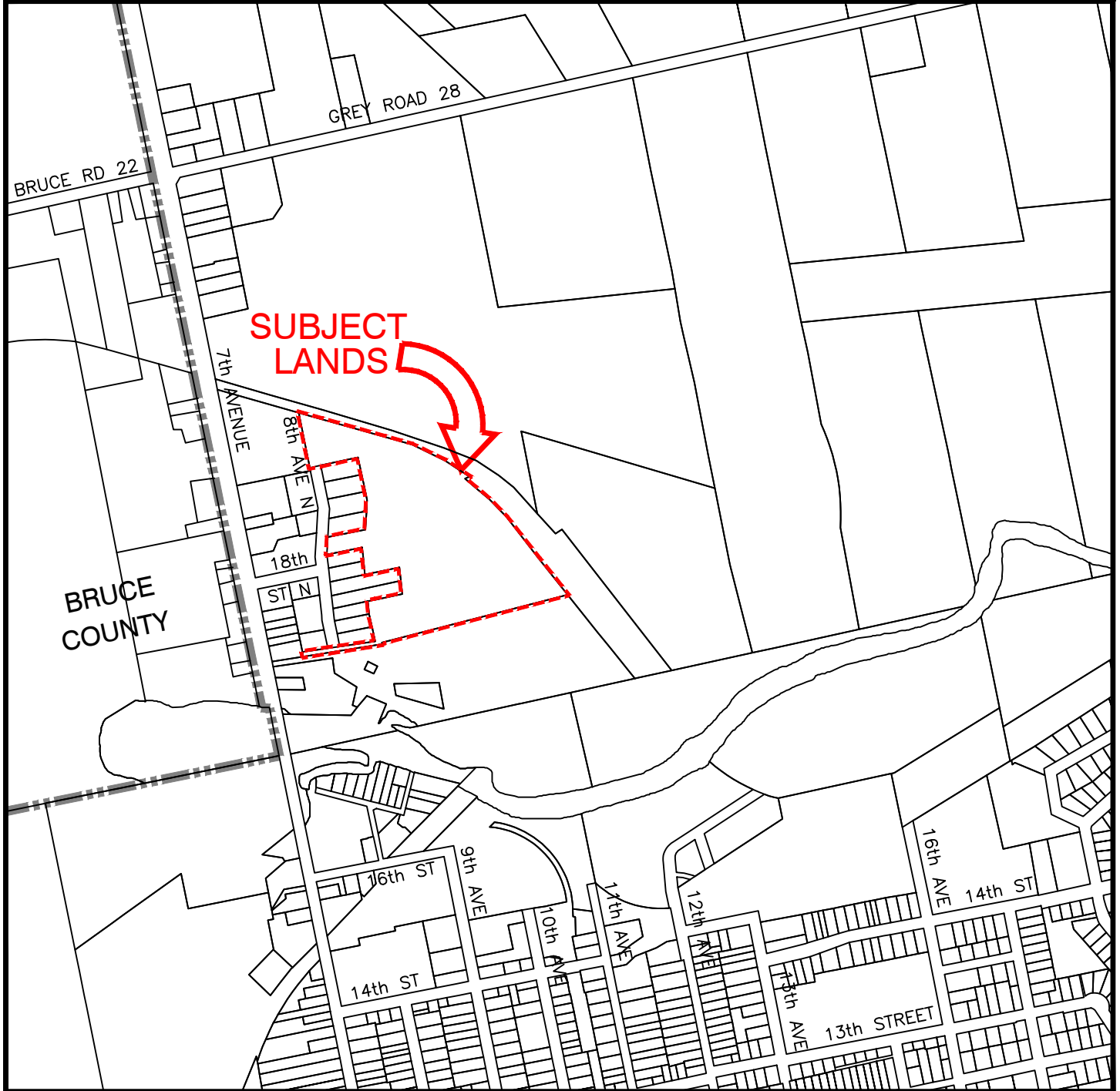
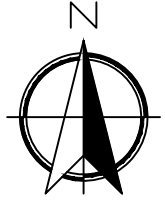
4. SUBJECT LANDS

The subject lands are located in the northwest quadrant of Hanover. The site abuts 8th Avenue in two locations, as shown on Figure 1 of this Planning Report.

The site comprises 8.408 hectares of land, almost all of which are actively cash-cropped. No buildings or structures exist on the property.

The topography of the site has a very slight slope, except where the site abuts the south end of 8th Avenue.

Figure 1: Location Map



Loukia Georgiou
Draft Plan of Subdivision
Hanover, Ontario

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:10 000

5. ADJACENT LANDS

Eleven detached dwelling lots, all fronting onto 8th Avenue West, abut the westerly boundary of the subject property.

The former railway corridor, which is now owned by the Town of Hanover, wraps around the easterly perimeter of the site.

A large parcel containing a detached dwelling is located to the south. That parcel has the potential to be developed for additional residential use.

A Hydro One transformer station is situated on a large parcel to the north, along the opposite side of the former railway corridor.

An aerial photograph (2015) showing the subject property and adjacent land use activity is provided in Figure 2 to this Planning Report.

Figure 2: Aerial Photograph (2015)



6. SERVICING

6.1 Water Supply

The proposed development will be connected to the Town's water supply. Capacity exists to service the approximately 126 residential units.

According to the Functional Servicing Report & Stormwater Management Report prepared by Darryl M. Robins Engineering Inc., there is an existing 150mm diameter watermain on the west side of 8th Avenue running from Hoffy's Lane to the former railway corridor north of the Thompson / Georgiou Development. It is proposed to connect to the existing 150mm diameter watermain using PVC DR18 pipe in accordance with the Town's standards.

Additional details pertaining to the water service are provided in the Engineer's report.

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 proposed 126 units.

The Functional Servicing Report & Stormwater Management Report states that a 200mm dia. sanitary sewer line exists at the intersection of 8th Avenue and proposed Street A. It is proposed to extend this sewer line into the proposed subdivision. The sanitary sewer will be installed to the Town's standards.

Additional information on this matter is provided in the Engineer's report.

6.3 Stormwater Management

It is proposed to maintain the existing drainage patterns of the site wherever possible, as explained in the Functional Servicing Report & Stormwater Management Report. The areas that are to be developed will follow the current drainage patterns and drain

towards the west. Storm sewers are proposed for the subdivision and surface water will be discharged into the existing storm sewer system on 8th Avenue. Stormwater runoff from the larger storms (10 Year to the 100 Year) will be directed by overland flow routes to the Saugeen River. Stormwater from the majority of the development will be directed to the stormwater management facility in the southwestern corner of the site. This facility outlet will be directed through the 10.5 metre access to 8th Avenue storm sewer for up to the 5 year storm. An overland flow route (trapezoidal - 0.5 metre deep ditch with 0.75 metre base width) is proposed to accommodate the large storms. Rip-rap treatment will be provided at the outlet adjacent to 8th Avenue.

Slope stability measures may be required for the spillway in the 10.5 metre access link at the southern limit of the property.

