

TOWN OF HANOVER OFFICIAL PLAN

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Adopted by Hanover Council on:
Approved by the County of Grey on:
Comes Into Effect on:

August 11, 2014
February 16, 2016
March 18, 2016



THE CORPORATION OF THE TOWN OF HANOVER

BY-LAW NO. 2858-14

A By-law to adopt the Official Plan of the Town of Hanover.

WHEREAS Section 17(1) of the Planning Act, (R.S.O. 1990) authorizes the Council of a Town to provide for the preparation of a plan suitable for adoption as the Official Plan for the Town;

AND WHEREAS the Council of the Corporation of the Town of Hanover deems it desirable to adopt a new Official Plan.

NOW THEREFORE the Council of the Corporation of the Town of Hanover enacts as follows:

1. The Town of Hanover Official Plan, consisting of the attached text and schedules, is hereby adopted;
2. The Clerk is hereby authorized to make application to the County of Grey for approval of the new Town of Hanover Official Plan;
3. Upon approval of this Official Plan by the County of Grey or the Ontario Municipal Board, the current Town of Hanover Official Plan, enacted by By-law No. 1840-08-06-91, is hereby repealed.

READ A FIRST, SECOND and THIRD TIME and FINALLY PASSED this 11th day of August, 2014.



Kathi Maskell, Mayor



Michael Dunlop, CAO/Clerk

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Schedule B (Constraints)

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Schedule D (Trail Network)

SECTION A – INTRODUCTION

A1 TITLE

This document shall be known as the “Town of Hanover Official Plan” and may be referred to throughout this document as the “Official Plan”.

A2 CONTENTS

The Town of Hanover Official Plan comprises the following text and the attached Schedule A (Land Use), Schedule B (Natural Heritage), Schedule C (Transportation) and Schedule D (Trail Network).

A3 SCOPE

This Official Plan applies to all lands located within the Town of Hanover.

A4 BACKGROUND

Background information used in support of this new Official Plan includes a growth management strategy prepared on behalf of the County of Grey during the recent “Five Year Review” of the County Official Plan as well as more specific follow-up studies conducted on behalf of the Town of Hanover, all of which were intended to determine whether or not sufficient vacant land was designated as required to meet the long-term residential, commercial, industrial, institutional and recreational needs of the Town.

The above-noted background studies led to two Town-initiated amendments to the Hanover Official Plan as well as a County of Grey Official Plan Amendment that allowed for a specified amount of land located adjacent to the southeasterly quadrant of the Town, within the Municipality of West Grey, to be used for commercial and open space purposes.

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With these recent studies and **ensuing** amendments, the Town of Hanover Official Plan that was adopted by Town Council in 1991, approved by the Ministry of Municipal Affairs and Housing in 1993 and subsequently updated on several occasions, was considered in 2014 to be up-to-date in terms of having an adequate supply of land appropriately designated to meet the long-term needs of the Town. That notwithstanding, Town Council recognized that the text of the Official Plan was outdated and required a significant overhaul. As such, Council ordered that a new Official Plan be prepared.

This new Official Plan reflects the findings of the Comprehensive Review (2010) and promotes the recommendations of the Town of Hanover Strategic Plan (2010) and the Town of Hanover Downtown Community Improvement Plan (2013).

A5 PURPOSE

The purpose of this Official Plan is to provide a long-term strategy for managing growth and development within the Town of Hanover within the planning horizon of the County of Grey Official Plan.

The goals, objectives and policies contained in this Official Plan are intended to guide the decisions of the public authorities and private interests in order to maintain livable and attractive communities.

No public work shall be undertaken and no By-law shall be passed for any purpose that does not conform to this Official Plan.

As required in Section 26 of the Planning Act (R.S.O. 1990), this Official Plan shall be reviewed every five years for the purposes of determining whether or not updates are required, as explained in Section F14 of this Plan.

A6 RELATIONSHIP TO THE COUNTY OF GREY OFFICIAL PLAN

The County of Grey Official Plan applies to all lands within the County and establishes an upper-tier policy framework that provides guidance to local Municipalities on a variety of matters.

The Town of Hanover Official Plan has been designed to conform to the County of Grey Official Plan. In the event of a conflict between these two documents, the County Official Plan shall prevail, as mandated in The Planning Act (R.S.O. 1990). That notwithstanding, the Town of Hanover Official Plan may be more restrictive than the County of Grey Official Plan, in which case the more restrictive policies shall prevail.

A7 RELATIONSHIP TO THE PROVINCIAL POLICY STATEMENT (2014)

The Planning Act (R.S.O. 1990) requires local policies to be consistent with policy statements issued by the Province, including the Provincial Policy Statement (2014). The Provincial Policy Statement provides direction on matters of Provincial interest related to land use planning. This Official Plan has been designed to be consistent with the Provincial Policy Statement.

PART B – INTERPRETATION

B1 LAND USE DESIGNATION BOUNDARIES

- B1.1 All lands within the Town of Hanover have been placed within one or more land use designations on Schedule A to this Official Plan.
- B1.2 The boundaries between the land use designations shown on Schedule A are to be considered approximate, except where they coincide with roads or clearly defined geographical boundaries.
- B1.3 It is the policy of the Town that an Official Plan Amendment shall not be necessary to make minor adjustments to the land use boundaries, provided that the general intent of the Plan is maintained.

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Any minor adjustment to Hazard boundaries in the Official Plan shall require consultation with, and approval from the Saugeen Valley Conservation Authority.

B2 POLICY INTERPRETATION

- B2.1 The policies pertaining to the land use designation(s) applicable to a particular property, as identified on Schedule A, shall be applied to a development proposal for said lands.
- B2.2 Notwithstanding Section B.2.1, specific policies of this Official Plan must not be considered in isolation. When attempting to determine whether a development proposal conforms to this Official Plan, the entire document including Schedules A, B and C, the goals, objectives and specific land use policies, must be reviewed.

B3 NUMERICAL FIGURES

- B3.1 The numerical figures contained in this Official Plan shall be considered approximate only. An amendment to the Plan shall not be necessary for any reasonable variance from the figures presented provided the intent of the Official Plan is maintained.

PART C – VISION, GENERAL GOALS AND OBJECTIVES OF THE PLAN

C1 VISION

The following Vision Statement was established in the Town of Hanover Strategic Plan (September 2010):

We are a vibrant town where residents of all ages enjoy the amenities of a larger community, safe, healthy lifestyles, full employment, excellent services and personal fulfillment. We support growth to ensure a prosperous future while respecting and celebrating our heritage; preserving our downtown; protecting our natural resources; and welcoming all to a friendly, caring and supportive community. Our progressive community is committed to good government, effective management of municipal services, productive partnerships and collaborating with our neighbours to build local economies and community services for our mutual benefit.

C2 GENERAL GOALS AND OBJECTIVES

The General Goals and Objectives of this Official Plan are as follows:

C2.1 Growth Management

C2.1.1 Goal

This Official Plan shall ensure that an appropriate amount of land is designated within the Town of Hanover in order to meet the residential, commercial, industrial, institutional and recreational needs of the community within the planning horizon of the County of Grey Official Plan.

C2.1.2 Objectives

- a) To direct development to the appropriate areas of Hanover.
- b) To promote only development that does not negatively impact the character of the community or the lifestyle enjoyed by the residents of Hanover.
- c) To promote only development that represents an appropriate and efficient utilization of land and municipal services.
- d) To ensure that development occurs in a manner that provides for compatibility amongst different land uses.
- e) To ensure that development protects and enhances the natural environment of the Town.
- f) To guide the use of land with the policies of this Official Plan, with such policies being implemented through the provisions of the Town of Hanover Comprehensive Zoning By-law.

C2.2 ECONOMIC GROWTH

C2.2.1 Goal

This Official Plan shall provide opportunities for economic growth and diversification in order to maintain the future viability and vitality of the Town and to maintain and strengthen Hanover's role as an important regional employer provider to both the County of Grey and the County of Bruce.

C2.2.2 Objectives

- a) To ensure that Hanover is a desirable community to locate new businesses.
- b) To expand the commercial/industrial assessment base in order to provide a greater source of employment base and a stronger, more balanced tax base.
- c) To ensure that an ample supply of municipally-serviced, vacant land is readily available for new development opportunities.
- d) To encourage the retention and expansion of existing businesses in the appropriate areas of Town.
- e) To promote the Town as a regional centre and provide for the major residential, commercial, industrial, institutional and recreational needs of the surrounding area.
- f) To co-operate with adjacent municipalities in the planning and development of lands in and adjacent to the Town.
- g) To provide flexible land use regulations in order to allow businesses to adapt to changing conditions.
- h) To support a healthy and vibrant downtown by implementing the recommendations of the Town of Hanover Downtown Community Improvement Plan.
- i) To support an active and healthy community for all ages by implementing the recommendations of the Town of Hanover Strategic Plan.
- j) To support and enhance the arts, heritage and cultural interests of Hanover and promote these interests as tourism opportunities.
- k) To support the existing Hanover Raceway and gaming facilities and promote additional tourism opportunities associated with these leisure activities.
- l) To increase other tourism components of the local economy by providing a wider range of cultural and recreational facilities and tourist

accommodations including bed and breakfast establishments, hotels and motels.

C2.3 NATURAL ENVIRONMENT

C2.3.1 Goal

This Official Plan shall encourage the conservation, preservation and enhancement of the natural heritage features, ecological functions and water resources of the Town.

C2.3.2 Objectives

- a) To identify and maintain, restore and enhance important natural heritage features such as significant woodlands, significant wildlife habitat, fish habitat and habitat of endangered and threatened species.
- b) To protect and improve water quality and hydrological characteristics, functions and processes of the Saugeen River.
- c) To protect the people and properties from natural hazards by restricting or prohibiting development in areas that exhibit natural hazard characteristics.

C2.4 CULTURAL HERITAGE

C2.4.1 Goal

This Official Plan shall encourage the conservation, preservation and enhancement of buildings, areas and landscapes of historical or architectural significance wherever practical and encourage all new development and redevelopment to respect important cultural heritage features.

C4.2 Objectives

- a) To enhance the character of Hanover by restoring, protecting, conserving and maintaining the archaeological and heritage resources.
- b) To promote the authentic “Main Street” feeling of the downtown created by its rich history and heritage resources.
- c) To implement the recommendations of the Town of Hanover Downtown Community Improvement Plan in order to protect and improve the cultural heritage of the downtown.
- d) To use existing heritage resources to attract additional economic development, increase tourism opportunities and enhance the character of the Town.
- e) To take advantage of all relevant legislation and programs wherever possible to encourage the preservation and enhancement of heritage

resources and to develop a greater awareness of the value of heritage conservation in the communities.

- f) To permit development and site alteration on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been conserved by removal or documentation, or by preservation on site, and supported by the **Ministry of Tourism, Culture and Sport**. To assist in this regard, developers are encouraged to consult with representatives of First Nations and Métis.

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C2.5 LIFESTYLE

C2.5.1 Goal

This Official Plan shall strive to provide the best quality of life possible for the residents of the Town.

C2.5.2 Objectives

- a) To ensure the provision of a full range of opportunities for all residents to acquire goods and services, education and employment locally.
- b) To ensure the provision of a full range of recreation areas and facilities within the Town and their effective utilization.
- c) To encourage barrier-free access through community and building design and in the provision of public facilities, streets, parks, trails and other public places.
- d) To encourage partnerships between the Town and other institutional entities to improve access to existing and new facilities.
- e) To promote and encourage the enhancement and growth of the Town's arts, heritage and culture presence.
- f) To promote the beautification of the Town through façade and landscaping improvements of the downtown, the provision of additional green space wherever feasible and enhanced landscaping requirements in prominent locations of the Town.
- g) To promote and encourage a people-friendly downtown.
- h) To promote a healthy and active environment for all residents, and encourage active transportation such as walking and cycling.
- i) To provide infrastructure that supports safe walking and cycling within the Town.
- j) To support year-round recreation opportunities.

- k) To promote and encourage youth-friendly and age-friendly initiatives.

C2.6 SERVICES AND TRANSPORTATION

C2.6.1 Goal

This Official Plan shall ensure that all municipal services meet the needs of present and future residents and businesses in an efficient and environmentally sensitive manner.

C2.6.2 Objectives

- a) To require all new developments to be serviced with municipal water, sanitary sewer and other services required for such land use activity, excepting however that private services may be utilized on a temporary basis where deemed appropriate by the Town.
- b) To ensure the efficient use of municipal water and sanitary sewer.
- c) To provide a framework for the provision of a well-planned, accessible and interconnected transportation network that promotes the safe, active and efficient movement of people throughout the Town.
- d) To promote the establishment of new roads in accordance with Schedule C to this Official Plan.
- e) To promote alternative forms of transportation including cycling and walking and promote a decrease in the reliance on automobiles.
- f) To maintain and improve the pedestrian and cycling trail system in the Town and to ensure the design of new neighbourhoods to incorporate options for active transportation.

PART D - DETAILED LAND USE POLICIES

D1 INTRODUCTION

- D1.1 This section provides policies related to the various land use categories shown on Schedule A. These policies are not to be considered in isolation, but rather must be interpreted along with all other relevant goals, objectives and policies contained within this Official Plan.
- D1.2 Schedule A place all lands within the Town of Hanover into one of the following designations:
- a) Residential
 - b) Downtown Commercial
 - c) Corridor Commercial
 - d) Large Format Commercial
 - e) Recreational Commercial
 - f) Industrial
 - g) Institutional
 - h) Open Space
 - i) Hazard
 - j) Future Development
 - k) Future Policy Areas
- D1.3 Schedule A is not intended to designate lands based on their current land use, but rather is intended to designate lands in order to identify the most appropriate use of the lands over the long term based on sound planning principles.

D2 RESIDENTIAL

D2.1 Goal

- D2.1.1 This Official plan shall strive to provide an ample supply of affordable and desirable accommodation in terms of dwelling types, densities, tenure and location for the present and future residents of Hanover.

D2.2 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.

Mod.3 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.

D2.3 Permitted Uses

D2.3.1 The predominant use of land within the Residential designation shall be residential dwelling units. The types of dwelling unit permitted shall include low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments.

Uses of land which are complementary to and compatible with the above-noted residential uses shall also be permitted. Such uses include:

- Group Homes, Auxiliary Group Homes and Crisis Care Group Homes in accordance with Section D2.4.18;
- Day Nurseries in accordance with Section D2.4.19;
- Home Occupations in accordance with Section D2.4.20;
- Bed and Breakfast Establishments in accordance with Section D2.4.21;
- Institutional uses in accordance with Section D2.4.22;
- Open Space uses in accordance with Section D2.4.23;
- Neighbourhood Commercial uses in accordance with Section D2.4.24

D2.4 General Policies

D2.4.1 A wide range of housing types and densities shall be permitted within the Residential designation, subject to the policies in this Plan.

