



Committee Report

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| To: | Warden Hicks and Members of Grey County Council |
| Committee Date: | March 10, 2022 |
| Subject / Report No: | Addendum to PDR-CW-10-21 Final Report |
| Title: | Saugeen Cedar Heights West - Plan of Subdivision 42T-2021-01 |
| Prepared by: | Scott Taylor |
| Reviewed by: | Randy Scherzer |
| Lower Tier(s) Affected: | Town of Hanover |
| Status: | Recommendation adopted by Committee as presented per Resolution CW43-22; Endorsed by County Council CC27-22 |

Recommendation

1. That Addendum to Report PDR-CW-10-21 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2021-01 known as Saugeen Cedar Heights West 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-2021-01, for lands described as Part of Lots 9 and 10, Concessions 1 and 2 North of the Durham Road (NDR), Town of Hanover, geographic Township of Bentinck, the Grey County Committee of the Whole approves this plan of subdivision to create one hundred and fourteen (114) residential parcels, consisting of thirty-one (31) single detached units, forty-six (46) semi-detached units, and thirty-seven (37) townhomes, in addition to blocks for future development, open space, trails, and roads, subject to the conditions set out in the Notice of Decision.

Executive Summary

The County has received a plan of subdivision application known as Saugeen Cedar Heights West (County file number 42T-2021-01) to create 114 new residential units in the Town of Hanover, in addition to a block for future development. The units will be a mix of single detached, semi-detached, and townhouse units. Access to the lots would be via a series of new roads, connecting to 24th Avenue (Grey Road 28) and 17th Street. Servicing to the proposed subdivision will be via municipal water and sewer services. The Town of Hanover has already passed the associated zoning by-law amendment for this development. 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 has received a plan of subdivision application, known as Saugeen Cedar Heights West, to create 114 residential units. The proposed types of housing include;

- 31 detached dwelling lots,
- 46 lots for semi-detached dwellings,
- 37 lots for townhouses, and
- an additional block for future development (Block 124).

The lots would front onto new internal streets which would connect to 24th Avenue (Grey Road 28), to the east and 17th Street to the south. Trails, open space blocks, and trail parking areas, are also being created and deeded to the Town as part of this development.

The proposed subdivision is located on Part of Lots 9 and 10, Concessions 1 and 2 NDR, Town of Hanover, geographic Township of Bentinck. The subject lands are approximately 12.02 hectares in size, and are currently vacant, with some treed areas, and some farmed portions of the site. This development will be serviced with municipal water and sewer.

Surrounding this site are a mixture of residential lands (both developed and currently developing) and natural areas. Saugeen Cedar Heights East and the Bren Lea subdivisions are both currently under construction on the east side of Grey Road 28. To the south and the west are existing constructed plans of subdivision. The northern boundary of the subject lands border on the Saugeen River.

The associated zoning by-law amendment application has already been approved by the Town of Hanover.

Pre-submission consultation between the proponent, the Town of Hanover, the Saugeen Valley Conservation Authority, and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found at [this link](#).

The proposed subdivision has been changed from the original submission, in response to public and agency comments, in order to;

- a) include a potential further road connection to a neighbouring property (862 24th Avenue), and
- b) set aside lands as a future development block, pending additional environmental work being completed.

