

To:	Warden Halliday and Members of Grey County Council
Committee Date:	November 22, 2018
Subject / Report No:	Addendum to PDR-CW-04-17 Final Report
Title:	Georgiou Plan of Subdivision 42T-2016-08
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of Hanover
Status:	Recommendation adopted by Committee as presented as per Resolution CW275-18;

Recommendation

1. That Addendum to Report PDR-CW-04-17 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2016-08 known as the Georgiou Subdivision were considered; the effect of which helped to make an informed recommendation and decision; and
3. That in consideration of the draft plan of subdivision application 42T-2016-08, for lands described as Part of Lot 18, Plan 55, (geographic Township of Bentinck) in the Town of Hanover, the Grey County Committee of the Whole approves this plan of subdivision to create a total of sixty-seven (67) detached dwelling lots and two blocks for up to fifty-nine (59) townhouses, subject to the conditions set out in the Notice of Decision.

Executive Summary

The County has received a plan of subdivision application (County file number 42T-2016-08) to facilitate the construction of 67 detached dwellings and two blocks for up to 59 townhouses in the Town of Hanover. The subdivision will have access off of 7th Avenue via 18th Street North and a new arterial road to the north. The proposed units will front onto a series of new internal roads being created through this subdivision, which will connect to the existing 8th Avenue North. Servicing to the proposed subdivision will be via municipal water and sewer services, which will be allocated at the draft approval phase. Based on agency review and comments received regarding the proposed plan of subdivision, it is recommended that the proposed plan of subdivision be given draft approval subject to the conditions set out in the attached Notice of Decision.

Background and Discussion

The County received a plan of subdivision application from Loukia Georgiou to establish 67 single detached lots, with two medium density blocks for up to 59 townhouses in the Town of Hanover (geographic Township of Bentinck). The 59 townhouses will be further subdivided via the part lot control or consent processes, following the construction of the units. The subject lands would have frontage off of a series of new roads which would connect to 8th Avenue North along the westerly boundaries. A new arterial road is proposed to connect to the County Road (7th Avenue) at the north end of the development. A future road connection to the south is also being provided within the draft plan of subdivision.

The subject lands are designated as 'Primary Settlement Area' in the County Official Plan and are designated as 'Residential' in the Town of Hanover Plan. Prior to the Town's recent approval of a zoning amendment, the zoning for the subject lands was Future Development (D) and Hazard (H). The County Plan also maps a small section of 'Significant Woodlands' adjacent to the subject property on the former rail lands. There are no buildings or structures currently located on the subject property.

Surrounding the proposed plan of subdivision is a mixture of residential, industrial, Hydro One lands, vacant lands, and the former rail line, which has now been removed and is a trail. The subject lands are approximately 130 metres north of the Saugeen River.

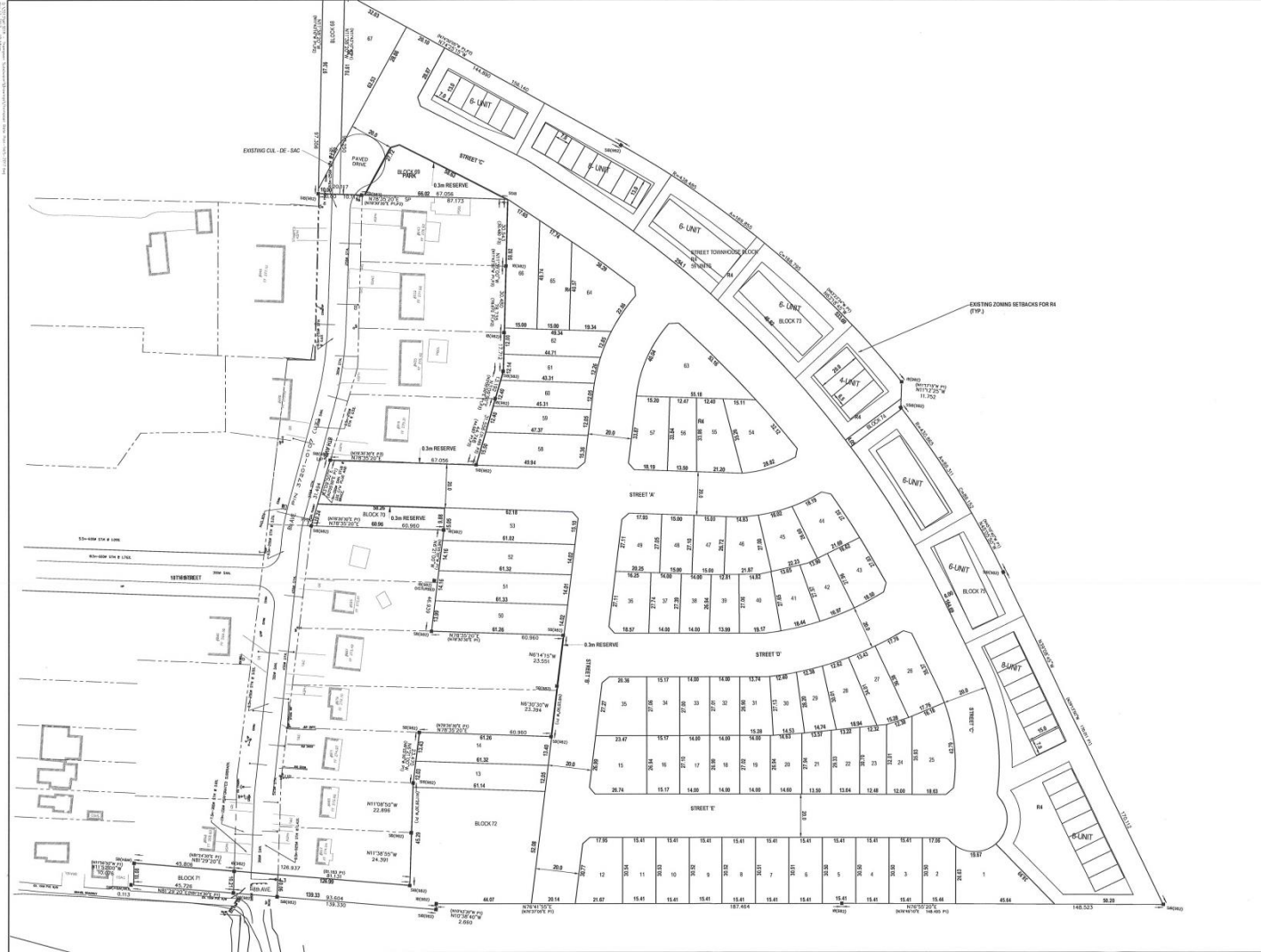
See Map 1 below for an aerial view of the subject property and surrounding area, and Map 2 for a copy of the proposed plan of subdivision including a concept plan for the two medium density blocks.



