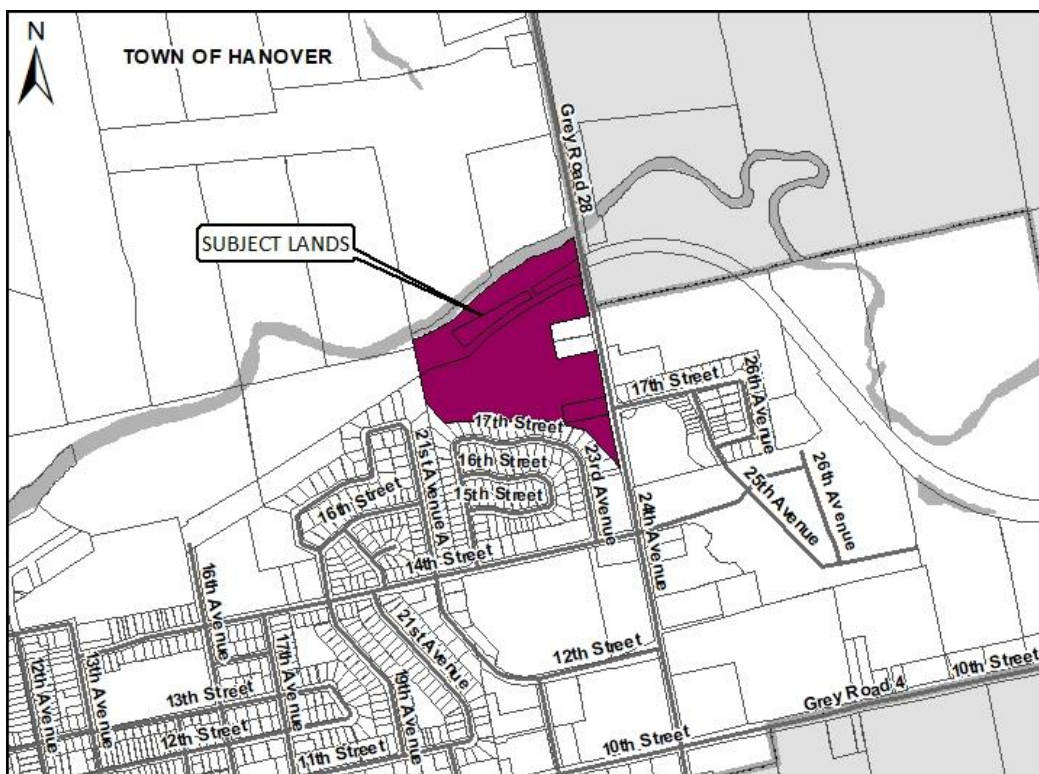


## NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING WE WANT TO HEAR FROM YOU

- WHAT:** The County and Town are seeking input on development applications within 120 metres of your property that would consider allowing a 124-unit plan of subdivision and a zoning by-law amendment.
- SITE:** Part of Lots 9 and 10, Concessions 1 and 2 NDR, Town of Hanover, geographic Township of Bentinck



### Public Meeting: Monday, April 19<sup>th</sup>, 2021 at 7:00 p.m. Via Zoom

**Public Meeting Location:** Electronically, broadcast via Town of Hanover Zoom Meeting. Those wishing to address Hanover Council at the public meeting on April 19, 2021, please note that in light of the COVID-19 pandemic, the Town of Hanover will not be allowing the public into the Winkler Room/Hanover Civic Centre. Members of the public can speak during the meeting via Zoom. If you wish to address Council during the meeting, please contact the Clerk by calling 519.364.2780 Ext. 1231 by noon on April 16, 2021. Staff will provide you with the details on how to participate in the meeting. You can also view the livestream of the meeting at <https://us02web.zoom.us/j/83533023806>.

### Request for information

For information on the applications visit <https://www.grey.ca/planning-development/planning-applications>

**Please note that currently Grey County is currently closed to the public. Both offices are receiving mail, and staff can be reached via phone or email.**

### How can I contribute my opinion?

Any person or agency may attend the virtual Public Meeting and/or make verbal or written comments regarding this proposal.

### How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:

#### Scott Taylor



County of Grey  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON, N4K 3E3



[scott.taylor@grey.ca](mailto:scott.taylor@grey.ca)



