

Addendum to Report PDR-PCD-10-16

To: Chair McQueen and Members of the Planning and Community Development Committee

From: Scott Taylor, Senior Planner

Meeting Date: October 13, 2016

Subject: **Final Report on Proposed 1786934 Ontario Inc. Plan of Subdivision**

Status: Recommendation adopted by Committee as presented per Resolution PCD127-16; Endorsed by County Council November 1, 2016 per Resolution CC138-16;

Recommendation(s)

WHEREAS all written and oral submissions received on the applications were considered; the effect of which helped to make an informed recommendation and decision, and;

- 1. THAT Addendum to Report PDR-PCD-10-16 be received, and;**
- 2. THAT in consideration of the draft plan of subdivision application 42T-2016-02 for lands described as Part Lots 11 and 12, Concession 1, North of the Durham Road, (geographic Township of Bentinck), Town of Hanover, and the matters to have regard for under Subsection 51(24) of the Planning Act, the Grey County Planning and Community Development Committee approves this plan of subdivision to create twenty-nine (29) detached dwelling lots and nine (9) semi-detached dwelling lots (for a total of 18 semi-detached units), subject to the conditions set out in the Notice of Decision.**

Background

The County has received a plan of subdivision application from 1786934 Ontario Inc. (c/o Tim Kraemer) to establish a 38 lot plan of subdivision, for a total of 47 units in the Town of Hanover (geographic Township of Bentinck). The 9 lots for future semi-

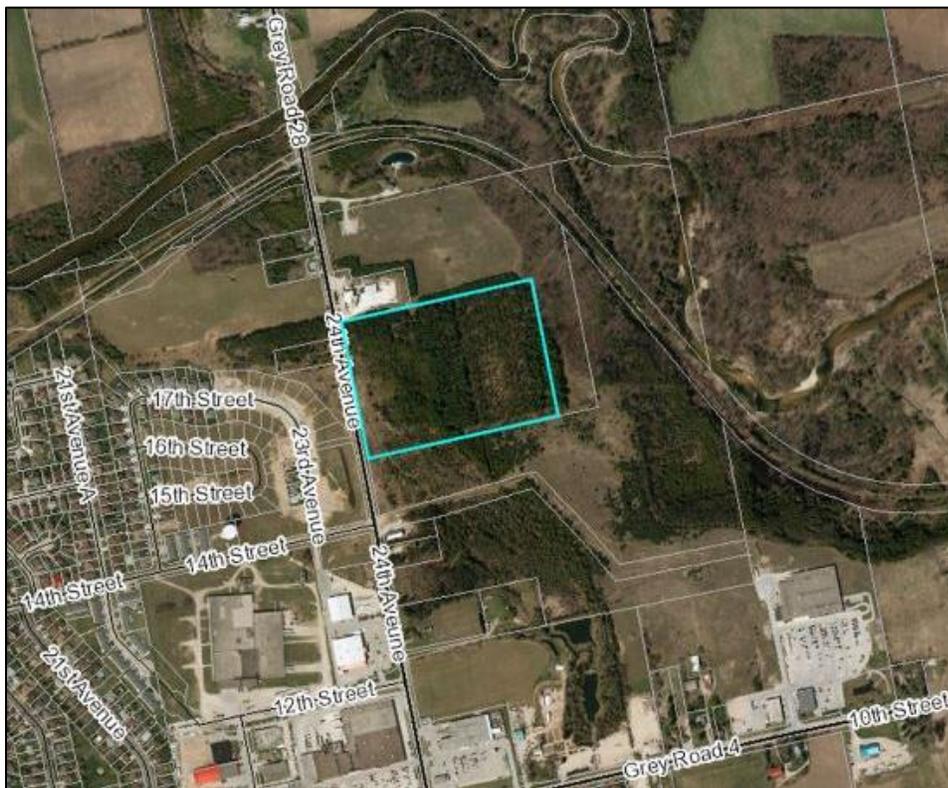
detached units would be further subdivided via part lot control or consent, following the construction of the units. The subject lands would have frontage off of a series of new roads which would connect at a single access point to 24th Avenue (Grey Road 28) along the westerly boundary. Future road connections to the north and south are also being provided for within the draft plan of subdivision.