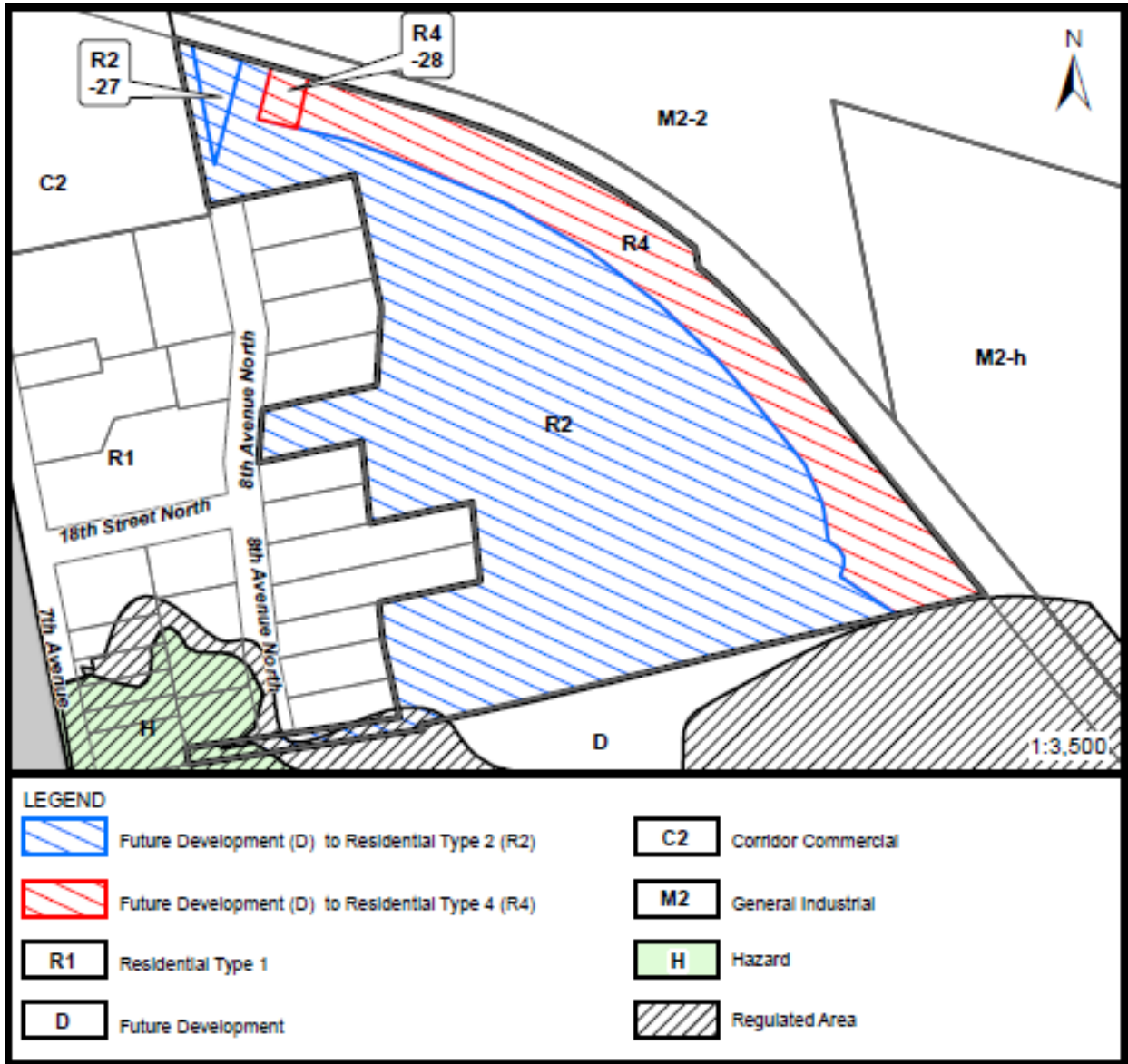
Map 1: Airphoto of the Subject Property and Surrounding Lands

There was pre-submission consultation between the proponent, the Town of Hanover, the Saugeen Valley Conservation Authority (SVCA), and the County for these applications. In addition to the original studies required by the County and the Town, additional addendum reports, and a noise study, were also required in response to comments raised on these applications. Copies of all background reports and plans can be found at [this link](#).

A zoning by-law amendment was recently approved by the Town of Hanover to rezone the lands from the Future Development (D) and Hazard (H) zone to the Residential Type 2 (R2), Residential Type 4 (R4), and Hazard (H) zones. In the northwest corner of the subdivision, the zoning amendment also reflects two individual exceptions (R2-27 and R4-28) to implement the recommendations of the noise study. These exceptions will ensure there are no noise conflicts between lot 67 and townhouse block 73 and the abutting Hydro One facility. As of the date of writing this report, the zoning amendment had recently been approved by the Town, but the notice of decision was sent on November 15, 2018, triggering the 20 day appeal period. As a result, this zoning amendment is not yet in force and effect. Map 3 below shows the proposed areas to be rezoned.



Map 2: Proposed Subdivision Conceptual Plan (Courtesy Darryl M. Robins Consulting Inc.)



Map 3: Proposed Area to be Re-zoned

Public and Agency Comments Received

There were members of the public that made written submissions, and oral submissions at the public meeting on March 20, 2017 in the Town of Hanover. The minutes from the public meeting can be found at [this link](#).

The following people made comments on the plan of subdivision application:

- John Burrell,
- Jordan and Travis Whitmore,
- Carol Glenn,
- Tanya Lloyd,

- Ben Rier on behalf of Wally Schaus,
- Larry Williams,
- Tammy Burrell,
- Don and Donna Tedford,
- Jerome Weber,
- Lisa and Dave Coville, and
- Cuesta Planning Consultants on behalf of Don and Donna Tedford

Comments raised at the public meeting or through written comments are as follows:

- Where will the servicing come through, and are there adequate permissions in place regarding private lane to the south,
- Is the existing servicing to the south sufficient for both the existing development and proposed development,
- The design of the proposed plan of subdivision does not allow for the efficient development of the lands to the south, and road stub at the northern boundary of these lands is inadequate,
- The lands to the south are currently farmed, and will continue to be farmed as per the current zoning,
- The need for an easement agreement between the Town and the southern property owner for existing services traversing their property,
- Will the laneway to the south need to be dug up again, as it remains in poor condition from the last time the servicing was installed,
- Increase in traffic,
- Existing delays turning onto 7th Avenue can be challenging in summer months,
- Traffic safety for pedestrians and vehicles,
- School bus access, as existing children need to walk a fair distance to catch the bus,
- Lack of sidewalks in the area, including on 18th Street North, 7th Avenue, and 8th Avenue North,
- Why are the recommendations of the Traffic Impact Study not being followed, and why is 18th Street North not being widened accordingly,
- Timing for a second road access,
- The existing 'double dead ends' mean less traffic in the area, and more traffic is not desired,
- Will all the new traffic come past the existing properties on 8th Avenue,
- Emergency vehicle access questions,
- Access or temporary access was requested for the industrial property to the east, based on the uncertainty of when and where the future arterial road will be installed,
- Noise concerns,
- Stormwater management and flooding,
- There are multiple natural springs in the area that run 365 days a year, and some lots are very wet year-round,
- What will be the impact of having a stormwater pond on top of the hill,
- Concerns regarding run-off from the proposed subdivision,
- How is the post-development stormwater flow going to be less than the pre-development flow,
- Housing density and lot size concerns, including notes that a 'cookie-cutter' subdivision is not desirable,
- Why is there zero concern for the appearance of this subdivision,

- No other subdivisions in Hanover have 40 foot wide lots, why should there be such lots here abutting existing lots that are nearly twice this size,
- The aesthetics of the townhouses ruins the chance for this area to have potentially high end homes,
- Subdivision will ruin the existing view and lower property values for neighbours,
- What will be the impact on the river and was an environmental report prepared,
- Request for a chain-link fence along the southern boundary of the subdivision property,
- Subsection 51(24)(c) of the *Planning Act* was not adequately addressed in the Town's November 5th Staff Report,
- Planning for a subdivision needs to consider existing or proposed subdivisions on neighbouring lands,
- What is the timeframe for construction,
- Location of the group mailbox,
- Why is the fire hydrant out of service,
- The decision on this development should be deferred to allow for further discussions with the landowner to the south,
- Questions about who got notice of the November 5th Hanover Council meeting, and
- Will new neighbours of this subdivision be given the opportunity to comment?

Agency comments were as follows:

- **Historic Saugeen Metis (HSM):** In an email dated January 11, 2017 the HSM noted that they have no concerns with the proposed plan of subdivision or rezoning.
- **Union Gas:** In an email dated January 18, 2017, Union Gas requested that a condition be added to the draft approval to provide the necessary easements or agreements to provide gas service.
- **Canada Post:** In a letter dated January 16, 2017 Canada Post noted that the development will be serviced via a central community mailbox. Canada Post has supplied a series of draft plan conditions, which the owner/developer will need to comply with for the community mailbox siting.
- **Saugeen Valley Conservation Authority (SVCA):** In a letter dated March 7, 2017 the SCVA provided recommended conditions of draft plan approval and requested that the Hazard zone remains in the southwest corner of the lot.
- **Hydro One Networks Inc.:** In a letter dated February 23, 2017 Hydro One Networks Inc. raised concern over noise emanating from the existing Transformer/Distribution Station, which may impact the proposed residential development. Hydro One Networks Inc. also noted that prior to final approval they wish to be provided a chance to comment on a final lot grading and drainage plan. In response to these comments, the developer then consulted with Hydro One Networks Inc. and prepared a noise study to address their concerns. Further comments have since been received from Hydro One Networks Inc. with respect to the land acquisition component.
- **Bluewater District School Board (BWDSB):** In an email dated December 30, 2016 the BWDSB noted that they have no concerns with the proposed development at this time.
- **Bruce County:** In an email dated January 5th, the County of Bruce noted that they have no concerns and that they defer to the Grey County Transportation Services in regards to comments and access onto 7th Avenue / County Road 10.

- **Grey County Transportation Services:** Transportation Services have provided multiple comments throughout this development. Within their comments they noted; ‘that the separation of the proposed arterial road linking 8th Avenue North to the County Road using the old rail right of way does not meet the County’s criteria of 400 metres between intersections. If it can be arranged that the road can get access to the County Road, the County would require an exemption application to the policy to proceed. The County would also have to approve the entrance design including a realignment of the existing right of way to be at 90 degrees to the County Road.’
- **Town of Hanover:** Town staff, as well as their peer review engineer have provided multiple comments throughout this process. Many of the comments were very technical in nature and have been addressed through changes to the draft plan, or through future clauses in the subdivision agreement. Some of the most pertinent comments related to servicing, stormwater management, traffic, sidewalks, and the construction and timing of the future arterial road, including the need for further land acquisition to facilitate this road connection. A staff report was presented to Hanover Council on November 5, 2018, where Town Council supported the recommended draft plan conditions and approved the associated zoning by-law amendment.

Staff Response to Public and Agency Comments

Since the public meeting, Town and County staff have been working closely with the owner’s development team to address the comments heard by members of the public and agencies. A quick summary of staff’s responses follows, prior to the more thorough policy analysis.

Traffic and Roads Comments

In response to concerns raised, the developer prepared an additional Traffic Impact Study (TIS) in June 2017. This TIS made recommendations to upgrade 18th Street North, in order to accommodate the additional traffic contemplated through this subdivision. County and Town staff had concerns with this approach, as it still only permitted one access point into this development. Instead, staff recommend that a portion of the planned arterial road to the north (as shown on Schedule C to the Town’s Official Plan) be constructed to facilitate a second point of access to this development for day-to-day use and for emergency purposes. Through recommended conditions of draft approval, this arterial road will be built as part of the phasing of this subdivision. The developer of this subdivision is being asked to contribute 50% of the cost of this arterial road between 7th Avenue and 8th Avenue North. Having two access points onto 7th Avenue should also help access in and out of this area, as some residents were concerned that traffic can ‘back-up’ currently in the summer months.

There was also a concern about whether or not access could be provided through this development, to industrial lands to the east. While the future arterial road will provide opportunity for connections, once it is extended, County and Town staff do not recommend that industrial traffic be channeled through a residential area. This recommendation is both for noise and public health and safety reasons. Staff have discussed this matter with the landowner’s agent offering further explanation of this rationale, and noting the Town’s future road plans.

Pedestrian Safety Concerns

Sidewalks will be built throughout this development to provide safe pedestrian access. A trail is also proposed (as Block 74) to provide access to the existing rail trail. These sidewalks and trail will be the responsibility of the developer to construct.

The Town of Hanover has also committed to building a sidewalk between this development and 7th Avenue along 18th Street North, to ensure that existing residences have a safer access. The Town could also consider sidewalks on 8th Avenue at a later date. The timing for the construction of the sidewalks on 18th Avenue North will proceed concurrently with the sidewalks being installed in phase 1 of the development.