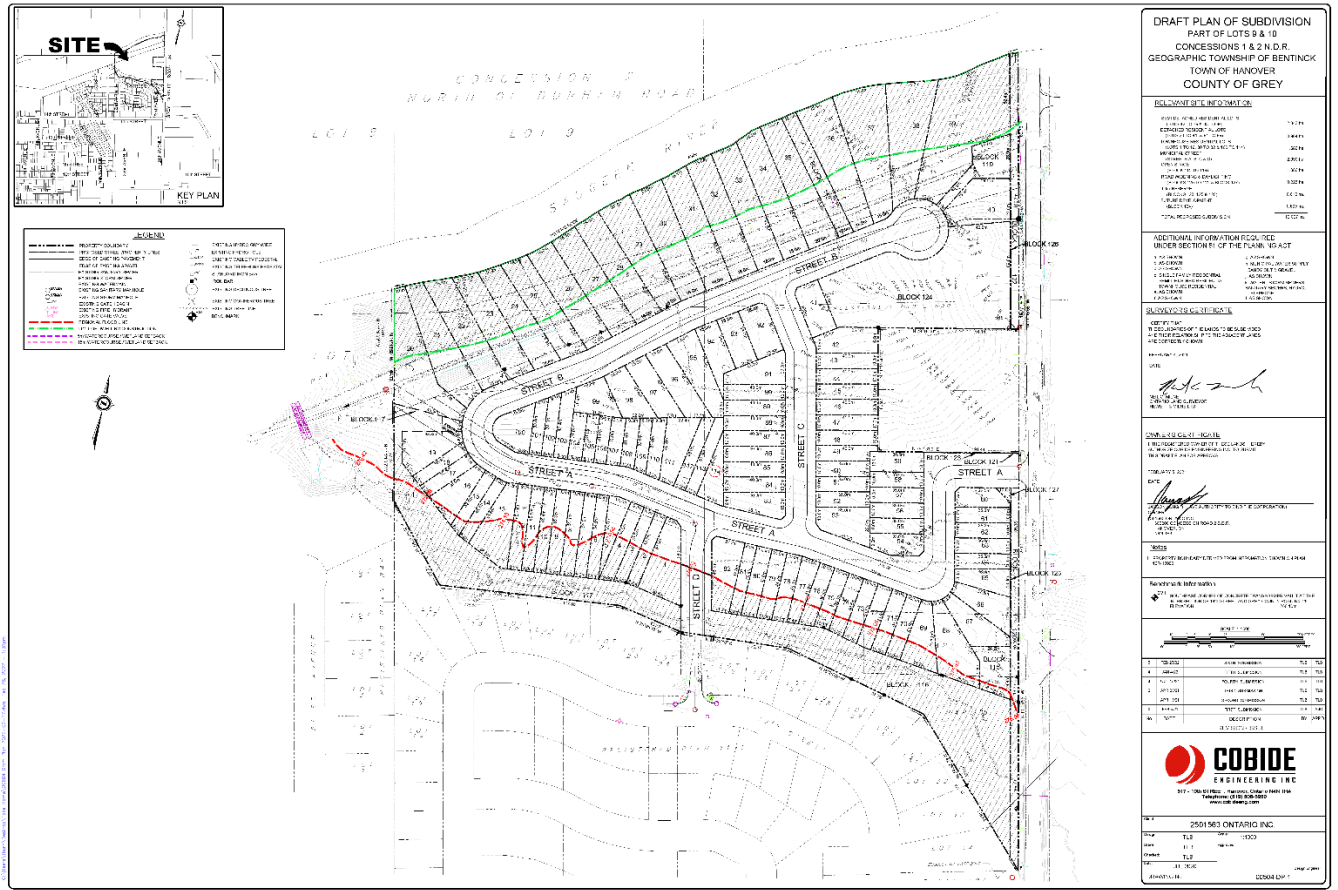
Items (a) and (b) above pertain to the same lands. Initial changes to the draft plan were made to allow for a potential future access to one of the parcels abutting the subject property (862 24th Avenue). That road connection was subsequently deleted and the lands were incorporated into Block 124 (a future development block). A road connection may or may not be possible now, given discussions with Saugeen Valley Conservation Authority (SVCA) and the proponent's Environmental Impact Study (EIS) consultant about some environmental features on-site. This future development block will be further subdivided pending additional environmental work.

Access to the lands in question, 862 24th Avenue, and the neighbouring parcel, 854 24th Avenue, can still be achieved via a road extension abutting 854 24th Avenue and their existing entrances off 24th Avenue. Access to Block 124 will be via proposed Street 'B'.

Map 1 below shows the subject lands (in orange) and surrounding area, while Map 2 shows the proposed plan of subdivision.



