

PLANNING ADVISORY COMMITTEE AGENDA

Tuesday, May 13, 2025 | 4:00 pm
Saugeen Room and Zoom with OWL device

<https://us02web.zoom.us/j/84915169957>

MEMBERS PRESENT

OTHERS PRESENT

DISCLOSURE OF PECUNIARY INTEREST

DELEGATIONS:

DISCUSSIONS & DECISIONS

1. Adoption of March 11, 2025, Regular Meeting Minutes
2. Business arising from Minutes
3. Official Plan Update
4. Development Charges Update
5. Consent Application, B4-B8-25, 5053745 Ontario Inc.----- 260 7th Street
6. Minor Variance Application, A1-25, Candue Homes 2020 Ltd-----730 18th St
7. Minor Variance Application, A2-25, Jeffrey Macgregor-----154 16th Ave Cres
8. Environmental Considerations
9. Correspondence
 - 9.1. County Official Plan Amendment No.3
 - 9.2. The Gobe & Mail article dated May 5, 2025
10. New Business
11. Adjournment

Next Meeting Date: July 8, 2025

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, March 11, 2025 | 4:00 pm
Saugeen Room and Zoom with OWL device

MEMBERS PRESENT Chair Tim Norwood (virtual) | Mark Ebert | Harold Fleet | Keith Hopkins (virtual) | Terry Leis | Tony Diaco (virtual)

OTHERS PRESENT Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy Secretary-Treasurer | Sherri Walden, CAO | April Marshall, Economic Development Manager | Jordan Whitmore, Building Inspector & Plans Examiner

REGRETS None

DISCLOSURE OF PECUNIARY INTEREST None

DELEGATIONS None

1. Adoption of November 12, 2024, Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by KEITH HOPKINS

That the minutes of the November 12, 2024, regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that the minor variance application A4-24, which sought approval for a 2,880 square foot garage and storage area, received no appeals and was approved. The applicant has since applied for a building permit. Additionally, another minor variance application, A5-24, for a 449 square foot accessory structure, also received no appeals and was granted approval. The applicant has applied for the building permit for this as well. The Site Plan Control Agreement has been finalized for the three-unit commercial building at 1092 10th Street, and construction has commenced.

3. Official Plan Update

The Secretary-Treasurer informed the committee regarding the Town of Hanover's Official Plan review process. A special meeting is scheduled for April 8, and the notice of the public meeting has been circulated in accordance with the requirements outlined in the Planning Act. Additionally, Ms. Dana Kieffer has been retained to assist the Town throughout the entirety of this process. During the Special Meeting, the Steering Committee will be appointed, and regular committee meetings will be scheduled. A formal final public meeting will be held before the adoption of the Official Plan.

4. Development Charges Study Update

The Secretary-Treasurer informed the committee that preliminary work on the Development Charges Study has commenced. As the Asset Management Study is an integral part of this process, it serves as a foundational requirement for understanding the background of development charges. A report on the Asset Management Study was presented to council during the February 24 Finance meeting, where additional information was requested. The next meeting is scheduled for April 7, and if approved, further direction will be provided. In the meantime, the Development Charges Study is ongoing, with an estimated presentation to council anticipated in May or June.

5. Parking Analysis Parking Analysis (Crozier [Town], LEA Consulting Ltd. [Agent]) 1000291312 Ontario Ltd.----- 612 10th Avenue

The Secretary-Treasurer informed the committee about the proposed redevelopment of 612 10th Ave. The property is zoned as R5-3 to allow for manufacturing outlet only. Initially, the owner informed the committee of their plan to develop 41 affordable residential apartments, requiring 46 parking spaces and only 31 parking spaces provided. The applicant submitted a Parking Study demonstrating the feasibility of granting a minor variance for the parking spaces. The Town determined that it was prudent for us to conduct a peer review of their study for due diligence. Crozier Consulting Engineers were hired for the review and also found the submitted study unsatisfactory. The applicant is considering revising the proposal, which may involve reducing the number of residential units to lower the parking space requirements. A minor variance may still be needed for a few parking spaces. The proposed development includes a mix of studio and two-bedroom apartments. The Town has not yet received a formal application. Additionally, the developer has reached out to the owners of neighboring properties regarding potential shared parking spaces and has received a positive response.

6. Consent Application, B1-B3-25, 2501563 Ontario Inc.----- 801 20th Street

The Secretary-Treasurer informed the committee about the consent application received by the town for 801 20th Street. This is block 124 within the plan of Saugeen Cedar Heights West Subdivision. The block is regulated by the SVCA and contains wetlands, a tree retention area, and various natural heritage features. The applicant is proposing to sever the block into four lots for the construction of single detached dwellings. At this time, the Town has not yet received formal comments from the SVCA and is awaiting their response. The committee requested staff to proceed with forwarding the application to the Committee of Adjustment for final approval, provided the SVCA has no concerns regarding the proposed development.

However, the committee members decided that if the SVCA provides comments that raise concerns, the consent application will be brought back to the committee for further review and discussion.

Subsequent to a good discussion with regards to this application, it was then;

Moved by MARK EBERT / Seconded by TERRY LEIS

That the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Consent Application No. B1-B3-25 provided SVCA comments are positive.

CARRIED

7. Environmental Considerations

The Secretary-Treasurer informed the committee that the Town's strategic plan includes an action with respect to establishing an Environmental Advisory Committee. It was noted that Management Team staff have determined the direction to included environmental considerations with existing Town committees versus establishing a new committee. Given environmental considerations cross various departments and several Town committees are already working on similar initiatives, this direction is deemed to be most effective. This will be incorporated as an agenda item with three committees at minimum when there are updates with respect to related projects or initiatives: the Planning Advisory Committee, Parks, Recreation and Culture Advisory Committee, and Economic, Culture and Tourism Development Advisory Committee. Related projects or initiatives include but are not limited to shade canopy, EV charger network, active transportation (ie trails).

8. Correspondence

None

9. New Business

The Secretary-Treasurer informed the committee that a building permit has been issued to the Agricultural Society for renovations to convert the existing structure into an Exhibition Hall. The Hanover Police Station tender for design and contract administration is set to close soon. Construction of the new water tower is

scheduled to begin the week of March 17th, while the tender for the wastewater treatment plant interim upgrades will close in the coming week.

Additionally, he reported that 11 building permits have been issued so far. While growth has been slow in the first quarter, it is expected to gain momentum in the spring. For the Royal Residences building at 223 10th Street, masonry work is approximately 50% complete.

Furthermore, the Town has received a formal application for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBLA), and Plan of Subdivision for 936 10th Street. However, the submission remains incomplete, as both the Town and County are awaiting the Planning Justification Report. The committee previously reviewed this plan in 2022, and only minor changes have been made.

10. Adjournment

Moved by HAROLD FLEET

That the meeting now be adjourned at 4:37 pm.

Chair, Tim Norwood

Secretary-Treasurer, Andrew Wilken

TOWN OF HANOVER APPLICATION FOR CONSENT

Under Section 53 of the Ontario Planning Act, R.S.O. 1990, as amended

(FOR OFFICE USE ONLY)
FILE NUMBER B - _____ - _____
Date Received: _____

5.

The undersigned applies to the Town of Hanover for consent to convey or grant an interest in land set out below.

NOTE: This application consists of Part "A", Part "B" and Part "C". To avoid delays, the information on each part must be complete and accurate. Incomplete applications will be returned. All applications must be signed. Metric units should be used. **PLEASE PRINT.**

Mail 3 copies of this form to: TOWN OF HANOVER
341 10th Street
HANOVER, Ontario
N4N 1P5
(519) 364-2780

FEE: \$ 6,100 Payable to the TOWN OF HANOVER

PART "A" (Page 1 of 2)					
1. NAME AND ADDRESS					
APPLICANT/OWNER'S NAME AND ADDRESS			AGENT/SOLICITOR'S NAME AND ADDRESS		
Name: [REDACTED]			Name: Matt Rapke		
Mailing Address: PO Box 7			Mailing Address: PO Box 7		
Town/City/Province: Mount Forest, ON			Town/City/Province: Mount Forest, ON		
Postal Code: N0G2L0			Postal Code: N0G2L0		
Telephone Number: [REDACTED]			Telephone Number: [REDACTED]		
Facsimile Number: () -			Facsimile Number: () -		
All Correspondence Should Be Sent To: <input type="checkbox"/> APPLICANT OR <input type="checkbox"/> AGENT/SOLICITOR					
2. LOCATION and or DESCRIPTION OF PROPERTY					
Municipality: Hanover		Municipal Address: 260 7th Street			
Registered Plan Number: 741	Lot(s): PT Park Lot 1	Reference Plan Number:	Part(s):	Parcel Number:	
Geographic or Former Township:		Concession Number:		Lot Number (s):	
Assessment Roll Number: 422902000112800 and 422902000112700					
3. NAME OF PERSON(S) (purchaser, lessee, mortgagee) TO WHOM LAND OR INTEREST IN LAND IS INTENDED TO BE CONVEYED, LEASED OR MORTGAGED.					
Purpose of Consent					
<input checked="" type="checkbox"/> New Lot		<input type="checkbox"/> Easement or Right of Way		<input type="checkbox"/> Mortgage Discharge	
<input type="checkbox"/> Lot Addition		<input type="checkbox"/> Title Correction		<input type="checkbox"/> Other	
4. Is this Consent currently the subject of:					
<input type="checkbox"/> Official Plan Amendment		<input type="checkbox"/> Zoning Amendment		<input type="checkbox"/> Committee of Adjustment	
				<input checked="" type="checkbox"/> Not Applicable	
If applicable, please indicate File Number Previously approved ZBA Bylaw no. 3315-24					
5. How was Present Lot Created?					
Date Created:					
YR	MM	DY			
<input type="checkbox"/> Consent		<input checked="" type="checkbox"/> Plan of Subdivision		<input type="checkbox"/> Other	
<input type="checkbox"/> Original Patent		<input type="checkbox"/> Reference Plan		Please submit copy of registered subdivision plan or reference plan	
Were previous consents granted from the original holdings? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
If "YES", please indicate number, dates created and relevant File Number.					
Date of Transfer: 1955 and 1950. Eric Winkler bought whole and parts lots within an original plan of subdivision.			Name of Transferee:		
Is this a resubmission of an earlier proposal? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
If "YES", please indicate File Number.					

PART "A" (Page 2 of 2)

6. RESTRICTIONS

Please indicate the nature of any restrictive covenants or easements affecting the subject lands.

There is a municipal sewer pipe and storm sewer going through the property. Needs new easement.

7. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY

	SEVERED	RETAINED
	Residential	Residential

CURRENT ZONING OF SUBJECT PROPERTY

	SEVERED	RETAINED
	R4-50	R4-50

8. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	SEVERED	RETAINED
FRONTAGE (m.)	6.1 m and 7.5 m	7.5 m
DEPTH (m.)	52-57.6 m	57.7 m
AREA (m.)	332-398 sq m	436 sq m

9. USE OF PROPERTY

	SEVERED	RETAINED
EXISTING USE	Single detached	Single detached
PROPOSED USE	Townhouse	Townhouse

Have you contacted your neighbours regarding this application? Yes No

10. BUILDINGS (Please include description, Dimensions and Dates of Construction in Part "B")

	SEVERED	RETAINED
EXISTING	Single detached	Single detached
PROPOSED	Townhouse	Townhouse

11. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD

		SEVERED	RETAINED
a. OWNERSHIP	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Crown	<input type="checkbox"/>	<input type="checkbox"/>
	Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>
	County	<input type="checkbox"/>	<input type="checkbox"/>
b. MAINTENANCE	i.	Private	<input type="checkbox"/>
		Municipality	<input checked="" type="checkbox"/>
		Unassumed Municipal Road	<input type="checkbox"/>
		Ministry of Transportation	<input type="checkbox"/>
	ii.	County	<input type="checkbox"/>
		Private or Right of Way	<input type="checkbox"/>
c. WATER ACCESS:	None	<input type="checkbox"/>	
	Seasonal	<input type="checkbox"/>	
	Year-Round	<input type="checkbox"/>	

If the proposed access is by water, please describe the nearest public boat launching and car parking facility.

How far is it from the property, and what facilities are there?

Please also show on key plan portion of the sketch map.

d. OTHER ACCESS (Specify)

12. SERVICING - WATER

		SEVERED	RETAINED
Proposed Water Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
	Private: Well, Lake or Communal (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

13. SERVICING - SEWAGE

		SEVERED	RETAINED
Proposed Sewage System Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
	Private: Septic, Pit, Chemical (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

14. SERVICING - STORM DRAINAGE

		SEVERED	RETAINED
Proposed Storm Drainage Supplied By:	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewers	<input type="checkbox"/>	<input type="checkbox"/>
	Ditches	<input type="checkbox"/>	<input type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>
	Other: (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

15. Is this application subject of a Plan of Subdivision under Section 51 of the Act? YES NO

16. OTHER DOCUMENTS (as specified below)

Planning Report _____
 Servicing Plan _____

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



See Attached

The above sketch should include the following:

- i. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ii. The distance between the subject land and the nearest township lot line of landmark such as a bridge or railway crossing.
- iii. The boundaries and dimensions of the subject land, the part this is to be severed and the part that is to be retained.
- iv. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- v. The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- vi. The existing uses on adjacent land, such as residential, agricultural and commercial uses.
- vii. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- viii. If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- ix. The location and nature of any easement affecting the subject land.

PART "C"

AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

Dated at the Town of Hanover
this 2nd day of April, 2025.
I/We, Matt Rapke of the Town
Markdale in the County/District/Regional Municipality of Grey

do solemnly declare that all the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the _____ }
Town of Hanover }
In the County }
of Grey }
this 2nd day of April, 2025 }



A Commissioner, etc.



Jennifer Tersteegen, a Commissioner etc.
County of Grey, while Deputy Treasurer of the Corporation
of the Town of Hanover.

AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

If this application is made by an agent or solicitor on behalf of the landowner, the owner's written authorization must be included. Without such authorization, the application cannot be considered. If surface and subsurface rights are held by different parties, both signatures are required.

I/We _____ in this application
and known as _____ of the Town of Ayton
in the County of Grey do hereby authorize Matt Rapke
_____ to act as my Agent/Solicitor for this application.

Signature of Owner(s)

27-Mar-2025

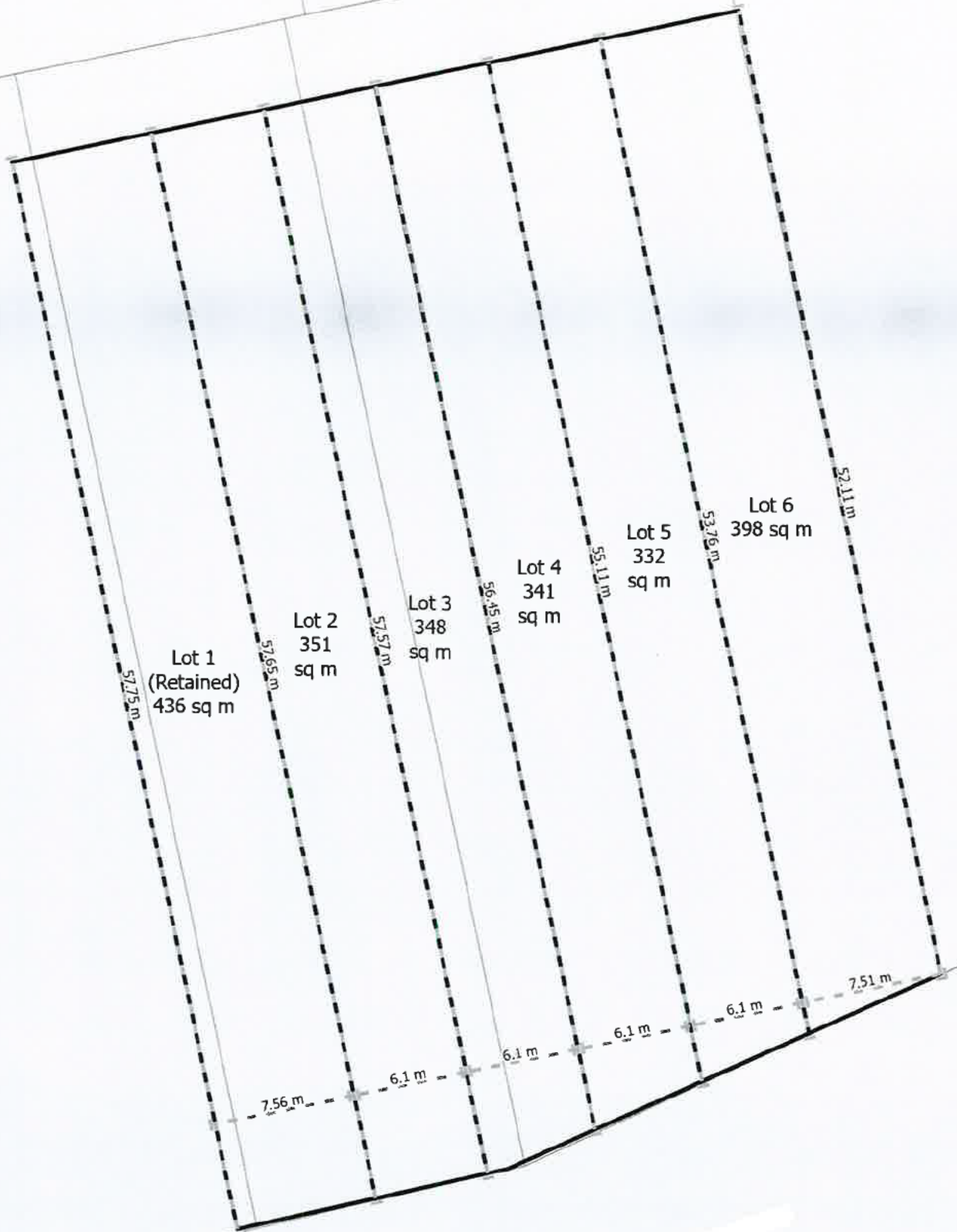
Date

Signature of Owner(s)

Date

Personal information on this form is collected under the authority of the Planning Act, RSO 1990, Chapter P. 13, as amended, and will be used to assess applications for Consents to convey or grant an interest in land within the Town of Hanover. Questions about this collection should be directed to the Chief Building Official/Planning Administrator, Town of Hanover, 341 10th Street, Hanover, Ontario N4N 1P5 Phone (519) 364-2780.

260 7th Street Hanover
Application for Five Consents



7th St

Planning Justification Report

Application for Five Consents

260 7th Street, Hanover

Prepared by: Matt Rapke, Director of Development
Wilson Developments
matt@wilsoncorp.ca

Proposal

The subject property is 260 7th Street, Hanover. The property is zoned R4-50, is 2,205 square metres in area, and has 39.5 metres of frontage. The property was rezoned in September 2024 to allow for the construction of a 6-unit townhouse. The owner, Wilson Developments, is planning on proceeding with construction of the townhouses in summer 2025. The zoning that now applies to the lot will allow construction of the building to proceed without any additional planning approvals; however, in order to sell the six units to six different purchasers, the property needs to be subdivided. Hanover Staff have advised that subdivision via consent is the preferred means of subdivision for this property.

The proposal is therefore to subdivide the subject property into six different lots through the approval of five consent applications. The dimensions of the six proposed lots are as follows:

Lot Name	Consent Application	Frontage	Depth	Area
Lot 1	Retained	7.56	57.65	436 m ²
Lot 2	Consent 1	6.1	57.57	351 m ²
Lot 3	Consent 2	6.1	56.45	347 m ²
Lot 4	Consent 3	6.1	55.11	340 m ²
Lot 5	Consent 4	6.1	53.76	332 m ²
Lot 6	Consent 5	6.1	52.11	397 m ²

The proposed development will require that each new dwelling is connected to the municipal water and sanitary systems through their own dedicated connections. The municipal sanitary pipe in this neighbourhood is currently located in the rear yard of the existing dwelling, and falls within the footprint of the planned townhouse building. In order for this development to proceed, the proponent will need to reconstruct the municipal sanitary sewer in the backyard by moving it deeper into the lot, having the Town of Hanover assume the infrastructure, and conveying an easement over the proposed lots in favour of the Town. The sanitary connection for the neighbouring house to the west will also need to be replaced and connected to the new sanitary pipe at the Proponent's expense. These challenges will be addressed by a development agreement that will be required as a condition of the approval of the proposed consents.

Consent Sketch



Planning Act Requirements

The process by which consent is granted is defined by section 53 of the Planning Act. Section 53 (12) of the Planning Act establishes what must be considered by an approval authority in determining whether to grant a consent:

*A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under **subsection 51 (24)** and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent.*

Section 53(12) refers to the criteria in section 51(24) of the Act, which is the same list of criteria that must be considered when rendering a decision on a plan of subdivision:

Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- 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;
- 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;
- f) the dimensions and shapes of the proposed lots;
- 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;
- h) conservation of natural resources and flood control;
- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- 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.

Consideration for these criteria is provided in the following Planning Analysis.

Planning Analysis

The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2

Section 3(5) and section 51(24) of the Planning Act require that all consents are consistent with the Provincial Planning Statement (PPS, 2024). The PPS provides high-level policy direction to municipalities to direct development to settlement areas, foster infilling and densification, and to permit a range of housing types. PPS policies that are particularly relevant are as follows:

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The proposal is to construct a 6-unit townhouse on the subject property. This infill development is relatively dense, relatively affordable, and is a bungalow-style structure that is accommodating to seniors. Seniors are a growing demographic who are looking to downsize, and who generally desire or require few stairs within their homes for mobility reasons.

The specific proposal being applied for is the division of the existing >2,200 square metre lot into 6 lots that are each 330-440 square metres. The proposed building complies with the zoning that applies to the subject lot, and the objectives of the PPS are generally already achieved by permitting the construction of the building via the existing zoning. Subdividing the lot into 6 different parcels is also consistent with the policies of the PPS.