D2.4.2 New residential development shall be serviced with Municipal water and sanitary sewer.

- 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/multi-lot developments shall provide a density of no less than 25 dwelling units per net hectare. Consideration shall be given for developments that do not meet this density when justified, in writing, by the developer and deemed appropriate by the Town.
- D2.4.6 The Town shall encourage a mixture of ownership and rental units for new residential development.
- Mod.4 D2.4.7 The Town shall strive to improve access to housing for people with special needs, including ~~assisted housing for low income households~~, seniors housing and housing for persons with disabilities, etc.
- D2.4.8 The Town shall encourage new residential housing, both rental and ownership, to be affordable.
- Mod.5 D2.4.9 The Town may consider a request for a grant in lieu of **Town** residential development charges, planning fees and building permit fees for a new affordable housing development in return for a commitment by the developer to meet specified affordability targets.
- D2.4.10 The Town shall promote County, Provincial and Federal housing programs.
- D2.4.11 In an attempt to assist in meeting the density target and to promote special needs housing, rental and affordability, the Town may support a variety of zoning standards and subdivision design standards, where appropriate. Reduced urban development standards such as narrower road allowances, smaller lot areas and frontages, reduced yard requirements and increase lot coverage may be considered in new areas of development on a case by case basis and where deemed appropriate, or in areas of existing development which require unique development standards.
- D2.4.12 Applications to convert existing rental residential dwelling units to condominium tenure shall be discouraged. Should such an application be filed, the applicant shall submit, among other required information, a report which addresses the vacancy rate for accommodation within the Town, the effect on the provision of affordable rental housing within the Town and the plans of the applicant to guarantee rental accommodation to the existing tenants.
- D2.4.13 The Town shall encourage the conservation and rehabilitation of existing residential buildings in order to maintain and, in certain circumstances, improve the housing standards within the community.

- D2.4.14 The demolition of rental units is discouraged, except where full replacement of the rental units is also being proposed.
- D2.4.15 The Town shall support efforts by the County to prepare, as the need arises, monitoring reports describing how County targets for housing form, rental vs. ownership, and the issue of affordability are being met.
- D2.4.16 Low Density Residential Policies
- a) The Town considers detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings with no more than two units, where such units are developed at a maximum density of 25 units per net hectare, to constitute low density residential development.
 - b) The Town may choose to establish more than one low density zone within the Comprehensive Zoning By-law for the purposes of maintaining a separate zone for detached dwellings only.
 - c) Notwithstanding (b) above, the establishment of a second dwelling unit within a detached dwelling or within an ancillary building (i.e. “garden suite”) may be permitted, subject to the following:
 - i. The areas of Hanover in which second dwelling units are permitted either within a detached dwelling or within an ancillary building shall be identified in the Comprehensive Zoning By-law. Amendments to the Zoning By-law on a site-by-site basis may also be considered.
 - ii. When an existing dwelling is altered to include a second dwelling **unit**, the exterior architectural design shall be maintained.
 - iii. The Comprehensive Zoning By-law shall stipulate the minimum floor area and parking requirements for second dwelling units. In the case of second dwelling units within an ancillary building, the Zoning By-law shall also contain regulations for lot line setbacks, lot coverage, etc.
 - iv. The second dwelling unit shall meet all Building Code and Fire Code requirements.
 - v. Municipal water and sanitary sewer must service the additional unit.
 - vi. Second dwelling units within an ancillary building may be subject to a Site Plan Control Agreement.
- D2.4.17 Medium and High Density Residential Policies
- a) The Town considers triplexes, fourplexes, townhouses, three-storey apartments, converted dwellings of three or more units, and similar multi-unit forms of housing, at a maximum density of 40 units per net hectare, as

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medium density residential development.

- b) The Town considers multi-unit development exceeding 40 units per net hectare as high density residential development.
- c) The various types of medium density and high density housing shall be regulated in terms of specific use, density, yard requirements, etc. by establishing one or more medium density zones and a high density zone in the Comprehensive Zoning By-law.
- 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 requirement of this Official Plan. High density residential housing shall also be encouraged, in appropriate locations.
- 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.
- 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.
- g) Medium and high density residential development shall also be considered within the Downtown Commercial designation.
- h) All medium and high density development may be subject to a Site Plan Control Agreement.

D2.4.18 Group Homes, Auxiliary Group Homes and Crisis Care Group Homes

- a) For the purposes of this Official Plan:

- i. “Group Home” means:

- a. A dwelling unit for the accommodation of three to ten persons, exclusive of staff members, who by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who are living under the supervision of a member or members of the staff of the operator who is or are normally present at the dwelling unit at all times, where such facility is funded wholly or in part by any government, other than funding provided for capital purposes only, or such facility is licensed or approved under Provincial Statute.
- b. A dwelling unit with five or more foster children under the care of a foster care operator who is licensed or approved under Provincial Statute.

A group home shall not include a Correctional Group Home or Crisis Care Facility as defined by this Plan.

- ii. “Auxiliary Group Home” means the accommodation of three to six persons, exclusive of staff members, who by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who are living under the supervision of a member or members of the staff of the operator who is or are present at the dwelling unit for between one and ten hours each day, where such facility is funded wholly or in part by any government, other than funding provided for capital purposes only, or such facility is licensed or approved under Provincial Statute. An Auxiliary Group Home shall not include a Correctional Group Home or Crisis Care Facility as defined by this Plan.

- iii. “Crisis Care Facility” means a dwelling unit for the accommodation of three to ten persons, exclusive of staff members, who require temporary, emergency shelter and aid for a short period of time or who are undergoing treatment for or recovering from substance abuse, and who are living under the supervision of a member or members of the staff of the operator who is or are present at the facility at all times, where such facility is funded wholly or in part by any government, other than funding provided for capital purposes only, or such facility is licensed or approved under Provincial Statute. A Crisis Care Facility includes shelters for battered or abused adults or children, shelters for youth, shelters for elderly persons and Halfway Houses for Alcoholics under the Charitable Institutions Act (R.S.O. 1990).
 - iv. “Correctional Group Home” means the accommodation of three to eight persons, exclusive of staff members, who have been placed on probation, released on parole or admitted for correctional purposes, and who are living under the supervision of a member or members of the staff or the operator, where such facility is funded wholly or in part by any government and such facility is licensed or approved under Provincial Status.
- b) The Zoning By-law shall permit a group home or auxiliary group home within a detached dwelling located in a residential zone that permits a detached dwelling provided no other group home or auxiliary group home is located within 200 metres of any other group home and provided such use conforms with the policies of Section D2.4.18 d).
- c) The Zoning By-law may identify a crisis care facility as a permitted use within a specified residential zone of the Zoning By-law, or the Town may permit a crisis care facility by way of an amendment to the Zoning By-law where such use is deemed appropriate and provided such use conforms with the policies of D2.4.18 d).
- d) A group home, auxiliary group home or crisis care facility shall be permitted in a location where the following criteria can be satisfied:
 - i. The exterior appearance of the dwelling shall be compatible with the character of existing buildings in the neighbourhood in terms of mass, scale, setbacks and similar criteria.
 - ii. Adequate on-site parking, buffering and screening shall be provided.
- e) A group home, auxiliary group home or crisis care facility shall be subject to Site Plan Control. The Site Plan Control approval process will take into consideration standard Site Plan Control matters, but will also provide an opportunity for the Town to ensure that adequate consultation and

coordination occurs between the Town and Provincial Ministries in order to ensure that each proposal is in compliance with Provincial legislation and/or guidelines relating to physical matters such as resident capacity of a dwelling in relation to floor space and number of bedrooms, outdoor amenity areas, parking, etc.

D2.4.19 Day Nurseries

- a) For the purposes of this Official Plan, a “day nursery” means a facility that receives more than five (5) children, primarily for the purpose of providing temporary care of guidance for children under the age of 10 years and/or developmentally handicapped children under the age of 18 years for a continuous period not exceeding 24 hours.
- b) Day nurseries shall be permitted within the Residential, Institutional, Downtown Commercial, Corridor Commercial and Recreational Commercial designations, subject to the provisions of the Zoning By-law which shall, among other things, identify the zones in which day nurseries are permitted and require sufficient parking. A day nursery serving the employees of a permitted principal use shall also be permitted within the Large Format Commercial designation as an accessory use.
- c) Day nurseries shall be licensed by the Ministry of Community and Social Services.
- d) Day nurseries may be subject to Site Plan Control.

D2.4.20 Home Occupations

Home occupations within a residential dwelling unit shall be permitted within the Residential designation, subject to the provisions of the Zoning By-law which shall:

- a) Identify the residential zones in which home occupations shall be permitted;
- b) Provide a specific list of types of permitted home occupation uses;
- c) Require home occupations to locate completely within the dwelling unit, which would include the prohibition of outside storage or material and goods;
- d) Restrict the amount of floor space within the dwelling unit to be devoted to the home occupation;
- e) Restrict the number of people which may be employed in the home occupation;
- f) Require the external appearance of the dwelling unit to be maintained and exterior signs to be controlled;

- g) Require appropriate off-street parking; and,
- h) Provide other regulations deemed necessary by the Town.

D2.4.21 Bed and Breakfast Establishments

Bed and breakfast establishments within a residential dwelling unit will be permitted within the Residential designation, subject to the provisions of the Zoning By-law which shall:

- a) Identify the residential zones in which home occupations shall be permitted;
- b) Require bed and breakfast establishments to locate completely within the dwelling unit;
- c) Restrict the number of guest rooms;
- d) Require a minimum floor area for each guest room;
- e) Require the bed and breakfast establishment to meet all health, safety, servicing and building code standards;
- f) Require the external residential appearance of the dwelling unit to be maintained and control the size of exterior signs;
- g) Require appropriate off-street parking; and,
- h) Provide other regulations deemed necessary by the Town.

D2.4.22 Institutional Uses

Institutional uses including, but not limited to, schools, places of worship, cemeteries, senior citizen housing and special needs housing will be permitted within the Residential designation and within the Institutional and Downtown Commercial designations, subject to the Institutional policies contained in Section D8 of this Plan, and shall be placed in an institutional zone in the Zoning By-law.

D2.4.23 Open Space Uses

Open space uses including, but not limited to, parks, stormwater management facilities and conservation areas, will be permitted within the Residential designation and within the Open Space designation, subject to the Open Space policies contained in Section D9 of this Plan, and shall be placed in an open space zone in the Zoning By-law.

D2.4.24 Neighbourhood Commercial Uses

Neighbourhood commercial uses may be permitted within the Residential designation provided the following policies can be met:

- a) Permitted uses shall be limited to those small commercial uses which provide for the sale of convenience goods and personal services to meet the daily living needs of the residential neighbourhood. Such uses include hair salons, convenience stores, dry cleaning distribution outlets and video rental establishments.
- b) New neighbourhood commercial uses shall be placed in a commercial zone in the Comprehensive Zoning By-law that implements the neighbourhood commercial policies of this section.
- c) Due to their location within a residential neighbourhood, proposals for new neighbourhood commercial uses will be evaluated primarily on their ability to complement and integrate with adjacent residential development and to minimize potential land use conflicts.
- d) Adequate parking shall be provided in accordance with the parking requirements of the Zoning By-law.
- e) No open storage shall be permitted in conjunction with a permitted neighbourhood commercial use.
- f) The buildings, lighting and signs shall be designed and arranged to blend in with the character of the residential neighbourhood.
- g) Neighbourhood commercial development shall be subject to Site Plan Control.

D2.4.25 Notwithstanding Section D2.3, the following shall apply to those lands designated Residential and referencing Section D2.4.25 on Schedule A:

- a) An “h” (holding) suffix shall be attached to the zoning of these lands. No development or site alteration is permitted on-site until such time as the holding symbol has been removed. Removal of the holding symbol shall be contingent upon either;
 - i. the completion of a Traffic Impact Study assessing 18th Avenue and the intersection of 18th Avenue and Grey Road 4. The Traffic Impact Study shall be completed to the satisfaction of the Town of Hanover and the County of Grey. Any road or intersection upgrades recommended by this Traffic Impact Study would be proportionately split between the owner, the Town, the County and any other new developments utilizing the 18th Avenue and the intersection of 18th Avenue and Grey Road 4; or
 - ii. the owner enter into an agreement with the Town of Hanover, on a proportionate share basis, to contribute towards the completion of a cumulative Traffic Impact Study assessing 18th Avenue and the intersection of 18th Avenue and Grey Road 4. Any road or

intersection upgrades recommended by this Traffic Impact Study would be proportionately split between the owner, the Town, the County and any other new developments the utilizing 18th Avenue and the intersection of 18th Avenue and Grey Road 4.”

D3 DOWNTOWN COMMERCIAL

D3.1 Vision

- D3.1.1 The vision for downtown Hanover, as established in the Hanover Downtown Community Improvement Plan, is as follows:

Downtown Hanover is a progressive regional destination and civic centre. It has beautiful neighbourhoods, parks, trails, and a full array of shops, services, restaurants and cultural facilities. 10th Street is a vital hub of year-round activity. The beautiful pedestrian-friendly streets and restored buildings are a model for small towns everywhere.

D3.2 Goal

- D3.2.1 This Official Plan shall strive to promote the multi-faceted nature of Hanover’s downtown as the commercial, civic, social, administrative and culture centre of the Town as well as a high quality residential neighbourhood.

D3.3 Objectives

- D3.3.1 To promote the downtown of Hanover, which is designated Downtown Commercial in this Official Plan, as the focal point for providing goods and services to the residents of the Town and the surrounding area.
- D3.3.2 To maintain the downtown as the focal point for civic activities.
- D3.3.3 To maintain the role of the downtown as a community gathering place and social focal point of the Town and the surrounding area.
- D3.3.4 To promote the significant cultural component of the downtown.
- D3.3.5 To maintain and enhance the historical and architectural charm of the downtown.
- D3.3.6. To encourage the maintenance and improvement of the existing residential stock and promote the establishment of new, high-quality residential dwelling units within the downtown.
- D3.3.7 To promote the pedestrian / walkability aspect of the downtown and encourage open space areas.
- D3.3.8 To support a healthy and vibrant downtown by implementing the numerous recommendations of the Hanover Downtown Community Improvement Plan.

- D3.3.9 To encourage a collaboration amongst Council, the Downtown Improvement Association, the Chamber of Commerce, the business community and Town staff to assist in achieving the goals and objectives of this Official Plan.