Map 1: Airphoto of Subject Lands



Map 2: Proposed Draft Plan of Subdivision

(Map 2 Courtesy of Cobide Engineering)

Public and Agency Comments Received

A public meeting for the development was held on April 19, 2021, in the Town of Hanover. The minutes from the public meeting can be found at [this link](#).

Through written comments, and oral comments made at the public meeting, comments were received from the following people:

- Anastasia Begon,
- Bob Blackmore,
- John Fidler and Cheryl Elaine Young,
- Lisa Fosty,
- Kathy Greensides,
- Dan Grubb,
- Randy Hergott,
- Jim and Lois Jackson,
- Scott and Brooke Johnston,
- Nathaniel Joyce,

- Doug and Keren Karn,
- Carole Koessler,
- Betty Perkins,
- Linda Schwartz,
- Alicia and Andrew Tilker,
- Elaine Young, and
- Brian Zettler.

A summary of the public comments along with a County staff response is detailed in Table 1 below.

| Public Comment | County Staff Response |
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| Concerns over traffic and the need for Street 'D' to connect to 17 th Street | A Traffic Impact Study (TIS) was completed in support of this development and reviewed by Town and County staff. The Street 'D' connection has long been contemplated, as the existing subdivision to the south has a road stub constructed to facilitate that connection. For a development of this size the County Official Plan requires multiple street connections and minimizing new intersections onto Grey Road 28. This Street 'D' connection, in addition to an access onto Grey Road 28, is preferred as a means of achieving both of those goals. While there will be some increase in traffic through the existing subdivision, neither staff nor the TIS expect that to be a large increase. The TIS concluded that the existing road network can support the additional traffic. |
| Concerns over pedestrian safety and the lack of sidewalks on 24 th Avenue and in the neighbouring subdivision to the south | Sidewalks are being included in the new proposed streets for this subdivision. Trail connections are also being established through this development. A pedestrian walkway running parallel to 24 th Avenue will be established to allow for a pedestrian crossing of the County Road at 14 th Street, which will link to the trail network on the east side of the road. Connections through a recently approved apartment building development at the corner of 24 th Avenue and 14 th Street will also help facilitate this pedestrian linkage. This development will not 'change' the lack of sidewalks in the subdivision to the south, but it will offer pedestrians additional safe active transportation choices. |
| Concerns over speeds and traffic safety on 24 th Avenue (Grey Road 28) | County Planning and Transportation Services staff are aware that this area of Hanover is changing as there is more development built in this end of Town. Safe trail crossings can be employed as part of the build-out of this area. A walkway running parallel to Grey Road 28 should help provide for some safe |

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| | <p>pedestrian access off the County Road. With more people using this area and more development occurring on either side of the County Road, it should start to feel less like a 'rural road' where driving at 80 kilometres per hour seems normalized.</p> <p>Transportation Services has also been employing temporary traffic calming measures in parts of Hanover to encourage people to slow down on County Roads.</p> |
| <p>Concern over the location of the southerly trail and the loss of privacy from neighbours to the south</p> | <p>The proposed southerly trail will be in Blocks 116 and 117 and final location will be determined by the Town in concert with the SVCA. Town staff have also noted that a trail along the southerly portion of the Saugeen Cedar Heights West property has been shown in their Town Official Plan for several years now. Through this development the Town is now acquiring these trail lands to complete the vision of the Official Plan. The location of the existing creek and no development areas in Blocks 116 and 117 will provide some privacy to the existing residences backing onto this development and the trail.</p> |
| <p>Concern over the loss of trees and impact on the environmental features on-site</p> | <p>There was an EIS completed for this development, including an addendum. County, Town, and SVCA staff have reviewed the EIS and addendum. As part of this process there has also been consultation with the Ministry of the Environment, Conservation and Parks (MECP). Through the recommended conditions of draft plan approval, and future tree planting program, staff are satisfied there are appropriate protections in place for both the trees and environmental features on-site. SVCA staff are required to sign-off on the final EIS and a Hydrology Assessment prior to final approval of this subdivision.</p> |
| <p>Concern over the residential density on-site</p> | <p>Both the Town and County Official Plans require a mix of dwelling types at a density which makes efficient use of land and infrastructure. The proposed density is slightly less than the County policies require in this regard. More details on the density policies are to be included later in this report.</p> |
| <p>Concern over stormwater and the potential for flooding</p> | <p>Town and SVCA staff have reviewed the Stormwater Management (SWM) Report. Through the recommended draft plan conditions, including SVCA sign-off on the final SWM Report, there should be no increased water or flooding risk post development, from the current pre-development levels.</p> |
| <p>Need for a road-stub to be left to the two parcels (854 and 862 24th)</p> | <p>As noted earlier in this report, there was an earlier version of the draft plan which allowed for a road stub</p> |