Whether the proposed subdivision is premature or in the public interest

The proposal is to subdivide a single property into 6 lots, each of which will have a completely constructed townhouse built upon it at the time of conveyance. The proposed lots comply with the zoning that is currently in effect. The proposal requires the reconstruction and rerouting of the municipal sanitary sewer in the rear yard of the property, which must be addressed through a development agreement. Easements must also be provided to the Town to allow access to this infrastructure. Provided these elements are addressed through a development agreement, the proposed subdivision is not premature and is in the public interest.

Whether the plan conforms to the official plan and adjacent plans of subdivision, if any Grey County Official Plan

The Grey County Official Plan designates the subject lands as being within the primary settlement area of Hanover. The most relevant policies within the Grey County Official Plan are contained in sections 3.5 and 4.1, which provide the following general direction:

1. Section 3.5 identifies primary settlement areas as the focus of the majority of growth, **strongly** encourages intensification within these areas, and suggests a minimum density of 25 units per net hectare within Hanover.
2. Section 4.1 directs intensification to be achieved by facilitating intensification within all areas within settlement areas, including adaptive reuse or redevelopment of sites that previously had development.

The density of the proposed six-unit development will be 26 units per net hectare (6 units/0.23 hectares = 26.08 units/hectare) in accordance with the 25 unit per net hectare minimum that is recommended by the County Official Plan. **A minimum of six units must be constructed on the subject property in order to achieve this suggested minimum density.**

The proposed redevelopment does not relate to any “avoidance” or “prohibition” policies of the County Official Plan, such as those policies that relate to natural heritage or hazard features. The proposed rezoning complies with the County Official Plan.

Hanover Official Plan

The Hanover Official Plan designates the subject lands as Residential. The following section summarizes relevant policies contained within the Hanover Official Plan and provides an assessment of the proposal’s compliance with the policies.

D.2 Objectives

D2.2.1 To ensure that an appropriate range of housing types and densities are provided within

Hanover as well as an appropriate supply of rental housing in order to meet the projected requirements of current and future residents.

- D2.2.2 To encourage the provision of housing which is affordable to low and moderate income households by permitting and encouraging all forms of dwelling types required to meet the social, health and well-being requirements of current and future residents.*
- D2.2.3 To ensure that there is at all times a minimum 10 year supply of land designated for residential development.*
- D2.2.4 To encourage residential development which efficiently utilizes the land, resources, infrastructure and public service facilities.*

Redeveloping an infill lot by constructing six townhouses in place of one single detached dwelling assists in achieving the objective of having a range of housing types and densities, and is an example of efficient utilization of land, resources, and infrastructure. The proposed consents are aligned with the objectives of the Hanover Official Plan.

D2.4 General Policies

- D2.4.3 New residential development shall occur by intensification, infilling, and expansion.*
- D2.4.4 Residential development through intensification shall be encouraged to represent 10% of the new residential dwellings being established within the Town.*
- D2.4.5 The residential portion of all subdivisions, condominiums or multi-unit developments shall provide a density of no less than 25 dwelling units per net hectare.*
- D2.17.d Medium density residential housing is strongly encouraged within the Residential designated areas of Hanover, and will likely be required in most new multi-lot or multi unit developments in order to achieve the minimum density required by this Official Plan.*
- D2.17.e The following shall be taken into consideration when reviewing the appropriateness of a new medium or high density development:*
 - I. The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word “compatible” does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean that the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.*
 - II. Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.*
 - III. The roads in the area shall have the ability to handle the expected traffic increase. Medium and high density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.*
 - IV. Municipal water and sanitary sewer capacity shall be available to service the proposed development.*
 - V. Adequate off-street parking shall be provided to serve the proposed development.*
- D2.17.f The design of the medium and high density development shall take into consideration:*

- I. *The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.*
- II. *Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.*

The proposed redevelopment is an example of infilling, which assists in achieving the Town's minimum target of 10% of all new housing be provided through infill. The development constitutes medium density housing, which is strongly encouraged by the plan. **The proposal also achieves a density of 26 units per net hectare, which is just over the minimum of 25 units per net hectare required by the Plan.** The proposed townhouses are compatible with the multi-residential and single-detached land uses that are located on the street, and the modest increase in units will have no discernable impact on traffic or infrastructure. The proposed units will have the minimum required parking, and the bulk of the buildings is similar to existing low-density uses.

E4.1.1 General Land Division Policies

- a) *All land division shall occur via Plan of Subdivision or, where deemed appropriate by the Town, through the severance process, except where also permitted under Section 53 of The Planning Act (R.S.O. 1990)*
- b) *The division of land may be permitted where:*
 - I. *The proposed land division complies with the policies pertaining to the subject property's land use designation and all other relevant policies of this Official Plan. Consideration of an Official Plan Amendment may be given as required to facilitate the lot creation, where such an Amendment represents appropriate land use planning.*
 - II. *ii. The proposed land division complies with the applicable provisions of the Comprehensive Zoning By-law. Consideration of a Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.*
 - III. *The proposed land division results in lots having frontage on a public road that is, or will be, opened and maintained year-round and is of a standard of construction acceptable to the Town, County or Province, where applicable.*
 - IV. *Safe and suitable vehicular access is available which meets Municipal, County or Provincial transportation objectives, standards and policies for safety and access. Access may also be restricted and/or prohibited along the Provincial Highway or County Roads if required to ensure safe traffic movement.*
 - V. *It has been established that the site's size, configuration and soil/drainage conditions are suitable for all parcels involved to permit the proper location of a building, driveway and other associated features.*
 - VI. *The division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands.*
- c) *The Town, in conjunction with the County of Grey, shall determine through pre-submission discussions with the developer or owner whether a land division proposal shall proceed via Plan of Subdivision or through the severance process.*

E.4.1.2 Plans of Subdivision

a) With the exception of lot creation along an already constructed public road and generally involving fewer than five lots, all development shall occur via Plan of Subdivision.

E.4.1.3 Severances

a) Where the Town, in conjunction with the County, has established that a Plan of Subdivision is not necessary for the proper and orderly development of a parcel of land, a severance (or “consent”) application may be considered by the Town.

E4.2 Part-Lot Control

E4.2.1 As an alternative to creating lots via Plan of Subdivision or through the Consent process, Section 50(5) of the Planning Act (R.S.O. 1990) gives the Town the authority to pass a by-law exempting land situated in a registered plan of subdivision from part-lot control to allow for the registration of a reference plan, which would have the effect of dividing the land into a larger number of parcels or to change existing lot lines.

E4.2.3 A proposal involving part-lot control exemption must conform to this Official Plan and the Comprehensive Zoning By-law. Consideration of an Official Plan Amendment, Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.

The wording of Part E.4.1.2, which is “**with the exception of lot creation along an already constructed public road and generally involving fewer than five lots, all development shall occur via Plan of Subdivision**” creates some ambiguity as to whether or not the proposed lot creation needs to occur by way of subdivision. The proposed lot creation is along an already constructed road, however, the proposal is to create five new lots and end up with a total of six lots. Considering that the lot creation is along an already constructed public road, the policy includes the wording “**generally** involving fewer than five lots”, and the other lot creation policies indicate that the Municipality can decide when other means of subdivision are appropriate, the division can instead be achieved in an orderly and acceptable manner via consent in compliance with the Official Plan and without the need for an amendment to the Plan.

The suitability of the land for the purposes for which it is to be subdivided

The land is already zoned for the proposed use, and the building can be constructed regardless of whether or not the consents are approved. The land is suitable for the proposed use, and the proposed lot lines are logical and suitable.

d.1 if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing

There are no official affordable housing units being proposed. The townhouse units that are being constructed will be sold at a price point that is generally more affordable than a typical single detached dwelling.

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

The six townhouse units will front onto 7th Street, which is a maintained public highway that is in a good state of repair. The subdivision of the property will have no impact on the adjacent or surrounding highways.

The dimensions and shapes of the proposed lots

The townhouse units have been designed to comply with the minimum provisions of the Township's Zoning By-law. The interior units are 6.1 metres wide, whereas the by-law requires a minimum width of 5.5 metres for an interior street townhouse lot, and the exterior units are 7.5 metres wide, whereas the by-law requires a minimum width of 7 metres for an end unit. These dimensions allow for a one car garage and a minimal, but suitable >1.25 metre setback from the end unit interior lot lines. Each of the lots will be at least 330 square metres, which exceeds the 230 (interior unit) and 290 (end unit) minimums established by the R4 zone. The dimensions of the proposed lots are suitable and allow for conformity to the Zoning By-law.

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
Easements will be imposed along the side yard of the two end units, and perpendicular to the length of each of the lots surrounding the new sanitary sewer that will be constructed. This easement will be in favour of the Town of Hanover and will allow the Town to maintain the Town-owned sanitary infrastructure.

Conservation of natural resources and flood control

The subdivision of the property has no impact or relationship to the conservation of natural resources. A grading plan was prepared by Cobide Engineering, and appropriate grading is being implemented for stormwater management purposes.

The adequacy of utilities and municipal services

Town Staff have advised that the existing stormwater and water infrastructure on 7th Street can accommodate the proposed development. As mentioned, the existing sanitary sewer is positioned in the way of the proposed building and must be rerouted and the expense of the Proponent. This must be addressed through a development agreement that will be imposed as a condition of consent.

The adequacy of school sites

The proposed infill building is permitted as-of-right, and the division of the land into six lots has no impact on school sites.

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

Easements related to the sanitary sewer will be conveyed to the Town of Hanover. The final dimension of the easements will be based on the needs of the Town.

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

This criterion is not relevant to the proposal.

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

The 6-unit townhouse is not subject to site plan control.

Conclusion

The proposed consents will allow the subject infill lot to be redeveloped from an old single detached dwelling into six townhouse units that can each be sold to different owners. This redevelopment helps achieve intensification goals within the PPS, the County Official Plan, and the Hanover Official Plan. This neighbourhood already contains several medium density residential uses, and the proposed development will compliment these existing uses. The proposed development represents good planning and is in the public interest, and we respectfully request that the consents be approved.

Appendix

1. Engineered Site Plans
2. Construction Drawings

County comments for B4-25 - B8-25 Wilson Developments

Hello Hanover,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

Given the above, a formal planning policy review of the subject application has not been undertaken. Please be advised that all planning decisions shall conform with the County's Official Plan. County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and have no concerns.

Grey County Transportation Services staff have reviewed the application and have no concerns.

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie

(FOR OFFICE USE ONLY)

FILE NUMBER A - 1 - 25Date Received: Apr 7, 25**TOWN OF HANOVER****APPLICATION FOR MINOR VARIANCE**

Under Section 45 of the Ontario Planning Act, R.S.O. 1990, as amended

The undersigned applies to the Committee of Adjustment of the Town of Hanover for relief from the Applicable Zoning By-Law.