Due to the topography of the site, it is not practical to direct all stormwater from the subject property to the stormwater facility at the southwest corner of the site. Some stormwater flows from the lower side of the hill on Street A will also be directed to the 8th Avenue storm sewer. This drainage area will be limited where practical.

Some stormwater flows will also be directed to the 8th Avenue storm sewer from Street C since the natural slope of the site appears to be from the east to west. This drainage area will be limited where practical.

The major outlet for the proposed development will be located at the southwestern limits of the property.

Additional information regarding the proposed drainage system is provided in the Engineer's Report.

6.4 Municipal Roads

Approximately 1.27 linear kilometres of new road will be constructed within this subdivision to Town standards, at the expense of the developer. Additionally, a future road stub has been shown on the Draft Plan to connect the proposed development with a new street that may occur on the lands to the south, should they be developed. Furthermore, another future road allowance has been provided at the north end of the property which would connect this development with a future arterial road that may be constructed on a portion of the adjacent former railway corridor, where that corridor abuts the subject property.

With regard to access to the site, The Ainley Group was retained to study the number of vehicular entrances to the subdivision that should be required based on 126 dwellings being constructed. The Traffic Engineer stated in the Traffic Review that a second connection to 7th Avenue (County Road 10) is not warranted, nor are improvements to the 7th Avenue and 18th Street intersection necessary. More detailed information on this matter is provided in the Traffic Review.

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 has stated through preconsultation discussions that the Town will be requiring cash instead of the actual land.

It should be noted that that there are two remnant parcels of land that are not suitable to accommodate residential dwellings, due to their shape. These parcels are identified as Blocks 72 and 73. The Town may be interested in taking possession of these two blocks and utilizing them for open space purposes.

8. PRECONSULTATION DISCUSSIONS / SUBMISSION REQUIREMENTS

During the presubmission discussions with the Town, County and Saugeen Valley Conservation Authority, Mr. Kraemer was advised that the following reports and drawings would be required as part of the Plan of Subdivision application submission:

- Planning Justification Report;
- Stormwater Management Report;
- Functional Servicing Report;
- Traffic Assessment Study;
- 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 and cultural heritage. Please consider the following:

9.1.1 Land Use Designation

The subject lands are designated 'Primary Settlement Area' on Schedule A (Land Use Plan) to the County of Grey Official Plan.

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 Georgiou subdivision achieve the above-stated density target was made.

The subdivision, as proposed, will involve 67 detached residential dwellings and one large block. A conceptual drawing prepared by the Engineer has demonstrated that approximately 59 street townhouses and townhouses could be erected on this parcel, based on the townhouse dwellings being 6.5 metres in width, and being constructed in blocks of 6 to 9 units. If 59 townhouse units are constructed, the overall density of the development including detached dwellings and townhouses would be 24.89 units per gross hectare, which is clearly in keeping with the above-noted requirement for development within Hanover.

The overall number of townhouse units could change slightly, depending on the actual width of the units and the number of units constructed in each block. Should it turn out that a few fewer medium density units are erected, there should be no doubt that the development would maintain its general compliance with the density policy of the County's Official Plan.

It is worth noting that several versions of the Draft Plan had been prepared prior to the formal application being filed with the County. Each version attempted to implement the best street system design while maximizing the number of lots being created. There are, however, constraints to this development, specifically it's irregular shape and the fact that two of the adjacent residential lots to the east extend over 61 metres further east than the other existing residential lots fronting onto 7th Avenue. Ideally, one of the new roads would have bisected these two properties, in which case the new lots along the west side of the proposed subdivision could have been shortened. The two property owners were contacted, but unfortunately they had no interest in this arrangement. As a result, some of these new lots have a significant depth, and that has impacted on the overall density of the development. Nevertheless, the proposed subdivision still achieves the desired minimum lot density.

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 are 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: The proposed development involves a large block intended for medium density development. Approximately 59 townhouses will be erected on these lands, which represent 46.8% of the total number of dwelling units being constructed within this subdivision. This form of housing is generally more affordable for lower 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 will definitely 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.

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

Comment: By establishing future road allowances leading to the lands to the south, as proposed, this development will fit in appropriately with future development within the neighbourhood.

- 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: This development proposes no direct access to a County Road or Provincial Highway.

- 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. 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 and block proposed in this Plan of Subdivision are of appropriate size for detached dwellings and townhouses. Adjustments to the 'R1' and 'R4' zone provisions will not be required in order to facilitate construction of the dwelling units.

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

Comment: The Minimum Distance Separation Formulae 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 former railway corridor which abuts the easterly and northerly boundary of the subject lands is indented to be a public trail in the future. Access to this trail from the development will be provided.

- ii) *Connections to existing trails,*

Comment: As stated above, the proposed development will have access to the existing trail on the former railway corridor.

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

Comment: The design of the proposed development – along with its connections to the future adjacent trail – should render this subdivision conducive to walking and cycling.

- (iv) *Accessibility for persons with disabilities,*

Comment: A person with a disability would have the opportunity to erect a dwelling 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 noted earlier, an allowance at the south end of the property provides road access to a possible future subdivision on the abutting lands to the south. Another future road allowance has been established at the north end of the subdivision which will tie into the future arterial road that would abut the northern limit of the site.

(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: There should be no impact on the natural environment. During the preconsultation discussions, the Saugeen Valley Conservation Authority advised that an Environmental Impact Study would not be required.

(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 a park. Instead, a cash payment will be required.

As noted earlier in this Report, however, Blocks 72 and 73 are remnant parcels and are of little value to the developer. The Town may be interested in taking ownership of these lands.

(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 67 detached dwellings and approximately 59 townhouses, which represents a good mixture of housing types.

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

Comment: Detached dwellings and townhouses will be erected within this subdivision.

d) The provision of affordable housing.

Comment: The townhouse dwellings will be more affordable than the detached dwellings, although their selling price won't likely fall within the "affordable housing" definition.

e) Consistency with Provincial Policy and Local Official Plan provisions

Comment: Section 9.3 of this Planning Report addresses consistency with the Provincial Policy Statement. Conformity with the Town's Official Plan is addressed in Section 9.2.

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 detailed 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 Functional Servicing Report & Stormwater Management Report prepared by Darryl M. Robins 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 policies pertaining to various components of the natural environment. Some natural heritage features have been mapped and incorporated into the Official Plan, including 'Significant Woodlands', 'Significant Wetlands' and 'Areas of Natural and Scientific Interest'.

No such features existing of the subject property according to the Official Plan mapping. A 'Significant Woodland' has been identified on the lands to the east, as shown on Figure 3 of this Planning Report. During the preconsultation discussions with the Town, County and Saugeen Valley Conservation Authority, the developer was advised that an Environmental Impact Study would not be required as part of the Plan of Subdivision application submission.