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| Avenue) surrounded by this development on 24 th Avenue | off Street 'B' and the continuation of Street 'A' to connect to both 854 and 862 24 th Avenue. The Street 'B' road stub has now been replaced by the future development block 124, which may or may not allow a future connection here, based on some environmental features. The Street 'A' access will still be provided, which could be extended northerly, and both parcels have an existing access off 24 th Avenue. |
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Table 1: Summary of Public Comments and County Staff Responses

Agency comments were as follows:

- **Bell Canada / WSP:** In comments dated April 8, 2021, WSP on behalf of Bell Canada provided some recommended conditions of draft approval that have been incorporated into the recommended conditions attached to this report.
- **Hydro One:** In comments dated April 13, 2021, Hydro One noted they have no comments or concerns at this time.
- **Enbridge Gas Distribution:** In comments dated March 29, 2021, Enbridge Gas Distribution noted that they do not object to the proposed application(s) however they reserve the right to amend or remove development conditions.
- **Bluewater District School Board (BWDSB):** In comments dated April 16, 2021, BWDSB provided some recommended conditions of draft approval that have been incorporated into the recommended conditions attached to this report.
- **Saugeen Valley Conservation Authority (SVCA):** The SVCA submitted comments in April 2021, December 2021, and further comments in February 2022. SVCA staff have provided a series of recommended draft plan conditions that have been incorporated into the recommended conditions attached to this report.
- **Grey County Transportation Services Department:** County Transportation Services staff have been involved throughout the review of this application. Requests for road widening and 0.3 metre reserves have been included on the draft plan. An entrance permit will be required for the new entrance onto Grey Road 28. Additional work between the Town, County and developer will be required with respect to the walkway running parallel to the County Road.
- **Town of Hanover:** Town staff provided recommended conditions of draft plan approval on February 21st, 2022. The Town's recommended draft conditions will proceed to Hanover Council on March 7, 2022. Should Town Council request any changes to the draft plan conditions, staff can advise the County Committee of the Whole of any recommended changes when presenting this staff report on March 10th. Earlier comments were also received from the Town's Director of Parks, Recreation & Culture, with respect to the need for and benefits of trails in this development and connecting to neighbouring developments. As noted above, the Town has passed the associated zoning by-law amendment to implement this plan of subdivision.

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 (in italics) to this application are as follows, including staff comments for each subsection below.

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

An Environmental Impact Study (EIS) was completed for this development, which recommended mitigation measures to ensure that the development would not negatively impact the natural environment in this area. One of the key recommendations is the need for a Tree Planting Plan to offset some of the tree removals on-site. This Tree Planting Plan is being implemented through the recommended conditions of draft plan approval. Similar to the offsetting measures used for Saugeen Cedar Heights East, the developer will be required to deed two lots to the Town of Hanover, who will hold the lots in trust until the tree planting and monitoring of the trees has successfully been completed.

Other recommendations from the EIS include the need for setbacks and delineating vegetation removal zones, from those areas that are to be left untouched. Additional environmental works are required on Block 124 prior to considering further development there.

Through the recommended conditions of draft approval SCVA, Town, and County staff are satisfied that the development offers due protection to ecological systems and natural features.

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

The subject development will be serviced by municipal water and municipal sewer services, which will be allocated through this development, except for Block 124. Block 124 will require future part lot control, consent, or redline revision applications, and water and sewer capacity will be allocated at that time.