NOTE: This application consists of Part "A", Part "B" and Part "C". To avoid delays, the information on each part must be complete and accurate. Incomplete applications will be returned. All applications must be signed. Metric units should be used. **PLEASE PRINT.**

Mail 3 copies of this form to: TOWN OF HANOVER
341 10th Street
HANOVER, Ontario
N4N 1P5
(519) 364-2780

FEE: \$ 1350 Payable to the TOWN OF HANOVER

PART "A" (Page 1 of 2)**1. NAME AND ADDRESS**

APPLICANT/OWNER'S NAME AND ADDRESS	AGENT/SOLICITOR'S NAME AND ADDRESS
Name: Candue Homes 2020 Ltd	Name:
Mailing Address: PO Box 656	Mailing Address:
Town/City/Province: Hanover	Town/City/Province:
Postal Code: N0G1R0	Postal Code:
Telephone Number: XXXXXXXXXX	Telephone Number: () -
Facsimile Number () -	Facsimile Number () -
All Correspondence Should Be Sent To: <input type="checkbox"/> APPLICANT OR <input type="checkbox"/> AGENT/SOLICITOR	

2. LOCATION OF PROPERTY

Municipality Hanover	Municipal Address 730 18th Street			
Registered Plan Number 16M-95	Lot(s) 100	Reference Plan Number	Part(s)	Parcel Number
Geographic or Former Township	Concession Number	Lot Number (s)		
Assessment Roll Number:	422904000340100			

3. Date subject land was acquired by current owner:

August 2023

4. Date existing buildings or structures on subject land were constructed:

Under construction

5. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property:**6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY**

Primary Settlement

7. CURRENT ZONING OF SUBJECT PROPERTY

R4-37

8. Nature and extent of the relief from the Zoning By-Law applied for:USE EXTENSION **9. Reason(s) why the proposed use cannot comply with the provisions of the Zoning By-Law:**

We propose enclosing the existing approved deck and making a minor reduction in the rear yard setback from 7.5m to 6.44m to accommodate the enclosed structure.
Constructing a new unenclosed deck in the rear yard, encroaching 2.6m instead of the 1.2m permitted by the zoning bylaw.

PART "A" (Page 2 of 2)

10. Is the property subject of a current application under the Act: (Please indicate File Number and status of application)

Consent No Yes Plan of Subdivision No Yes Other _____
 File Number _____ File Number _____ File Number _____

11. Has the subject property ever been the subject of a previous application for relief from the Zoning By-Law?

No Yes (please indicate File Number and status of application.) Z2-21 (R4-37) (Plan of Subdivision)

12. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	EXISTING	BY-LAW PROVISIONS	PROPOSED
FRONTAGE (m.)	22.17 m	5.5 m	No Change
DEPTH (m.)	-	-	No Change
AREA (m.)	607.03 sq. m.	290 sq. m.	No Change
WIDTH OF STREET			

13. USE OF PROPERTY

EXISTING USE Residential Length of time Existing Uses of subject land have continued: 2023
 PROPOSED USE Residential

14. EXISTING USES OF ABUTTING PROPERTIES:

Have you contacted your neighbours regarding this application? Yes No

15. ZONING PROVISIONS

	EXISTING	BY-LAW PROVISIONS	PROPOSED
TYPE OF BUILDING/STRUCTURE	Townhouse	Townhouse	townhouse+deck (encl&unencl)
SETBACK FROM FRONT LOT LINE	6.02	6 m	6.02 m
SETBACK FROM REAR LOT LINE	6.44	7.5 m	6.44m & 2.6m encl. for unenc.
SETBACK FROM SIDE LOT LINE	7.03	3.00	No Change
SETBACK FROM SIDE LOT LINE	n/a	n/a	No Change
HEIGHT OF BUILDING/STRUCTURE	4.5	10 m	No Change
DIMENSIONS OR FLOOR AREA	147.21	74.5 sq. m.	147.21+15.25=162.46 sq. ft
PARKING SPACES	2	2	No Change
LOT COVERAGE	24%	40%	26.58%

16. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD 18th Street

		EXISTING	PROPOSED
a. OWNERSHIP	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Crown	<input type="checkbox"/>	<input type="checkbox"/>
	Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>
	County	<input type="checkbox"/>	<input type="checkbox"/>
b. MAINTENANCE	i.	Municipality	<input checked="" type="checkbox"/>
		Unassumed Municipal Road	<input type="checkbox"/>
		Ministry of Transportation	<input type="checkbox"/>
		County	<input type="checkbox"/>
	ii.	Private or Right of Way	<input type="checkbox"/>
		None	<input type="checkbox"/>
c. WATER ACCESS:	Seasonal	<input type="checkbox"/>	<input type="checkbox"/>
	Year-Round	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If the proposed access is by water, please describe the nearest public boat launching and car parking facility. How far is it from the property, and what facilities are there? Please also show on key plan portion of the sketch map.			
d. OTHER ACCESS (Specify)			

17. SERVICING - WATER

	EXISTING	PROPOSED
Water Supplied By:	Municipality	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>
	Private: Well, Lake or Communal (Specify)	<input type="checkbox"/>

18. SERVICING - SEWAGE

	EXISTING	PROPOSED
Sewage System Supplied By:	Municipality	<input checked="" type="checkbox"/>
	Local Services Board	<input type="checkbox"/>
	Private: Septic, Pit, Chemical (Specify)	<input type="checkbox"/>

19. SERVICING - STORM DRAINAGE

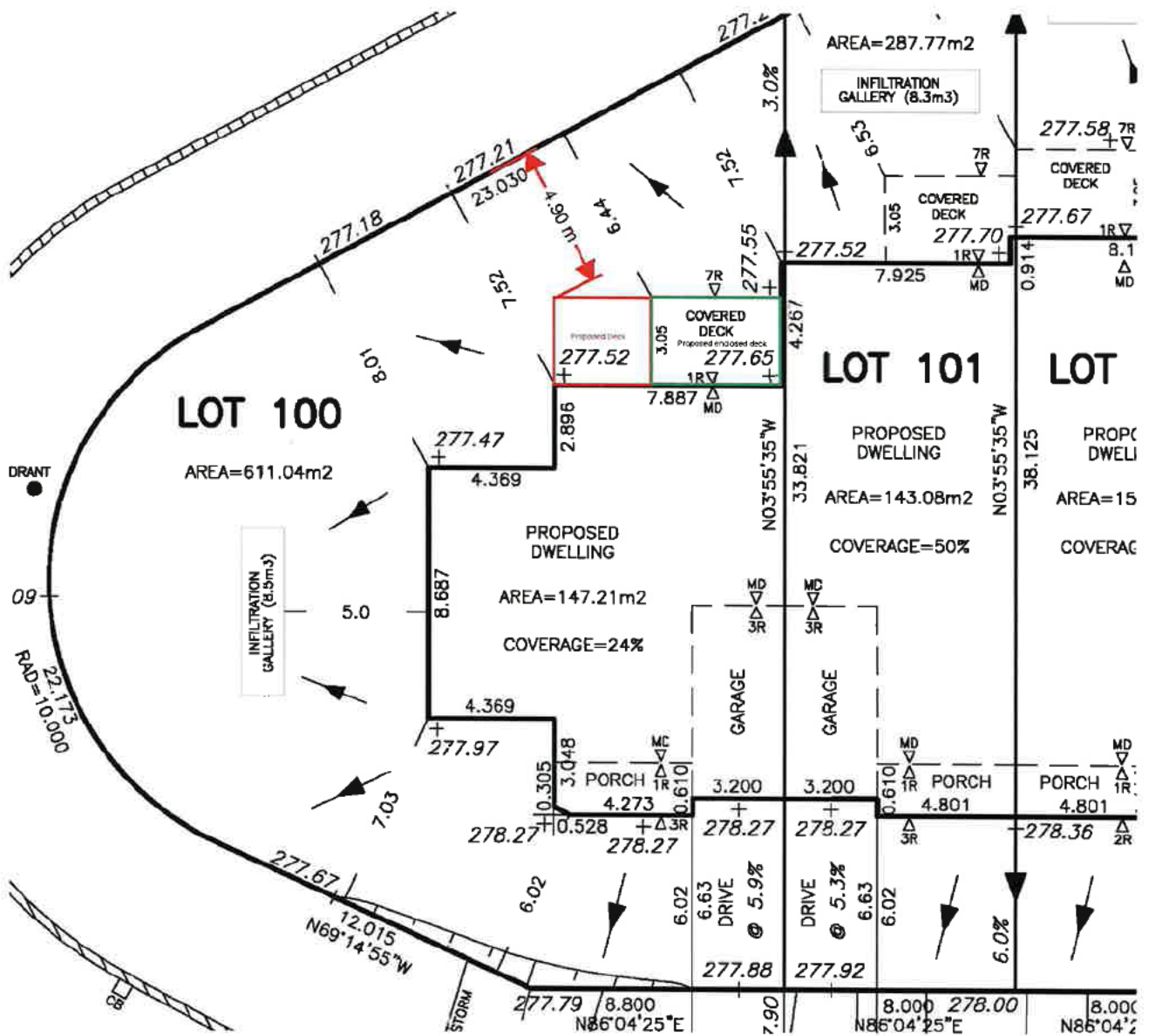
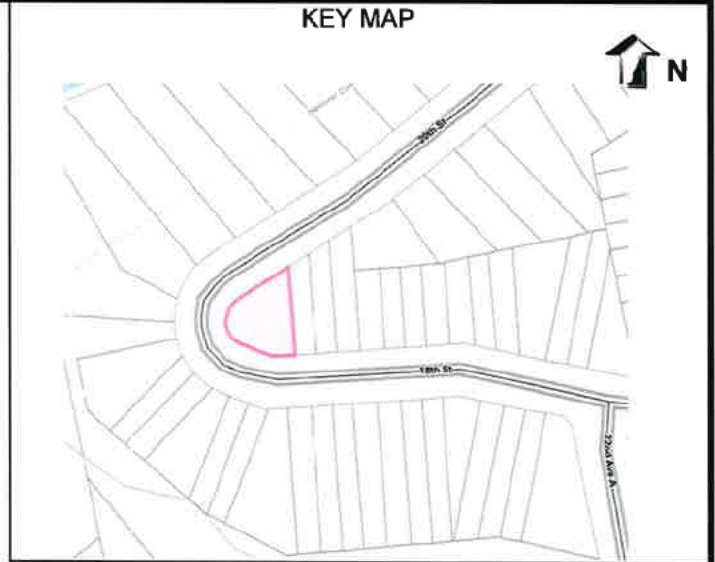
	EXISTING	PROPOSED
Storm Drainage Supplied By:	Municipality	<input checked="" type="checkbox"/>
	Sewers	<input type="checkbox"/>
	Ditches	<input type="checkbox"/>
	Swales	<input type="checkbox"/>
	Other: (Specify)	<input type="checkbox"/>

20. OTHER DOCUMENTS (as specified below)

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



The above sketch should include the following:

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.

PART "C"

AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

Dated at the Town of Hanover
this 7th day of April, 2025

I/We, Rebecca Wertz of the Municipality of West Grey in the County/District/Regional Municipality of Grey

do solemnly declare that all the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the
Town of Hanover
In the County
of Grey
this 7th day of April, 2025



A Commissioner, etc.



Jennifer Terstege, a Commissioner etc.
County of Grey, while Deputy Treasurer of the Corporation
of the Town of Hanover.

AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

If this application is made by an agent or solicitor on behalf of the landowner, the owner's written authorization must be included. Without such authorization, the application cannot be considered. If surface and subsurface rights are held by different parties, both signatures are required.

I/We _____, Owner(s) of the lands as described in this application
and known as _____ of the _____ of _____
in the _____ of _____ do hereby authorize _____
_____ to act as my Agent/Solicitor for this application.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Personal information on this form is collected under the authority of the Planning Act, RSO 1990, Chapter P. 13, as amended, and will be used to assess applications for Minor Variances to the Zoning By-Law for the Town of Hanover. Questions about this collection should be directed to the Chief Building Official/Planning Administrator, Town of Hanover, 341 10th Street, Hanover, Ontario N4N 1P5 Phone (519) 364-2780.

County comments for A1-25 Candue Homes

Hello Hanover,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

Given the above, a formal planning policy review of the subject application has not been undertaken. Please be advised that all planning decisions shall conform with the County's Official Plan. County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and have no concerns.

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie

(FOR OFFICE USE ONLY)

FILE NUMBER A - 2 - 25

Date Received: April 25, 2025

TOWN OF HANOVER

APPLICATION FOR MINOR VARIANCE

Under Section 45 of the Ontario Planning Act, R.S.O. 1990, as amended

The undersigned applies to the Committee of Adjustment of the Town of Hanover for relief from the Applicable Zoning By-Law.

NOTE: This application consists of Part "A", Part "B" and Part "C". To avoid delays, the information on each part must be complete and accurate. Incomplete applications will be returned. All applications must be signed. Metric units should be used. **PLEASE PRINT.**

Mail 3 copies of this form to: TOWN OF HANOVER
341 10th Street
HANOVER, Ontario
N4N 1P5
(519) 364-2780

FEE: \$ 1350.00 Payable to the TOWN OF HANOVER

PART "A" (Page 1 of 2)

1. NAME AND ADDRESS				
APPLICANT/OWNER'S NAME AND ADDRESS			AGENT/SOLICITOR'S NAME AND ADDRESS	
Name: Jeffrey Macgregor			Name:	
Mailing Address: 154 16th Ave Cres			Mailing Address:	
Town/City/Province: Hanover			Town/City/Province:	
Postal Code: N4N 3V3			Postal Code:	
Telephone Number: () -			Telephone Number: () -	
Facsimile Number () -			Facsimile Number () -	
All Correspondence Should Be Sent To: <input checked="" type="checkbox"/> APPLICANT OR <input type="checkbox"/> AGENT/SOLICITOR				
2. LOCATION OF PROPERTY				
Municipality Hanover		Municipal Address 154 16th Ave Cres		
Registered Plan Number 1092	Lot(s) 6	Reference Plan Number	Part(s)	Parcel Number
Geographic or Former Township		Concession Number		Lot Number (s)
Assessment Roll Number: 4229 010 003 09906				
3. Date subject land was acquired by current owner: 2011				
4. Date existing buildings or structures on subject land were constructed: House, Attached Garage - 1999 and outdoor pool - 2002				
5. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property:				
6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY Residential				
7. CURRENT ZONING OF SUBJECT PROPERTY Residential Type 1 zone (R1)				
8. Nature and extent of the relief from the Zoning By-Law applied for: USE <input type="checkbox"/> EXTENSION <input type="checkbox"/>				
9. Reason(s) why the proposed use cannot comply with the provisions of the Zoning By-Law: To vary the provisions for maximum gross building area for the construction of an accessory structure, and to reduce the required side yard setback (right) and rear yard corner setback to permit the proposed construction.				
Provisions	Bylaw	Proposed		
Building Area	600 sc ft.	1051 sq. ft		
Side yard setback (R)	1m or 3.28 ft	0.91m or 3 ft		
Rear yard Setback	1m or 3.28 ft	0.91m or 3 ft		

PART "A" (Page 2 of 2)

10. Is the property subject of a current application under the Act: (Please indicate File Number and status of application)

Consent No Yes Plan of Subdivision No Yes Other _____
 File Number _____ File Number _____ File Number _____

11. Has the subject property ever been the subject of a previous application for relief from the Zoning By-Law?

No Yes (please indicate File Number and status of application.)

12. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

	EXISTING	BY-LAW PROVISIONS	PROPOSED
FRONTAGE (m.)	17m	14m	No Change
DEPTH (m.)	37.10m	-	No Change
AREA (m.)	630.7 sq m	425 sq. m	No Change
WIDTH OF STREET			

13. USE OF PROPERTY

EXISTING USE Residential	Length of time Existing Uses of subject land have continued: 26 years
PROPOSED USE Residential	

14. EXISTING USES OF ABUTTING PROPERTIES:

Have you contacted your neighbours regarding this application? Yes No

15. ZONING PROVISIONS

	EXISTING	BY-LAW PROVISIONS	PROPOSED
TYPE OF BUILDING/STRUCTURE	Single Family+ Shed	Single Family	Single Family+Deta.Garage
SETBACK FROM FRONT LOT LINE	25'	19.6'	94.80'
SETBACK FROM REAR LOT LINE	44'	3.28'	3'
SETBACK FROM SIDE LOT LINE	6'	3.28'	112.06'
SETBACK FROM SIDE LOT LINE	20'	3.28'	3'
HEIGHT OF BUILDING/STRUCTURE	20 ft	16.4'	16.4 ft
DIMENSIONS OR FLOOR AREA	2166 sq. ft + 160 sq. ft	600 sq ft	2166+1051 sq. ft
PARKING SPACES	2	2	2
LOT COVERAGE	18.3	40	31.03

16. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD		EXISTING	PROPOSED	
a. OWNERSHIP	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Crown	<input type="checkbox"/>	<input type="checkbox"/>	
	Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	
	County	<input type="checkbox"/>	<input type="checkbox"/>	
b. MAINTENANCE	i.	Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Unassumed Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>
		Ministry of Transportation	<input type="checkbox"/>	<input type="checkbox"/>
		County	<input type="checkbox"/>	<input type="checkbox"/>
	Private or Right of Way	<input type="checkbox"/>	<input type="checkbox"/>	
ii.	Seasonal	<input type="checkbox"/>	<input type="checkbox"/>	
	Year-Round	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
c. WATER ACCESS:	If the proposed access is by water, please describe the nearest public boat launching and car parking facility. How far is it from the property, and what facilities are there? Please also show on key plan portion of the sketch map.			
d. OTHER ACCESS (Specify)				

17. SERVICING - WATER

	EXISTING	PROPOSED
Water Supplied By:		
Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
Private: Well, Lake or Communal (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

18. SERVICING - SEWAGE

	EXISTING	PROPOSED
Sewage System Supplied By:		
Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local Services Board	<input type="checkbox"/>	<input type="checkbox"/>
Private: Septic, P t, Chemical (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

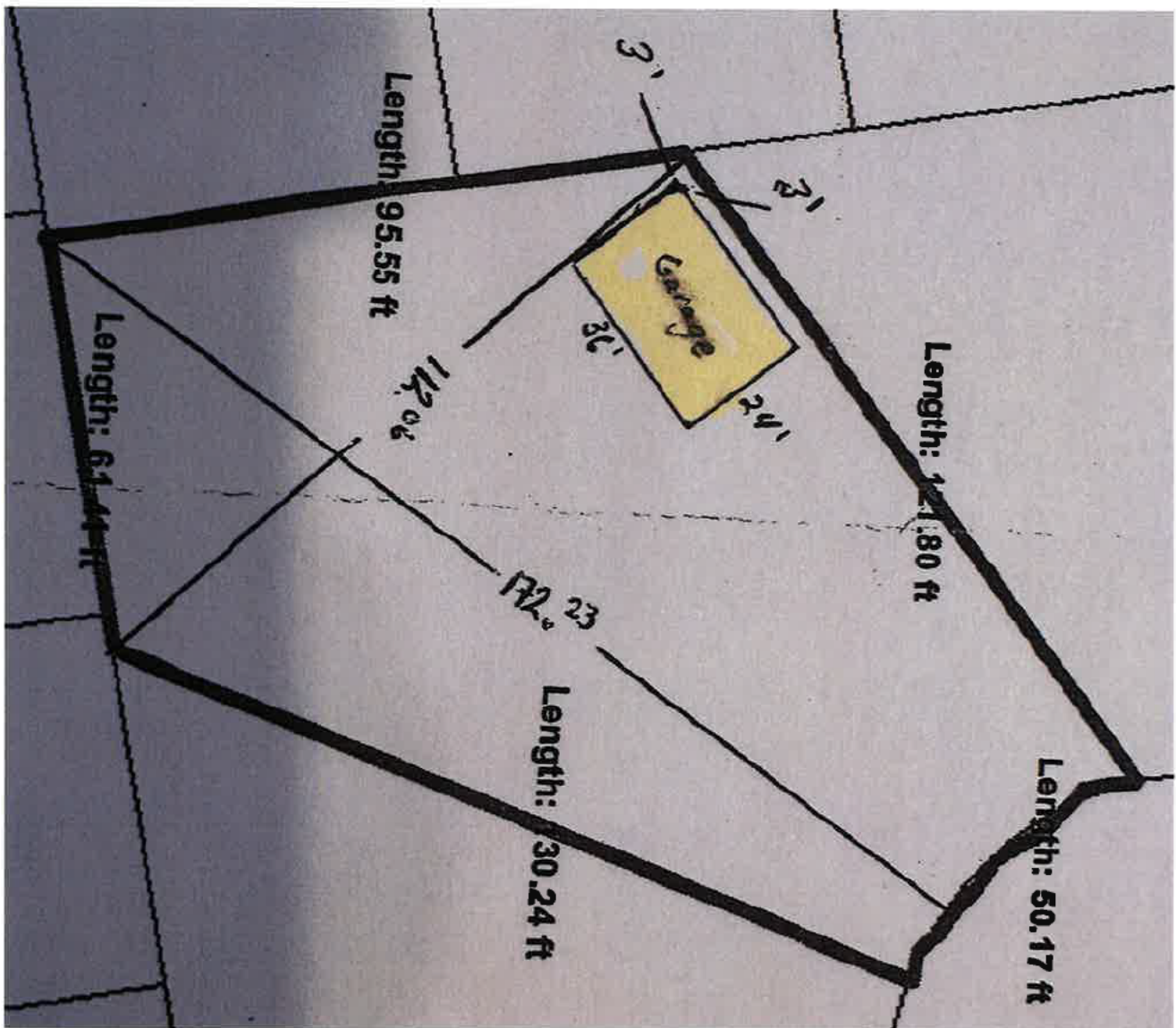
19. SERVICING - STORM DRAINAGE

	EXISTING	PROPOSED
Storm Drainage Supplied By:		
Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>
Other: (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

20. OTHER DOCUMENTS (as specified below)

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.



The above sketch should include the following:

- The boundaries and dimensions of the subject land.
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easement affecting the subject land.

PART "C"

AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

Dated at the Town of Hanover
this 2nd day of May, 20 25

I/We, _____ of the Town of
Hanover in the County/District/Regional Municipality of Grey

do solemnly declare that all the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the
Town of Hanover
In the County
of Grey
this 2nd day of May, 20 25



A Commissioner etc.