9.1.6 Cultural Heritage

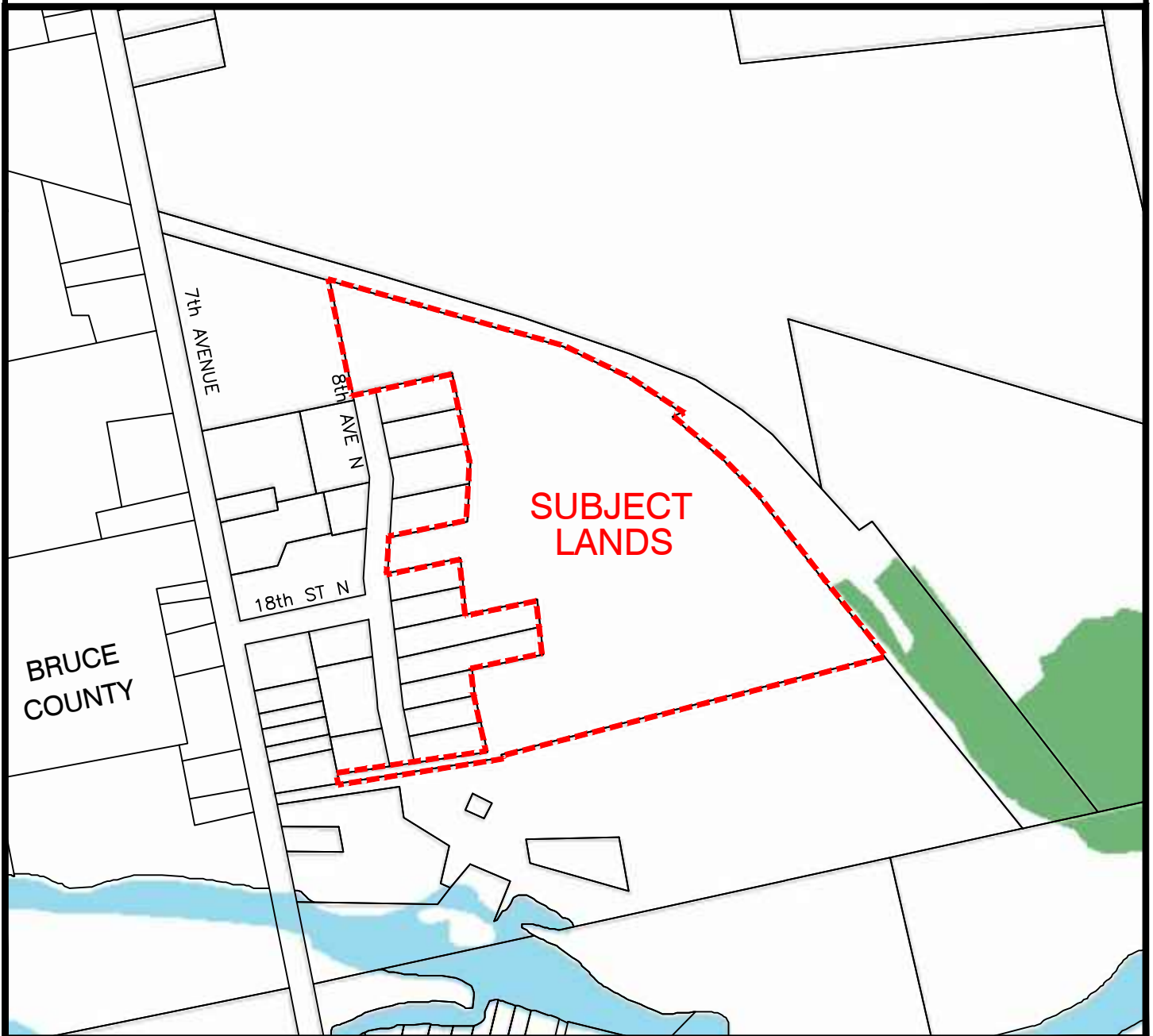
The following relevant heritage policies are found in Section 3 *Heritage Policies* of the County of Grey Official Plan:

- 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.*

Figure 3: County of Grey Official Plan Appendix 'B' (Constraints) GIS Version



-  Stream / River
-  Significant Woodlands



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 by Detritus Consulting Ltd. No archaeological resources were found.

9.1.7 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' designation, housing, lot creation, servicing, the natural environment, transportation, trails and cultural heritage.

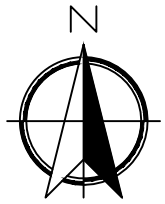
9.2.1 Land Use Designation







The subject lands are designated 'Residential' on Schedule 'A' to the Town of Hanover Official Plan, as illustrated on Figure 4 to this Planning Report.

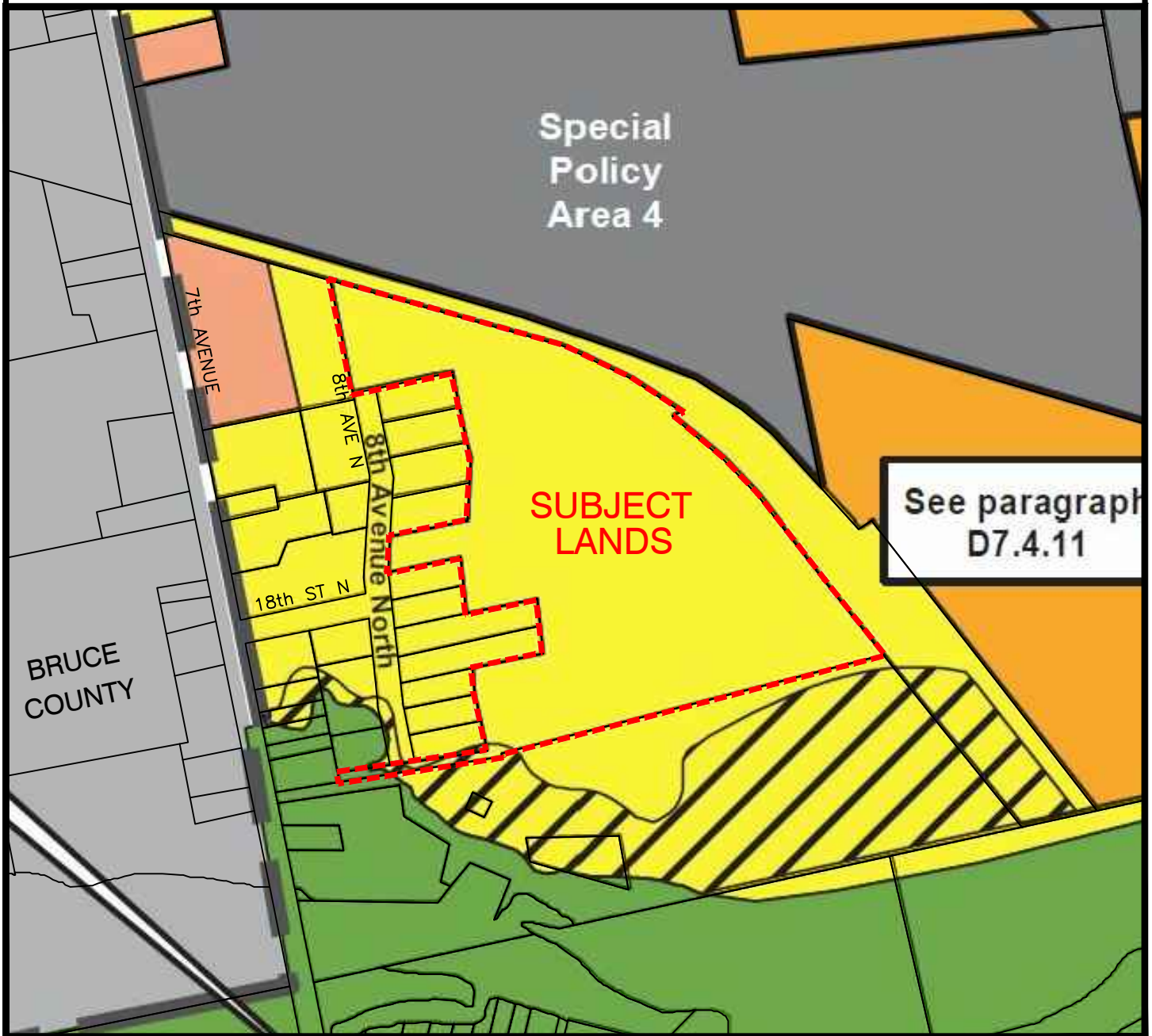
The 'Goals' of the 'Residential' designation, as stated in Section D.2.2 of the Plan, are:

- 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.*

Figure 4: Town of Hanover Official Plan
Schedule 'A' Land Use



- | | |
|---|--|
|  Residential |  Hazard |
|  Corridor Commercial |  Special Policy Area |
|  Industrial |  Regulated Area (Overlay) |



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 67 detached dwelling lots and a large medium density block that could accommodate approximately 59 townhouses 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.

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. It represents a density of approximately 24.89 units per net hectare, which is consistent with the above policy.

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.*

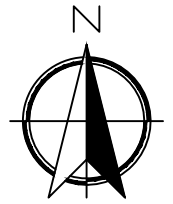
Comment: According to the County of Grey Official Plan, a ‘Significant Woodland’ is located to the east of the subject property, near the site’s southeast corner. This feature is also identified on Schedule B (Constraints) to the Hanover Official Plan (see Figure 5). During the preconsultation discussions with the Town, County and Saugeen Valley Conservation Authority, the developer was advised that an Environmental Impact Study is not required.



9.2.3 Servicing

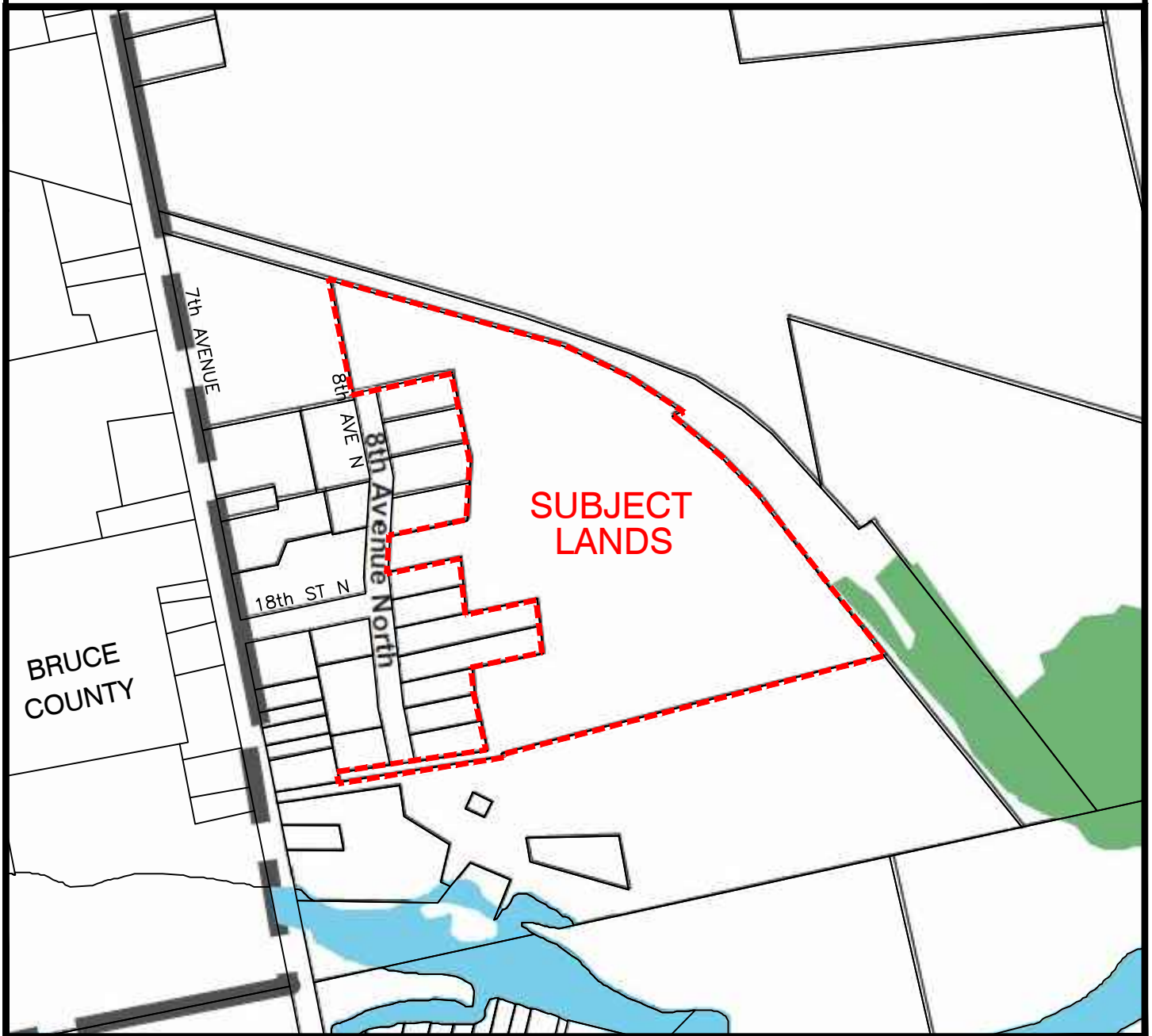
Section E2.1 Water Supply and Sewage Disposal states:

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

Figure 5: Town of Hanover Official Plan
Schedule 'B' Natural Heritage



-  Stream / River
-  Significant Woodlands



- 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.*
- 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 proposed 126 (approximate) 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: Darryl M. Robins Engineering Inc. has prepared a Functional Servicing Report & Preliminary Stormwater Management Report which addresses the aforementioned policies.