The stormwater will be managed on-site through enhanced quality controls, before directing the water to the Saugeen River. SVCA and Town sign-off will be required on the final stormwater management plan before the subdivision is registered.

The road pattern of the subdivision proposes a series of new internal roads which provide access to 24th Avenue and 17th Street. This matter has generally been covered in the response to public comments in Table 1 above.

The County Transportation Services department has requested road widening and a 0.3 metre reserve along Grey Road 28 (24th Avenue), which will be incorporated into the subdivision.

Sidewalks will also be required throughout the development. Through this development, there is also proposed to be connections and enhancements to the local trail network owned by the Town. These trail connections are at the north side of Street 'B' and through the trail in Blocks 116 and 117. Parking is also being provided in two locations for those looking to access the trail network.

The proposed subdivision provides for efficient servicing, stormwater management, and transportation systems.

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

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 requires a residential development density of 25 units per net hectare (or greater) for new residential development in Hanover. The proposed plan of subdivision does not meet this target residential density based on the natural features and abnormal shape of the existing site. The current proposed density is approximately 22.2 units per net hectare. Being roughly triangular in shape, with 2 large lots taken out of the frontage, the river to the north, existing development to the south and west, and the County Road to the east, the developer was limited in what could be accommodated on-site. During the pre-submission consultation phase the developer submitted numerous designs before arriving at the version submitted with their initial application at approximately 21 units per net hectare. The initial development application has also changed slightly based on comments received and further environmental review. County staff understand the challenges with this site, and acknowledge that the developer will be providing a range of unit types, with townhomes and semi-detached dwellings both outnumbering the amount of single detached dwellings on-site. Based on total unit counts, not including Block 124, the site will be approximately 72% townhouses and semi-detached dwellings. Based on the environmental features and the current lot configuration, including the need to minimize new entrances onto the County Road, a 25 unit per net hectare density was not achieved.

The provision of trails through this development including linkages to the Town's existing trail network, as well as the sidewalks in the development, should both increase the safety and active transportation potential of this development for future residents.

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

It is not anticipated that any of the housing being proposed will fall within the affordable range for ownership. Staff would note that over 70% of the units will be in the form of semi-detached and townhouse dwellings. These housing styles provide a more

affordable housing option for the lower and moderate-income households, but it is not anticipated that they will be affordable in the context of the County Official Plan's definition of affordability. The final price is not yet known for the dwelling types in this subdivision.

Secondary suites (also known as additional residential units) may help provide some future rental opportunities, but at this stage it is not known how many units will choose to provide a secondary suite.

(p) the appropriate location of growth and development.

The subject lands are in a settlement area and have been primarily designated for residential growth. This proposed subdivision does not appear to conflict with any neighbouring land uses.

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 road connections to existing streets. The lands have also been designated for growth in both the County and Town Official Plans. This subdivision represents a logical expansion of growth in Hanover by connecting to the neighbouring subdivision to the south and completing some 'missing links' in the Town's trail network. 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 generally conforms to the County Official Plan. Further discussion on County Official Plan conformity is included later in this report.

With respect to the Town Official Plan, County staff would defer to Town of Hanover staff who have supported this development through their recommended draft approval conditions and through the passing of the zoning by-law amendment.

As noted above, the proposed subdivision would offer connections to neighbouring subdivisions.

(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, but it is not anticipated.

(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 and County staff. Staff are satisfied that with the proposed streets in this subdivision, as well as the street connections to the south.

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

At this stage the lots and blocks being created are appropriately sized. Some of the lots are slightly abnormally shaped and others are larger than what would normally be considered, based on the current lot configuration and environmental features on-site.

(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. The SVCA has worked closely with the developer, Town, and County staff to ensure that the environmental and natural hazard features are protected. Through the conditions of draft approval, there is further detailed work needed on Block 124.

(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. The stormwater will generally go to the Saugeen River with enhanced quality controls. The draft plan includes setbacks to the waterbodies 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.