The subject lands are designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. The County Plan also maps the subject property as 'significant woodlands' and being within 500 metres of a known abandoned landfill site. There are no buildings or structures currently located on the subject property.

Surrounding the proposed plan of subdivision is a mixture of residential, former industrial (a concrete plant not in operation), and forested properties.

See Map 1 for an aerial view of the subject property and surrounding area, and Map 2 for a copy of the proposed plan of subdivision.

Map 1: Aerial View of the Subject Lands



Pre-submission consultation between the proponent, the Town of Hanover, the Saugeen Valley Conservation Authority (SVCA), and the County identified the submission requirements for the proposed plan of subdivision, which are as follows;

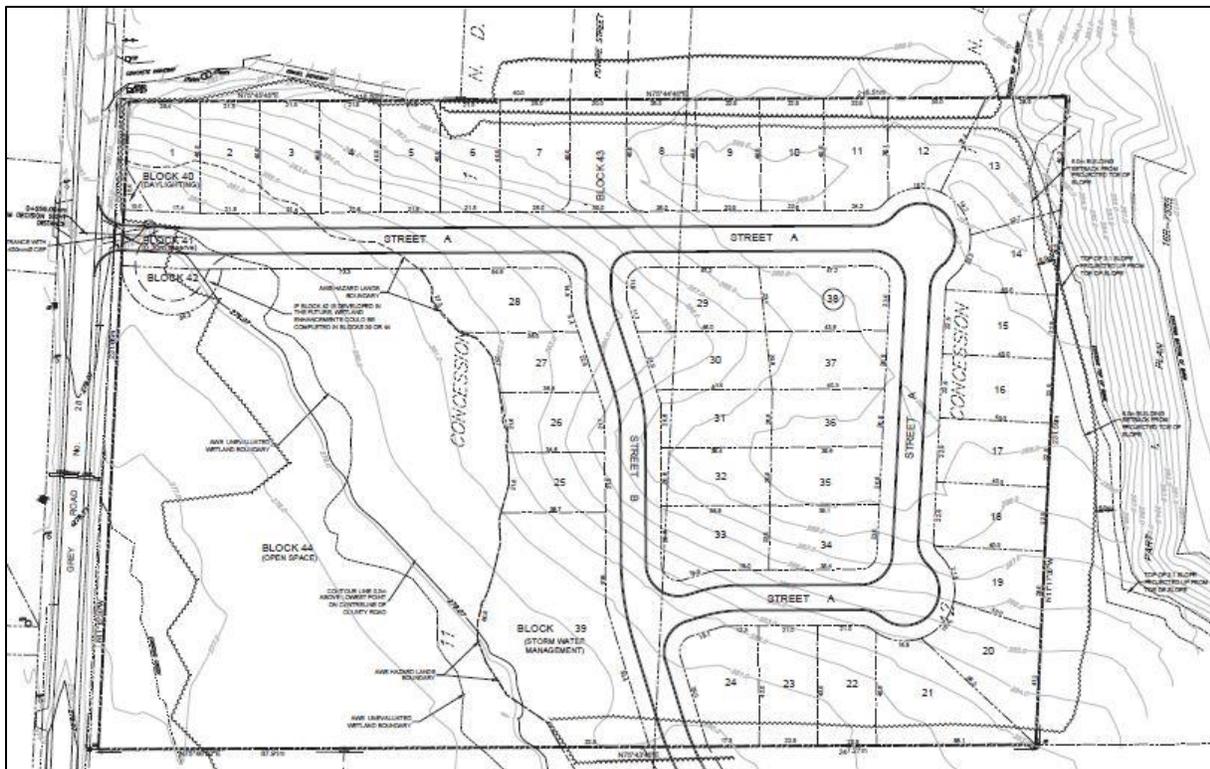
1. a Planning Report,

2. an Archaeological Assessment,
3. an Environmental Impact Study,
4. a Tree Retention Plan,
5. a Traffic Assessment Study,
6. a Functional Servicing Report,
7. a Stormwater Management Report, and
8. a Ministry of the Environment and Climate Change (MOECC) Guideline D-4 Study.

Copies of all background reports and plans can be found at the below link:

[Link to Background Materials](#)

Map 2: Proposed Plan of Subdivision



A zoning by-law amendment application has also been submitted to the Town of Hanover.