Connectivity with Lands to the South

The abutting landowner to the south, as well as their planning consultant, raised questions about the proposed layout of the subdivision, and how it may impact their ability to develop their lands in the future. The proposed subdivision is providing an additional access to the lands to the south via Street B. This would be in addition to the existing 8th Avenue North, which currently 'dead-ends' near the southern property boundary.

A shared road was investigated between the developer and the southern landowner. The two parties met, and were unable to come to an agreement on a shared road; more specifically how would it get built, who would pay, and particularly what happens if the current or future developers of the two properties were operating on different development timeframes (for example, if developer 'A' wanted to develop now, but developer 'B' had no intention to develop for the next 15 years). An agreement between the two parties could not be reached. As such, the Georgiou development proceeded to design a subdivision without a shared road.

The southern landowner later provided a sketch on how a shared road could be developed. However, there was no engineering behind this proposal, and it created an inefficient lot layout, including;

- multiple crossings of the rail trail that would either dead-end, or have the potential to connect future industrial traffic through residential areas (which as stated above is not desirable), and
- multiple stretches of double access lots (i.e. lots having roads at both the front and back of their boundaries), which is inefficient from a cost, maintenance, and servicing perspective.

Neither the County nor the Town saw conclusive evidence that this southern property could not be developed based on the current proposed plan of subdivision layout. Furthermore, this proposed plan will be providing access from the southern property via Street B and 8th Avenue to both 18th Street North and through to the future arterial road. As such, neither the County nor the Town will be requiring a shared road in this regard.

Following the initial concerns raised by the landowner to the south, they submitted additional comments indicating their desire to see a 6 foot high chain link fence along the southern boundary of the subject lands. Town and County staff, as well as representatives for the proponent, met with this southern landowner to note that fencing could be considered as a

condition in the subdivision agreement. Wording about the fencing in the subdivision agreement has been included in draft plan condition # 4, attached to this report.

The Cuesta Planning Consultants memo also noted that the Town's November 5th Staff Report had not adequately addressed section 51(24)(c) of the *Planning Act*. A review of this section of the legislation has been undertaken in this report.

Housing Type, Aesthetics and Property Value Concerns

The Province, the County, and the Town all require a range of housing types to meet the needs of all those who live, or want to live here. Across the County there is a need for all types of housing, from rental, to affordable, to higher end housing. While staff acknowledge that some residents may be most familiar with single detached dwellings, there is a need for other types of housing, including townhouses, semi-detached and apartment units. Townhouses, for example, provide for excellent entry, or exit points, from the housing market (i.e. it suits those looking to buy their first home, and it suits those aging populations who may be looking to 'down-size'). The proposed lot density would meet the County and Town's targets set out in their respective Official Plans.

Furthermore, municipalities cannot discriminate against future users of said housing types based on perceptions of who may or may not choose to live there. This type of discrimination is a human rights offense that would be contrary to the Ontario Human Rights Code section 2(1) which states;

"Every person has a right to equal treatment with respect to the occupancy of accommodation without discrimination because of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, age, marital status, family status, disability or the receipt of public assistance."

More information on housing and human rights provided by the Ontario Human Rights Commission can be found at [this link](#).

With respect to aesthetic concerns of the townhouse units, these will be subject to site plan control. Under the future site plan applications, the Town will have additional input into the layout and aesthetics of these units.

Prior to this subdivision application being submitted, there were multiple draft designs submitted with different lot layouts to ensure an appropriate development form for this property. Town and County staff gave preliminary feedback on these designs. The current subdivision proposal has been designed such that the existing single detached dwellings will abut proposed single detached dwellings (i.e. to have like housing types adjacent to one another). Some of the proposed lots will be smaller than some of the existing lots, but the lots being considered are similar to others proposed and approved across the County, and meet the provisions of Hanover's R2 zone. Staff are aware that some of the existing lots in the area are quite large, and have tried to be sympathetic to the desires of existing owners in this area. However, current planning policy seeks to promote a range of unit types and lot sizes. Furthermore, staff do not perceive any land use conflict based on the lot size differentials between the existing residential development and the proposed development (i.e. having existing single detached lots 'back onto' proposed single detached lots would not appear to be a conflict).

One of the concerns for neighbours was the potential for negative impact on their property values. Residents questioned the potential for property value reduction based on the proposed subdivision. Property values are not something a County Planner can consider under the existing legislative and policy framework. Although staff can certainly understand why this is of primary concern to any landowner, it is not something that staff can factor into our recommendations on development applications.

Stormwater and Run-off Concerns

The proposed development has prepared a preliminary stormwater management (SWM) plan. This SWM plan has been reviewed by the Saugeen Valley Conservation Authority, the Town of Hanover, and Hanover's engineering peer reviewer, Cobide Engineering. Based on the prepared SWM plan, and planning policy, the post-development stormwater flows are required to be equal to or less than pre-development flows. The stormwater is being attenuated through a new facility being built by the developer on Block 72 of this Plan, which will then be owned and maintained by the Town. Detailed engineering is required to finalize this SWM plan to the satisfaction of the Town and the SVCA.

In response to the neighbour's concerns about drainage and stormwater the proponent's engineer has noted;

"The existing topography of the site drains towards the existing 8th Avenue. With the Georgiou Subdivision design, a significant portion of the development will be graded to ensure stormwater is directed to the storm water facility. The storm water facility is a dry pond, so it should only be full following rain events. We anticipate that with the development, it should alleviate the wet conditions on 8th Avenue, since most stormwater will be directed towards the dry pond where possible, and through the controlled outlet."

As such, the proposed development will not increase any stormwater flow or run-off to neighbouring residents or property owners, and may also help alleviate some existing wet conditions on 8th Avenue North.

Servicing Concerns

The proposed development will be serviced by Town water and sewer services. Town staff have noted that there is existing water and wastewater treatment capacity to service this proposed development, along with the existing development in the area. The proposed watermain will be looped, which is preferred by the Town and the Ministry of the Environment, Conservation, and Parks (MECP). All sanitary sewage for this subdivision is being directed to the existing sanitary stub on 8th Avenue North. There will be no additional impact on neighbouring landowners, nor will there be a need to disturb neighbouring properties to access servicing connections.

One of the concerns raised with respect to both the stormwater and servicing has been from the property owner to the south. This property owner has raised concerns that some of the existing wastewater and stormwater facilities cross their lands without a registered easement. Town staff have sought legal advice on this matter. Town staff have also noted to the concerned landowner that further discussions will be required, outside of the current plan of subdivision process to resolve this matter.

Noise

A noise study was completed for this development, which made recommendations about how to buffer this subdivision from the adjacent Hydro One Networks Inc. property. These recommendations are being considered as conditions of draft approval and will be implemented through a mixture of means, including; the subdivision agreement, site plan control, and the recently passed zoning amendment.