D3.4 Permitted Uses

- D3.4.1 A wide range of general retail and service commercial uses are permitted in the Downtown Commercial designation including, but not restricted to: retail stores, restaurants, business and professional offices, financial institutions, government offices, medical offices and clinics, personal service shops (excluding body rub parlours), hotels, inns, bed and breakfast establishments, places of entertainment, fitness centres, private and commercial schools, day nurseries, places of worship and other institutional uses and funeral homes.
- D3.4.2 Residential dwelling units above the first floor or behind the commercial use on the main floor shall also be permitted. Medium density and high density development shall also be allowed in the Downtown Commercial designation in accordance with the Residential policies of this Plan.

D3.5 General Policies

- D3.5.1 Development involving retail stores, professional and business offices, restaurants and service shops shall be encouraged in the downtown as a means of creating a strong base for a successful and vibrant core area.
- D3.5.2 Major institutional, government and service uses shall be encouraged within the downtowns in order to reinforce the role of the downtown as the community's primary business, cultural and administration centre.
- D3.5.3 Residential intensification shall be encouraged by promoting accessory residential dwelling units. Such dwelling units shall be located to the rear and/or above the principal use and shall provide appropriate parking. It is not the intent of this Plan to allow store fronts within the Downtown Commercial designation to be converted into residential units.
- D3.5.4 Medium density and high density development of a high quality shall be encouraged within the Downtown Commercial designation provided appropriate parking is available.
- D3.5.5 Commercial uses that attract both local and tourist business and support more than a "9-to-5" environment, such as restaurants and entertainment facilities, shall be encouraged in the downtown.
- D3.5.6 Special events and festivals that attract large volumes of people to the downtown shall be promoted throughout the year.

- D3.5.7 Whereas it is the intent of this Official Plan that the Downtown Commercial area be the major focal point for retail stores, it is recognized that adequate floor space generally does not exist within the downtown and therefore consideration may be given to locating retail establishments requiring larger floor areas in other areas of the Town, subject to the relevant policies of the Official Plan.
- D3.5.8 Commercial development located outside of the downtown will continue to serve an important role in providing commercial, business and institutional amenities for the Town.
- D3.5.9 The Downtown Commercial designation shall remain compact in order to achieve strong commercial nodes and to prevent encroachment on adjacent residential neighbourhoods.
- D3.5.10 Development within the downtown shall be in keeping with the scale, density, nature and heritage character of the area.
- D3.5.11 High standards of urban design shall be required, with an emphasis placed on unity, coherence and aesthetic appeal throughout the downtown.
- D3.5.12 To improve the appeal of downtown, all development and/or redevelopment within the Downtown Commercial area shall follow the design guidelines provided within the Hanover Downtown Community Improvement Plan.
- D3.5.13 The recommendations of the Hanover Downtown Community Improvement Plan shall be implemented and achieved through cooperation among the private land owners/tenants and the Town.
- D3.5.14 Town Council shall, where possible and in accordance with the recommendations of the Hanover Downtown Community Improvement Plan, offer and support programs within the downtown that encourage improvements to building facades, signage, lighting, sidewalks, trees and other landscaping, parking, pedestrian circulation, active transportation and traffic.
- D3.5.15 The infilling of vacant properties and the intensification of existing built properties will be encouraged to achieve a continuous building effect along the main street and enhance the downtown's character.
- D3.5.16 The Town shall endeavour to provide adequate parking facilities within the downtown. On-site parking shall not be required for any permitted use other than for those uses requiring overnight accommodation such as residential uses or hotels. Where on-site parking for overnight accommodation cannot be provided, the Town may charge a cash-in-lieu of parking fee and stipulate through a Site Plan Control Agreement the details for allowing a specified number of vehicles associated with the overnight accommodation land use to be parked in the Municipal parking lot, provided such parking is sufficiently accessible. In such cases, the Town may also wish to also charge a monthly fee and utilize a windshield permit system.

- D3.5.17 Development within the downtowns may be subject to a Site Plan Control Agreement.
- D3.5.18 Outside storage of supplies or waste materials will be discouraged unless appropriately screened.

D4 CORRIDOR COMMERCIAL

D4.1 Goal

- D4.1.1 This Official Plan shall strive to provide a transition area along 10th Street, and adjoining streets, located between the downtown and the Large Format Commercial area located in the east side of Hanover by providing opportunities for a range of service commercial and medium size retail establishments.

D4.2 Objectives

- D4.2.1 To promote the use of lands generally located east of Hanover's downtown for commercial uses that are generally not suitable to locate within the downtown due to their size and/or nature and/or which are dependent upon vehicular traffic.
- D4.2.2 To provide an opportunity for medium size retail establishments that cannot be accommodated within the Downtown Commercial designation due to their large floor area requirements.
- D4.2.3 To provide an opportunity for service commercial uses, professional offices, medical offices, restaurants and similar uses in order to compliment the function of the adjacent downtown.

D4.3 Permitted Uses

- D4.3.1 Permitted uses in the Corridor Commercial designation will include automobile uses, restaurants, professional offices, medical offices, restaurants, day nurseries, recreational establishments, private clubs and medium size retail stores. Residential uses behind or above the commercial component of the building are also permitted.

D4.4 General Policies

- D4.4.1 Retail stores within the Corridor Commercial area shall be limited to medium size units, which are defined as an individual store having a minimum floor area of 186 square metres and a maximum floor area of 465 square metres.
- D4.4.2 Adequate off-street parking, loading spaces and appropriate landscaping shall be provided, as required in the Comprehensive Zoning by-law. The provision of parking at the rear or side of the building shall be encouraged wherever possible such that the commercial building can be constructed closer to the road, thereby

creating a more attractive streetscape. In all instances, landscaping shall be required between any commercial use or parking areas and the adjacent road.

- D4.4.3 Although not located within the recognized downtown area of Hanover, development within the Corridor Commercial shall not compromise the goals and objectives of the Downtown Community Improvement Plan or any efforts within the Town to carry out the recommendation of such Plan.
- D4.4.4 Access points to the parking areas shall be limited in number and designed to minimize danger and inconvenience to vehicular and pedestrian traffic. Shared entrances and service roads shall be encouraged.
- D4.4.5 Adequate buffers between Corridor Commercial development and adjacent non-commercial uses shall be provided and the use of low-impact lighting and signage shall be promoted in order to minimize potential land use conflicts.
- D4.4.6 Accessory residential dwelling units may be permitted at the rear and/or above the principal use.
- D4.4.7 Outdoor storage areas shall be substantially screened from public view.
- D4.4.8 Development in the Corridor Commercial designation may be subject to a Site Plan Control Agreement.

D5 LARGE FORMAT COMMERCIAL

D5.1 Goal

- D5.1.1 This Official Plan shall strive to provide opportunities in Hanover for commercial uses which are not suited to locate within the downtowns due to their size and/or nature, but are supportive of the general commercial needs of the residents of the Town, neighbouring communities and visitors to the area.

D5.2 Objectives

- D5.2.1 To encourage Large Format Commercial development that does not compete on a functional basis with the downtown.
- D5.2.2 To provide opportunities for a range of commercial uses in the Large Format Commercial areas, including medium and large scale retail establishments that cannot be reasonably accommodated in the downtowns due to their size and/or nature.

D5.3 Permitted Uses

- D5.3.1 The predominant use of land within the Large Format Commercial designation shall be those uses which are not compatible with the compact nature of the downtown areas due to space and parking demands. Permitted uses shall include, but are not limited to, automotive uses, restaurants, motels, garden centres, building supplies, home improvement stores, grocery stores and large scale retail establishments. A day nursery serving the employees of a permitted principal use shall also be permitted as an accessory use.

D5.4 General Policies

- D5.4.1 Retail establishments within the Large Format Commercial designation shall be limited to medium and large size units. Such establishments shall have a minimum floor area of 186 square metres and may take the form of a retail store, building supply outlet, pharmacy, grocery store or any other establishment comprising a combination thereof within one unit.
- D5.4.2. A retail establishment exceeding 2787 square metres of floor area shall only be permitted where a retail market study justifying the need for the additional floor space of the proposed nature has been prepared to the satisfaction of the Town.
- D5.4.3 Adequate off-street parking, loading spaces and appropriate landscaping shall be provided, as required in the Comprehensive Zoning by-law. The provision of parking at the rear or side of the building shall be encouraged wherever possible such that the commercial building can be constructed closer to the road, thereby creating a more attractive streetscape. In all instances, landscaping shall be required between any commercial use or parking areas and the adjacent road.
- D5.4.4 Access points to the parking areas shall be limited in number and designed to minimize danger and inconvenience to vehicular and pedestrian traffic. Shared entrances and service roads shall be encouraged.
- D5.4.5 Adequate buffers between Large Format Commercial development and adjacent non-commercial uses shall be provided in order to minimize potential land use conflicts.
- D5.4.5 Accessory residential dwelling units may be permitted at the rear and/or above the principal use.
- D5.4.6 Outdoor storage areas shall be substantially screened from public view.
- D5.4.7 Development in the Large Format Commercial designation may be subject to a Site Plan Control Agreement.
- D5.4.8 Notwithstanding the Town's desire to encourage urban development to occur within the Town limits, Council also supports properly-planned commercial development within the Municipality of West Grey on lands located adjacent to

the Town's boundaries where it has been demonstrated to the satisfaction of Council that the Town's long-term commercial needs cannot be accommodated within the Town itself and where a Secondary Plan outlining the means in which such development can occur has been approved by the County of Grey. Development of this nature shall be serviced with municipal water and sanitary sewer extended from the Town.

D6 RECREATIONAL COMMERCIAL

D6.1 Goal

- D6.1.1 This Official Plan shall recognize and promote the recreation and tourism area located along the east side of 7th Avenue, near the south end of Hanover, which contributes significantly to Hanover's role as a provider of recreation opportunities, healthy community initiatives, community services, tourism and employment on a regional basis.

D6.2 Objectives

- D6.2.1 To support the role served by the P & H Recreational Centre as a regional recreational centre for the residents of Hanover and the larger surrounding community.
- D6.2.2 To recognize Hanover Raceway and the Hanover Raceway Slots as significant components to the Town's tourism economy in terms of tourism and employment.
- D6.2.3 To promote the expansion of these existing facilities and the addition of new facilities of this nature that would enhance the recreation and tourism base of Hanover.
- D6.2.4 To promote the role served by St. John Ambulance as a necessary community service.
- D6.2.5 To encourage and promote initiatives that contribute to a Healthy Community, as defined in the Strategic Plan.

D6.3 Permitted Uses

- D6.3.1 The predominant use of land within the Recreational Commercial designation shall be recreation and fitness facilities, a horse racetrack, slot machines, hotels and motels, conference facilities, restaurants, community services, day nursery, tourism-related uses and other commercial activities including limited retail sales that serve to meet the goals and objectives of the Recreational Commercial designation.

D6.4 General Policies

- D6.4.1 Adequate off-street parking, loading spaces and appropriate landscaping shall be provided, as required in the Comprehensive Zoning by-law.
- D6.4.2 Adequate buffers between Recreational Commercial development and adjacent non-commercial uses shall be provided in order to minimize potential land use conflicts.
- D6.4.3 Development in the Recreational Commercial designation may be subject to a Site Plan Control Agreement.

D7 INDUSTRIAL

D7.1 Goal

- D7.1.1 This Official Plan shall strive to diversify the economy and employment basis by providing opportunities within Hanover for industrial uses.

D7.2 Objectives

- D7.2.1 To provide an adequate supply of vacant, serviced, industrial land within Hanover in order to attract new industrial development to the Town.
- D7.2.2 To encourage the expansion of existing industrial uses.
- D7.2.3 To have the Town involved in supplying serviced industrial land as part of Hanover's aggressive strategy to attract industrial growth to the community.
- D7.2.4 To encourage existing industrial uses situated outside of the Industrial designated areas to relocate to lands designated Industrial.
- D7.2.5 To encourage new industrial uses to locate within the Industrial designation as concentrated nodes of development, as opposed to scattered uncontrolled development.

D7.3 Permitted Uses

- D7.3.1 The predominant use of land within the Industrial designation shall be the manufacturing, fabricating, processing, assembling, repairing and storing of goods, materials, commodities. The cultivation and processing of medical marihuana shall be permitted. Complementary uses such as wholesale outlets, training facilities, showrooms accessory to industrial operations, research and development facilities, recreational facilities oriented to physical fitness, limited retail sales of products manufactured on site and commercial uses which directly serve the industries or employees shall also be permitted.

D7.4 General Policies

- Mod.7** D7.4.1 All industries shall meet the emission standards of the **Ministry of the Environment and Climate Change**, and where necessary, obtain the approval of the **Ministry of the Environment and Climate Change** with regard to water supply, sewage treatment, waste disposal and emissions including noise, vibration, fumes, gas, dust and odours.
- D7.4.2 Industrial uses shall be set back from residential land or other sensitive land uses in accordance with the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Use.)
- D7.4.3 New industrial development shall take into consideration adjacent land uses in order to promote a harmonious flow of development along the streetscapes within the industrial areas of Hanover and to ensure that heavy industrial uses do not impact surrounding land uses. In this regard, some types of Industrial uses may not be considered appropriate on certain Industrial lands, and therefore the Town may restrict the range of permitted uses on particular properties through the implementing Comprehensive Zoning By-law.
- D7.4.4 All industrial development shall provide adequate off-street parking, loading facilities, buffering and setbacks, in accordance with the provisions of the Comprehensive Zoning By-law. The provision of parking at the rear or side of the building shall be encouraged such that the industrial building can be constructed closer to the road, thereby creating a more attractive streetscape.
- D7.4.5 Open storage areas be located in rear yards and interior side yards and shall be substantially screened from public view.
- D7.4.6 Additional landscaping shall be provided where Industrial uses abut residential uses.
- Mod.8** D7.4.7 **Residential uses shall not be permitted on Industrial lands except in the case of temporary accommodation units to be utilized by staff of the business wherein the unit is located. The temporary dwelling unit shall contain a maximum of 100 square metres of floor area.**
- Mod.9** D7.4.8 Any development proposal involving the redesignation of Industrial lands to another land use category shall be subject to **the comprehensive review provisions** of the County of Grey Official Plan and the Provincial Policy Statement.
- D7.4.9 The continued development of the Town's industrial park shall be encouraged by Council in order to help attract industry.
- D7.4.10 Development in the Industrial designation may be subject to a Site Plan Control Agreement.