The Town of Hanover hosted a public meeting for the subdivision and rezoning application on June 20th 2016.

Public and Agency Comments Received

As part of the planning application process, no comments were received by members of the public, and no oral submissions were made at the public meeting.

As part of the planning application process comments were received by the following groups, agencies, and public bodies.

Union Gas Limited

In an email dated April 19, 2016 Union Gas requested that as a condition of final approval Union Gas Limited would require that the owner/developer provide to Union Gas the necessary easements and/or agreements for the provision of gas services to the development. County staff have included a recommended draft condition related to the requisite easements in this regard.

Hydro One

In an email dated April 22, 2016, Hydro One noted that they do not have any concerns with the proposed development.

Historic Saugeen Metis (HSM)

In an email dated April 6, 2016, the HSM have noted that they do not have any objections to the proposed development.

County of Grey Transportation Services Department

In an email dated April 15, 2016 the County Transportation Services department noted;

“Transportation Services has reviewed the above noted file and does not support the proposed access as a permanent entrance as it does not meet the 400 metre separation from an existing road allowance. The County accepts the Traffic Study for a temporary access. This would require an exemption report be taken before the TAPS Committee for approval and would recommend that a joint Traffic Study be performed with the proposed development to access onto the future 14th Street, thus turning the proposed access to an entrance only into the development with no exit onto Grey Road 28.”

Additional comments were received by Transportation Services in July 2016 where it was clarified that the current Traffic Study for the Kraemer property is sufficient, but that neighbouring developments will also require future traffic studies to look at the cumulative impact. The ‘temporary’ access onto Grey Road 28 was also clarified to be a future right in / right out access, once the 14th Street intersection to the south has been constructed. Transportation Services also noted that exemptions will not be

required as long as site distance and offset from existing entrances/intersections requirements are met.

Grey Bruce Health Unit (GBHU)

The GBHU submitted a letter dated June 14, 2016, which makes a series of observations and recommendations within the lens of “supporting active communities through the built environment and natural settings.” The GBHU has also reviewed the development from an environmental perspective, where it was noted that because the development is on municipal water and sewer that ‘there are no concerns with respect to safe drinking water, or ground/surface water contamination from faulty septic systems’. The comments go on to ‘encourage a mix of residential unit types, including possible mandatory semi-detached units, complete streets with sidewalks, connected streets, and trails/recreational space’.

Saugeen Valley Conservation Authority (SVCA)

SVCA has submitted a few sets of comments on this application; most recently in a letter dated August 30, 2016. SVCA has provided some recommended draft conditions and these recommendations have been incorporated into the County’s recommended draft approval conditions as attached to this report. SVCA also noted that there will need to be an adjustment to the hazard boundaries in the zoning by-law amendment.

Town of Hanover

On September 7, 2016, Town of Hanover staff submitted a number of recommended draft approval conditions on the plan of subdivision. These recommendations have been incorporated into the County’s recommended draft approval conditions as attached to this report.

Planning Policy Analysis

Planning decisions in Ontario must have regard for matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to the goals and objectives of any official plans governing the lands. In this case the County of Grey Official Plan and the Town of Hanover Official Plan are applicable to the subject lands.

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 be consistent with when carrying out their responsibilities under the Act.

The most relevant matters of provincial interest to this application are: (a) the protection of ecological systems, including natural areas, features and functions; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems, (h) the orderly development of safe and healthy communities, (j) the adequate provision of housing, including affordable housing, (p) the appropriate location of growth and development, and (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

- (a) The subject lands are currently forested and large portions of the site have been identified as 'significant woodlands' within the County Official Plan. Based on the significant woodlands an Environmental Impact Study (EIS) was completed for this property. The EIS identified a number of features on or adjacent to the property including significant woodlands, rare plant colonies, an unevaluated wetland, significant valleylands, fish habitat, and hazard lands. The EIS identified a series of no development areas and areas for tree retention and tree replacement. County, Town, and SVCA staff have reviewed the EIS; and subject to a series of draft conditions to implement the EIS, are confident that the natural environment will be protected in this regard.

It is worth noting that one of the chief reasons for the lower residential density of this subdivision; is due to the need for tree retention on-site (at least 30%) to preserve the natural environment.