9.2.4 Transportation

Section E3.2 *New Municipal Streets* states the following:

- E3.2.1 As part of a development proposal for a Plan of Subdivision, new municipal streets may be established. In such instances, the road pattern within the new subdivision shall be in the best interest of the subdivision, the adjoining subdivisions and the Town in general. Wherever possible, new subdivisions should be designed using a grid road pattern while avoiding 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 may benefit the Town in providing maintenance to these streets.*
- E3.2.2 The streets shall be designed in accordance with proper engineering standards and constructed to full municipal standards.*
- E3.2.3 Sidewalks shall be required on one side of all new local roads where deemed appropriate by the Town. The costs shall be borne by the developer.*
- E3.2.4 The developer shall be responsible for all costs associated with the new street.*
- E3.2.5 The new street shall be conveyed and, at a time deemed appropriate by the Town as set out in the Subdivision Agreement, assumed by the Town.*

Comment: The proposed road pattern has been designed in accordance with policy (a) above. The roads will be constructed in accordance with proper engineering standards and to full municipal standards. The developer is aware that some sidewalk construction will be required. The details pertaining to these matters will be addressed in the Subdivision Agreement.

It should be noted that the Town may construct arterial roads in the northern portion of Hanover in the future, as shown on Schedule C (Transportation), see Figure 6 to this Planning Report. One such road may be erected on a small portion of the former railway corridor, where it abuts the northern portion of the subject property. In this regard, a future

connection to this possible road from the proposed development has been established in the Draft Plan of Subdivision.

9.2.5 Trails

Schedule D (Trails) of the Official Plan shows the location of existing and future trails throughout the Town. The former railway corridor is recognized as a 'Secondary Trail', as shown on Figure 7 to this Planning Report; however, the trail currently does not exist and therefore these lands should have been identified as a 'Future Secondary Trail'. Section E3.3 *Trails* states the following (edited for relevancy):

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

Comment: The proposed subdivision will be connected to this future trail through the Block 71.

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.*

Figure 6: Town of Hanover Official Plan
Schedule 'C' Transportation



- Local
- Arterial
- Arterial (Potential)

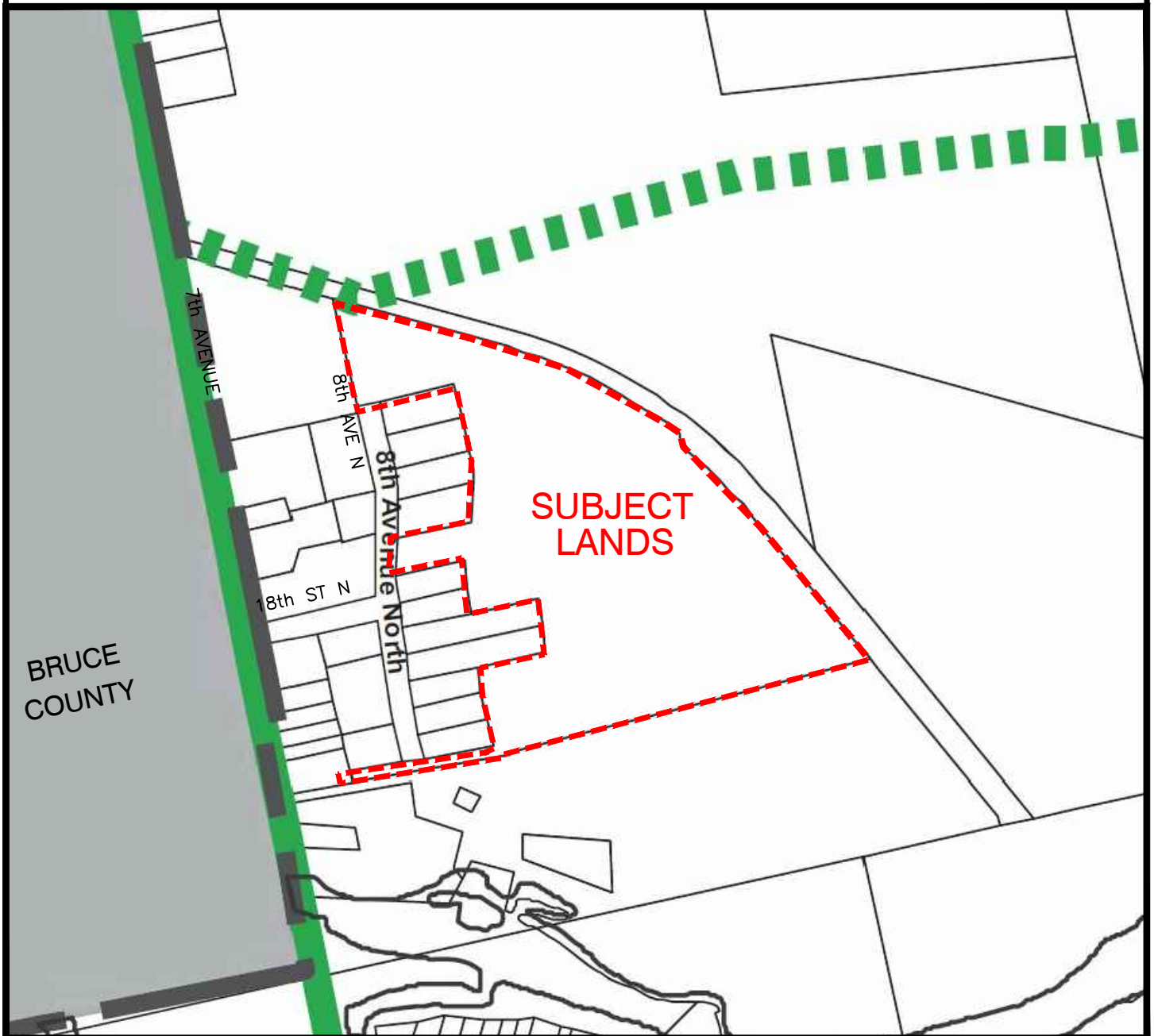
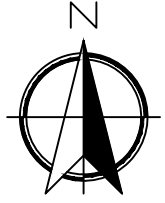