D7.4.11 Notwithstanding Section D7.3, the following applies to those lands designated Industrial and referencing Section D7.4.11 on Schedule A:

- a) Development shall only be permitted on a property having a minimum lot area of 8 hectares. This may require an assembly of smaller lots. The intent of this policy is to encourage large manufacturing operations to establish in this area of Town. The development of a smaller lot on an infilling basis may be given through an amendment to this Official Plan, provided the development is justified to the satisfaction of the Town.

Mod.29 D7.4.12 Notwithstanding any policies to the contrary, on those lands described as Lot 5, Judge's Plan 55, and Part Lot 4, Concession 2 NDR, Town of Hanover, and identified on Schedule A as 'See Paragraph D7.4.12', the requirement for a property to have frontage on an open public road shall not apply. The implementing zoning of the property shall prohibit the erection of any buildings or structures until such time as the property has frontage and direct access to/from an open public road.

D8 INSTITUTIONAL

D8.1 Goal

D8.1.1 This Official Plan shall ensure the provision of educational, institutional and cultural facilities in suitable locations to adequately serve all interest groups.

D8.2 Objectives

D8.2.1 To recognize and permit major institutional uses which serve the needs of the Town and the surrounding community.

D8.2.2 To promote the use of public facilities for multi-use purposes for the entire Town.

D8.2.3 To promote education and training facilities within Hanover.

D8.2.4 To promote the co-operative use of community facilities with neighbouring municipalities.

D8.2.5 To promote the enhancement and development of cultural facilities.

D8.3 Permitted Uses

D8.3.1 The predominant use of land within the Institutional designation will be public and private institutional uses such as schools, places of worship, libraries, hospitals, municipal buildings, nursing homes, child care facilities and museums. Ancillary uses such as parking lots, open space areas and accessory residential dwelling units shall also be permitted.

D8.4 General Policies

- D8.4.1 Institutional uses shall also be permitted within the Residential and Downtown Commercial designations without an amendment to the Official Plan.
- D8.4.2 Institutional uses shall be located and designed in such a manner that adjacent land uses would not be significantly impacted.
- D8.4.3 Adequate buffering shall be provided between Institutional uses and adjacent Residential areas.
- D8.4.4 Adequate on-site parking and landscaping shall be provided, as required in the Comprehensive Zoning By-law. Entrances and exits to parking areas shall be designed to minimize danger to vehicular and pedestrian traffic in the neighbourhood.
- D8.4.5 The grouping of institutional and community service uses shall be encouraged.
- D8.4.6 The shared use of institutional and community service facilities shall be encouraged.
- D8.4.7 New institutional uses should be strategically located in order to properly serve the intended users. Consideration should be given to the proximity of the proposed institutional to, where applicable, collector and arterial roads, other institutional uses and the area it is intended to serve.
- D8.4.8 The Town will assist the Bluewater District School Board and the Bruce-Grey Catholic District School Board by providing information required to determine future education requirements.
- D8.4.9 Institutional development may be subject to a Site Plan Control Agreement.
- D8.4.10 Notwithstanding Section D8.3, the following shall apply to those lands designated Institutional and referencing Section D8.4.10 on Schedule A:
- a) An “h” (holding) suffix shall be attached to the zoning of these lands. No development or site alteration is permitted on-site until such time as the holding symbol has been removed. Removal of the holding symbol shall be contingent upon either;
 - i. the completion of a Traffic Impact Study assessing 18th Avenue and the intersection of 18th Avenue and Grey Road 4. The Traffic Impact Study shall be completed to the satisfaction of the Town of Hanover and the County of Grey. Any road or intersection upgrades recommended by this Traffic Impact Study would be proportionately split between the owner, the Town, the County and any other new developments utilizing the 18th Avenue and the intersection of 18th Avenue and Grey Road 4; or

- ii. the owner enter into an agreement with the Town of Hanover, on a proportionate share basis, to contribute towards the completion of a cumulative Traffic Impact Study assessing 18th Avenue and the intersection of 18th Avenue and Grey Road 4. Any road or intersection upgrades recommended by this Traffic Impact Study would be proportionately split between the owner, the Town, the County and any other new developments the utilizing 18th Avenue and the intersection of 18th Avenue and Grey Road 4.”

D9 OPEN SPACE

D9.1 Goal

- D9.1.1 This Official Plan shall strive to contribute to the quality of life in the Town by providing opportunities for active and recreation activities and outdoor venues for physical, social, cultural and other activities and community events, and by protecting and preserving the natural environment and adding to the aesthetics of Hanover.

D9.2 Objectives

- D9.2.1 To promote healthy, active lifestyles for the residents of Hanover.
- D9.2.2 To ensure the adequate provision of passive and active open space facilities to satisfy the recreational needs of local residents and to support tourism.
- D9.2.3 To promote the protection of lands which add to the aesthetics of the communities and/or have important natural qualities.
- D9.2.4 To enhance and promote the connectivity between open spaces and other significant areas in the Town including residential, commercial and institutional areas.

D9.3 Permitted Uses

- D9.3.1 The predominant use of land within the Open Space designation shall be various forms of public and private open space including parks, playgrounds, picnic areas, conservation areas, public campgrounds, swimming pools, sports fields, **golf courses**, tennis courts, community trails, community centres, arenas and other recreational facilities. Buildings accessory to such recreational and open space uses shall also be permitted.

Mod.10

D9.4 General Policies

- D9.4.1 Open Space uses shall also be permitted within the Residential, Downtown Commercial and Recreational Commercial designations without an amendment to the Official Plan.

- D9.4.2 The multiple use of publicly-owned Open Space areas shall be encouraged in order to serve a variety of users.
- D9.4.3 Open Space areas shall be promoted through signage and other forms of advertising in order to attract the travelling public and tourists, where appropriate.
- D9.4.4 As a condition of development or redevelopment, Council shall require the conveyance of land to the Town for park purposes as permitted under Section 51.1 of the Planning Act (R.S.O. 1990). Council shall choose the specific location of the new park and, in doing so, shall take into consideration the following:
- a) The park should be centrally located, visible and accessible to neighbourhood residents, including those living adjacent to the proposed development;
 - b) The park shall be properly drained and physically suitable for functional use; and,
 - c) Details regarding the responsibilities for developing the park and providing park facilities and equipment shall be established.
- D9.4.5 Council may choose to accept cash-in-lieu of the whole or part of the parkland dedication under the following circumstances:
- a) Adequate parkland is already available to serve the needs of the neighbourhood, in the opinion of Council;
 - b) The land would be unsuitable for park purposes in terms of size, shape or location, in the opinion of Council.
 - c) The conveyance of land to the Town would render the balance of the development site unsuitable or impractical for development, in the opinion of Council.
- Moneys received by the Town in lieu of parkland shall be used for public recreational uses.
- D9.4.6 Trail systems for walking, cycling and cross-country skiing should be promoted throughout Hanover, and such trail systems should provide connectivity to commercial, residential, institutional and other open space uses within the Town.
- D9.4.7 Council shall support the preparation of a new Parks, Recreation and Culture Master Plan which will provide further guidance in the development of recreational facilities within the Town.
- D9.4.8 Council supports the development of open space areas within the Municipality of West Grey on lands located adjacent to the Town's boundaries where it has been demonstrated to the satisfaction of Council that the Town's long-term open space needs cannot be accommodated within the Town itself and where a Secondary

Plan outlining the means in which such development can occur has been approved by the County of Grey.

D10 HAZARD

D10.1 Goal

- D10.1.1 This Official Plan shall strive to protect and preserve lands having inherent physical and environmental constraints to development in order to avoid potential danger to life or property and to minimize social disruption. Hazard areas may also include significant natural heritage features that should be protected from inappropriate development impacts.

D10.2 Objectives

- D10.2.1 To identify those areas of Hanover which represent a risk to development or where there may be an inappropriate impact to the natural environment and to direct development and site alteration away from such areas.

D10.3 Permitted Uses

- Mod.11 D10.3.1 The permitted uses within the Hazard designation shall be conservation, forestry and passive recreational uses but not including **new** golf courses. No buildings or structures shall be permitted in the Hazard designation except where such are intended for approved flood or erosion control projects, natural habitat enhancement, public utilities where no alternative location is available, or structures accessory to a permitted passive outdoor recreational use.

D10.4 General Policies

- D10.4.1 Hazard lands have physical characteristics which could cause property damage, loss of life, or social disruption if developed upon. The physical characteristics may include flood susceptibility, erosion susceptibility, instability, unstable soil, poor drainage and certain other conditions or combinations. The floodplain is defined as the extent of flooding from the Hurricane Hazel Flood Event Standard (formerly referred to as the Regional Storm Flood).
- D10.4.2 Floodplains shall be managed according to the “one zone policy”. Under the one zone policy no new buildings or structures, or enlargements or expansions of existing buildings or structures, are permitted anywhere in the floodplain except in accordance with the Hazard policies.
- D10.4.3 Hazard and other areas are subject to the Saugeen Valley Conservation Authority’s Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06 and amendments thereto) under the Conservation Authorities Act (R.S.O. 1990). The extent of the Regulation Limits is generally indicated on Schedule ‘A’ to this

Official Plan by the “Regulated Area” overlay. The Regulated Area includes lands within the Hazard designation as well as valley slopes, wetlands, watercourses, and areas adjacent to these features.

- D10.4.4 Where there is any discrepancy between the Regulated Areas shown on the Schedules to this Plan and the actual Regulation Limit, the Saugeen Valley Conservation Authority (SVCA) shall make the final determination. New development or site alteration shall not proceed without permission first being obtained from the SVCA for work within the Regulated Area. All new development, including any change to a building or structure that would alter the use or potential use, increase the size, or increase the number of dwelling units, or site alteration within the floodplain or Regulated Area requires permission from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06. The proponent of a development shall produce all engineering reports or other information as may be required by the SVCA in order for the suitability of the proposal to be adequately assessed.
- D10.4.5 The Hazard designation may also be applied to lands where natural heritage features exist and require protection from incompatible uses. The natural heritage features are discussed further in Section E1.1 of this Official Plan.
- D10.4.6 The Town and/or the Saugeen Valley Conservation Authority may require the proponent to submit an Environmental Impact Study in accordance with Section E1.2 of this Official Plan for any development or site alteration within the Hazard designation or Regulated Areas overlay areas, where natural heritage features, or their adjacent lands are thought to exist.
- D10.4.7 Where land designated Hazard is under private ownership, this Official Plan shall not to be construed as implying that such land is free and open to the general public or that the land will be purchased by the Town or other public authority.
- D10.4.8 Any application to redesignate Hazard lands to another land use designation may be given consideration by the Town in consultation with the Saugeen Valley Conservation Authority after taking into consideration:
- a) The potential impacts of these hazards;
 - b) The proposed use;
 - c) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;
 - d) The potential for unacceptable cumulative impacts;
 - e) The environmental impacts, and,
 - f) The costs of any engineering work and/or resource management practices

needed to overcome these impacts. The responsibility for justifying the redesignation of Hazard lands to another land use designation, including costs associated with providing technical reports, rests entirely with the individual wishing to have the lands redesignated. There is no obligation to the Town to redesignate the land if there is an existing or potential hazard that would be difficult or costly to overcome.

- D10.4.9 Minor adjustments to the boundaries of the Hazard designation may occur without an amendment to this Official Plan, provided that any changes are recognized through the Comprehensive Zoning By-law and the intent of the policies of this Official Plan is maintained, and, the Town and the SVCA are agreeable to this adjustment.
- D10.4.10 Nothing in this Official Plan shall prohibit the continuation of any use within a Hazard designated area which was legally established on the date of adoption of this Official Plan. Replacement of existing buildings or structures that are damaged or destroyed by natural causes may be permitted if the hazard risk does not increase from the original condition, and the feasibility of relocating the buildings or structures outside of the hazard area has been assessed. In no instance shall the ground floor area or height or volume of the previous building or structure be exceeded, and the use must remain unchanged except if the use will be less of a hazard risk. It is possible that redevelopment of a building or structure that was destroyed by erosion or flooding may not be appropriate because of other Hazard policies.
- D10.4.11 In reconstructing the use, the owner is encouraged to incorporate flood proofing or other hazard reduction measures, where applicable. Permission from the SVCA is required in accordance with Regulation 169/06 prior to reconstruction or construction.
- D10.4.12 Should more detailed or updated Hazard mapping become available, or should flood control or other works be undertaken which result in a change that addresses provincial Natural Hazard policies, or should climate change data or policy direction indicate modifications are warranted associated with Hazard lands, this Plan will be amended as required to incorporate such information.
- D10.4.13 The Hazard designation shall be placed in a separate zone in the Comprehensive Zoning By-law with only appropriate uses permitted.
- D10.4.14 Notwithstanding Section D10.3, the following applies to those lands designated Hazard and referencing Section D10.4.14 on Schedule A:
- a) The existing buildings may be used for a detached dwelling or a professional / business office excepting however that no residential use shall occupy any portion of the basement or cellar. Any extension or enlargement of the existing buildings or a change of use shall require amendments to this Official Plan and the Town's Comprehensive Zoning

By-law and a permit from the Saugeen Valley Conservation Authority under the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation (Ontario Regulation 169/06, as amended) or successor regulation.

- Mod.26 D10.4.15** In accordance with the Environmental Impact Study dated October 2015, prepared by AWS Environmental Consulting Inc., no development or site alteration shall occur on the subject lands within 50 metres of the identified Northern Bedstraw colony, shown on Figure 8 to the Environmental Impact Study, until such time as a qualified person has transplanted or relocated >50% of the plant colony to suitable habitat within the no development or site alteration area buffer zone. Said plant relocation efforts shall follow best management practices and be undertaken in the Spring season, between mid-May to late June depending on the growing period. The re-planting shall be completed to the satisfaction of the Town of Hanover and the Saugeen Valley Conservation Authority. The restrictions on this portion of the subject lands and the plant relocation shall be implemented via site plan control to enact these provision.
- D10.4.16** In accordance with the Environmental Impact Study dated October 2015, prepared by AWS Environmental Consulting Inc., no development or site alteration shall occur on the subject lands within 25 metres of the two identified Candidate Bat Maternity Roosting Trees, or within 25 metres to the southern- most colonies of Shagbark Hickory; both of which are shown on Figure 8 to the Environmental Impact Study. Any development proposed within these areas will require consultation with the Ministry of Natural Resources and Forestry, the Town of Hanover, the Saugeen Valley Conservation Authority, and the County of Grey. These provisions shall be enacted via site plan control on the subject lands.
- D10.4.17** In accordance with the Environmental Impact Study dated October 2015, prepared by AWS Environmental Consulting Inc., no development or site alteration shall occur on the subject lands delineated as 'Constraint Zone' in the Environmental Impact Study, pending further engineering drawings and a supporting storm water management report. It shall be demonstrated to the satisfaction of the Town of Hanover and the Saugeen Valley Conservation Authority that through the additional works that there are no adverse alterations to off-site water quality and water quantity to the wetland, in conjunction with water balance calculations and additional review by a qualified resource specialist in wetland ecology. These provisions shall be enacted via the use of a holding 'h' symbol on the subject lands.

