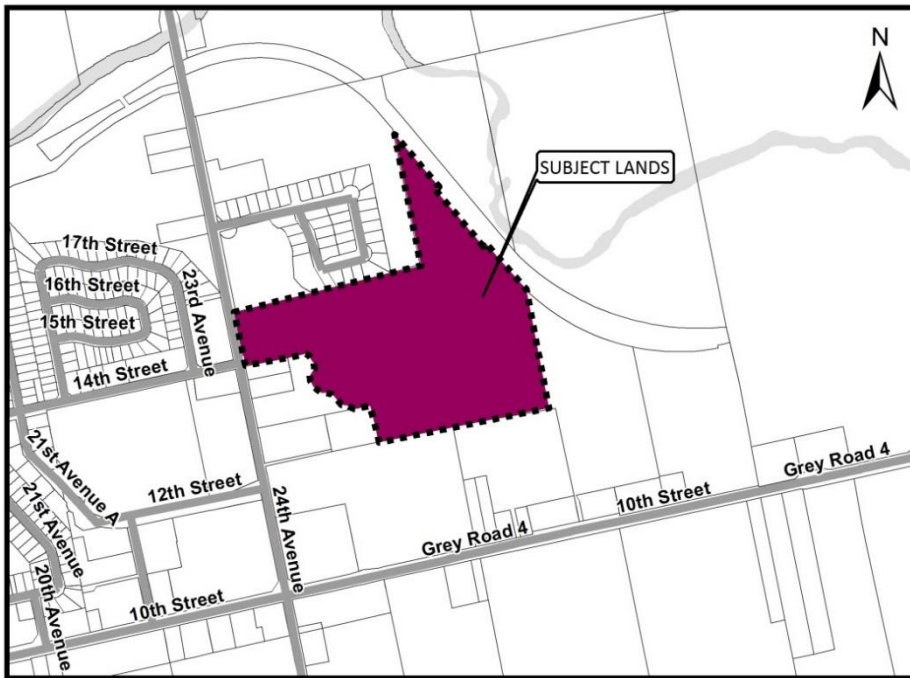


NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications within 120 metres of your property that would consider allowing a 106 unit plan of subdivision and a zoning by-law amendment, which is a slight increase from the 98 unit plan of subdivision already approved on the lands. A public meeting is required for the proposed zoning by-law amendment, but not for the proposed change to the plan of subdivision.

SITE: Part of Lots 11, 12, 13, and 14, Concession 1 NDR, Town of Hanover, geographic Township of Bentinck



**Location of Zoning By-law Public Meeting – Hanover Municipal Council Chambers,
341 10th Street, Hanover, Ontario**

Timing of Zoning By-law Public Meeting – Monday, April 20th, 2020 at 7:00 p.m.

How can I contribute my opinion?

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

Request for information:

For information on the County Plan of Subdivision visit:
www.grey.ca/planning-development/planning-applications

For all supporting studies and reports for the proposed Town of Hanover Zoning By-law Amendment please contact the Town at the below address.

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 Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3