Some of the other noise concerns were related to the construction of the subdivision itself. Certainly during the construction phases there will be elevated noise to neighbouring residents. The Town can work with the developer, and include wording in the subdivision agreement to try to minimize impacts in this regard, but there will be no way to completely eliminate such impacts.

Community Mailboxes

The location of future community mailboxes will require the approval of both the Town and Canada Post. The Town will ensure that this location is accessible and does not create any traffic hazards. These matters are being controlled by the recommended conditions of draft approval from Canada Post attached to this report.

Farming

This subdivision would not impact the ability of the southern neighbouring landowner to continue to use their property in a lawful manner. The Provincial Minimum Distance Separation (MDS) formulae do not apply to developments within settlement areas.

Analysis of Planning Issues

Planning authorities must have regard to matters of Provincial interest under the *Planning Act* and be consistent with the Provincial Policy Statement (PPS) when rendering decisions on planning applications. Within Grey County they must also make decisions that conform to the County of Grey Official Plan, and in this case which also conform to the Town of Hanover Official Plan.

The Planning Act

Section 1.1 of the *Planning Act* outlines the purposes of the Act. The purposes of the Act promote; sustainable economic development, in a healthy natural environment, within a land use planning system, led by provincial policy and matters of provincial interest. Section 2 of the *Planning Act* outlines matters of provincial interest, which decision makers must consider when carrying out their responsibilities under the Act. The most relevant matters of provincial interest to this application are as follows (in italics), including staff comments for each subsection below.

(a) the protection of ecological systems, including natural areas, features and functions,

- (a) There have been no significant environmental features identified on this site. In the pre-submission consultation with the Town, County, and SVCA, there was no Environmental Impact Study (EIS) required. SVCA staff have reviewed the application and have no further concerns at this time, subject to their recommended conditions of draft approval.

(b) the protection of the agricultural resources of the Province;

- (b) The subject lands have been farmed in the past, but are within the designated settlement area in both the County and Hanover Official Plans. These lands have been designated for growth for a number of years.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems,

- (f) These items have generally been addressed above through the staff response to public and agency comments section of this report. With respect to the traffic matters, County Transportation Services staff will require an exemption for the proposed arterial road connection, as it does not meet their current intersection separation distance of 400 metres. They have however noted that sight lines are okay at that proposed intersection. The Town is working with Hydro One Networks Inc. to acquire the lands needed to ensure that the arterial road meets the County Road (7th Avenue) at a 90 degree angle, as required by Transportation Services.

Sidewalks and trails are being incorporated into this design, including providing active transportation connections. Abutting the subject lands is a rail trail which would also connect via Block 74 to this development. The Town will also be providing a sidewalk connection to 7th Avenue to help rectify some existing concerns.

The subject development will be serviced by municipal water and municipal sewer services. The recommended conditions of draft approval note that servicing will be allocated at the draft approval stage.

The stormwater management is proposed on a dedicated block in the southwest of the proposed subdivision. The SWM has been reviewed by the SVCA, Town staff and the Town's Peer Review Engineer. The draft plan conditions will require further detailed design of this SWM facility.

(h) the orderly development of safe and healthy communities,

- (h) The subject development is within the 'Primary Settlement Area' designation in the County Official Plan, and the 'Residential' designation in the Town's Plan. Within this land use designation the County Plan defers to the detailed land use policies found within the Town's Official Plan. The County Plan recommends an average development density of 25 units per net hectare (or greater) for new residential development in Hanover. The proposed plan of subdivision will be 24.9 units per hectare, which generally aligns with the County's target residential density.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

- (i) The Town of Hanover has not requested parkland dedication at this time, but instead will utilize the 5% cash-in-lieu of parkland provisions under the Act.

(j) the adequate provision of housing, including affordable housing,

- (j) It is not known at this time if any of the future units will meet the definition for affordable housing; however the proponent's planner has noted that the 'units will not likely meet

the definition of affordability.’ The provision of 59 townhouse units should help provide some smaller residential units in the Town.

(p) the appropriate location of growth and development.

(p) The subject lands are located in a settlement area and have been designated for residential growth. The proposed location for development appears appropriate in this regard.

Section 51(24) of the *Planning Act* also provides criteria which must be considered when assessing any new plan of subdivision. These criteria (in italics), along with staff analysis are as follows:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The matters of provincial interest have been analyzed earlier on in this section.

(b) whether the proposed subdivision is premature or in the public interest;

Services can be provided to this subdivision, including future road connections. The lands have also been designated for growth in both the County and Town Official Plan. Furthermore, there is a demand for additional residential units in the Town. As such, the proposed plan of subdivision would not appear to be premature, and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed development conforms to both the Town and County Official Plans, Further discussion on Official Plan conformity is included later in this report.

At this stage there are no approved plans of subdivision immediately abutting the subject lands. There have however been requests for road connections from both the residentially designated landowner to the south, as well as the industrially designated lands to the east. This item has been discussed in above, in response to the public and agency comments section.

The County often reviews new residential plans of subdivision abutting vacant lands, which do not already have municipally owned road allowances on them. In these situations, the County’s practice has been to require the first developer to leave road access points for future abutting developments to connect to. County staff have not required the first developer, or their development team, to design the abutting plans of subdivision for the neighbouring developers, as proof that the road pattern is feasible. Instead County and Municipal staff assess the road connections to ensure that they are acceptably located and provide enough volume to handle future traffic levels.

This approach was used recently in Hanover in the approved Bren Lea Estates development in the northeastern part of the Town. A new development to the south of Bren Lea Estates is now proposing to use that access point to connect to their proposed plan of subdivision. This same approach was also recently used in the Sunvale development in West Grey.

Staff are satisfied that the proposed road connections will allow for the development of neighbouring lands in accordance with the Town and County Official Plans.

- (d) the suitability of the land for the purposes for which it is to be subdivided;
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

Based on the background reports and technical studies, the subject lands appear suitable for residential development. As noted above, at this time it is not known if any of the proposed units will be affordable.

- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

This item has been reviewed by the proponent, Town staff, County staff, and the Town's engineering peer reviewer. Transportation is also discussed heavily in other sections of this report. Staff are satisfied that with the proposed roads in this subdivision, as well as the road connections to the south, and the arterial road to the north, that the transportation network is suitable.

- (f) the dimensions and shapes of the proposed lots;*

Based on the shape of the existing parcel of land, and surrounding parcels of land, there are some abnormally shaped lots and blocks in this development. However, through the technical review, and the recommended draft conditions, staff are satisfied that the lands can be appropriately developed as proposed.

- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

County staff are not aware of any restrictions or proposed restrictions on the subject lands which would prevent the proposed development.