- (f) The subject development will be serviced by municipal water and municipal sewer services, and it has been determined that there is sufficient reserve capacity to service this development.

The proposed road pattern of the subdivision provides 'temporary' road connections to the west, and future road connections to the south and north. As noted in the County Transportation Services comments, the direct road access onto Grey Road 28 is to be considered temporary; until such time as the developments to the south provide further road connection to the Kraemer lands. When the future road connection at the 14th Street intersection is established and that development connects to the Kraemer lands, the direct connection to the Kraemer lands from Grey Road 28 is set to become a right in / right out access. The term 'temporary' is a misnomer as it will be a permanent access, but in the future will be right in / right out. In consultation with both County and Town staff, as well as the Traffic consultant for the proponent, the present proposed road network can be considered efficient within the context of this part of the Town, and will function more efficiently once the future road connections to neighbouring properties are developed.

Although a potential cul-de-sac bulb is shown as Block 42 on the proposed draft plan; this was done for precautionary purposes only. County Planning staff are recommending that this be maintained as a through road (right in / right out), after the development of the lands to the south.

- (h) The subject development is within the 'Primary Settlement Area' designation in the County Official 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 does however recommend an average development density of 25 units per net hectare for new development within the Town.

In isolation the proposed plan of subdivision does not achieve the 25 units per net hectare density provisions of the County's Official Plan. The proposed plan of subdivision will achieve approximately 21 units per net hectare. However, as noted above, the primary reason for the lower density is based on the need to retain a tree cover of at least 30% across the subject lands. Some of the proposed development lots have been made larger than residential lots in other parts of the Town, based on the fact that they will have tree retention and replacement areas on them.

It is worth noting that in order to 'squeeze in' as much density as possible, there are nine semi-detached lots on the site, which will result in eighteen future semi-detached units on-site. The engineer on behalf of this proposal has noted that based on the existing site conditions, and the need to maintain tree cover, that townhouse units would not be feasible for this site. As noted above the GBHU has suggested that Town could consider amending the zoning such that only semi-detached units be built on the aforementioned nine lots, to ensure that they do not end up as over-sized single detached dwellings in the future. These nine lots will be further subdivided via part lot control or consent once the foundations or semi-detached units are built.

- (j) It is not known if any of the housing being proposed will fall within the affordable range for ownership, based on the lot sizes and tree retention. It is conceivable that the proposed dwellings could accommodate secondary suites or apartments which could offer affordable rental housing, or that the semi-detached units may offer an affordable home ownership unit.
- (p) The subject lands are located in a designated settlement area and have been designated for residential growth. The development has been proposed at a density which offers efficient residential growth, while respecting and maintaining environmental features on-site.

In very close proximity to the subject lands are a number of commercial establishments which would offer shopping opportunities to the proposed

residences. Once development in the area is built out, an efficient transportation network will also be provided.

Although there is an industrial facility immediately to the north of the subject lands, this facility is no longer in operation. Furthermore this facility has been zoned to allow future commercial development and would not allow for new industrial development on the site.

- (q) Hanover does not have any public transit. Connections have been left in this proposed draft plan of subdivision to the north and the south, to accommodate future development. As noted in the GBHU comments sidewalks and trail connections should also be considered in this regard.

The subject plan of subdivision application, with the attached conditions of draft approval, would have regard for matters of Provincial Interest under *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 settlement area. As noted above, the residential density is slightly lower than might otherwise be expected based on environmental features on-site.

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.

Section 2.1 of the PPS speaks to the long-term protection of significant natural heritage features. As noted above a number of features were identified on-site and adjacent to the site. Based on the EIS and the technical review by the SVCA, the features are being protected in a manner which is consistent with the PPS.

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. As part of this assessment, 'no archaeological resources were encountered, and therefore no further archaeological assessments are recommended for this site'.

Section 3.1 of the PPS directs development away from areas of natural hazard. Large portions of the frontage of this property have been identified as hazard lands. Review from the SVCA on this matter has been crucial to this proposed development. With the draft conditions, the location of the roads and development lots, the proposed development will be outside of the areas of natural hazard. The most recent SVCA letter has noted a minor adjustment to the existing hazard zone boundaries as part of the rezoning associated with the subdivision application.

