

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

**TAKE NOTICE** that the Council of the Corporation of the Town of Hanover passed By-law No. **3293-24** on the **15<sup>th</sup>** day of **January, 2024**, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Corporation of the Town of Hanover not later than the **8<sup>th</sup>** day of **February, 2024** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. Visit OLT website (<https://olt.gov.on.ca/appeals-process/forms/>) for additional information. Any appeal must be accompanied by the fee required by the Ontario Land Tribunal. Please also be advised that O. Reg. 73/20 may apply.

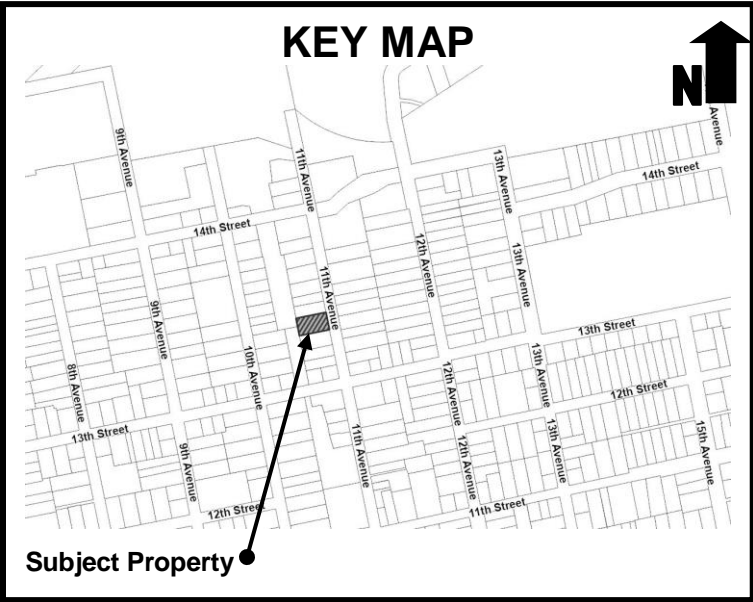
Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies are shown below. A copy of By-law No. 3293 - 24 is available for inspection in the Town of Hanover office during regular business hours (Monday - Friday, 8:30 am - 4:30 pm)

Dated at the TOWN OF HANOVER this **19<sup>th</sup>** day of **January, 2024**.

## EXPLANATORY NOTE



This By-law applies only to those lands described as Part of Lot 53 & Part of Lot 54, Registered Plan 730 in the Town of Hanover in the County of Grey as shown on Schedule “A” to By-law No. 3293 - 24.

The purpose of this by-law is to rezone the land from Residential Type 1 (R1) Zone to Residential Type 5 Site Specific (R5-47) Zone to allow 3 additional dwelling units for a total of 5 dwelling units to be located on the lands known as 600 11<sup>th</sup> Avenue.

Lands in the R5-47 zone shall be developed in accordance with the provisions of Section 12, that shall allow 3 more units in addition to 2 units, excepting however that the following regulations shall apply:

- |    |                       |                           |
|----|-----------------------|---------------------------|
| a) | Lot Frontage          | Minimum 24.14 metres      |
| b) | Lot Area - Interior   | Minimum 856 square metres |
| c) | Side Yard Setback (L) | Minimum 4.5 metres        |
| d) | Side Yard Setback (R) | Minimum 1.21 metres       |
| e) | Rear Yard Setback     | Minimum 7.01 metres       |