- (h) conservation of natural resources and flood control;*

The SVCA have been an active participant in the development process. SVCA staff have provided recommended conditions of draft plan approval. There are no significant natural resources to be preserved on-site.

- (i) the adequacy of utilities and municipal services;*

This item is reviewed in other sections of this report. The proposed lands can be adequately serviced. As noted earlier in the report, future discussions between the Town and the landowner to the south will be required with respect to the existing servicing crossing their lands.

- (j) the adequacy of school sites;*

The two school boards were circulated on this application and have not raised any concerns. The Bluewater District School Board is nearing completion on a new school in Hanover.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

As noted above, new parkland will not be designated through this development, and a cash-in-lieu approach will be used instead. The proposed stormwater management facility (block 72) will be dedicated to the Town. Conditions of draft approval have been recommended with respect to the cash-in-lieu and the stormwater facility.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

In accordance with the Town and County Official Plans, the lands are proposed to be developed at an efficient density, which is also compatible with neighbouring land uses. The lands will connect to the existing road network and services in an efficient manner.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.

The proposed single detached lots generally do not require the utilization of site plan control. The proposed townhouses in blocks 73 and 75 will require site plan control. A subdivision agreement will be required for the entire development.

The subject plan of subdivision application, with the attached conditions of draft approval, would have regard for matters of Provincial Interest and the criteria of section 51(24) of the *Planning Act*.

Provincial Policy Statement

A key goal of the PPS is directing new growth to serviced settlement areas, and promoting the vitality of such settlement areas through re-development, infill and intensification. The subject lands have been designated for residential growth and are within a serviced settlement area.

Section 1.6.6.1 of the PPS outlines the servicing hierarchy to be utilized in the Province of Ontario. At the top of the hierarchy are municipal water and sewer services. The proposed development will be serviced by municipal water and sewer services, and capacity is available to service this development.

Section 1.6.6.7 speaks to stormwater management. This matter has been reviewed under the *Planning Act* review.

Section 2.1 of the PPS speaks to the long-term protection of significant natural heritage features. This item was addressed under the *Planning Act* review above.

Section 2.6 of the PPS speaks to the protection of cultural and archaeological resources within the Province. A Stage 1-2 Archaeological Assessment was completed on this property. This

Archaeological Assessment concluded; *“The study area appears devoid of archaeological resources.”* Draft plan conditions have been recommended, should excavation of the site uncover anything different.

Section 3.1 of the PPS directs development away from areas of natural hazard. SVCA has reviewed the proposed subdivision and is generally satisfied that the proposed development is outside of areas of natural hazard. The SVCA will be requiring detailed lot grading and drainage, as well as a geotechnical and slope stability analysis to be completed as a condition of draft plan approval. The SVCA will review these documents prior to final approval.

The proposed plan of subdivision application, with the attached conditions of draft approval, is consistent with the PPS.

County Official Plan

Many of the policies in the County Plan mimic those discussed above in the review of the *Planning Act* and the PPS. A further in-depth review of those same policies in the County Plan will not be repeated here.

The proposed plan of subdivision is designated as ‘Primary Settlement Area’ in the County Official Plan. The Official Plan identifies that Primary Settlement Areas shall be the focus of growth within the County. Section 2.6.3(5) of the County Plan requires an overall average development density of 25 units per net hectare within Primary Settlement Areas of Hanover. The lot density conforms to this recommended density for the residential portions of the site.

Appendix B to the County Official Plan maps ‘Significant Woodlands’ adjacent to the southeastern portions of the property; the residential development will remain outside of these features.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

Section 6.12.1 of the County Plan addresses criteria to be considered in any new plan of subdivision or condominium. Specifically section 6.12.1(a)(vi) of this section states;

“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 pattern or cul-de-sacs,”

As noted above, the subject lands will have connections to existing streets, the proposed arterial road, leave adequate space for further future connections, and provide sidewalks. The proposed road network generally follows a modified grid pattern which is preferred.

Section 6.12.1(a)(ix) requires the consideration of street lighting that minimizes impact on dark skies. The future street lighting will be directed downward and dark-sky compliant.

Section 6.12.1(a)(xi) speaks to the provision of usable parkland and green space. As noted above, the Town has asked for cash-in-lieu of parkland in this regard.

Section 6.12.1(b)(c) and (d) of the Plan speak to the provision of a range of housing, including affordable housing. The proposed development will offer single detached and townhouse units. Townhouse units are generally suitable to those looking to enter the housing market, or those seeking to downsize before ultimately exiting the housing market.

The proposed plan of subdivision application, with the attached conditions of draft approval, conforms to the goals and objectives of the County of Grey Official Plan.

Town of Hanover Official Plan

The Town's Official Plan contains many similar policies to that of the County Plan. The subject lands are designated as 'Residential' in the Town Plan. Within the Residential designation development of this nature can be contemplated.

In section D.2.2 of the Town Plan, a range of housing types and densities is promoted. Section D.2.4.5 of the Plan requires the same density of 25 units per net hectare as the County Plan does.

Other sections of the Town's Plan including servicing (E2.1), environmental (E1.1), transportation (E3.2), and lot creation (E4.1) are all very similar to the policy and legislation review discussed above under the *Planning Act*, PPS, and County Official Plan.

Schedule C to the Town Plan maps a potential future arterial road to the north of the subject lands. A road connection has been proposed from the proposed draft plan of subdivision to the future arterial road, and the conditions of draft approval will require this connection.

Furthermore, the conditions of draft approval are proposing that this developer contribute 50% of the cost to the construction of this road between 8th Avenue North and 7th Avenue, in addition to 50% of the land acquisition fees with Hydro One Networks Inc.

Schedule D to the Town Plan maps a Secondary Trail adjacent to the subject property. The proposed draft plan of subdivision would offer pedestrian connections to this trail via Block 74.

Although not directly the purview of the Town's Plan, there is one other matter worth discussing in this regard. There are three Blocks of lands (Blocks 69, 70, and 71), for which there is currently no proposed land use. Proposed draft plan condition # 5 addresses these Blocks as follows;

5. That wording be included in the Subdivision Agreement determining how Blocks 69, 70, and 71 will be disposed of. These Blocks are not to be deeded to the Town of Hanover. The first priority for the disposal of these Blocks will be via lot addition to abutting residential parcels. Should these Blocks be designed to merge into one of the lots being created via this plan of subdivision, a redline revision can be processed by the County.

The intent is that these Blocks will be added to neighbouring parcels, but until the plan of subdivision is draft approved, that is very hard for the developer to do (i.e. it would mean having to sever 'donut holes' out of their development, which may or may not change based on changes to the draft plan in the approvals process).

With the attached recommended draft plan conditions, the proposed plan conforms to the Town of Hanover Official Plan.