(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 has recently built a new school in Hanover to the south of this development and has provided recommended conditions of draft plan approval, which have been included in the attachment to this report.

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

Trails, sidewalk connections, and parking areas are being conveyed to the Town as part of this development. One of the parking areas will be built by the developer to allow increased trail access for not only those living in this development, but others wishing to visit the trails.

(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.

Site plan control may be required for portions of the development.

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 primarily designated for residential growth and are within a serviced settlement area.

Section 1 of the PPS places a strong emphasis on infill opportunities and intensification, as a means to achieve new growth opportunities while using land and services efficiently. The proposed development represents a logical extension of growth in Hanover, where new residential development is currently being built to the east, and there is existing residential development to the south.

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. Town staff have noted that servicing capacity is available for 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 2.2 of the PPS requires planning authorities to protect water quality and quantity. The subject lands are not within a mapped wellhead protection area or intake protection zone. Enhanced quality controls are being applied to the stormwater on-site, to protect the water quality of the nearby Saugeen River.

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 that; *“no further archaeological assessment of the Study Area is recommended.”* Wording will be included in the subdivision agreement addressing the possibility for future archaeological finds, should anything further be discovered.

Section 3.1 of the PPS directs development away from areas of natural hazard. SVCA has reviewed the proposed subdivision and is generally satisfied with the proposed development, subject to final engineering and their detailed conditions of draft 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’ and ‘Hazard Lands’ in the County Official Plan. The Official Plan identifies that Primary Settlement Areas shall be the focus of growth within the County. Section 3.5(5) of the County Plan requires a minimum development density of 25 units per net hectare within the Primary Settlement Area of Hanover. As noted earlier in this report, the lot density does not quite meet the County’s minimum density. The proponent’s planner had estimated the density to be approximately 21 units per net hectare, based on the original submission of the subdivision. Throughout the development review process the subdivision has changed, now having the future development block versus the original draft plan having lots in that location (which resulted in the temporary ‘loss’ of 10 lots). The final density will not be able to be tallied until such time as the exact developable area of the future development block is known. The current density, netting out the future development block, is approximately 22.2 units per net hectare.

The residential development on-site is proposed to remain outside of the Hazard Lands portions of the property.

Appendix B to the County Plan maps ‘Significant Woodlands’ on-site, as well as the Saugeen River and a waterbody to the south. The County does not map Significant Valleylands in settlement areas, though the Saugeen River forms part of the Significant Valleylands to the east of this site. Through the recommended conditions of draft approval, including Tree Planting Plan offsetting, the impacts to the natural environment are being mitigated.

Section 8.9 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

Section 9.13 of the County Plan addresses criteria to be considered in any new plan of subdivision or condominium. Subsections 9.13(1)(a) and (c) require access to existing trails and promoting walkability. As discussed earlier in this report, trail connections are being enhanced through this development, and sidewalks are being provided.

Section 9.13(1)(e) 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 must be considered more favourably than those with curvy street patterns or cul-de-sacs,”

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

Section 9.13(1)(h) requires the consideration of street lighting that minimizes impact on dark skies. The proponent’s planner has noted that the street lighting will be designed to meet the standards of the Town of Hanover.

Section 9.13(1)(i) speaks to the provision of usable parkland and green space. As noted earlier in this report there will be trails, open space and parking areas dedicated to the Town, in accordance with their trail network found at Schedule ‘D’ of their official plan.

Subsections 9.13(2), (3) and (4) of the Plan speak to the provision of a range of housing, including affordable housing. As noted earlier in this report, it is not yet known if any of the proposed residential units will fall within the affordable range, but that is not anticipated. That said, the fact that over 70% of the units will be either semi-detached or townhouse units offers a range of housing types.

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 subject lands are designated ‘Residential’ and ‘Hazard’ in the Town of Hanover Official Plan. Schedule ‘D’ to the Hanover Plan shows a future trail traversing the southern boundary of subject lands, in addition to the trail at the north end of the site. County staff would generally defer to the Town’s analysis for Town Official Plan conformity. The Town has passed the associated zoning by-law amendment and there were no appeals to that approval.