It can be concluded that the proposed plan of subdivision application, with the attached conditions of draft approval, is consistent with the PPS.

County of Grey Official Plan

The proposed plan of subdivision is designated as 'Primary Settlement Area' and 'Hazard Lands' within the County Official Plan. Within the Primary Settlement Area designation the County Plan generally defers to the detailed land use policies and development standards of the Town's Official Plan.

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 such as Hanover. The lot density matter has been covered off in both the *Planning Act* and PPS discussions above.

As per section 2.8.2 of the County Plan, the proposed development will remain outside of the Hazard Lands portion of the property. As noted above, the zoning will be adjusted to reflect more accurate hazard zone boundaries.

Section 5.2 County Road policies from the Plan have been addressed through the review of the Transportation Services comments noted above.

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

Under appendices A and B to the County Plan, there are environmental features (significant woodlands) and man-made hazards (abandoned landfill site) on or adjacent to the subject lands. The review of the environmental features has been reviewed in other sections of this report. In support of this proposed development the proponent had a Ministry of the Environment and Climate Change (MOECC) D-4 Study completed for the abandoned landfill site to the south. Based on the proposed development being serviced by water and sewer services, there should be no impact from the landfill site to this residential development i.e. 'no wells are being drilled on-site and there are no setbacks required for any venting landfill gas'.

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 the west, north, and south.

Section 6.12.1(a)(xi) speaks to the provision of usable parkland and green space. The Town of Hanover has noted that they may not wish to acquire any further parkland in this location, and are instead likely recommending that the owner pay 5% cash-in-lieu of parkland.

Section 6.12.1(b)(c) and (d) of the Plan speak to the provision of a range of housing, including affordable housing, and employment opportunities. As noted above, the proposed lots will not be built at a density which is likely to provide for affordable housing ownership, however affordable rental housing may be accommodated through secondary suites and the semi-detached units will likely be more affordably priced than the single detached units. There are currently no employment lands being considered as part of this development.

Many of the remaining 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 provided below.

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.

Financial / Staffing / Legal / Information Technology

Considerations

At this point there are no financial, staffing, legal or Information Technology considerations beyond those normally encountered in processing a plan of subdivision application. The County has collected the requisite fee for the application.

Should the application be appealed to the Ontario Municipal Board (OMB) additional financial, legal, or staff resources may be required. However it should also be noted that unless the County refuses the application, the County would not by default be a party to an OMB hearing on this matter, as per the County's OMB attendance policy.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land use planning principles. There will be protections in place on this application, through the conditions of draft approval, which help ensure the application is aligned with the County's strategic goals.

Attachments

Notice of Decision and Draft Conditions

Respectfully submitted by,

Scott Taylor, MCIP, RPP
Senior Planner

Director Sign Off: *Randy Scherzer*

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.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Municipal Board 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, and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of subdivision to the Ontario Municipal Board. 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.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Grey to the Ontario Municipal Board by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

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 either,

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

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.

Applicant: 1786934 Ontario Inc. (c/o Tim Kraemer)

File No.: 42T-2016-02

Municipality: Town of Hanover

Location: Part Lots 11 and 12, Concession 1, N.D.R. (Geographic Township of Bentinck)

Date of Decision:

Date of Notice:

Last Date of Appeal:

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

Plan of Subdivision File No. 42T-2016-02 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

No. Conditions

1. That this approval applies to the draft Plan of Subdivision as prepared by WSP Canada Inc. dated May 2013 and revised February 22, 2016, showing 38 residential lots, 29 lots for detached dwellings (Lots 1 to 24 and 34 to 38) and nine residential lots for semi-detached dwellings (Lots 25 to 33), one stormwater management area (Block 39), one daylight block (Block 40), 0.3 metre reserve (Block 41), future turning circle (Block 42), future access street (Block 43), open space area (Block 44) and Street "A" and Street "B".
2. That Blocks 39, 42, 43, and 44 be deeded to the Town of Hanover, and that Blocks 40 and 41 be deeded to the County of Grey.
3. That the owner convey up to 5% of acceptable land that is included in the plan to the Town for park purposes. Alternatively, the Town may accept cash-in-lieu of all or a portion of the conveyance.
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. Furthermore, the owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Town of Hanover concerning improvements to the connecting road and 14th Street.
5. 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, *inter alia*, the following:
 - Residential lots,
 - Access of 24th Avenue (including the future conversion to a right in / right out access),
 - The stormwater management block, and
 - Extension of services.
6. That all easements for drainage or utility purposes shall be dedicated to the appropriate authority, and wording be included in the Subdivision Agreement stating as such.
7. That the road allowance be deeded to the Town of Hanover and named to the satisfaction of the Town of Hanover.
8. That the Traffic Assessment Study be implemented through the Subdivision