Tanya Patterson, a Commissioner, etc.,
County of Grey, while Deputy Clerk of the
Corporation of the Town of Hanover.

AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

If this application is made by an agent or solicitor on behalf of the landowner, the owner's written authorization must be included. Without such authorization, the application cannot be considered. If surface and subsurface rights are held by different parties, both signatures are required.

I/We _____, Owner(s) of the lands as described in this application
and known as _____ of the _____ of _____
in the _____ of _____ do hereby authorize _____
_____ to act as my Agent/Solicitor for this application.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Personal information on this form is collected under the authority of the Planning Act, RSO 1990, Chapter P. 13, as amended, and will be used to assess applications for Minor Variances to the Zoning By-Law for the Town of Hanover. Questions about this collection should be directed to the Chief Building Official/Planning Administrator, Town of Hanover, 341 10th Street, Hanover, Ontario N4N 1P5 Phone (519) 364-2780.

County comments for A2-25 MacGregor

Hello Hanover,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

Given the above, a formal planning policy review of the subject application has not been undertaken. Please be advised that all planning decisions shall conform with the County's Official Plan. County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and have no concerns.

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie

April 11, 2025

Re: Notice of Decision on Official Plan Amendment 23 (Rural Permitted Uses and Development Policies)

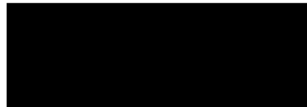
Please be advised that the above-noted Official Plan Amendment (OPA), being OPA No. 23 to the County Official Plan was adopted by Grey County Council at its April 10, 2025 session by By-law 5229-25.

Notice of the Decision has been given as of this date. If no appeals are received within the 20-day appeal period, being no later than May 1, 2025, the decision will be final and the amendment will come into effect on the day after the last day for filing a notice of appeal. Once the amendment is in effect, it will form part of the County Official Plan.

A copy of the Notice of Decision and OPA 23 are attached.

Should you require any further information please do not hesitate to contact this office.

Yours truly,



Scott Taylor, MCIP, RPP
Director of Planning & Development
548-877-0856
scott.taylor@grey.ca

Encl. Notice of Decision
By-law 5229-25 A By-law to Adopt Amendment No. 23 to the County of Grey
Official Plan – Rural Permitted Uses and Development Policies

cc. Ministry of Municipal Affairs and Housing
All Local Municipalities in Grey County
All Conservation Authorities having jurisdiction in Grey County
All those that requested notice of decision on OPA 23

Notice of Decision with respect to Official Plan Amendment No. 23 to the County of Grey Official Plan under Section 17(35) and 21 of the Planning Act

The Council of the County of Grey passed By-law Number 5229-25 on the 10th day of April, 2025 adopting County Official Plan Amendment No. 23 being the 'Rural Permitted Uses and Development Policies' amendment to the County of Grey Official Plan.

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT

The purpose and effect of the proposed Official Plan Amendment No. 23 is to:

- Update permitted uses in the Rural designation,
- Change development policies in the Rural designation,
- Update definitions related to the Rural permitted uses, and
- Change two of the Agricultural designation development policies.

Official Plan Amendment No. 23 will not change any of the County's mapping.

Official Plan Amendment No. 23 is not a fulsome consistency exercise with the entire Provincial Planning Statement 2024. A more fulsome amendment will be required in the future to ensure the County Official Plan is consistent with the new Provincial Planning Statement.

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

If you wish to appeal the decision of the County to the Ontario Land Tribunal (OLT), you must file a Notice of Appeal no later than 20 days from the date of this notice (also shown above as the last date of appeal). The notice of appeal must:

1. be submitted to the approval authority,
2. set out the reason(s) for the appeal and identify the specific part(s) of the proposed official plan or official plan amendment to which the appeal applies, and,
3. be accompanied by the fees required by the Tribunal (OLT).

How to file an appeal:

1. Appeals are to be submitted to the County Clerk via the OLT online e-file service. Go to <https://olt.gov.on.ca/e-file-service/>. If the OLT's e-file service is not working, please contact the County Clerk at the contact information listed below or email planning@grey.ca.
2. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).

3. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as “Grey (County of): County Clerk”.
4. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at <https://olt.gov.on.ca/fee-chart/>.
5. Anyone filing an appeal that does not use the OLT’s e-file portal may submit the required material directly to the County Clerk at the address listed below.

WHO CAN FILE A NOTICE OF APPEAL

At any time before the appeal deadline on Official Plan Amendment No. 23, the following may appeal the decision of the County of Grey to the OLT by filing a notice of appeal with the approval authority:

1. A specified person* who, before the plan was adopted, made oral submission at a public meeting or written submissions to the council,
2. A public body that, before the plan was adopted, made oral submissions at a public meeting or written submissions to council,
3. The Minister, or
4. The applicant.

No person* or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, 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.

The last date to file a notice of appeal is May 1, 2025.

*The list of ‘specified persons’ eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 17(36) and section 1 of the Planning Act is as follows:

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,

- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- i) NAV Canada,
- j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act* (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- n) the owner of any land described in clause (k), (l) or (m).

OTHER RELATED APPLICATIONS

There are no related applications regarding this file.

WHEN THE DECISION IS FINAL

The proposed official plan amendment is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of County Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal. The last date to file a notice of appeal is May 1, 2025.

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning Department at the address noted below. Please contact the Planning Office at 548-877-0919 or 1-800-567-GREY or planning@grey.ca to schedule an appointment to review the information.

MAILING ADDRESS FOR FILING A NOTICE OF APPEAL:

County of Grey Clerk
595-9th Avenue East
Owen Sound, ON, N4K 3E3

ENCLOSED

Official Plan Amendment No. 23

Dated and mailed at the City of Owen Sound

This 11th day of April, 2025

Scott Taylor MCIP RPP

Director of Planning & Development

Amendment No. 23
to the
County of Grey Official Plan
Rural Permitted Uses and Development Policies

Prepared by the
Grey County Planning and Development Department
2024 – 2025

Corporation of the County of Grey


By-Law 5229-25

A By-law to Adopt Amendment No. 23 to the County of Grey Official Plan affecting various lands throughout Grey County

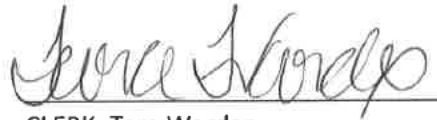
The Council of the County of Grey, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 23 to the County of Grey Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

ENACTED AND PASSED this 10th day of April 2025.



WARDEN: Andrea Matrosovs



CLERK: Tara Warder

Certified that the above is a true copy of By-law 5229-25 as enacted and passed by the Council of the County of Grey on the 10 day of April, 2025.



CLERK: Tara Warder

Amendment No. 23 to the County of Grey Official Plan

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Amendment No. 23 to the County of Grey Official Plan

The Constitutional Statement

Part A – The Preamble does not constitute a part of the Amendment.

Part B – The Amendment consisting of the following text, constitutes Amendment No. 23 to the County of Grey Official Plan

Part C- The Appendices attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

Part A – The Preamble

Purpose

The purpose and effect of the official plan amendment # 23 is to clarify the County's Rural designation permitted uses, development policies, and some definitions related to those permitted uses and development policies. There are also two changes to the Agricultural designation development policies. Amendment # 23 is not a fulsome Provincial Planning Statement (PPS) 2024 consistency exercise.

Location

The lands affected by official plan amendment # 23 include lands designated 'Rural' throughout the County. The two changes to the Agricultural designation development policies also affects lands designated as Agricultural, Special Agricultural, and Rural. There are no changes made to the mapping in the County Official Plan via official plan amendment # 23.

Basis

Staff Report PDR-CW-47-24 (found in Appendix A) was presented to the County Committee of Whole on September 12, 2024, which provided an initial overview of proposed amendment # 23 to the County Official Plan.

Official plan amendment # 23 seeks to clarify several of the County's permitted uses and development policies in the Rural designation, as well as definitions related to those uses. The purpose of these changes is to clarify current policies in the County Official Plan, to provide a clearer understanding of the level of development permitted in the County's Rural designation versus what scale of development is more appropriately located in the County's settlement areas. The amendment refines the permitted uses, and adds some new development policies.

There are also two changes to the Agricultural designation development policies. The basis for these changes are; (1) based on an existing conflict between this section of the Plan, and the County's Aggregate Resource Areas policies, and (2) clarifying a development policy for on-farm diversified uses related to special events.

A public meeting for official plan amendment # 23 was held on November 7, 2024. The minutes to this meeting can be found in Appendix B. The written and oral comments received informed changes to amendment # 23, which are summarized in staff report PDR-CW-20-25 (found in Appendix C). On the basis of the supporting material, official plan amendment # 23 was recommended for approval to Grey County Council. The reports of the County Planning Department (PDR-CW-47-24 and PDR-CW-20-25) are included in Appendices A and C, respectively.

Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment” consisting of the following text constitutes Amendment No. 23 to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey Planning Area is amended as follows:

Item #	Section #	Modification
1	5.2.2(7)	<p>Section 5.2.2(7) is hereby deleted and replaced by the following:</p> <p>“In <i>Aggregate Resource Areas</i> shown on Schedule B, new <i>non-agricultural uses</i> may be considered on existing lots of record, where they are a permitted use in the <i>Agricultural, Special Agricultural, or Rural</i> land use types. Where such <i>non-agricultural uses</i> are not permitted by those land use types, and an official plan amendment is required, new <i>non-agricultural uses</i> may only be permitted if:</p> <ul style="list-style-type: none"> a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible <i>development</i> patterns. The quality and quantity of the material will be determined by having a <i>qualified individual</i> dig test pits within the area proposed for the <i>non-agricultural development</i> as well as the lands within 300 metres of the aggregate operation; or that a) The proposed land use or <i>development</i> serves a greater long term interest of the general public than does aggregate extraction; and b) Issues of public health, public safety, and environmental impact are addressed. <p>Notwithstanding the foregoing, a proposed land use that conforms with the Official Plan and Zoning By-law, but requires Site Plan approval pursuant to Section 41 of the Planning Act, shall not be required to address the above criteria.”</p>
2	5.2.2(19)	<p>Section 5.2.2(19) is hereby deleted and replaced by the following:</p> <p>“Prior to considering a new on-farm diversified use, it shall be demonstrated that the following criteria can be met:</p> <ul style="list-style-type: none"> a) The use or activity does not interfere with, or generate off-site adverse impacts, and is <i>compatible</i> with surrounding uses, b) The use or activity can be sustained by local service levels and <i>infrastructure</i>, c) The buildings to be used meet all <i>Building Code</i> requirements for the type of use being proposed, d) The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area, e) The timing and duration of activities does not hinder agricultural operations on site or in the area, f) For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures, and g) On-site parking can be accommodated without impacting the agricultural operation. <p>Notwithstanding this section of the Plan, where special event space is being proposed via 5.2.2(19)(f) above, the criteria of section 5.4.2(13) shall also be considered.”</p>
3	5.4.1(2)	<p>Section 5.4.1(2) is hereby deleted and replaced by the following:</p> <p>“In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the <i>Rural land use type</i>, subject to the Development Policies in Section 5.4.2. The following uses are not subject to the <i>on-farm diversified use</i> sizing limitations of this Plan, except where identified as ‘<i>small scale</i>’:</p> <ul style="list-style-type: none"> a) <i>Resource based recreational uses</i>, including recreational dwellings not intended as permanent residences, b) <i>Small scale</i> transport terminals, c) <i>Small scale</i> buildings and yards associated with skilled trades,