D11 FUTURE DEVELOPMENT

D11.1 Goal

- D11.1.1 This Official Plan shall recognize that an ample supply of land with the Town will remain undeveloped to encourage the orderly growth of the Town and to provide for future land use options consistent with changing socio-economic conditions.

D11.2 Objectives

- D.11.2.1 To designate an adequate amount of land within Hanover to satisfy the anticipated long-term demand for residential, commercial, industrial, institutional and open space land, and to place the balance of the land within the Future Development designation.
- D11.2.2 To maintain the Future Development designation on certain lands until such time as the need for additional land within the proposed designation has been demonstrated and where municipal services can be made available to service the development.
- D11.2.3 To prohibit development on Future Development lands in order to not jeopardize their future and orderly growth and to not create an adverse economic burden for the Town.
- D11.2.4 To ensure that the Town has an opportunity to consider other options with regard to such matters as land use, density, servicing and the social and economic needs of the Town.

D11.3 Permitted Uses

- D11.3.1 Lands within the Future Development designation shall be used only for agriculture, forestry and conservation, provided no new buildings or structures are erected save and except for a detached dwelling and accessory building on an existing lot. This policy notwithstanding, a detached dwelling on an existing lot of record may be erected provided municipal water and sanitary sewers service the dwelling.

D11.4 General Policies

- D11.4.1 Council may consider an Official Plan Amendment to place a Future Development property, or portion thereof, within a different land use designation where a demonstrated need has been provided. Among other things, it must be demonstrated that an adequate supply of land does not exist within that settlement area for the proposed land use and that full municipal services can be made available by the proponent.
- D11.4.2 The creation of new lots within the Future Development designation shall be prohibited unless extenuating circumstances suggest otherwise.

D12 SPECIAL POLICY AREAS

D12.1 The Town initiated a comprehensive review in 2011 to determine whether sufficient land was available within the Town boundaries to serve the long-term needs of Hanover. It was determined through the comprehensive review process that lands outside of the Hanover limits (i.e. within the Municipality of West Grey) would be required to accommodate the long-term needs of certain land uses. Through that determination, the comprehensive review made certain assumptions regarding the future use of four areas of Town that were designated Future Development. An ensuring Town-initiated amendment to the (now former) Official Plan placed those four areas of land within four Special Policy Area designations. These policies have been carried forward into this Official Plan, as described below:

D12.2 Development within the Special Policy Area designations shall be in accordance with the following:

D12.1.1 Special Policy Area 1

- a) Lands designated Special Policy Area 1 will be used in accordance with the Future Development policies of this Official Plan. When considering an Official Plan Amendment in accordance with these policies, the overall development of Special Policy Area 1 shall strive to achieve the following:
 - i. 45% of the lands will be used for Residential purposes;
 - ii. 5% of the lands will be used for Corridor Commercial purposes; and,
 - iii. 50% of the lands will be used for Industrial purposes.
- b) The planning report justifying the Official Plan Amendment(s) will explain how this breakdown will be achieved within the entire area designated Special Policy Area 1.

D12.1.2 Special Policy Area 2

- a) Lands designated Special Policy Area 2 will be used in accordance with the Future Development policies of this Official Plan. When considering an Official Plan Amendment in accordance with these policies, the overall development of Special Policy Area 2 shall strive to achieve the following:
 - i. 70% of the lands will be used for Corridor Commercial purposes; and,
 - ii. 30% of the lands will be used for Industrial purposes.

- b) The planning report justifying the Official Plan Amendment(s) will explain how this breakdown will be achieved within the entire area designated Special Policy Area 2.

D12.1.4 Special Policy Area 3

- a) Lands designated Special Policy Area 3 will be used in accordance with the Future Development policies of this Official Plan. When considering an Official Plan Amendment in accordance with these policies, the overall development of Special Policy Area 3 will achieve the following:
 - i. 50% of the lands will be used for Residential purposes; and,
 - ii. 50% of the lands will be used for Industrial purposes.
- b) The planning report justifying the Official Plan Amendment(s) will explain how this breakdown will be achieved within the entire area designated Special Policy Area 3.

D12.1.4 Special Policy Area 4

- (a) Lands designated Special Policy Area 4 will be used only for the purposes of public infrastructure such as hydro electric transmission, roads, municipal services, etc.

PART E – GENERAL DEVELOPMENT POLICIES

E1 ENVIRONMENTAL POLICIES

E1.1 Natural Heritage Features

E1.1.1 Certain natural heritage features are required by the Provincial Policy Statement and the County of Grey Official Plan to be protected. Those natural features are:

- a) Significant Habitat of Threatened or Endangered Species
- b) Fish Habitat
- c) Significant Valleylands
- d) Significant Wildlife Habitat
- e) Significant Wetlands
- f) Areas of Natural and Scientific Interest
- g) Significant Woodlands

E1.1.2 Mapping is available for Significant Wetlands, Areas of Natural and Scientific Interest and Significant Woodlands, and such mapping has been incorporated into the County of Grey Official Plan. Based on this mapping, there are no Significant Wetlands or Areas of Natural and Scientific Interest within or adjacent to Hanover, and therefore no policies are provided in this Official Plan with regard to those two features.

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The County is currently completing a Natural Heritage Systems Study (Green in Grey). The results of this study are expected to be implemented into the County Official Plan as part of a future official plan amendment. Following the County's official plan amendment, the Town of Hanover would implement Natural Heritage Systems Study at the time of the next five year review of the Town's Official Plan.

E1.1.3 Several areas of Significant Woodlands are situated within Hanover and are identified on Schedule B to this Official Plan. The policies for Significant Woodlands are as follows:

- a) The criteria for the identification of Significant Woodlands were developed by the County of Grey with assistance from the Ministry of Natural Resources. The identification was primarily a desk-top based Geographic Information Systems (GIS) exercise and the County acknowledges that inaccuracies or omissions in the mapping may be present. As a result, site visits by qualified individuals may be required at the application stage to scope any potential studies.

- b) In order to be considered significant within a settlement area, the woodland must be greater than or equal to four (4) hectares in size.
- c) No development or site alteration shall occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, in accordance with Section E1.2, that there will be no negative impacts on the natural features or their ecological functions. The “adjacent lands” are defined as lands within 120 metres of the Significant Woodland.
- d) Notwithstanding paragraph c) above, projects undertaken by the County, Town or the Saugeen Valley Conservation Authority may be exempt from the Environmental Impact Study requirements provided said project is a public work or conservation project.
- e) Notwithstanding paragraph (c) above, tree cutting and forestry will be permitted in accordance with the County Forest Management By-law.
- f) Notwithstanding paragraphs (c) and (e), fragmentation of significant woodlands is generally discouraged.

E1.1.4

Mapping is not available for Significant Habitat of Threatened or Endangered Species, Fish Habitat, Significant Valleylands and Significant Wildlife Habitat. **Streams and rivers are however shown on Schedule B to the Plan.** As mapping becomes available for these natural features, Schedule B to this Official Plan will be amended accordingly. In the meantime, the following policies shall apply:

- a) An application proposing a development on lands known to be within or on adjacent lands to Significant Habitat of Threatened or Endangered Species, Fish Habitat, Significant Valleylands and Significant Wildlife Habitat, may be required to submit, at the discretion of the Town, County, Saugeen Valley Conservation Authority, Ministry of Natural Resources or other public agency, an Environmental Impact Study that involves a thorough review of the site for one or more of these natural features, in accordance with Section E1.2 of this Official Plan.
- b) No development or site alteration shall occur within an area identified as having Significant Habitat of Threatened or Endangered Species or Fish Habitat except in accordance with provincial and federal requirements.
- c) **No development shall be permitted within 30 metres of the banks of a stream, river, or lake. Where an Environmental Impact Study prepared and concludes that setbacks may be reduced and/or where it has been determined by the Saugeen Valley Conservation Authority these setbacks may be reduced.**

- E1.1.5 No development or site alteration shall occur within an area identified as having Fish Habitat, Significant Valleylands or Significant Wildlife Habitat, or within their adjacent lands, or within the adjacent lands of Significant Habitat of Threatened or Endangered Species unless it has been demonstrated through an Environmental Impact Study, in accordance with Section E1.2, that there will be no negative impacts on the natural features or their ecological functions. The “adjacent lands” are defined as lands within 120 metres of a Significant Habitat of Threatened or Endangered Species, Fish Habitat, Significant Valleylands, or Significant Wildlife Habitat.
- E1.1.6 Schedule B identifies wetlands that are of local significance, which are labeled as Other Wetlands. This mapping reflects the County of Grey Official Plan. No development or site alterations are permitted within Other Wetlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study in accordance with Section E1.2 that there will be no negative impacts on the natural features or on their ecological functions. The “adjacent lands” are defined as lands within 30 metres of the Other Wetlands.
- E1.1.7 The County of Grey will be undertaking a Natural Heritage System study, and the recommendations of the study will be implemented in the County of Grey Official Plan. Such recommendations will also be incorporated into the Town of Hanover Official Plan during the next Official Plan update.

E1.2 Environmental Impact Studies

- E1.2.1 The following policies apply to the preparation of an Environmental Impact Study (EIS):
- a) An Environmental Impact Study is a study to identify and assess the potential impacts of a specific development proposal on known or potential sensitive areas.
 - b) The Town, with the assistance of the County and/or the Saugeen Valley Conservation Authority, will assist the proponent in identifying the key technical issues to be addressed and the appropriate level of effort required in the preparation of an EIS. The exact EIS requirements will depend on the specific scenario being proposed. Where small developments (e.g. single lot creation) barely encroach on sensitive lands, a scoped EIS would likely be the appropriate vehicle for addressing impacts. This usually involves a checklist approach. Larger, more complex proposals (e.g. Plan of Subdivision) are more likely to require a full EIS. The requirement for the preparation of an EIS may be waived by the Town upon recommendation from the Saugeen Valley Conservation Authority or qualified person on behalf of the Town if the proposal is of such a minor nature or site conditions are such that the preparation of an EIS would serve no useful purpose for the protection of significant environmental features.

- c) Components of the EIS will generally include:
 - i. A description of the natural environment, including both physical form and ecological function.
 - ii. A summary of the development proposal.
 - iii. A prediction of potential direct, indirect and cumulative effects of development compared with overall environmental goals.
 - iv. An identification and evaluation of options to avoid impacts.
 - v. An identification and evaluation of options for mitigation or rehabilitation, including setbacks.
 - vi. An implementation plan.
 - viii. An evaluation of the need for a monitoring program.
- d) In situations where any of the natural features identified in Section E1.1 have been identified on lands designated Hazard or are situated within an area having the Regulated Area overlay, the policies of the Hazard designation and/or Regulated Area overlay shall be addressed in the EIS.
- e) Wherever possible, the recommendations of the Environmental Impact Study will be implemented through a Zoning By-law Amendment, Site Plan Control Agreement or other similar means.

E1.3 Contaminated Sites and Records of Site Conditions

- E1.3.1 Contaminated soils may be present on certain lands within Hanover.
- E1.3.2 If a site is known or suspected to be contaminated, the Town shall, when considering a development proposal, require the proponent to prepare a study in accordance with the Ministry of the Environment's "Record of Site Condition" process which determines the nature and extent of the contamination and the remedial measures required to clean up the site.
- E1.3.3 Prior to any development application being considered, all recommended remediation measures shall be undertaken and the Record of Site Condition shall be filed with the Environmental Site Registry Office in accordance with the Environmental Protection Act (R.S.O. 1990).

E1.4 Wellhead Protection

- E1.4.1 The Province of Ontario has established the Drinking Water Source Protection (DWSP) program that is guided by the Clean Water Act (S.O. 2006). The purpose of this Act is to protect existing and future sources of drinking water.

- E1.4.2 Under this program, it is the responsibility of the Source Protection Committee to develop Assessment Reports and a Source Protection Plan for its region.
- E1.4.3 The program is generally intended to protect Municipal Wellhead Protection Areas (WHPA) and Intake Protection Zone (IPZ), as well as Highly Vulnerable Aquifers (HVA) and Significant Groundwater Recharge Areas (SGRA).
- E1.4.4 Notwithstanding the foregoing, the municipal wells serving the Town of Hanover are located outside of the Town limits, and their respective Municipal Wellhead Protection Areas (WHPA) and Intake Protection Zones also do not fall within the Town boundaries. As such, no special policies designed to prohibit certain uses on certain lands within the Town are required in order to protect the municipal wells.
- E1.4.5 The Town will, however, support and, wherever possible, work with the County of Bruce and Municipality of Brockton to ensure that the Town's municipal wells are protected. The recommendations of the Source Protection Plan should be reflected in the County of Bruce Official Plan and the Municipality of Brockton Zoning By-law.

E2 MUNICIPAL SERVICING

E2.1 Water Supply and Sewage Disposal

- E2.1.1 All new development within Hanover shall be serviced with the municipal water supply and sanitary sewers.
- E2.1.2 In certain cases, connecting new development to municipal water and sanitary sewers will require extensions and/or improvements to the existing piped systems. In these cases, the extensions and/or improvements will be financed by the developer.
- E2.1.3 The Town shall not approve severance applications nor support a Plan of Subdivision proposal unless adequate uncommitted reserve water and sewage treatment capacity is available to accommodate the proposed development. The availability of uncommitted reserve capacity shall be based on the **Ministry of the Environment and Climate Change** policies and guidelines.
- E2.1.4 In situations where an extension of Draft Approval of a Plan of Subdivision is being considered, the Town shall only support an extension where uncommitted reserve water and sewage treatment capacity still exists. Where other developments are being denied due to capacity shortages, the Town may choose to not support an extension of Draft Approval where no reasonable attempts to obtain Final Approval and register the Plan of Subdivision have recently been made, thus allowing other development proposals to be considered.

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E2.2 Stormwater Management

- E2.1.1 Stormwater management is required to ensure that stormwater runoff from precipitation is controlled in order that development does not increase peak flows to any greater extent than pre-development runoff onto adjacent properties or into watercourses that impact on downstream flooding. The intent is control erosion and sedimentation and to protect and enhance water quality and aquatic habitat.
- E2.1.2 Where required by the Town and/or Saugeen Valley Conservation Authority, a development proposal shall be supported by a stormwater management study prepared by a qualified professional to determine the effect of increase runoff due to development of the site and to identify stormwater management measures as necessary to control any increases in flow. The developer shall install the stormwater management measures identified in the study as part of the development of the site to the satisfaction of the Town and/or the Conservation Authority.