Agreement to the satisfaction of the County of Grey and the Town of Hanover. The Subdivision Agreement shall ensure that road connections are maintained to future developments to the north and south of the subject property. In addition the access to Grey Road 28 (24th Avenue) will become a right in / right out access, following the construction of 14th Street and the connection to the neighbouring development to the south. Securities may be required through the Subdivision Agreement, to implement future road works described above.

9. That the Ministry of the Environment and Climate Change (MOECC) D-4 Study be implemented through the Subdivision Agreement to the satisfaction of the Town of Hanover and the County of Grey, with technical advice from the MOECC (if required).
10. That prior to any grading or construction on the site and prior to final approval of the subdivision by the County, the owner shall submit for approval of the Saugeen Valley Conservation Authority and the Town of Hanover an Environmental Impact Study (EIS) prepared by a technically qualified consultant. The report shall detail the methods that will be used to avoid impacts to significant natural heritage features within the Draft Plan of Subdivision lands and abutting properties during and following construction and may include a Tree Retention Plan. Recommendations of the EIS and Tree Retention Plan shall be established as requirements for the development of each effected property in the form of Zoning, Subdivision Agreement, or other appropriate methods that will ensure the development on each lot follows the approved reports indefinitely.
11. That prior to any grading or construction on the site and prior to final approval of the subdivision by the County, the owner shall submit for approval of the Saugeen Valley Conservation Authority and the Town of Hanover a stormwater management report, sediment control plan, and detailed lot grading 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 abutting properties during and following construction. The report shall also detail the methods that will reduce any negative impacts to water quality, and be incorporated in the Subdivision Agreement.
12. That the Subdivision Agreement between the owner and the Town contain the following provisions with wording acceptable to the Saugeen Valley Conservation Authority:
 - I. the owner agrees to carry out or cause to be carried out the works recommended in the stormwater management report, sediment control plan, and lot grading plan.
 - II. the owner agrees to carry out or cause to be carried out the recommendations of the environmental impact study and related 'Tree Retention Plan'.

- III. the owner agrees to carry out, or cause to be carried out notification of subsequent purchasers of properties within Tree Retention Areas, hazard, and the SVCA's Regulated Area for the information of future landowners.
 - IV. That Block 39 be deeded to the Town of Hanover for stormwater purposes at an appropriate time over the course of the development.
 - V. That Block 44 is indicated as an undevelopable Block in the Subdivision Agreement.
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13. That prior to final approval that the Town of Hanover is advised in writing from Westario Power that an electrical distribution system to service the lands shown on the plan is available.
 14. 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.
 15. That the owner, submit to the County of Grey and the Town with a computer disk containing a digitised copy of the Final Plan in a format acceptable to the County of Grey and the Town of Hanover.
 16. That prior to final approval being given, that the County is advised in writing by the Saugeen Valley Conservation Authority, how Conditions 10, 11, and 12 have been satisfied.
 17. That prior to final approval being given, that the County is advised in writing by the Town of Hanover how Conditions 2 to 16 have been satisfied.
 18. 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 Planning, prior to the lapsing date. 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.

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 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
 - Westario Power Inc., RR #2, 24 Eastridge Rd., Walkerton, ON, N0G 2V0
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.
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 and Climate Change under the Ontario Water Resources Act, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units.

Applicant: 1786934 Ontario Inc. (c/o Tim Kraemer)

File No.: 42T-2016-02

Municipality: Town of Hanover

Location: Part Lots 11 and 12, Concession 1, N.D.R. (Geographic Township of Bentinck)

Date of Decision:

Date of Notice:

Last Date of Appeal:

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.

Delivery Planning Officer, Canada Post Corporation, 955 Highbury Ave, London, Ontario, N5Y 1A3

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.