

NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE TOWN OF HANOVER

TAKE NOTICE that the Council of the Corporation of the Town of Hanover passed By-law No. **3312-24** on the **15th** day of **July, 2024**, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Corporation of the Town of Hanover not later than the **12th** day of **August, 2024** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. Visit OLT website (<https://olt.gov.on.ca/appeals-process/forms/>) for additional information. Any appeal must be accompanied by the fee required by the Ontario Land Tribunal. Please also be advised that O. Reg. 73/20 may apply.

Only individuals, corporations and public bodies may appeal a zoning by-law 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 the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the zoning by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies are shown below. A copy of By-law No. 3312-24 is available for inspection in the Town of Hanover office during regular business hours (Monday - Friday, 8:30 am - 4:30 pm)

Dated at the TOWN OF HANOVER this **23rd** day of **July, 2024**.

EXPLANATORY NOTE

This By-law applies only to those lands described Part of Lot 10, Con 1, North of Durham Road in the Town of Hanover in the County of Grey as shown on Schedule “A” to By-law No. 3312-24.

The purpose of this by-law is to rezone the land from Residential Type 1 (R1) Zone to Residential Type 3 Site Specific (R3-49) Zone to allow the construction of a Group Dwelling on the lands known as 854 24th Avenue.

Lands in R3-49 shall be developed in accordance with the provisions of Section 10, excepting however that the following regulations shall apply:

- a) “Dwelling, Group” is a permitted use.
- b) A “Dwelling Group” shall be subject to the regulations of 10.3 (c) Triplex dwellings.