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; and
4. conforms to the Town of Hanover Official Plan.

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 and Transportation Services
- External: The Public, Town of Hanover, Saugeen Valley Conservation Authority and other required agencies under the *Planning Act*

Appendices and Attachments

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

Owner: 2501563 Ontario Inc. File No.: 42T-2021-01
Municipality: Town of Hanover
Location: Part of Lots 9 and 10, Concessions 1 and 2, NDR, (geographic Township of Bentinck)
Date of Decision: Date of Notice:
Last Date of Appeal:

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 Ontario Land 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 Ontario Land 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 Ontario Land 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 Ontario Land 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.

Owner: 2501563 Ontario Inc.

File No.: 42T-2021-01

Municipality: Town of Hanover

Location: Part of Lots 9 and 10, Concessions 1 and 2, NDR, (geographic Township of Bentinck)

Date of Decision:

Date of Notice:

Last Date of Appeal:

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 West

OWEN SOUND, Ontario N4K 3E3

Attention: Mr. Randy Scherzer, MCIP RPP

Director of Planning & Development

Owner: 2501563 Ontario Inc.

File No.: 42T-2021-01

Municipality: Town of Hanover

Location: Part of Lots 9 and 10, Concessions 1 and 2, NDR, (geographic Township of Bentinck)

Date of Decision:

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Plan of Subdivision File No. 42T-2021-01 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 File No. 42T-2021-01, as prepared by Cobide Engineering Inc. dated July 2020, with a sixth revision submission date of February 27, 2022 showing:
 - 31 detached dwelling lots (Lots 20 – 41 and 91 – 99),
 - 46 lots for semi-detached dwellings (Lots 42 – 79 and 83 – 90),
 - 37 lots for townhouses (Lots 1 – 19, 80 – 82, and 100 – 114),
 - Future development block (Block 124),
 - Municipal streets (Streets A – D),
 - Road widening & Daylighting (Blocks 120 – 122 and 127),
 - 0.3 metre reserves (Blocks 123, 125, and 126)
 - Open space/trails (Blocks 115 – 117, and 119), and
 - Storm Sewer (Block 118).

on Part of Lots 9 and 10, Concessions 1 and 2, North of the Durham Road (NDR), geographic Township of Bentinck, Town of Hanover, County of Grey.
2. That Streets 'A', 'B', 'C' and 'D' be deeded to the Town of Hanover and named to the satisfaction of the Town of Hanover.
3. That Blocks 120 – 122 (road widening) along Grey Road 28 (24th Avenue) shall be deeded to the County of Grey.
4. That an entrance permit be granted by the County of Grey for any new entrances or intersections, such as Street 'A', that are connecting onto Grey Road 28 (24th Avenue). Any work within the County's road allowance will require an encroachment permit.
5. That the owner conveys up to 5% of the land included in the plan to the Town for parkland purposes. Alternatively, the Town may accept cash-in-lieu of all or a portion of the conveyance.
6. 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 roads, recreational trail development, temporary road turnaround construction, landscaping, and fencing. Furthermore, the owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Town of Hanover concerning Streets 'A', 'B', 'C' and 'D'. Wording shall also be included in the Subdivision Agreement to implement the recommendations of the Environmental Impact Study prepared by WSP dated November 2020, with an Addendum dated January 21, 2022 including:
 - a) the preparation of a Tree Planting Plan including habitat replacement,

- b) delineating vegetation clearing zones and vegetation retention zones using tree protection fencing,
- c) delineating the no development areas and setbacks, and
- d) setting tree clearing timeframes.

The Subdivision Agreement shall specify that upon registration of the plan of subdivision, two (2) detached residential lots will be transferred to the Town of Hanover and held until such time as satisfactory replanting and monitoring has occurred to implement the Tree Planting Plan. Following completion of the Tree Planting Plan, the two (2) detached residential lots will be transferred back to the developer for development purposes.