E3 TRANSPORTATION

E3.1 Road Classification

- E3.1.1 Roads within the Town are divided into three classifications on Schedule C (Transportation) to this Official Plan: Arterial; Collector; and, Local.
- a) Arterial Roads
- i. Arterial Roads are main traffic routes intended for large volumes of passenger and commercial traffic moving to destinations within and through the Town.
 - ii. It is the intent of this Official Plan to limit access to/from properties along Arterial roads. All proposals for new development along Arterial Roads must consider the impact of the proposed use on the functioning of the Arterial road. Shared access points may be required.
 - iii. Where the County of Grey is the approval authority for access onto an Arterial Road, the County may grant or refuse access. All development along a County Road shall be in accordance with the County's policies and standards. The County shall be involved in the review of Site Plan Control Agreements involving access onto a County Road.
 - iv. Where development or redevelopment is proposed for a property having frontage on both an Arterial Road and either a Collector or Local Road, access shall be gained from the Collector or Local Road.

b) Collector Road

- i. Collector Roads provide service for moderate traffic volumes between Arterial Roads and Local Roads while, at the same time, providing access to individual properties.
- ii. Where development or redevelopment is proposed for a property having frontage on both a Collector Road and Local Road, access shall be gained from the Local Road.

c) Local Road

- i. Local Roads generally carry light volumes of traffic at low speed and provide access to abutting individual properties.

E3.1.2 Future or potential Arterial and Collector Roads are also shown on Schedule C. The location of these roads is only intended to be approximate. Nothing shall prevent Council from considering other areas of the Town for Arterial, Collector or Local Roads without amending this Official Plan.

E3.2 New Municipal Streets

E3.2.1 As part of a development proposal for a Plan of Subdivision, new municipal streets may be established. In such instances, the road pattern within the new subdivision shall be in the best interest of the subdivision, the adjoining subdivisions and the Town in general. Wherever possible, new subdivisions should be designed using a grid road pattern while avoiding curvy linear streets and cul-de-sacs. Such street design will benefit the vehicular and pedestrian traffic flow within the subdivision and adjacent areas, and may benefit the Town in providing maintenance to these streets.

E3.2.2 The streets shall be designed in accordance with proper engineering standards and constructed to full municipal standards.

E3.2.3 Sidewalks shall be required on one side of all new local roads where deemed appropriate by the Town. The costs shall be borne by the developer.

E3.2.4 The developer shall be responsible for all costs associated with the new street.

E3.2.5 The new street shall be conveyed and, at a time deemed appropriate by the Town as set out in the Subdivision Agreement, assumed by the Town.

E3.3 Trails

E3.3.1 An extensive trail system, known as the Hanover Community Trail System, exists within the Town, and provides excellent opportunities for recreation, tourism and alternative means of transportation.

- E3.3.2 The trail system is shown on Schedule D (Trail Network) and involves a hierarchy of trails, as follows: Primary Trails; Secondary Trails; and, Connecting Trails.
- E3.3.3 The Primary Trail had been established on the former CN and CP railway lines from the southwest corner of Hanover to the northeastern corner. This trail has been developed with a minimum of 3.0 metres and to the standards of the Town's Trails Development Plan.
- E3.3.4 The Secondary Trails stems from and return to the Primary Trail. These trails are developed with a width of 0.5 metres to 1.0 metres and to the standards of the Town's Trails Development Plan.
- E3.3.5 The Connecting Trails provide a connecting link or loop from various locations within the Town to the Primary Trail. These trails are developed with a width of 2.0 metres to 3.0 metres and to the standards of the Town's Trails Development Plan.
- Mod.13 E3.3.6 The Town shall consider potential trail development that could enhance and improve the trail system connectivity and linkages within the Town of Hanover and beyond Town **borders** to other established trail systems. Some of the future trails have been identified on Schedule D.
- E3.3.7 New subdivisions and other developments shall be designed with the intent of enhancing trail system connectivity wherever possible.

E4 LAND DIVISION

E4.1 Plans of Subdivision and Severances

E4.1.1 General Land Division Policies

- Mod.14 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. 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.

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- 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.

E4.1.2 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.
- b) The County of Grey has been delegated approval authority for Plans of Subdivision within the Town of Hanover. The County shall approve only those Plans of Subdivision that comply with the policies of this Official Plan and the County of Grey Official Plan.
- c) The Town shall conduct the Public Meeting pertaining to the Plan of Subdivision on behalf of the County, and shall provide meaningful input into the County's decision.
- d) The Plan of Subdivision approvals process essentially involves two stages: (1) Draft Approval; and (2) Final Approval / Registration. Draft Approval shall not be granted until the Town is satisfied that the proposed development can be supplied with adequate public services such as municipal water, sanitary sewers, storm drainage facilities, schools and fire protection.
- e) Plans of Subdivision should be designed, wherever possible, to provide a grid road pattern and avoid curvy linear streets and cul-de-sacs. Such

street design will benefit the vehicular and pedestrian traffic flow within the subdivision and adjacent areas, and will benefit the Town in providing maintenance to these streets.

- f) In certain circumstances, it may be appropriate to grant Final Approval in phases. In other instances, it may be appropriate to grant Final Approval to the entire Plan of Subdivision but allow for the actual construction of the roads, servicing, etc. in phases. In either case, the phasing arrangements shall be stipulated in the Subdivision Agreement to the satisfaction of the Town.
- g) At the Draft Approval stage, the County will impose conditions of Final Approval which shall include the requirement for the developer to enter into a Subdivision Agreement with the Town. The Agreement is a legal and binding document which ensures that the design and servicing of the subdivision meet municipal standards. Subdivision Agreements typically address such issues as road construction, sewer and water construction, parkland dedication, lot grading and drainage, phasing, etc. The Agreement shall insure that the costs associated with the subdivision are borne by the developer and that the development does not adversely affect the finances of the Town.
- h) The Town will require the developer of a Plan of Subdivision to convey land for park purposes, or alternatively the Town may choose to accept a cash-in-lieu of parkland payment. Further details pertaining to parkland dedication requirements are provided in Section D9.4.4 and D9.4.5 of this Official Plan.

E4.1.3 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.
- b) Consent applications may also be considered for lot line adjustments, the creation of easements or for other purposes described in Section 50(3) of the Planning Act (R.S.O. 1990).
- c) The Town of Hanover has been delegated approval authority for Consent applications within the Town.
- d) The Town will impose conditions of Consent approval, which may include the requirement for the developer to enter into a Subdivision Agreement with the Town. The Agreement may be required to address such specific issues as sewer and municipal water extensions, lot grading and drainage, road access, and/or road reconstruction. The Agreement shall insure that

the costs associated with the severance are borne by the developer and that the development does not adversely affect the finances of the Town.

- e) The Town may require the proponent to convey land for park purposes, or alternatively the Town may choose to accept a cash-in-lieu of parkland payment. Further details pertaining to parkland dedication requirements are provided in Section D9.4.4 and D9.4.5 of this Official Plan.

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.
- E4.2.2 Requests for part-lot control exemption shall be completed and submitted in accordance with the consent application requirements of the Town. A by-law exempting land from part-lot control does not take effect until it has been approved by the County of Grey.
- 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.

E4.3 Deeming By-laws

- E4.3.1 In certain circumstances, it may be deemed desirable by the Town to merge two or more lots within a registered Plan of Subdivision. For the most part, such registered Plans of Subdivisions are older plans that apply to lands that are not reasonably capable of being connected to municipal services and/or do not front along an opened and maintained municipal street.
- E4.3.2 In other situations, there may be requests to deem lots within a Registered Plan of Subdivision in order to create larger lots for the purposes of building larger homes. In these circumstances, the deeming by-law may conflict with other policies in the Official Plan with regard to intensification, efficient utilization of services, affording housing, etc. In such cases, the deeming by-law should not be adopted. Council should evaluate a request for a deeming by-law in the same manner as they would treat a consent application by evaluating the proposal within the context of the Provincial Policy Statement, the County of Grey Official Plan, this Official Plan and other sound land use planning principles.

E5 BROWNFIELDS REDEVELOPMENT

- E5.1 Brownfield sites are undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.
- E5.2 The Town encourages the redevelopment of brownfield sites in order to eliminate or reduce soil and/or groundwater contamination, contribute to community revitalization, support economic development, increase sense of community pride and quality of life, and increase property tax revenue.
- E5.3 Brownfield redevelopment proposals shall be subject to the “Record of Site Condition” process described in Section E1.3 of this Official Plan.
- Mod.15 E5.4 Brownfield properties should be placed in a Community Improvement Area, as described in Section **E8** of this Official Plan, thereby allowing the Town to provide grants, loans or tax breaks to assist in the cost of any clean up.

E6 PROPANE FACILITY SETBACK

- E6.1 Planning Act applications involving development within the defined hazard distance of a propane facility will require municipal staff to provide notification of the development to the propane operator, as regulated and recommended by the Propane Safety Review Panel.

E7 SAUGEEN MUNICIPAL AIRPORT HEIGHT RESTRICTIONS

- E7.1 The take-off / approach surface and outer surface associated with the Saugeen Municipal Airport could be affected by structures having significant heights (e.g. towers) if located within the west side of Hanover. In this regard, all development within the Town shall conform with the Take-Off / Approach Surface and Outer Surface height restrictions of the airport. Specific regulations shall be provided in the Town’s Comprehensive Zoning By-law.

E8 COMMUNITY IMPROVEMENT AREAS AND PLANS

- E8.1 This Official Plan considers the entire Town of Hanover as a Community Improvement Area.
- E8.2 Within the Community Improvement Area, the Town may prepare Community Improvement Plans to foster and co-ordinate the physical improvements and maintenance of older or dilapidated areas of Hanover for environmental, social or community economic reasons.

- E8.3 A Community Improvement Plan has been prepared for the downtown, and the relevant recommendations have been incorporated into this Official Plan. It is the intent of the Official Plan for development within the Town of Hanover to be consistent with and supportive of the Hanover Downtown Community Improvement Plan.
- E8.4 Other specific Community Improvement Plans may be prepared in order to:
- E8.4.1 Address issues which may be particular to other neighbourhoods of the Town;
 - E8.4.2 Encourage the efficient provision and maintenance of physical infrastructure, public services and utilities to serve present and future needs on a local and regional scale;
 - E8.4.3 Ensure the maintenance and renewal of older housing stock;
 - E8.4.4 Foster redevelopment, reuse and/or maintenance of existing brownfield sites and/or current industrial sites;
 - E8.4.5 Encourage the preservation and adaptive re-use of built heritage;
 - E8.4.6 Promote energy efficiency and sound environmental design;
 - E8.4.7 Foster economic growth within designated areas;
 - E8.4.8 Promote intensification in targeted areas;
 - E8.4.9 Enhance the visual characteristics of neighbourhoods; and,
 - E8.4.10 Encourage local participation in funding programs for local development which may also be eligible for Provincial or Federal funding.

E9 ACQUISITION OF LAND BY TOWN OF HANOVER

- E9.1 The Town may acquire and hold lands within the Town of Hanover for the purposes of developing any feature the Official Plan's goals, objectives and policies established to manage and direct physical change and for social, economic, and natural environment of the Town or part of it. Any land so acquired or held may be sold, leased or otherwise disposed of by Council when no longer required.

Mod.16 E10 KNOWN AND ABANDONED LANDFILL SITES

- E10.1 All known abandoned landfill sites have also been shown on Schedule B.
- E10.2 No development or site alteration shall be permitted within 500 metres of an existing or known abandoned landfill site, unless a D-4 Study has been prepared and submitted for review in accordance with the Ministry of the Environment and Climate Change

Guideline D-4, indicating that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted.

Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan shall prevail.

- E10.3 Where development is proposed for approval on a non-operating waste disposal site within 25 years of closure, the applicant must submit an application and obtain approval of the Ministry of the Environment and Climate Change pursuant to Section 46 of the Environmental Protection Act, R.S.O. 1990, as amended.
- E10.4 Where development is proposed for approval on a non-operating waste disposal site after 25 years of closure, a D-4 Study will be required as per subsection (2) above.
- E10.5 Appropriate setback provisions shall be established in the implementing Zoning By-law.

PART F - IMPLEMENTATION AND ADMINISTRATION

F1 INTRODUCTION

- F1.1 This section explains the manner in which this Official Plan will be implemented. The policies provided below are not considered to be all encompassing nor limiting to the Town as the approval authority. These policies should be read in conjunction with all of relevant sections of this Official Plan.

F2 COMPREHENSIVE ZONING BY-LAW

- F2.1 The Comprehensive Zoning By-law (or Zoning By-law) for the Town of Hanover is one of the most effective means of implementing this Official Plan.
- F2.2 Following the adoption of this Official Plan, a new Zoning By-law will be prepared and adopted by Council to ensure that:
- F2.2.1 The zones identified on the schedule to the Zoning By-law permit the types of development intended by this Official Plan.
- F2.2.2 The zoning provisions include development standards that are appropriate for the various types of development permitted by this Official Plan.
- F1.2.3 The Zoning By-law contains other zoning regulations that assist in implementing this Official Plan.
- F2.3 The Zoning By-law is not intended to initially zone each area for the ultimate use as designated by this Official Plan. In some circumstances, lands will be zoned Future Development in the Comprehensive Zoning By-law, a zoning category that generally will not permit any development. When conditions are deemed appropriate for development in accordance with the land use designation and relevant policies of the Official Plan, the lands will be rezoned to an appropriate zone.
- F2.4 When existing land uses are in conflict with this Official Plan, the lands may be zoned in accordance with the land use designation of this Official Plan and may be rendered legal non-conforming.
- F2.4.1 The zone does not permit significant negative changes in the use of the property or impacts on the adjacent land uses.
- F2.4.2 The zone does not result in the legal non-conforming use interfering with the desirable development or enjoyment of the adjacent area.
- F2.4.3 The recognition of the legal non-conforming use does not represent a danger to surrounding land uses and/or persons.

- F2.5 Amendments to the Zoning By-law may be approved by Council where the proposal conforms with this Official Plan, is consistent with the Provincial Policy Statement and upholds sound land use planning principles.