Town of Hanover Zoning By-law

The subject lands were previously zoned Future Development 'D' and Hazard 'H' (i.e. prior to the recent passing of the zoning amendment associated with this plan of subdivision application). Historically the lands had been in the 'D' zone to mimic the Town's former Official Plan, which 'set aside' these lands for future development. The Town's Official Plan now designates the lands as Residential; which facilitated the current change in zoning to reflect the direction of the Official Plan.

The recently approved zoning would implement the plan of subdivision by rezoning the lands to the Residential Type 2 and Type 4 zones for the single detached dwellings and townhouses respectively, with the exception of two small areas in the northwest of the subdivision. The Hazard zone in the southwest corner of the subdivision would remain in place.

As noted earlier in this report, there needs to be two individual exceptions (numbers 27 and 28) to lot 67, and block 73, as they relate to implementing the Noise Study recommendations to ensure adequate height and fencing controls on these units. The wording for these exceptions would be as follows;

R2-27 Notwithstanding the provisions of the R2 zoning, those lands shown as R2-27 on Schedule A to this By-law shall be used in accordance with the R2 zone provisions exception however that:

- i) the detached dwelling shall only be one storey in height;*
- ii) a 3 metre high fence shall be erected along the entire length of the rear lot line and shall be constructed using materials described in the Subdivision Agreement.*

In addition, the most westerly 23 metres of townhouse block 73 also needs a special provision added to its R4 zoning to the effect of;

R4-28 Notwithstanding the provisions of the R4 zoning, those lands shown as R4-28 on Schedule A to this By-law shall be used in accordance with the R4 zone provisions exception however that:

- i) the townhouse and street townhouse dwellings shall only be one storey in height;*

The proponent's planner has noted that most of the townhouses being proposed in blocks 73 and 75 would be classified as 'street townhouses' as defined by the zoning by-law as they will have direct frontage and access onto a public street. The further details of these townhouses will be controlled through the site plan control and likely part lot control processes.

As noted above, although Town Council has recently approved the associated zoning amendment; however the zoning is not yet in force and effect, and there is still the pending appeal period (as of the date of writing this report).

With the attached recommended draft plan conditions, County staff are of the opinion that the proposed development:

1. has regard for matters of Provincial interest under the *Planning Act*;

2. is consistent with the Provincial Policy Statement;
3. conforms to the County of Grey Official Plan;
4. conforms to the Town of Hanover Official Plan; and
5. represents an appropriate development standard within the Town of Hanover Zoning By-law.

Legal and Legislated Requirements

The application was processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

Internal: Planning, Transportation Services

External: The Public, Town of Hanover, Saugeen Valley Conservation Authority, Hydro One Networks Inc. and other required agencies under the *Planning Act*.

Appendices and Attachments

Draft Notice of Decision (conditions of draft approval) - attached

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision

under Subsection 51(16) of the Planning Act

Draft Plan Approval, is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE

All written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal,
- (2) be accompanied by the fee required by the Tribunal as prescribed under the Local Planning Appeal Tribunal Act, and
- (3) Include the completed appeal forms from the Tribunal's website.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No persons or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions of the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority: the applicant; any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have made a written request to be notified of changes to the conditions.

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling 519-376-2205 or 1-800-567-GREY.

ADDRESS FOR NOTICE OF APPEAL

County of Grey
595-9th Avenue East
OWEN SOUND, Ontario N4K 3E3
Attention: Mr. Randy Scherzer, MCIP RPP
Director of Planning & Development

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

Plan of Subdivision File No. 42T-2016-08 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

1. That this approval applies to the Draft Plan of Subdivision (labelled M13018-DP) as prepared by Darryl M. Robins Consulting Inc. dated September 18, 2018, showing sixty-seven (67) (Lots 1 to 67) for detached residential dwellings, two (2) Blocks for a combined total of fifty-nine (59) townhouse units (Blocks 73 and 75), one Block for trail purposes (Block 74), three (3) Blocks for future lot addition purposes (Blocks 69, 70, and 71), one (1) Block for stormwater management purposes (Block 72), one (1) Block for watermain easement purposes (Block 68), and six (6) Blocks for 0.3 metre reserve purposes (Blocks 76 – 81) and Streets "A", "B", "C", "D" and "E".
2. That Blocks 68, 72, 74, 76, 77, 78, 79, 80, 81, as well as Streets "A", "B", "C", "D" and "E" be deeded to the Town of Hanover.
3. That the Town of Hanover will accept 5% cash-in-lieu from the owner for parkland purposes.
4. That a suitable Subdivision Agreement be entered into between the owner and the Town of Hanover. The agreement shall contain all matters set out as Conditions of Approval as deemed necessary in this Decision and any other matters as deemed appropriate by the Town of Hanover, including but not limited to sidewalks, phasing, the construction of the arterial road, landscaping, fencing, and height restrictions on those residential units abutting the Hydro One Networks Inc. lands. The Subdivision Agreement shall also require fencing along the southern boundary of this subdivision. Furthermore, the owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Town of Hanover.
5. That wording be included in the Subdivision Agreement determining how Blocks 69, 70, and 71 will be disposed of. These Blocks are not to be deeded to the Town of Hanover. The first priority for the disposal of these Blocks will be via lot addition to abutting residential parcels. Should these Blocks be designed to merge into one of the lots being created via this plan of subdivision, a redline revision can be processed by the County.
6. That wording be included in the Subdivision Agreement to require site plan control to be applied to Blocks 73 and 75. The layouts for Blocks 73 and 75 shall be shown in the Subdivision Agreement, so as to facilitate the installation of servicing in Street "C".
7. To assist the Town in paying their costs of constructing an arterial road from 7th Avenue to 8th Avenue North, the Subdivision Agreement shall include a clause that requires the Developer to pay the following fees at the building permit stage to the Town of Hanover;
 - \$3,000 per residential unit, and
 - 50% of the purchase price of the Hydro One Networks Inc., that need to be acquired to construct the proposed arterial road alignment with 7th Avenue.

