

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. **3297-24** on the **18th** day of **March, 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 **10th** day of **April, 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.

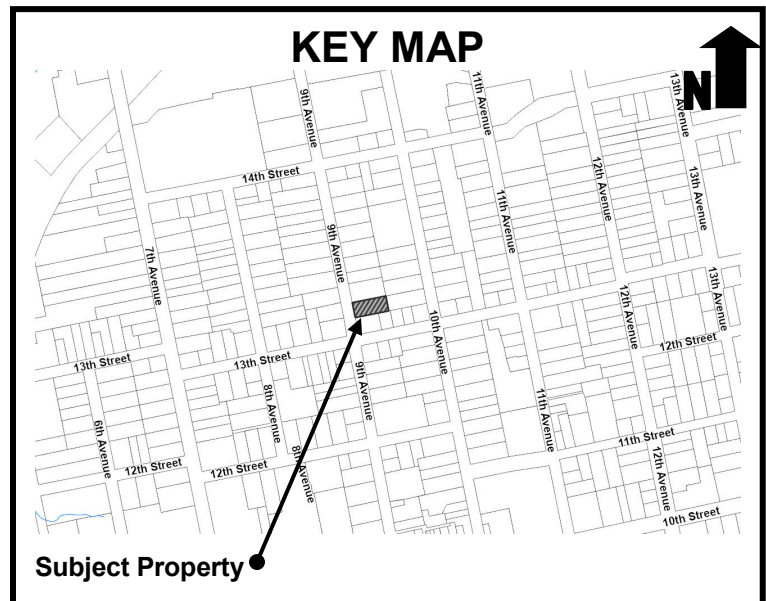
Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group 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. 3297-24 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 **21st** day of
March, 2024.

EXPLANATORY NOTE



This By-law applies only to those lands described as Lot 34 Registered Plan 750 in the Town of Hanover in the County of Grey as shown on Schedule "A" to By-law No. 3297-24.

The purpose of this by-law is to rezone the land from Residential Type 3 (R3) Zone to Residential Type 5 Site Specific (R5-48) Zone to allow 7 additional dwelling units for a total of 9 dwelling units to be located on the lands known as 579 9th Avenue.

Lands in the R5-48 zone shall be developed in accordance with the provisions of Section 12, that shall allow 7 more units in addition to 9 units, excepting however that the following regulations shall apply:

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|--------------------------|-------------------------------|
| a) Lot Frontage | Minimum 20 metres |
| b) Lot Area - Interior | Minimum 1011.71 square metres |
| c) Front Yard Setback | Minimum 4.38 metres |
| d) Side Yard Setback (L) | Minimum 2.53 metres |
| e) Parking | 9 parking spaces |
| f) Drive Aisle Width | Minimum 6 metres |



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