F3 MINOR VARIANCES

- F3.1 In certain instances, a proposal to erect a new building or structure, or to expand an existing building or structure, may not meet one or more of the provisions of the Comprehensive Zoning By-Law. In such cases, a Minor Variance application may be submitted to the Town.
- F3.2 The Committee of Adjustment may consider granting the Minor Variance if the applicant can demonstrate to the satisfaction of the Committee that it is not reasonably possible to accommodate the proposed development on the subject property in compliance with the provisions of the Zoning By-law without creating undue hardship. The applicant must also demonstrate to the satisfaction of the Committee that the Minor Variance is in keeping with all four of the following tests listed in Section 45(1) of the Planning Act (R.S.O. 1990):
- F3.2.1 The Minor Variance maintains the intent and purpose of this Official Plan.
- F3.2.2 The Minor Variance maintains the intent and purpose of the Comprehensive Zoning By-law.
- F3.2.3 The Minor Variance is minor in nature.
- F3.2.4 The Minor Variance is desirable and appropriate for the use of the subject lands.
- F3.3 A Minor Variance shall not be used to introduce a new use to a property or permit a use that previously occurred on that lot. Such development proposals should only be considered through a Zoning By-law Amendment and, if necessary, through an Official Plan Amendment as well.

F4 LEGAL NON-CONFORMING USES

- F4.1 Legal non-conforming land uses are those uses which do not conform to the Zoning By-law, but which legally existed prior to the passage of the Comprehensive Zoning By-Law.
- F4.2 As a general rule, legal non-conforming uses should cease to exist in the long run, and alterations, expansions and changes in use which did not meet the requirements of the Zoning By-law should be discouraged.
- F4.3 In special circumstances, however, it may be desirable to permit the extension or enlargement of a legal conforming use in order to avoid unnecessary hardship. In

other circumstances, it may be desirable to allow for a change of use of the land, building or structure if the intended use is more compatible with the uses permitted by the Zoning By-law than the legal non-conforming use, or if the intended use was previously permitted on the subject lands by the Zoning By-law. In such situations, the Committee of Adjustment may consider granting permission for an expansion or change of use, as per Section 45(2) of the Planning Act (R.S.O. 1990).

- F4.4 In considering an application of expansion or change of use pertaining to legal non-conforming uses, the Committee of Adjustment shall take into consideration the following:
- F4.4.1 The proposed expansion or change in use shall not make the non-conforming nature of the property worse.
 - F4.4.2 The proposed expansion or change of use shall be in an appropriate proportion to the size of the existing use.
 - F4.4.3 The proposed expansion or change of use shall have minimal impact on the surrounding built environment in terms of projected levels of noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation.
 - F4.4.4 The proposed expansion or change of use shall include the protection of surrounding uses through the provision of landscaping, buffering or screening, appropriate setbacks for buildings and structures, or other measures which improve compatibility with the surrounding area.
 - F4.4.5 The traffic and parking conditions shall not be adversely affected by the proposed expansion or change of use.
- F4.5 The Committee may place conditions on the approval for the expansion or change in use of legal non-conforming uses. These conditions may include the requirement for the applicant to enter into a Site Plan Control Agreement.

F5 LEGAL NON-COMPLYING USES

- F5.1 Legal non-complying land uses are those which are permitted in the zone in which they are located, but the buildings on the property do not comply with one or more of the provisions of the zone.
- F5.2 The Comprehensive Zoning By-law shall permit the expansion, alteration or addition to a non-complying uses provided such expansion, alteration or addition does not further reduce the compliance of the use, building or structure with any provisions of the Zoning By-law and addresses the Hazard policies of this Official Plan.
- F5.3 Any expansion, alteration or addition to a non-complying use that further reduces the compliance of the use, building or structure or does not meet any other relevant provision of the Zoning By-law would be subject to the Minor Variance process.

F6 TEMPORARY USE BY-LAWS

- F6.1 Council may pass a Temporary Use By-law in accordance with Section 39 of the Planning Act (R.S.O. 1990) to permit a temporary use of land for a purpose that is otherwise prohibited on that site by the Zoning By-Law.
- F6.2 A Temporary Use By-law shall only be granted for a period of time not exceeding three (3) years. A one-time extension for another three-year period (maximum) may be permitted by Council. This notwithstanding, a Temporary Use By-law allowing for a garden suite may be granted for a period of time not exceeding twenty years, and no extension shall be permitted.
- F6.3 In consideration of Temporary Use By-laws, Council shall have regard for, among matters, the following:
- F6.3.1 Conformity of the proposed use with the policies of this Official Plan.
 - F6.3.2 Compatibility with neighbouring land uses.
 - F6.3.3 The adequacy of municipal services.
 - F6.3.4 Traffic impacts, access and parking requirements.

F7 HOLDING PROVISIONS

- F7.1 Council may place a Holding (H) suffix on the zoning of certain lands in order to prohibit development until specific conditions of the Town have been satisfied, in accordance with Section 36 of the Planning Act (R.S.O. 1990).
- F7.2 When lands are placed under the Holding symbol, the use of the lands and buildings shall be limited to those that existed prior to the Holding symbol being placed on the property. In some circumstances, the Town may allow additions or alterations to existing uses.
- F7.3 Council shall pass a By-Law removing the Holding symbol from the zoning of the property once the conditions have been satisfied.
- F7.4 Conditions to be imposed by the Town may include such matters as, but not limited to, the installation of municipal services, road construction, the ratification of a Site Plan Control Agreement, the completion of technical studies and Final Approval of a Plan of Subdivision.

F8 INTERIM CONTROL BY-LAWS

- F8.1 In limited extraordinary circumstances, the Town may put a hold on development permitted under the Comprehensive Zoning By-law in order to undertake a thorough

review of its policies and take the necessary action to address the problem. This can be achieved by passing an Interim Control By-law under Section 38 of the Planning Act (R.S.O. 1990). Such a by-law should only be adopted where the development of lands pose serious problems and requires study.

- F8.2 An Interim Control By-law may put a hold on development for a maximum of one year, with a one year extension, if required.
- F8.3 After placing lands under Interim Control, the Town shall undertake a study of the issues associated with the lands and bring forward the necessary corrective action.

F9 SITE PLAN CONTROL

- Mod.17** F9.1 The Town may require development proposals to include a site plan which identifies such things as building size and location, **exterior design, accessibility**, parking, buffering and landscaping, parking, drainage, etc.
- F9.2 The Town may also require a developer to enter into a Site Plan Control Agreement to ensure that work is carried out in accordance with the site plan, pursuant to Section 41 of the Planning Act (R.S.O. 1990).
- Mod.18** F9.3 All lands within Hanover shall be designated as a Site Plan Control Area, meaning that the Town may require a Site Plan Control Agreement for any development or redevelopment of any property within **the Town**. That notwithstanding, the Town shall use its discretion to determine which development proposals shall be subject to a Site Plan Control Agreement.
- F9.4 All planning, engineering and legal costs of the Town associated with the drafting, review and registration of the Agreement shall be borne by the applicant.
- F9.5 Upon its execution, the Agreement shall be registered on title to the lands and shall be binding on all future land owners.

F10 PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS BY-LAW

- F10.1 The Town shall maintain a Property Maintenance and Occupancy By-law, affecting all lands within Hanover.
- F10.2 The Property Maintenance and Occupancy By-law prescribes minimum standards for the maintenance of land and buildings, and the occupancy of buildings within the community. The By-law regulates such matters as structural maintenance of buildings, cleanliness of buildings, service of buildings with regard to plumbing, heating, and electrical, property maintenance with regard to weeds, debris and garbage, pest control, unlicensed vehicles, trailers, etc.

- F10.3 The Town's appointed Property Standards Officer is responsible for administering and enforcing the Property Maintenance and Occupancy By-Law.
- F10.4 A Property Standards Committee has been appointed for the purpose of hearing appeals against an order by the Property Standards Officer.

F11 SIGN BY-LAW

- F11.1 Council should maintain the Sign By-law passed under Section 10 of the Municipal Act (R.S.O. 2001) for the purposes of regulating the placement of signs within the Town.
- F11.2 The Sign By-law addresses such matters as appropriate location and dimension of signs, and appropriate time limits for portable sign, and may be adjusted on a case-by-case basis by the Town of Hanover Committee of Adjustment.
- F11.3 The placement of signs along the County Roads within the Town is also subject to the sign regulations of the County of Grey.

F12 FENCE BY-LAW

- F12.1 Council has passed a Fence By-law under Section 10 of the Municipal Act (R.S.O. 2001) for the purposes of regulating the construction of fences within Hanover.
- F12.2 The Fence By-law addresses such matters as height, material and location of fences, and also includes fences involving in-ground pools.

F13 OFFICIAL PLAN AMENDMENTS

- F13.1 This Official Plan is intended to serve as the basis for managing growth in Hanover within the planning horizon of the County of Grey Official Plan. A considerable amount of time and effort has gone into the preparation of this Official Plan to ensure that a sufficient amount of land is designated to accommodate residential, commercial, industrial, institutional and recreational development **within the horizon of the County Official Plan** and to ensure that the policies are appropriate to achieve the desired goals and objective of this Plan.
- F13.2 Circumstances may arise, however, where a development does not conform to this Official Plan. In order for such a development to be allowed, the land owner must submit an application to amend this Official Plan. The application shall be accompanied by a report which addresses the following questions:
 - F13.2.1 If the Amendment is proposing a change in land use designation, is there a demonstrated need in the Town for additional lands to be brought into the new land use designation?

Mod.19

- F13.2.2 If the Amendment is proposing a change in land use designation, will a sufficient amount of land remain in the current land use designation within that settlement area as required to accommodate development within the planning horizon of the County of Grey Official Plan.
- F13.2.3 Is there a demonstrated need for the proposed development?
- F13.2.4 Is it desirable and appropriate to change the Official Plan to accommodate the proposed use?
- F13.2.5 What impacts will the proposed development have on the surrounding land uses, municipal servicing, traffic movements, built heritage and natural environment? How can these impacts be eliminated or minimized?
- F13.2.6 Does the proposed Amendment maintain the goals and objectives of this Official Plan?
- F13.2.7 Does the proposed Amendment conform with the County of Grey Official Plan?
- F13.2.8 Is the proposed Amendment consistent with the Provincial Policy Statement?
- F13.3 An application to amend this Official Plan may also require other technical studies to be conducted prior to the application being filed, as stated in Section F14 of this Official Plan.
- F13.4 An application to amend this Official Plan for the purposes of changing Industrial lands to another land use designation shall be subject to the “Comprehensive Review” requirements of the Provincial Policy Statement **and the County Official Plan.**

Mod.20

F14 TECHNICAL STUDIES AND PEER REVIEWS

- F14.1 In some instances, certain technical studies may be required by Ontario Government legislation as part of a development application review. In other instances, the Town, County or other public agency may, at its discretion, require certain technical studies to be submitted. The Town may take into consideration the concerns of other persons or groups when making this determination.
- F14.2 Such technical studies may include, but are not limited to: planning justification report, archaeological assessment, noise assessment, traffic impact study, road assessment, site servicing report, landscaping plan, stormwater management report, environmental impact study, environmental site assessment, Ministry of the Environment D-4 study and environmental assessment.
- F14.3 The technical studies shall be prepared by qualified professionals and the costs associated with undertaking the studies shall be borne by the developer.

F14.4 Prior to submitting any development application, the applicant shall consult with the appropriate Municipal staff and, where applicable, other public agencies to discuss the types of technical reports that need to be filed in conjunction with the application. The Town or other public agency may also, at its discretion, request technical reports after the application is in process.

Mod.21 F14.5 The Town may authorize a qualified professional to peer review such studies.

F15 PRE-SUBMISSION CONSULTATION

F15.1 Prior to the submission of any Planning Act application being filed with the Town, a meeting involving Municipal staff, the applicant, the County where applicable, and any agencies deemed appropriate by the Town shall be required. It shall be the responsibility of the applicant to contact the Town to arrange such a meeting. Should an application be filed with the Town without meeting first, Municipal staff may return the application. This meeting, however, may be waived at the discretion of the Municipal staff.

F15.2 The Town of Hanover recognizes the desire of Metis and First Nations communities to be consulted on new development proposals within the Town, and also recognizes that there are many common areas of interest related to new development that include, but are necessary limited to, impacts upon fish and wildlife habitat, proper identification of archaeological resources identification and protection of burial grounds, and the impacts of new development on source water.

F16 OFFICIAL PLAN REVIEW

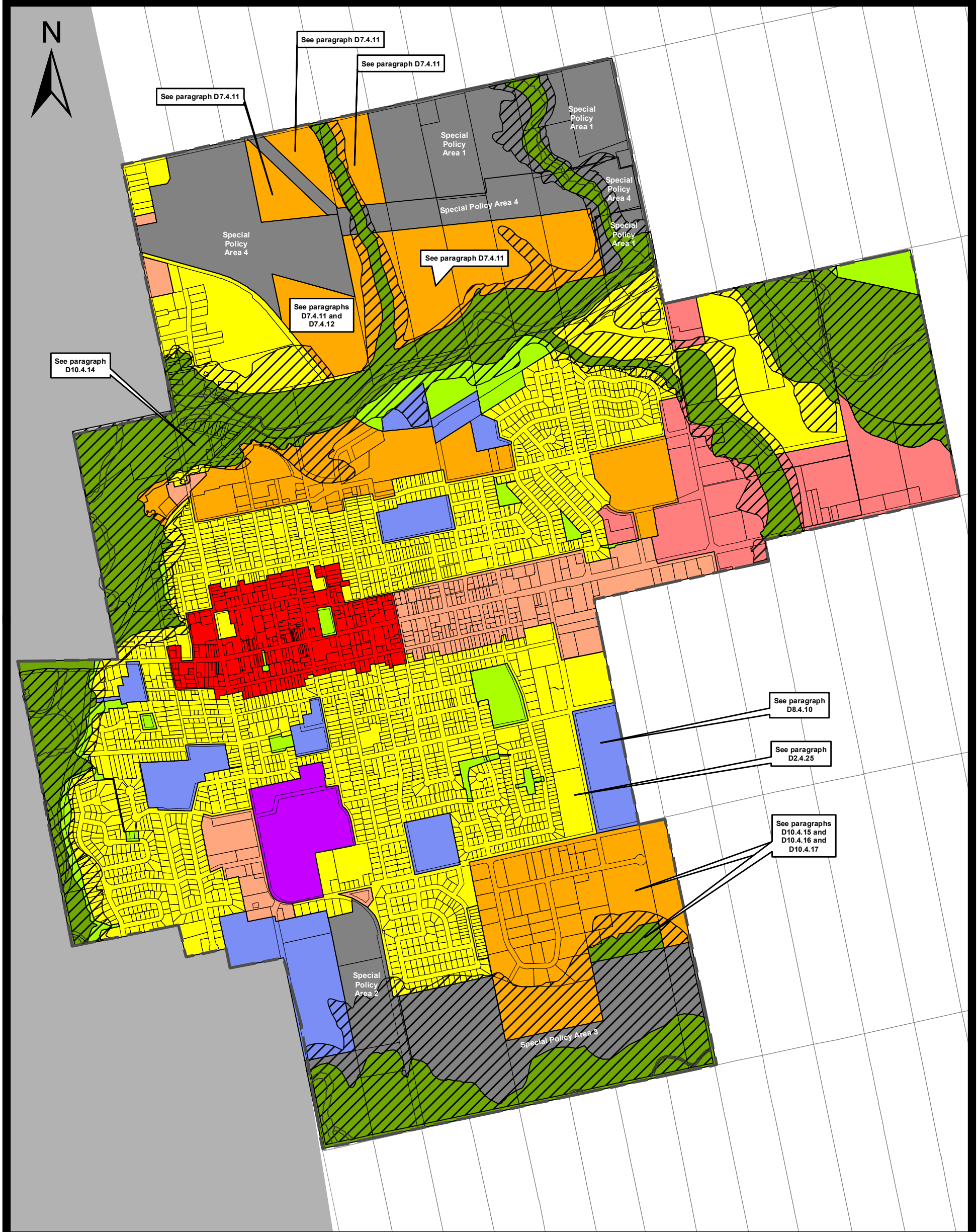
F16.1 This Official Plan shall be reviewed at least once every five years in accordance with Section 26 of the Planning Act (R.S.O. 1990).