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

- This per unit fee is not paid in one instalment, but rather as the individual building permits are being sought. At the time of Draft Approval, the costs of acquiring the Hydro One Networks Inc. lands and the arterial road construction were not known; however, this cost will be known before the Subdivision Agreement has been executed and therefore the total amount of money owing per unit shall be clearly stipulated in the Subdivision Agreement. The total per unit fees collected shall not exceed 50% of the total costs of the Hydro One Networks Inc. land acquisition and the construction of the arterial road from 7th Avenue to 8th Avenue North. At the time when this 50% cost threshold has been met, no additional costs associated with the arterial road construction or land acquisition shall be collected on the remaining residential units.
8. Wording shall be included in the Subdivision Agreement requiring the extension of 8th Avenue North to meet the proposed arterial road as part of Phase 1 of the development. A phasing plan, including timing for the extension of 8th Avenue North by the Developer and the construction of the proposed arterial road by the Town, will be included in the Subdivision Agreement.
 9. That the Developer shall agree in the Subdivision Agreement that such easements, land dedication, or agreements as may be required for access, gas, utilities, communications, telecommunications, servicing, drainage and construction purposes shall be granted to the appropriate agencies or authorities, to their satisfaction free and clear of all encumbrances.
 10. That this draft approval represents the allocation by the Town of Hanover of water and wastewater treatment capacity for one hundred and twenty-six (126) residential units.
 11. That the Developer shall agree in the Subdivision Agreement that sidewalks, walkways, and pedestrian paths are to be developed in accordance with Town standards at the time of the construction, to the satisfaction of the Town.
 12. That the Developer shall agree in the Subdivision Agreement that Development Charges, processing, and administration fees be paid in accordance with the Town, County, and school board policies and by-laws.
 13. That Streets "A", "B", "C", "D" and "E" be deeded to the Town of Hanover and named to the satisfaction of the Town of Hanover.
 14. That prior to any grading or construction on the site and prior to final approval of the subdivision by the County, the Developer shall submit for approval of the Saugeen Valley Conservation Authority and the Town of Hanover a Stormwater Management Report and detailed Lot Grading and Drainage Plan prepared by a technically qualified consultant. The report shall detail the methods that will be used to control stormwater and erosion and sedimentation within the proposed Draft Plan of Subdivision lands and

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

- abutting properties during and following construction. The report shall also detail the methods that will reduce any negative impacts to water quality.
15. That prior to any grading or construction on the site and prior to final approval of the subdivision by the County, the Developer shall submit for approval of the Saugeen Valley Conservation Authority and Town of Hanover a Geotechnical Report and Slope Stability Analysis prepared by a technically qualified consultant. The report shall detail the methods that will be used to ensure the slope is not undermined and can support the proposed Draft Plan of Subdivision during and following construction. The report shall also detail the methods that will address groundwater and historically altered portions of the slope if encountered in or surrounding the areas of proposed slope modifications.
 16. That the Subdivision Agreement between the owner and the Town contain the following provisions with wording acceptable to the Saugeen Valley Conservation Authority:
 - a) The Developer agrees to carry out or cause to be carried out the works recommended in the Stormwater Management Report and Lot Grading and Drainage Plan.
 - b) The Developer agrees to carry out or cause to be carried out the works recommended in the Geotechnical Report and Slope Stability Analysis.
 - c) That undevelopable blocks are labeled undevelopable in the Subdivision Agreement in the absence of additional reports and/or plan amendments.
 17. That prior to final approval by the County, that appropriate zoning is in effect for this proposed subdivision that conforms to the Town of Hanover Official Plan and that addresses the following:
 - The Residential lots,
 - The Hazard mapping as recommended by the Saugeen Valley Conservation Authority, and
 - Implementing the recommendations of the Noise Study, for those residential units abutting the Hydro One Networks Inc. Lands.
 18. That the Developer shall agree to the following in the Subdivision Agreement:
 - a. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with Sect 48 (1) of the Ontario Heritage Act.
 - b. That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

19. The Owner shall obtain a letter from the Ministry of Tourism, Culture and Sport that the Archaeological Assessment has been entered in the Ontario Public Register of Archaeological Reports, which is to be shared with the Town of Hanover.
20. The Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans, and include them in the Subdivision Agreement.
21. The Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
22. The Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
23. The Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
24. The Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
25. The Developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Hanover.
26. The Developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lots #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
27. The Developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
28. Canada Post further requests the owner/developer be notified of the following:

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

- a. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations.
 - b. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
 - c. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
 - d. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
29. That prior to final approval by the County, that the Town of Hanover is advised in writing that an electrical distribution system to service the lands shown on the plan is available.
30. That prior to final approval by the County, that a copy of the Lot Grading and Drainage Plan, showing existing and final grades, shall be submitted to Hydro One Networks Inc. for their review and approval.
31. That wording be included in the Subdivision Agreement, to the satisfaction of Hydro One Networks Inc. and the Town to note that;
- a) Any development in conjunction with the proposed site plan must not block vehicular access to any Hydro One Networks Inc. facilities located on the right of way. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the Hydro One Networks Inc. property.
 - b) The costs of any relocations or revisions to Hydro One Networks Inc. facilities which are necessary to accommodate this subdivision would be borne by the Developer.
32. That prior to final approval being given, that the County is advised in writing by the Saugeen Valley Conservation Authority, how Conditions 14 to 17 have been satisfied.
33. That prior to final approval being given, that the County is advised in writing by Canada Post how Conditions 20 to 28 have been satisfied.
34. That prior to final approval being given, that the County is advised in writing by Hydro One Networks Inc. how Conditions 30 and 31 have been satisfied.
35. That prior to final approval being given, that the County is advised in writing by the Town of Hanover how Conditions 2 to 34 have been satisfied.
36. If final approval is not given to this plan within three years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution from the local municipality must be received by the County of Grey Director of

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

Planning, prior to the lapsing date. If the extension being requested is beyond a year, justification for the extension, a resolution from the location municipality and approval from the County will be required. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.

37. That the Developer shall provide a copy of the proposed Final Plan to the County of Grey for their review and final approval. A digital copy of this Final Plan is required to be prepared and submitted in accordance with the County of Grey specifications.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.
2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
3. Clearances are required from the following:
 - Town of Hanover, 341 10th Street, Hanover, Ontario, N4N 1P5
 - Saugeen Valley Conservation Authority, 1078 Bruce Road 12, Box 150, Formosa, Ontario, N0G 1W0
 - Hydro One Networks Inc., P.O. Box 4300, Markham, ON, L3R 5Z5
 - Canada Post, Delivery Planning Officer, 955 Highbury Avenue North, London, ON, N5Y 1A3
4. We suggest you make yourself aware of the following subsections of the Land Titles Act:
 - a) subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and
 - b) subsection 144(2) allows certain exceptions.

The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under The Registry Act.

Applicant: Loukia Georgiou
Municipality: Town of Hanover
Location: Part of Lots 18, Plan 55 (geographic Township of Bentinck)
Date of Decision:
Last Date of Appeal:

File No.: 42T-2016-08

Date of Notice:

5. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system, is subject to the approval of the Ministry of the Environment Conservation and Parks under the Ontario Water Resources Act, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units.
7. That the applicant contact Canada Post at the address below for the supply and installation of Community Mailboxes (CMB). The location of these CMB's will require the approval of the Town of Hanover.
8. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.