Don Tedford
Town of Hanover
341 10th Street
Hanover, ON, N4N 1P5



scott.taylor@grey.ca



dtedford@hanover.ca



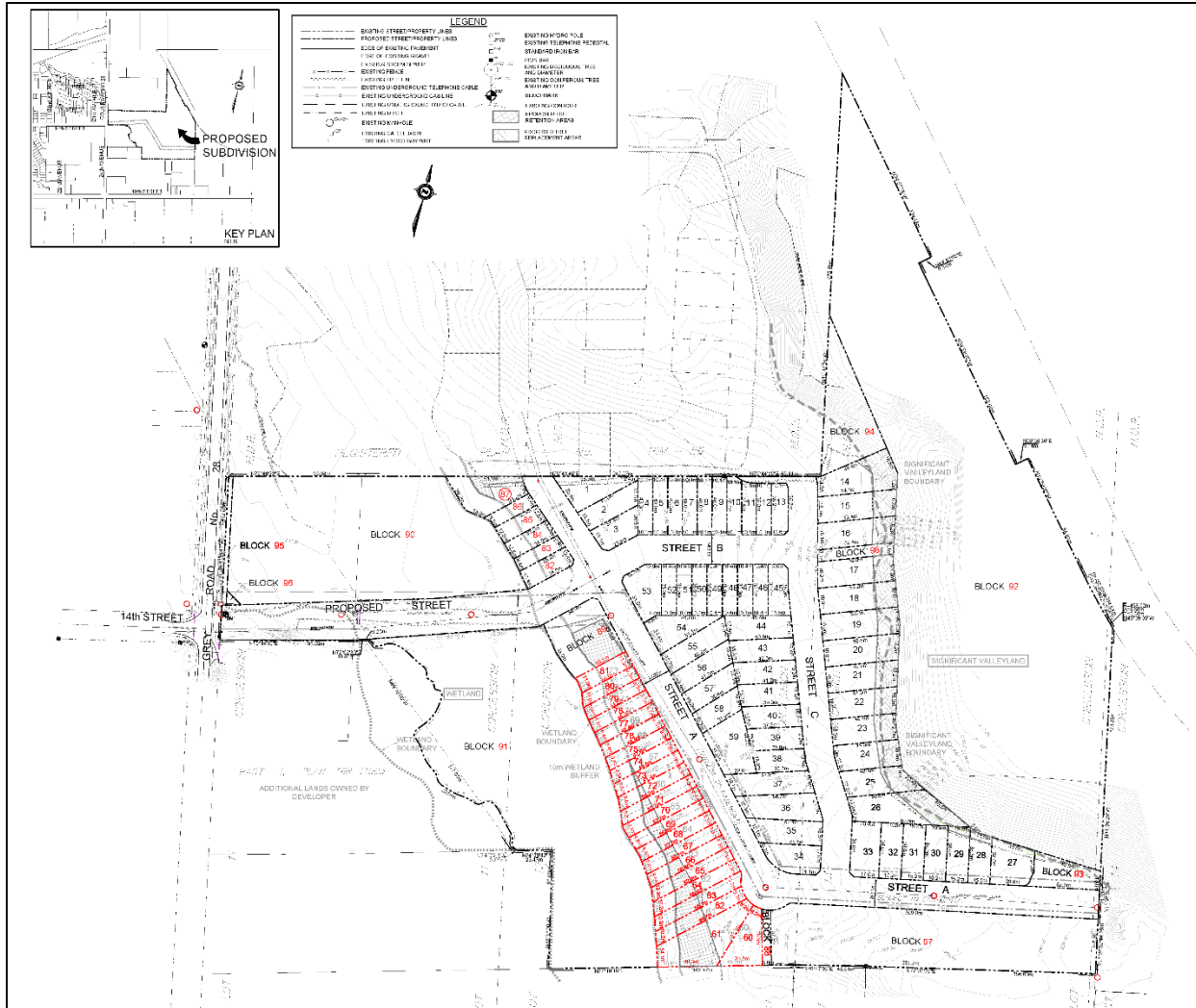
519-372-0219 ext. 1238



519-364-2780 ext. 1227

What is being proposed through the applications?

Below is a map showing the proposed revised plan of subdivision. County and Town Offices are currently closed to public visitors due to the COVID-19 restrictions. Staff are happy to share any of the documents via email.



The purpose and effect of the revised plan of subdivision is to create one-hundred and six (106) residential units, consisting of forty (40) detached dwelling lots, forty (40) lots for semi-detached dwellings, six (6) lots for townhouses, and an additional block for twenty (20) additional townhouses. Additional lands for roads, open space, and hazard areas are also included in this subdivision. The areas being revised in this subdivision are shown in red on the above map.

The purpose of the zoning by-law amendment is to amend the Town of Hanover Comprehensive Zoning By-law to rezone a portion of the subject lands to implement the revised 106 unit plan of subdivision. The zoning by-law amendment would allow for the construction of 22 semi-detached dwelling units instead of the eight detached dwellings and six townhouses that were originally proposed in the draft plan of subdivision for this property. These vacant lands, which are currently zoned Residential Type 1 (R1) and Residential Type 2 (R2), need to be rezoned to Residential Type 3 with exceptions (R3-X), a zone which allows for semi-detached dwellings. The exceptions to the 'R3' zone must also include a special provision that reduces the 'minimum lot frontage' requirement from 10 metres to 9.3 metres in order to facilitate this particular development. The Open Space (OS) and Hazard (H) zones, as well as the Regulated Area overlay would not be changing at this time.

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

Red-line Revision to Plan of Subdivision # 42T-2018-09 and Zoning By-law Amendment Z4-20

development. At the meeting members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will take place at a special meeting of Council and the Mayor or Chair will act as the moderator for the meeting. 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.

This meeting is an opportunity to learn about the proposed development application and provide feedback.

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, which is Sections 51 and 34 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 plan of subdivision or zoning by-law amendment.
2. If a person* or public body would otherwise have an ability to appeal the decision of County of Grey in reference to the plan of subdivision, or the Town of Hanover in reference to the zoning by-law amendment, 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 Grey County and Hanover before the subdivision and zoning by-law are passed, the person or public body is not entitled to appeal the decision.
3. If a person* or public body does not make oral submissions at a public meeting, or make written submissions to County of Grey in reference to the plan of subdivision, or the Town of Hanover in reference to the zoning by-law amendment, before the subdivision and zoning by-law are passed, 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 the project name "Saugeen Cedar Heights East" for zoning by-law amendment Z4-20 when directing correspondence to the Town, and/or the County plan of subdivision file # 42T-2018-09.

*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 municipality 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 municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality 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.

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.

Dated at Owen Sound this 18th day of March, 2020.

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.