F16.2 Changes to this Official Plan shall be required if the review determines that:

F16.2.1 Schedules A, B and C and/or the text of this Official Plan are no longer effective in their intent to meet the goals and objectives of this Official Plan.

F16.2.2 This Official Plan no longer conforms with the County of Grey Official Plan, as amended.

F16.2.3 This Official Plan is no longer consistent with the Provincial Policy Statement or any matters of Provincial interest listed in Section 2 of the Planning Act (R.S.O. 1990).



Town of Hanover Official Plan Schedule 'A' Land Use

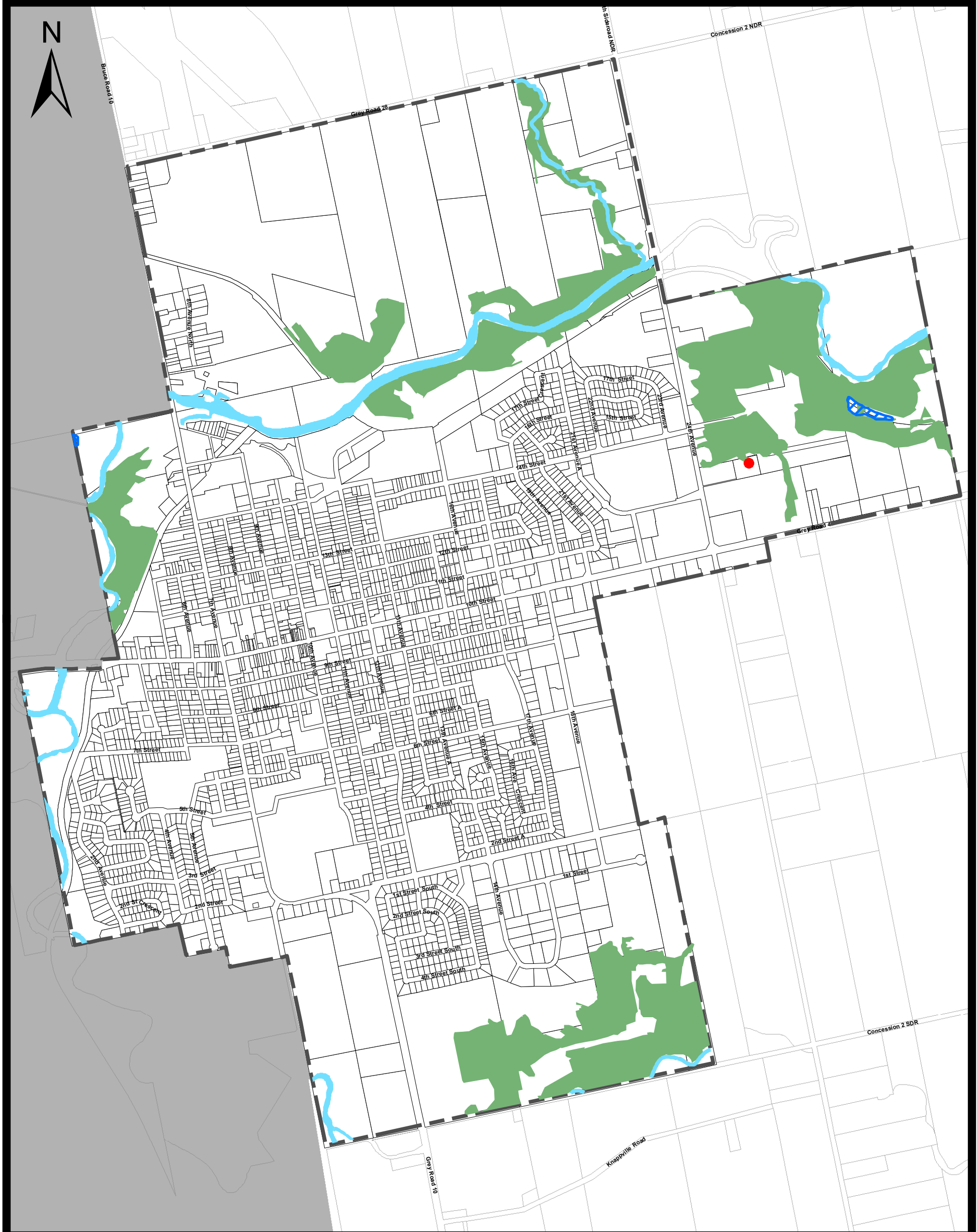
Legend

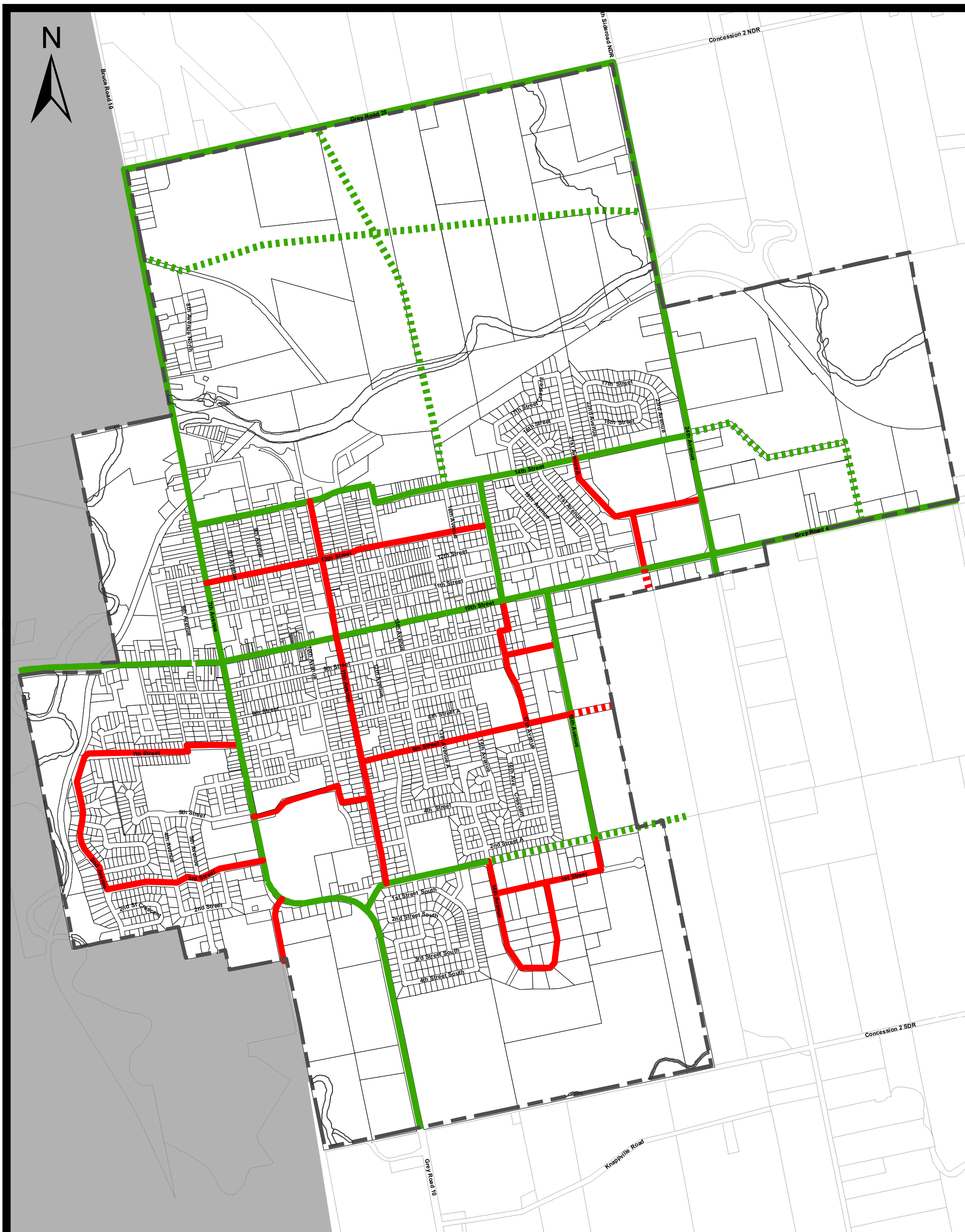
- | | |
|-------------------------|--------------------------|
| Official Plan Boundary | Institutional |
| Residential | Hazard |
| Recreational Commercial | Open Space |
| Large Format Commercial | Future Development |
| Corridor Commercial | Special Policy Area |
| Downtown Commercial | Regulated Area (overlay) |
| Industrial | |

NOTE: The Saugeen Valley Conservation Authority Regulation 169/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation applies to lands within the Hazard designation and may apply to lands within 50 meters of the Hazard designation. Please consult the SVCA prior to the commencement of any site alteration or development.

SCALE: 1:15,400













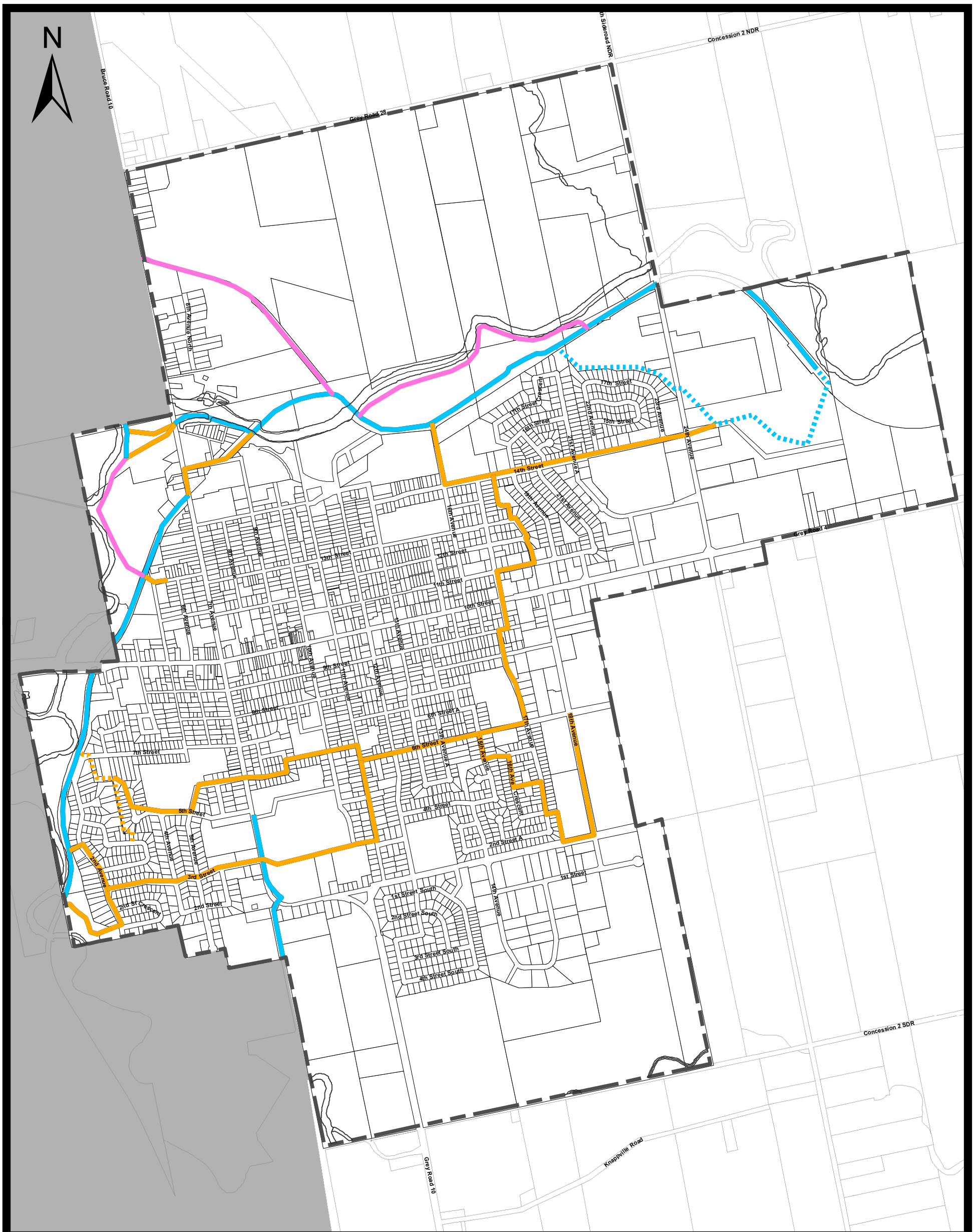
Town of Hanover Official Plan Schedule 'C' Transportation

Legend

-  Official Plan Boundary
-  Local
-  Arterial
-  Arterial (Potential)
-  Collector
-  Collector (Potential)

NOTE: An Official Plan Amendment is not required to amend the locations of potential Arterial or Collector Roads.





Town of Hanover Official Plan Schedule 'D' Trail Network

Legend

-  Official Plan Boundary
-  Primary Trail
-  Secondary Trail
-  Connecting Trail
-  Future Primary Trail
-  Future Secondary Trail
-  Future Connecting Trail