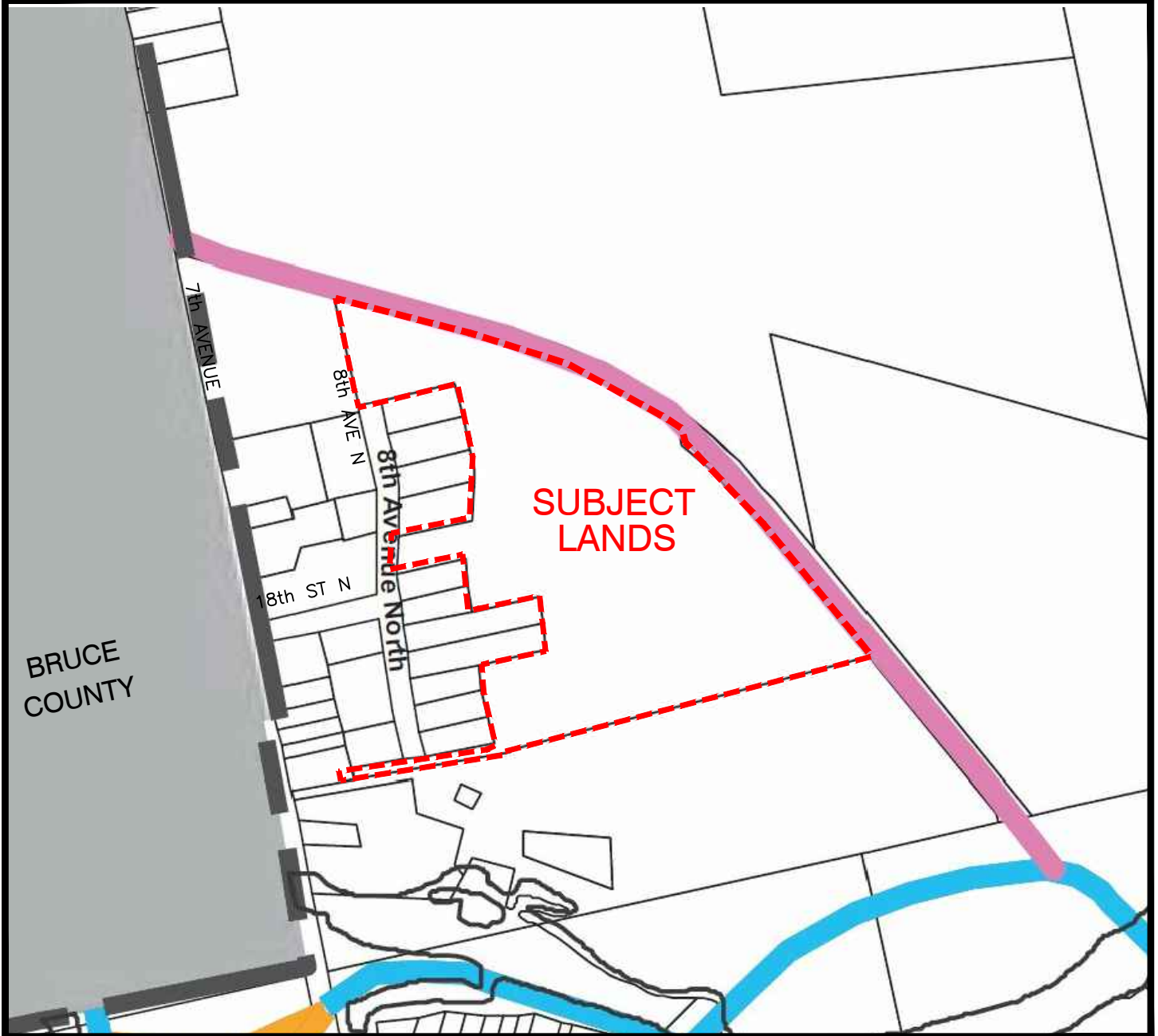


Figure 7: Town of Hanover Official Plan
Schedule 'D' Trail Network



-  Primary Trail
-  Secondary Trail
-  Connecting Trail



- 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.

Block 71 will serve as a future road, and will connect directly to an arterial road to the north should the Town construct such a road. In a similar manner, Block 74 will be constructed in the future to connect to a subdivision on the lands to the south, should such development occur.

The phasing of the proposed subdivision 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 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 by Detritus Consulting Ltd. No archaeological resources were found.

9.2.8 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 represents an efficient use of municipal infrastructure. 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: A Significant Woodland has been identified on the lands to the east of the subject property. The SVCA has advised that an Environmental Impact Study is not required.

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), as illustrated on Figure 8 to this Planning Report.

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 Zoning By-law has applied the 'D' zone to large parcels of vacant or underdeveloped parcels of land.

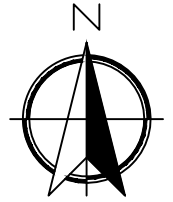
10.2 Proposed Zoning


The proposed Zoning By-law Amendment will rezone the 67 detached dwelling lots to 'R1' (Residential Type 1). Permitted uses in the 'R1' zone are detached dwellings.

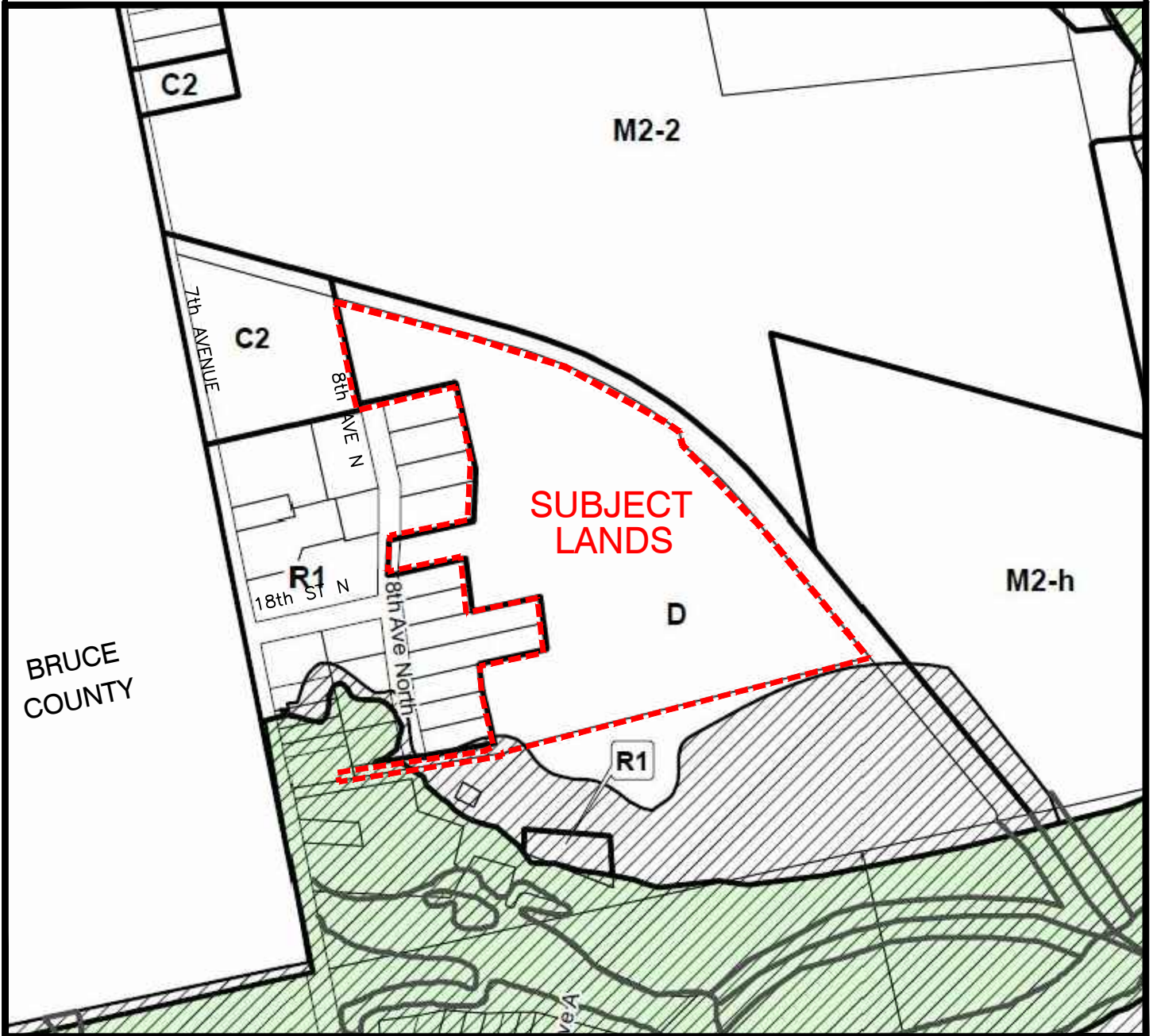
As well, the proposed amendment will change the current zoning of the proposed townhouse lots to 'R4 (Residential Type 4). Permitted uses in the 'R4' zone are detached dwellings, semi-detached dwellings, fourplexes, townhouses and street townhouses.