519-372-0219 ext. 1238

#### Don Tedford



Town of Hanover  
341 10<sup>th</sup> Street



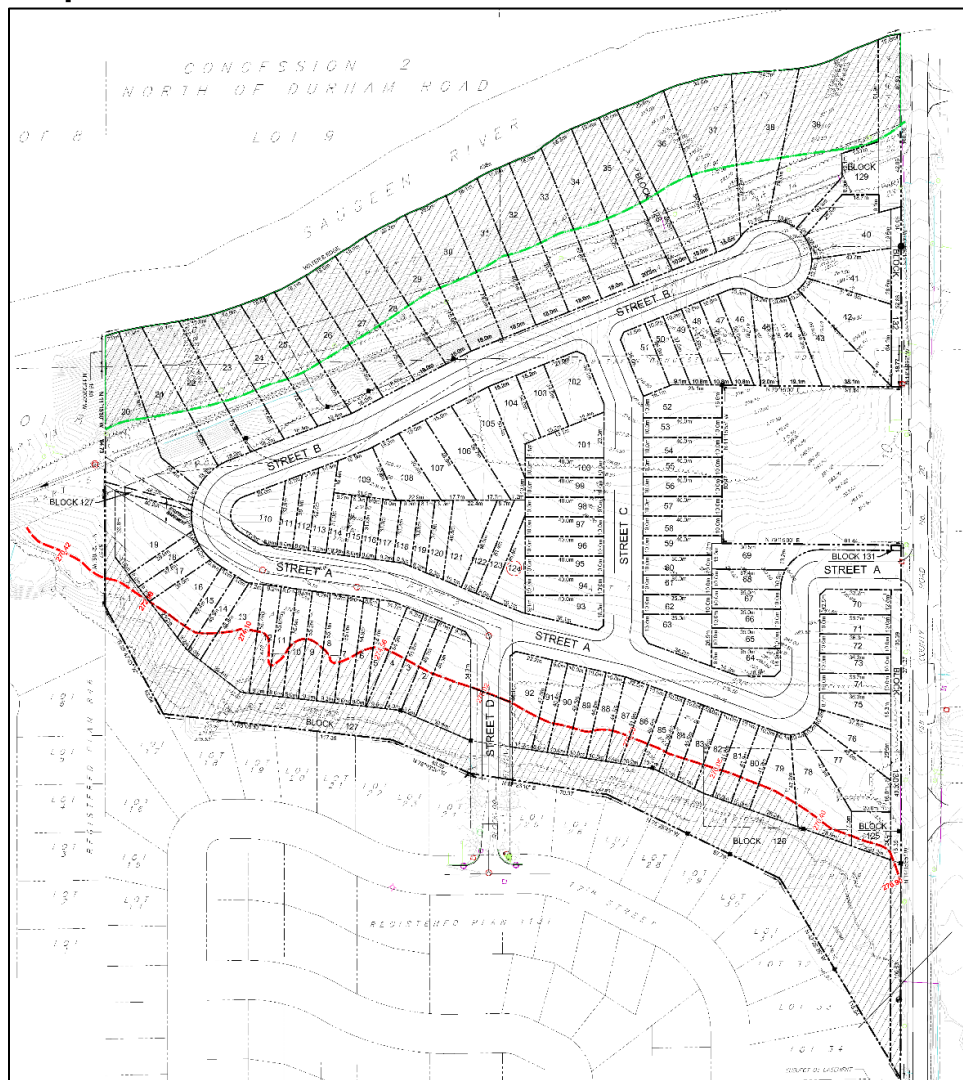
Hanover, ON, N4N 1P5

[dtedford@hanover.ca](mailto:dtedford@hanover.ca)



519-364-2780 ext. 1227

### Proposed Draft Plan of Subdivision



### What is being proposed through the applications?

The County has received a plan of subdivision application, known as the Saugeen Cedar Heights West subdivision (County file number 42T-2021-01). The proposed plan of subdivision application would create 124 residential units, consisting of 31 single detached dwellings, 56 semi-detached dwellings, and 37 townhouse dwellings. Access to the lots would be via internal streets that would connect to 24<sup>th</sup> Avenue (Grey Road 28) and the subdivision to the south. Servicing to the proposed subdivision will be via municipal water and sewer services. The subject lands are designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. The Primary Settlement Area designation permits new residential development. A map of the

proposed plan of subdivision can be found on the previous page.

A corresponding zoning by-law amendment application has also been submitted to the Town of Hanover. The purpose and effect of the zoning by-law amendment application is to implement the plan of subdivision applications by rezoning the subject lands from Residential Type 1 (R1), Residential Type 1 holding (R1-h), Future Development (D), Open Space (OS) and Hazard (H) to Residential Type 2 Site Specific (R2-xx), Residential Type 3 Site Specific (R3-xx), Residential Type 4 Site Specific (R4-xx), Open Space (OS) and Hazard (H).

### **What can I expect at the Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place virtually at an on-line Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions.

### **Why is this Public Meeting being held and what are your rights?**

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a Town must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment or plan of subdivision.
2. If a *\*person* or public body would otherwise have an ability to appeal the decisions of the Town of Hanover or the County of Grey to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of Hanover before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a *\*person* or public body does not make oral submissions at a public meeting or make written submissions to the Town of Hanover before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town of Hanover in respect to the approval or refusal of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the plan of subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note Application (File #Z2-21) for the zoning by-law amendment when directing comments to the Town and plan of subdivision application 42T-2021-01 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on the matter.

\*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Local Planning Appeal

Tribunal (LPAT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>. The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local Town or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local Town or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local Town or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

**A note about information you may submit to the Town or the County:** Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town or County websites, and/or made available to the public upon request.

Dated at the City of Owen Sound this 5<sup>th</sup> day of March, 2021.