		<p>d) <i>Residential farm cooperatives,</i> e) <i>Agri-miniums,</i> f) Institutional uses including but not limited to cemeteries, places of worship, or schools, g) Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership on a single property), h) <i>Small scale special event venues.</i></p> <p>Notwithstanding subsection 5.4.1(2)(c) above, buildings and yards associated with skilled trades are limited to those uses without direct on-site retail or service delivery, where the primary trade being practiced is occurring off-site, and the on-site uses include storage, parking of vehicles / equipment, receiving/preparing materials for off-site usage, or office/administration space. Examples of such permitted buildings and yards include contractors' yards, plumbing, electrical and heating/cooling shops.</p> <p>Notwithstanding the permitted uses listed in 5.4.1(2) above, these uses are not meant to be combined with other commercial or industrial uses permitted via an <i>on-farm diversified use</i>, except where explicitly stated by other sections of this Plan. For example, a <i>residential farm cooperative</i> can be combined with an <i>on-farm diversified use</i>, as per 5.4.2(8) of this Plan. However, a building and yard associated with a skilled trade cannot be added to an <i>on-farm diversified use</i> where the total land area of the two uses would exceed the size limitations of an <i>on-farm diversified use</i>."</p>
4	5.4.2(8)	<p>Section 5.4.2(8) is hereby deleted and replaced by the following:</p> <p><i>"Campgrounds shall only be considered under the Rural land use type as a resource based recreational use, and shall not be considered as an on-farm diversified use.</i></p> <p><i>Residential farm cooperatives, agri-miniums, resource based recreational uses, recreation or tourist-based rural clusters (e.g. cottages, yurts, campgrounds, or a similar form of development under common ownership on a single property) on large lots, which meet the Ontario Building Code and servicing requirements, may be considered for approval, subject to the following criteria:</i></p> <p>a) A minimum of 70% of the property will be used for; i) <i>agricultural uses, as it applies to residential farm cooperatives and agri-miniums, or</i> ii) <i>recreational uses, as it applies to resource based recreational uses and recreation or tourist-based rural clusters;</i></p> <p><i>In calculating the above-noted 70% threshold, this Plan requires 70% of the land to be used for agricultural uses as it applies to residential farm cooperatives and agri-miniums. As it applies to agricultural uses, the County may consider a reduction in the 70% threshold with appropriate justification, e.g., protection of a watercourse, provided the majority of the land is still being used for agricultural uses. On-farm diversified or agricultural-related uses can be considered as a part of the 70% threshold, subject to the policies of Section 5.2.2 of this Plan. Lands in the Agricultural or Special Agricultural land use types cannot be included as part of the 70% threshold, as such land use types do not permit residential farm cooperatives or agri-miniums.</i></p> <p><i>For resource based recreational uses and recreation or tourist-based rural clusters, 70% of the land is required for recreational uses. In assessing the recreational uses on-site, this 70% threshold can include portions of natural heritage features that contribute to the recreational use, e.g., a watercourse or Significant Woodlands.</i></p> <p><i>The County will not consider a mixture of agricultural uses and recreational uses for the purpose of meeting the 70% threshold. Where the 70% threshold has been met for either agricultural or recreational uses, there can be a mix of accessory agricultural or recreational uses within the remaining 30% of the lands.</i></p> <p>b) <i>Residential farm cooperatives and agri-miniums shall permit the following;</i> i) <i>A maximum of four principle dwellings per 40 hectares. The maximum residential density of residential farm cooperatives and agri-miniums shall be pro-rated up or down based on the original township lot size, similar to the Rural Consent policies in Section 5.4.3(1) and Table 9 of this Plan. For the purposes of calculating lot density for an agri-minium or a residential farm cooperative, the lot density shall be calculated using the subject lands only, and does not need to factor in separate parcels of land in the original township lot and concession owned by other landowners. Table 9 shall be applied only as it pertains to the total size of the subject lands within the Rural land use type and therefore how many residential units the agri-minium or residential farm cooperative is eligible for. For the purposes of this policy, Hazard Lands or significant natural heritage features can be included in the density calculation, but the density calculation cannot include any lands in the Agricultural or Special Agricultural land use types.</i></p>

		<ul style="list-style-type: none"> ii) A single additional residential unit in a principle dwelling or in a non-agricultural accessory structure (i.e., each principle dwelling is entitled to an additional residential unit either within the principle dwelling or in a non-agricultural accessory structure), iii) Seasonal farm labour housing units in the form of trailers, or bunkhouses, and iv) <i>On-farm diversified uses and/or agricultural-related uses.</i> c) Residential units, including principle dwellings, seasonal farm labour accommodation, or additional residential units within <i>residential farm cooperatives</i> or <i>agri-miniums</i> are encouraged to be clustered, so as to facilitate the use of communal services (where feasible), minimize the removal of land from agricultural uses, and impacts on neighbouring agricultural operations, d) Encroachment into actively farmed agricultural lands shall be limited. e) The use maintains the agricultural/rural character of the area. The character of development must be low density and compatible with the surrounding land uses. For the purposes of this policy, low density refers to not exceeding the maximum lot density in section 5.4.3(1) of this Plan. f) The development will comply with the Provincial MDS formulae. g) It is ensured that surrounding agricultural operations can pursue their agricultural practices without impairment or inconvenience. Consideration should also be given to any potential development constraints (setback requirements) affecting future agricultural use on adjacent lands. This can be determined through the application of the <i>Provincial MDS formulae</i> (i.e., as per implementation guideline #6, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted). The inverse shall be considered, such that should the proposed Type B land use be developed, review shall be completed identifying lands on adjacent properties that may be limited for a future livestock facility or anaerobic digester. When situating the new use, it would be encouraged to identify a location that would have limited future impact to the surrounding agricultural land. h) Technical studies will be required for these application types to ensure limited impact. Some technical studies that may be needed include (but are not limited to); planning justification report, agricultural viability assessment, <i>agricultural impact assessment</i>, <i>farm business plan</i>, noise assessment, visual impact assessment (i.e., how is the rural landscape aesthetic being maintained and/or how is the historic character being supported), traffic impact study, functional servicing report, hydrogeological/nitrate study, <i>Minimum Distance Separation formulae</i> calculations, and/or an <i>environmental impact study</i>. Depending on the nature of development, comments may be required from the local health unit. Further details of what typically entails a complete application can be found under section 9.17 of this Plan. i) For recreation-based developments in <i>natural heritage features and areas</i>, the use shall be <i>compatible recreation</i>, meaning the use(s) will not negatively impact the natural features or function of the <i>natural heritage features and areas</i> as per Section 7 of this Plan. An <i>environmental impact study</i> may be required to assess the impacts on the <i>natural heritage features and areas</i>. j) That a site-specific zoning by-law amendment is approved by the <i>local municipality</i>, for any uses not permitted as of right. k) Public road access and internal private roads shall provide suitable access for users and emergency services. l) All Building Code requirements can be met. m) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations. <ul style="list-style-type: none"> i) Where viable, integrating low-impact development techniques for the land use planning, design, and engineering approaches to manage stormwater, through site arrangement and design, green infrastructure, and on-site natural features; ii) Efforts should be made to limit large-scale servicing demands for these development types, through considering the application of off-grid, low impact, non-polluting energy sources (e.g. rainwater harvesting, compost toilets, passive heating and cooling systems, solar, etc.). n) Other considerations for recreation or tourist-based cluster development types include: <ul style="list-style-type: none"> i) Accessory uses that support recreation or tourism on-site, which may include limited commercial or cultural activities, ii) A built form that integrates natural and/or cultural elements for the public within the development, iii) When practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County, iv) How the amount of seasonal residential and/or commercial accommodation uses are commiserate with the <i>resource based recreational uses</i> on-site, v) How phasing of the new development will ensure the establishment of the <i>resource based recreational use</i> either in advance or at the same time as the seasonal residential components, vi) How the use will provide for effective stewardship of <i>natural features and areas</i> to ensure these features are a continued benefit for generations to come, vii) A built environment that provides meaningful access to nature and is sympathetic in design to the natural setting of the site, and/or, viii) Onsite public educational/interpretive information about the location's unique natural resource.
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		o) Notwithstanding the policies of section 5.4.2(8) of this Plan, for those lands described as Part of Lot 27, Concession 8, geographic Township of Collingwood, now in the Town of The Blue Mountains, the policies of this section shall apply as they read prior to County Official Plan Amendment # 23, for the proposed <i>residential farm cooperative</i> development on these lands.”
5	5.4.2(9)	Section 5.4.2(9) is hereby deleted and replaced by the following: “Except for <i>agri-miniums</i> , which are permitted via a plan of condominium, new lot/unit creation in the <i>Rural land use type</i> shall only be permitted via consent applications in accordance with the conditions of the general consent policies of Sections 8 and 9 of this Plan, in addition to the policies of Section 5.4.3. Further residential lot/unit creation via plan of subdivision, plan of condominium, or life/land lease arrangements will not be permitted for permanent residential development in the <i>Rural land use type</i> and is encouraged to locate in the County’s <i>settlement areas</i> .”
6	5.4.2(10)	Section 5.4.2(10) is hereby deleted and replaced by the following: “Residential lot/unit creation associated with <i>resource based recreational uses</i> , which exceeds the Rural lot density provisions of Table 9, under Section 5.4.3 of this Plan, will require an amendment to the Plan.”
7	5.4.2(11)	A new section 5.4.2(11) is hereby added to the Plan as follows: “Seasonal recreational dwellings, not intended as permanent residences, or other on-site commercial accommodation uses and on a single lot, associated with <i>resource based recreational uses</i> need to be supported by a planning justification report, by a <i>qualified individual</i> . For the purposes of this section, <i>resource based recreational uses</i> are required to have recreational elements directly linked to the resource (e.g. skiing, boating, etc.). The availability of large amounts of Rural land or scenic views of the surrounding countryside does not constitute a recreational land use in and of itself. Trails alone do not constitute a <i>resource based recreational use</i> , but may be permitted accessory to a <i>resource based recreational use</i> , e.g., a <i>campground</i> which also includes trails. The design of the development needs to integrate with the site’s natural resources and demonstrate how the location is necessary to support the proposed uses. Reasoning shall be provided demonstrating that the scale of the seasonal recreational dwellings or on-site accommodations is appropriate and desirable in relation to the <i>resource based recreational use</i> .”
8	5.4.2(12)	A new section 5.4.2(12) is hereby added to the Plan as follows: “New Institutional uses may be considered for approval in the <i>Rural land use type</i> , where supported by a planning justification report, by a <i>qualified individual</i> , which addresses the following criteria: a) How the use will be serviced in accordance with Section 8 of this Plan, b) How the size and scale of the use are compatible with neighbouring land uses, c) The locational reasons considered by the proponent in siting the proposed use(s) relative to the users of the proposed institutional use, d) How the local road network will serve the traffic demands of the proposed use, e) The impact on on-site or neighbouring agricultural, aggregate, or bedrock resources, and f) Whether the use can be clustered with an existing or newly proposed Institutional use i.e., clustering a place of worship and a cemetery. Notwithstanding the provisions of 5.4.2(12)(c) above, where Institutional uses serve those segments of the population whose primary means of transportation is via horse and buggy and <i>active transportation</i> ; further locational and needs analysis can be appropriately scoped, based on the needs of the population served.”
9	5.4.2(13)	A new section 5.4.2(13) is hereby added to the Plan as follows: “ <i>Small scale</i> special event venues, such as dedicated wedding, concert, or performance venues, may be considered subject to a site-specific amendment to the municipal zoning by-law which addresses the following criteria:

		<p>a) A description of the proposed facility, including the proposed indoor and outdoor event uses proposed,</p> <p>b) How the size and scale of the use are compatible with neighbouring land uses,</p> <p>c) How noise and light impacts will be mitigated to neighbouring land uses,</p> <p>d) A description of the frequency and size of proposed events,</p> <p>e) How the use will minimize the removal of land from active agricultural production and minimize impacts to future resource uses such as aggregate extraction,</p> <p>f) How the use will be serviced in accordance with Section 8 of this Plan, and whether the servicing will be permanent or seasonal/portable in nature,</p> <p>g) How the local road network will serve the traffic demands of the proposed use,</p> <p>h) How parking or shuttle transportation needs will be addressed,</p> <p>i) Whether the use is co-located with other complimentary permitted uses, and</p> <p>j) How the use will minimize impact on surrounding natural heritage features as per Section 7 of this Plan and how these impacts will be mitigated.</p> <p><i>Small scale special event venues are encouraged to:</i></p> <p>a) Limit amplified noise or performance spaces to indoor or enclosed sections of the site to minimize impacts on neighbours,</p> <p>b) Adaptively reuse existing buildings or structures on-site, provided the reuse does not significantly limit <i>agricultural uses</i> or other types of resource use on-site,</p> <p>c) Consider which buildings and structures are permanently sited, versus which buildings and structures maybe temporary or seasonal in nature (e.g., tents, porta-potties, etc.), and</p> <p>d) Co-locate with <i>agricultural uses</i> or <i>agricultural-related uses</i>, which provide added <i>agri-tourism</i> opportunities on-site, such as wineries or cideries.</p> <p>Notwithstanding this section of the Plan, the following uses shall not be considered a <i>small scale</i> special event venue, and therefore are not subject to this section of the Plan:</p> <p>1) Infrequent agriculturally focused events (i.e., annual or bi-annual), such as but not limited to; harvest festivals, maple syrup festivals, farm education events, or farm equipment demonstrations, etc., or</p> <p>2) Small event spaces co-located within an agricultural-related use (e.g., a tasting room within a winery or cidery), which are not intended for weddings, concerts, or large performances, but may hold short-term tours, tastings, or meetings, or</p> <p>3) One-off special events such as a single wedding or a family reunion in a temporary facility (e.g., a tent), and shall be permitted subject to any municipal policies or by-laws in place for such special events.”</p>
10	9.18	<p>The existing definition for ‘agri-miniums’ in section 9.18 is hereby deleted and replaced by the following:</p> <p>“AGRI-MINIUMS are a form of collective ownership that can be established under the <i>Condominium Act</i> whereby a farm could be divided into plots where each farmer owns a plot of land with some parts under collective ownership including shared buildings, livestock barns, storage sheds which the group of farmers divides up the costs and maintenance of the shared buildings/areas. <i>Agri-miniums</i> are intended to support agricultural production, by allowing new farmers the ability to access land and accommodations for the purposes of farming, and are intended to be farmed by those living on-site. <i>Agri-miniums</i> are only permitted in the <i>Rural land use type</i>, subject to the policies of 5.4 of this Plan.”</p>
11	9.18	<p>The existing definition for ‘agri-tourism uses’ in section 9.18 is hereby deleted and replaced by the following:</p> <p>“AGRI-TOURISM USES means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation; such uses may also include farm vacation suites, hay rides, petting zoos, farm-themed playgrounds, horse trail rides, corn mazes, seasonal events, <i>small scale</i> special event venues, equine events, or wine/cider tasting.”</p>
12	9.18	<p>A new definition for ‘residential farm cooperatives’ is hereby added to section 9.18 as follows:</p> <p>“RESIDENTIAL FARM COOPERATIVES means a cooperative as per the <i>Co-operative Corporations Act</i>, where buildings and land are cooperatively owned and operated. Within a <i>residential farm cooperative</i>, lands are not to be subdivided and conveyed independently of one another. <i>Residential farm cooperatives</i> are intended to support agricultural production, by allowing</p>

		new farmers the ability access land and accommodations for the purposes of farming, and are intended to be farmed by those living on-site. <i>Residential farm cooperatives</i> are only permitted in the <i>Rural land use type</i> , subject to the policies of 5.4 of this Plan.”
13	9.18	The existing definition for ‘resource based recreational uses’ in section 9.18 is hereby deleted and replaced by the following: <i>“RESOURCE BASED RECREATIONAL USES</i> mean those recreational uses where the prime reason for location requires certain natural attributes including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities, and associated commercial uses including recreational dwellings not intended as permanent residences. Such uses can include water-based recreation, <i>campgrounds</i> , lodges/resorts, seasonal trailer parks, and skiing/snowboarding facilities. Trails alone do not constitute a <i>resource based recreational use</i> , but may be permitted accessory to a <i>resource based recreational use</i> , e.g., a <i>campground</i> which also includes trails.”
14	9.18	A new definition for ‘places of worship’ is hereby added to section 9.18 as follows: <i>“PLACES OF WORSHIP</i> means a building used for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship, and community social outreach.”

Implementation and Interpretation

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9.3 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 23 but are included as information supporting the Amendment.

Appendix A Initial Report PDR-CW-47-24

Appendix B Public Meeting Minutes – November 7, 2024

Appendix C Final Planning Report PDR-CW-20-25 and Committee of the Whole Resolution

Mark Carney's bet on prefabricated homes has promise – and big risks

[Erica Alini](#)

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Prime Minister Mark Carney speaks with Oliver David Krieg during a visit to Intelligent City in Delta, B.C., on April 8. Prefabricated construction means building some of the structural elements of a home off site in a factory.

Prime Minister Mark Carney has pledged billions of dollars in financing for makers of prefabricated homes to help end the country's housing shortage. Experts say the plan is visionary – and laden with risks.

[Mr. Carney](#) has promised to provide \$25-billion in loans and \$1-billion in equity financing for companies that largely build homes in factories rather than on construction sites. The federal government will also place bulk orders of prefabricated [housing](#) to help jump-start a nascent industry, according to the Liberals' election platform.

“We will create an entirely new Canadian housing industry,” the Prime Minister said in his first press conference since the election win.

It’s a big, bold bet that could make it faster, cheaper and more environmentally friendly to build a chunk of the 3.5 million homes that official estimates show Canada needs to add by 2030 to restore [housing affordability](#), industry insiders and academics say.

[Canada’s next housing crisis: Who is going to build millions of new homes?](#)

But factories need sustained demand, a large enough market and streamlined production to operate efficiently and profitably.

That’s what Ottawa, the provinces and cities must weave out of the web of housing bureaucracy and hyperlocal rules that currently tangles up residential construction, for Mr. Carney’s plan to succeed, the experts caution.

Prefabricated construction means building some of the structural elements of a home, such as floor, walls and ceilings – but sometimes entire kitchen or bathroom pods – off site in a factory. The components can then be transported to the construction zone for assembly.

While industrialized homebuilding is best known for mobile homes, emergency housing and, in Canada, cottage properties, it can be customized to make anything from middle-class apartments to mansions.

Perceptions that factory-made housing is necessarily boring and bare-bones are misplaced, said Carolyn Whitzman, a professor at the University of Toronto’s School of Cities and lead author of a recent study on prefabricated housing.

“Modular housing can be utterly delightful.”

Low- and mid-rise multifamily homes also lend themselves well to factory-made housing, said Alex Gray, president of Sightline Building Solutions, a modular-home retailer and builder in Southern Ontario.

But the true potential of modular building lies in speeding up the construction of larger structures that use repetitive design, said Richard Lyall, president of the [Residential Construction Council of Ontario \(RESCON\)](#). Student, senior and affordable housing is where he believes the sector can make its largest contribution to Canada’s homebuilding effort in the near future.

Experts say modular can [reduce overall project costs](#) by up to 20 per cent and construction time by 50 per cent while reducing energy consumption compared with traditional building methods.

The practice is common in countries such as Japan and Sweden, where nearly half of multistorey residential buildings incorporate prefabricated components. Countries such as Germany and Britain are also exploring the approach to help with local housing needs.

In Canada, manufactured housing would also help alleviate the construction industry's long-standing labour shortage, which Mr. Lyall predicts is about to get worse.

Financial challenges and weak homebuyer demand amid [tariff](#) and economic uncertainty are already resulting in layoffs. Mr. Lyall worries that those who lose their jobs will move to other sectors, or, in the case of the sector's outsized population of older workers, opt for retirement.

"Whatever way you look at it, we are going to have to go to off-site construction," he said.

For now, though, factory-built construction accounts for far less than 5 per cent of residential construction in Canada, according to Prof. Whitzman.

Taking the sector into the mainstream comes with steep challenges, she said.

For one, existing research suggests that modular construction is generally faster but only becomes cheaper at scale, she added.

Mr. Carney has promised that a new federal housing entity called Build Canada Homes will place large orders of factory-made housing to jump-start demand. Prof. Whitzman hopes those projects will serve as proof of concept to entice other levels of government to rely on modular housing for projects under their jurisdiction.

Whether enough of those orders will materialize is a key question.

"Even with government subsidies, you can't build a factory and hire people without a certain level of guaranteed demand," Prof. Whitzman said.

Another hurdle to mass production is the fact that homebuilding regulations currently vary across provinces and even municipalities, which makes it hard to service different cities with standardized factory-made parts.

Finally, once they leave the plant, prefabricated components must be assembled quickly.

Financing or construction-permit delays can result in modules lying outdoors in shrink wrap, said Mr. Gray.

"And then you are now faced with condensation buildup," he said.

Streamlining the process from manufacturing to assembly is essential, he added.

That's why Mr. Lyall believes that the government will need to produce set designs for prefabricated housing and then preapprove construction that abides by those blueprints.

But even when building approvals are in place, obstacles to modular construction can come from unexpected places.

Prof. Whitzman recalled the case of an Indigenous housing project at a busy city intersection that incurred \$1-million in extra costs because the municipal parks department didn't allow the modular builder to temporarily store material on a portion of a nearby public garden.

"I'm not pessimistic. I'm just sort of pointing out the possible road bumps," she said.