It is worth noting that a "street townhouse" is defined as a townhouse with lot frontage abutting a public street. This type of townhouse can be sold on a separate (i.e. "freehold") lot. Townhouse dwellings that don't have individual frontages along a public street are considered to be simply "townhouses". Such units typically share a driveway and sometimes a communal parking area. Because these units do not have separate entrances, they cannot be conveyed as freehold dwellings, and therefore will remain part of a larger block of land. These units would typically be either rental units or sold as condominiums through a formal Plan of Condominium process. Most, if not all, of the dwellings constructed on the medium density block will be in the form of street townhouses. It is possible, however, that a few townhouse units be will constructed in the southeast corner of the property – where Street A and Street C connect - with a shared driveway in order to make the most efficient use of this particular portion of the subject lands.

Figure 8: Town of Hanover Zoning By-law Schedule A



- | | |
|-------------------------------|--|
| R1 Residential Type 1 | D Future Development |
| C2 Corridor Commercial | H Hazard |
| M2 General Industrial |  Regulated Area |



The remaining blocks in this subdivision, which will likely end up in the ownership of the Town, could be zoned either 'OS' (Open Space) or 'R1' (Residential Type 1). In previous developments in Hanover, the Town has chosen to zone the various blocks that are being conveyed to the Town as 'R1', in order to keep the Zoning By-law Amendment schedule as simple as possible.

11. CONCLUSIONS / RECOMMENDATIONS

The proposal to create a new residential subdivision comprising a mix of 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.

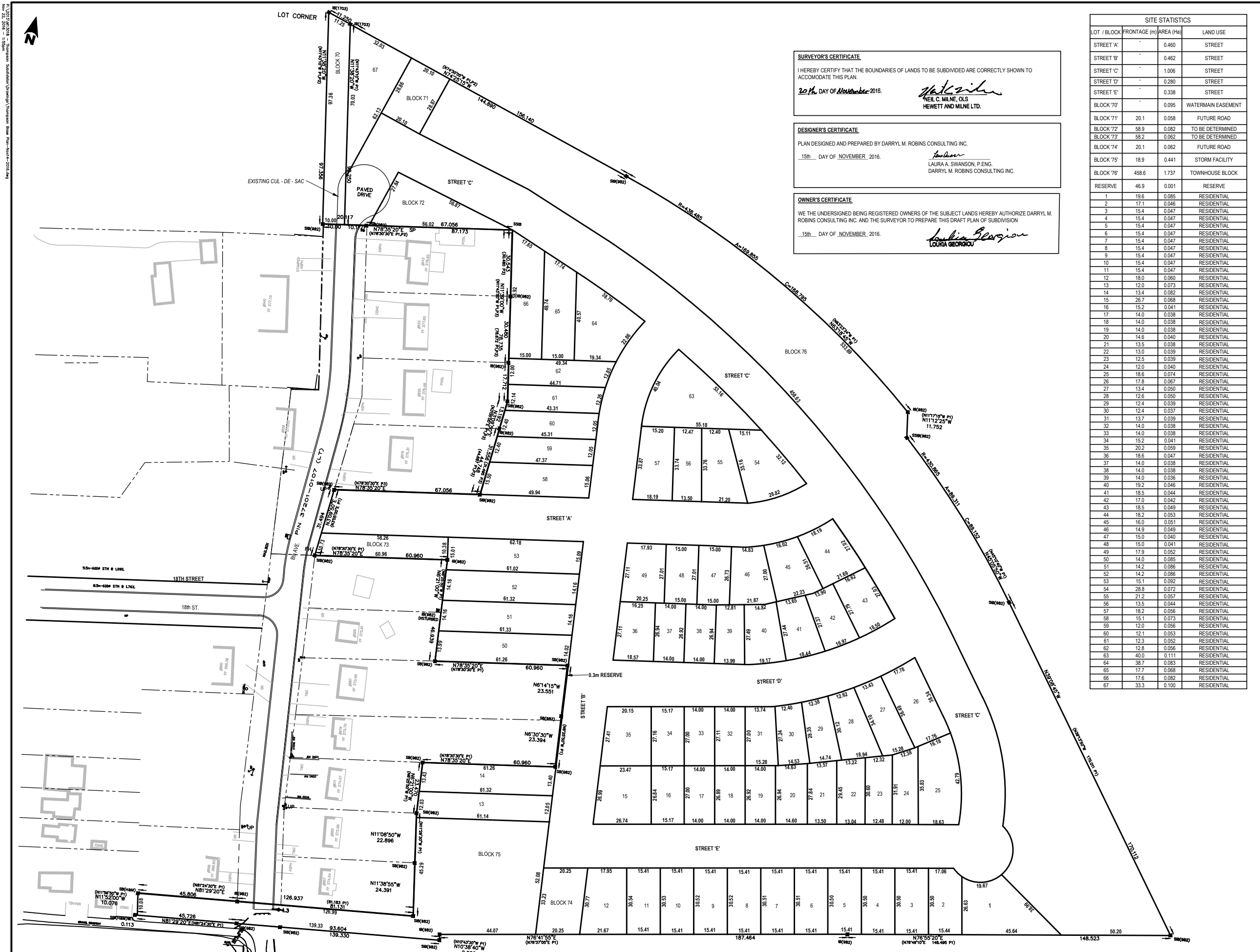
Respectfully submitted,



Ron Davidson, BES, RPP, MCIP

Acknowledgements: Darryl M. Robins Engineering Inc.
Detritus Consulting Ltd.
The Ainley Group

APPENDIX A
Proposed Draft Plan of Subdivision

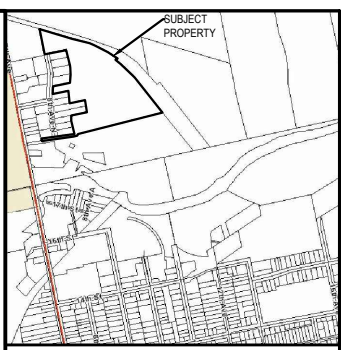


SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN TO ACCOMMODATE THIS PLAN.
 20th DAY OF NOVEMBER 2016.
 H. C. Milne
 HEWITT & MILNE LTD.