7. That prior to final approval, the Developer shall satisfy the following requirements of the Saugeen Valley Conservation Authority:
 - a. That a hydrology/hydrogeology assessment is undertaken to the satisfaction of SVCA to determine impacts, if any, of proposed development (Street 'D' and uncontrolled stormwater outlet) on the HHFE floodplain.
 - b. That a hydrology/hydrogeology assessment be undertaken to SVCA's satisfaction to address the impacts of development on fish habitat, and the hydrologic impact of wetland removal.
 - c. That the SVCA be satisfied with the final Environmental Impact Study.
 - d. That the final site plan / grading plan demonstrate development will occur in accordance with the recommendations for mitigation measures outlined in WSP's Environmental Impact Study (EIS) dated November 27, 2020, with addendum dated January 21, 2022, and hydrologic/hydrogeologic assessment to SVCA staff's satisfaction.
 - e. That a Tree Planting Plan be developed to the satisfaction of SVCA for proposed woodland/wetland removal compensation.
 - f. That the Town of Hanover and the SVCA must be satisfied with the final Stormwater Management Report and engineering drawings.
 - g. That the Subdivision Agreement include requirements to implement the findings of the EIS, hydrology/hydrogeology report, floodplain report, stormwater report and related plans, site plan/grading plan, and Planting Plan to the satisfaction of SVCA.
8. 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, a Sediment Control Plan, and a 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.

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9. 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 Town of Hanover the Tree Planting Plan prepared by a technically qualified consultant. The reports shall detail the methods that will be used to mitigate impacts to the features within the Draft Plan of Subdivision lands and abutting properties during and following construction. Recommendations of the Tree Planting Plan shall be established as requirements for the offsetting protections of the offset areas in perpetuity. Recommendations of the EIS and Tree Planting 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.
10. 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 open space lands, and
 - The Hazard mapping as recommended by the Saugeen Valley Conservation Authority.
14. That this draft approval represents the allocation by the Town of Hanover of water and wastewater treatment capacity for one hundred and fourteen (114) residential units.
15. That the Developer shall agree in the Subdivision Agreement that sidewalks, walkways, pedestrian paths or trails, or parking areas are to be developed in accordance with Town standards at the time of the construction, to the satisfaction of the Town.
16. 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.
17. 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.
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.

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- 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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 until the permanent site is requested by the municipality. 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.
22. 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.
23. 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.
24. 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 numbers) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

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25. 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.
26. Canada Post further requests the owner/developer be notified of the following:
 - 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.
27. That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
28. That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce.
29. That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce.
30. That the owner(s) shall agree in the Subdivision Agreement to provide sidewalks and pedestrian linkages throughout the subdivision and connect to 24th Avenue and the subdivision to the south, to accommodate and promote safe walking routes. This pedestrian linkage to 24th Avenue will be constructed at that same time as the east end Community Trail System.
31. 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.
32. That prior to final approval being given, that the County is advised in writing by the Saugeen Valley Conservation Authority, how conditions 7 to 9 have been satisfied.

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33. That prior to final approval being given, that the County is advised in writing by Canada Post how conditions 18 to 26 have been satisfied.
34. That prior to final approval being given, that the County is advised in writing by Bluewater District School Board how conditions 27 to 30 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 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 Owner have prepared by an Ontario Land Surveyor a final plan in accordance with the Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have provided that plan to the County of Grey prior to the lapsing date the mylars and white prints necessary for final approvals and registration.
38. That consistent with the County of Grey's current provisions for processing and approving plans of subdivision the Owner's surveyor shall agree to provide to the County a digitized disk of this final plan to be registered in a computerized format which is acceptable to the County of Grey.
39. That the Owner remit to the County the applicable final approval fee when the final plan is being presented to the County for the County's consideration for final approval.

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

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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, NOG 1W0
 - Canada Post, Delivery Planning Officer, 955 Highbury Avenue North, London, ON, N5Y 143
 - Bluewater District School Board, P.O. Box 190, 351 1st Avenue North Chesley, ON, NOG 1L0
 - Westario Power Inc. for approving an electrical distribution system to service the lands shown on the plan.
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 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 contacts Canada Post 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.