DESIGNER'S CERTIFICATE
 PLAN DESIGNED AND PREPARED BY DARRYL M. ROBINS CONSULTING INC.
 15th DAY OF NOVEMBER 2016.
 Laura A. Swanson, P. Eng.
 DARRYL M. ROBINS CONSULTING INC.

OWNER'S CERTIFICATE
 WE THE UNDERSIGNED BEING REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE DARRYL M. ROBINS CONSULTING INC. AND THE SURVEYOR TO PREPARE THIS DRAFT PLAN OF SUBDIVISION.
 15th DAY OF NOVEMBER 2016.
 Loukia Georgiou
 LOUKIA GEORGIOU

SITE STATISTICS			
LOT / BLOCK	FRONTAGE (m)	AREA (Ha)	LAND USE
STREET 'A'	-	0.460	STREET
STREET 'B'	-	0.462	STREET
STREET 'C'	-	1.006	STREET
STREET 'D'	-	0.280	STREET
STREET 'E'	-	0.338	STREET
BLOCK '70'	-	0.095	WATERMAIN EASEMENT
BLOCK '71'	20.1	0.058	FUTURE ROAD
BLOCK '72'	58.9	0.082	TO BE DETERMINED
BLOCK '73'	58.2	0.062	TO BE DETERMINED
BLOCK '74'	20.1	0.062	FUTURE ROAD
BLOCK '75'	18.9	0.441	STORM FACILITY
BLOCK '76'	458.6	1.737	TOWNHOUSE BLOCK
RESERVE	46.9	0.001	RESERVE
1	19.6	0.085	RESIDENTIAL
2	17.1	0.046	RESIDENTIAL
3	15.4	0.047	RESIDENTIAL
4	15.4	0.047	RESIDENTIAL
5	15.4	0.047	RESIDENTIAL
6	15.4	0.047	RESIDENTIAL
7	15.4	0.047	RESIDENTIAL
8	15.4	0.047	RESIDENTIAL
9	15.4	0.047	RESIDENTIAL
10	15.4	0.047	RESIDENTIAL
11	15.4	0.047	RESIDENTIAL
12	18.0	0.060	RESIDENTIAL
13	12.0	0.073	RESIDENTIAL
14	13.4	0.082	RESIDENTIAL
15	26.7	0.068	RESIDENTIAL
16	15.2	0.041	RESIDENTIAL
17	14.0	0.038	RESIDENTIAL
18	14.0	0.038	RESIDENTIAL
19	14.0	0.038	RESIDENTIAL
20	14.6	0.040	RESIDENTIAL
21	13.5	0.038	RESIDENTIAL
22	13.0	0.039	RESIDENTIAL
23	12.5	0.039	RESIDENTIAL
24	12.0	0.040	RESIDENTIAL
25	18.6	0.074	RESIDENTIAL
26	17.8	0.067	RESIDENTIAL
27	13.4	0.050	RESIDENTIAL
28	12.6	0.050	RESIDENTIAL
29	12.4	0.039	RESIDENTIAL
30	12.4	0.037	RESIDENTIAL
31	13.7	0.039	RESIDENTIAL
32	14.0	0.039	RESIDENTIAL
33	14.0	0.038	RESIDENTIAL
34	15.2	0.041	RESIDENTIAL
35	20.2	0.059	RESIDENTIAL
36	18.6	0.047	RESIDENTIAL
37	14.0	0.038	RESIDENTIAL
38	14.0	0.038	RESIDENTIAL
39	14.0	0.036	RESIDENTIAL
40	19.2	0.046	RESIDENTIAL
41	18.5	0.044	RESIDENTIAL
42	17.0	0.042	RESIDENTIAL
43	18.5	0.049	RESIDENTIAL
44	18.2	0.063	RESIDENTIAL
45	16.0	0.051	RESIDENTIAL
46	14.9	0.049	RESIDENTIAL
47	15.0	0.040	RESIDENTIAL
48	15.0	0.041	RESIDENTIAL
49	17.9	0.052	RESIDENTIAL
50	14.0	0.085	RESIDENTIAL
51	14.2	0.086	RESIDENTIAL
52	14.2	0.086	RESIDENTIAL
53	15.1	0.092	RESIDENTIAL
54	28.8	0.072	RESIDENTIAL
55	21.2	0.057	RESIDENTIAL
56	13.5	0.044	RESIDENTIAL
57	18.2	0.056	RESIDENTIAL
58	15.1	0.073	RESIDENTIAL
59	12.0	0.056	RESIDENTIAL
60	12.1	0.053	RESIDENTIAL
61	12.3	0.052	RESIDENTIAL
62	12.8	0.056	RESIDENTIAL
63	40.0	0.111	RESIDENTIAL
64	38.7	0.083	RESIDENTIAL
65	17.7	0.068	RESIDENTIAL
66	17.6	0.082	RESIDENTIAL
67	33.3	0.100	RESIDENTIAL



KEY PLAN

LEGEND
 --- EXISTING PROPERTY LINES
 - - - - - PROPOSED PROPERTY LINES
 [Outline] EXISTING DWELLINGS

LEGAL DRAWING (CAD) PROVIDED BY HEWITT & MILNE. 'AS RECORDED' INFORMATION FOR 8TH AVENUE NORTH PROVIDED BY THE TOWN (FROM GENVAR).

KEY PLAN IMAGE OBTAINED FROM GREY COUNTY MAPPING.
 THIS DRAWING IS ONLY TO SCALE WHEN PRINTED ON 24" X 36" PAPER.

PLANNING ACT, SECTION 51 (17)
 A) AS SHOWN ON DRAFT PLAN
 B) AS SHOWN ON DRAFT PLAN
 C) AS SHOWN ON DRAFT PLAN
 D) DETACHED RESIDENTIAL & TOWNHOUSE
 E) AS SHOWN ON DRAFT PLAN
 F) AS SHOWN ON DRAFT PLAN
 G) AS SHOWN ON DRAFT PLAN
 H) DOMESTIC WATER SUPPLY AVAILABLE
 I) Sub - Sullivan
 J) AS SHOWN ON DRAFT PLAN
 K) WATER, SANITARY, STORM, HYDRO, TELEPHONE, WASTE / RECYCLING PICK UP, EMERGENCY SERVICES AND ROAD MAINTENANCE (YEAR ROUND)
 L) AS SHOWN

RD RON DAVIDSON
 LAND USE PLANNING CONSULTANT INC.

CAUTION:
 THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

DATE	REVISION / ISSUE

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 Miller Lake, Ontario N0H 1Z0 www.dmrconsulting.ca
 Phone / Fax: 519 795-7094 Email: dmr@dmcconsulting.ca

DRAFT PLAN OF SUBDIVISION
 PLAN 55, PART OF LOT 18,
 RP 17R2952; PARTS 1, 2, 3 & 4
 TOWN OF HANOVER

CLIENT:	LOUKIA GEORGIOU		
APPROVED:	DESIGNER:	CHECKER:	DATE:
	L.A.S.	D.M.R.	10/14/16
DESIGN ENGINEER:	SCALE:	PROJECT NO.:	
L.A.S.	1:750	M13018	
DRAWING NO.:	M13018-DP		