

WE'VE RECEIVED A SUBDIVISION APPLICATION AND A REZONING APPLICATION AND WE WANT YOUR INPUT

Revised Notice

The County of Grey and the Town of Hanover want your feedback on a new development proposal.

Why did I get this notice?

You received this meeting notice as you live or own property within 120 metres of the proposed development location.

What has been revised in this notice?

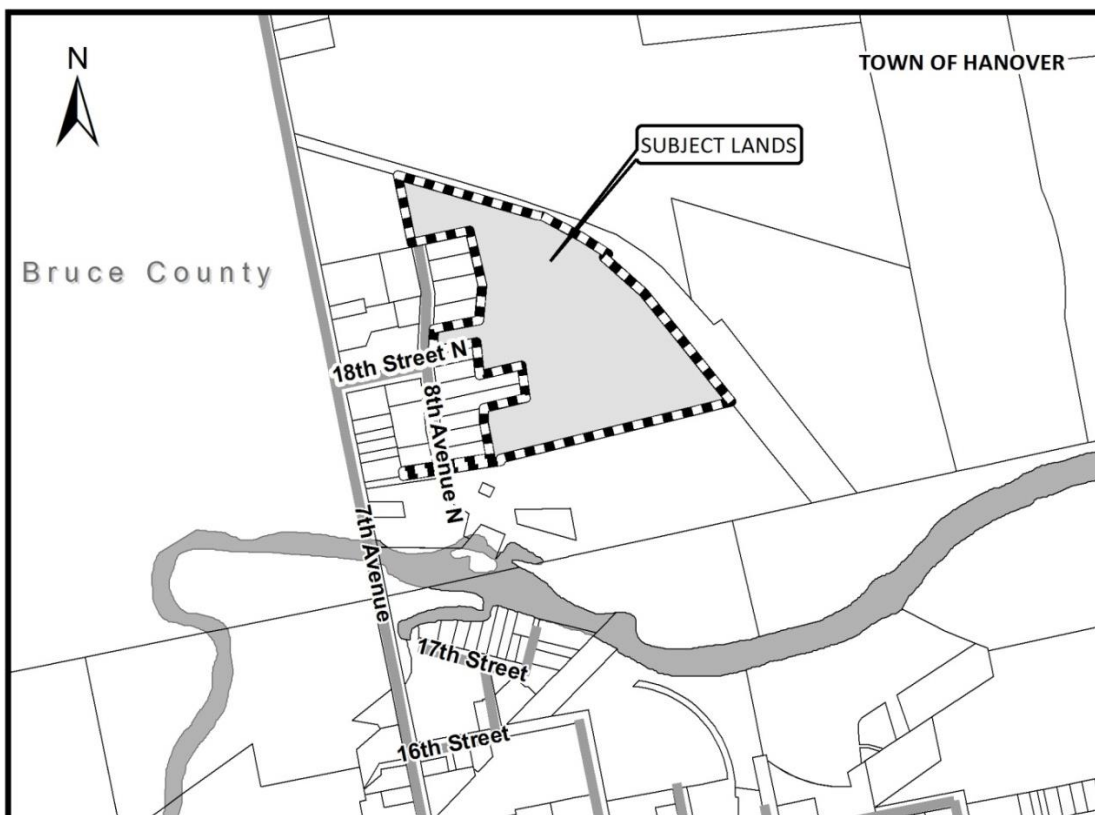
The former notice incorrectly referenced the zoning being changed to the Residential Type 1 (R1) and Residential Type 4 (R4) zones. This corrected notice now references changing the zoning to the Residential Type 2 (R2) and Residential Type 4 (R4) zones.

Description of the Proposed Development

The County and the Town are seeking input on development applications to consider allowing for a Plan of Subdivision for a proposed sixty-seven (67) detached dwelling lots and a medium density block for approximately fifty-nine (59) townhouses on the subject lands shown below. The applicant has also applied for a corresponding Zoning By-law Amendment from the Town of Hanover to rezone the lands from the Future Development (D) zone to the Residential Type 2 (R2) and Residential Type 4 (R4) zones. The applications have been filed by Loukia Georgiou, and Ron Davidson, Land Use Planning Consultant Inc. is representing the applicant.

Location of the Proposed Development

The subject lands are located in the Town of Hanover. The legal description of the property is Part of Lot 18, Judge's Plan 55, in the former geographic Township of Bentinck, now in the Town of Hanover. See key map below.



Location and Timing of the Public Meeting

Take notice that the Council of the Corporation of the Town of Hanover will hold a Public Meeting under Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, as amended, on;

MONDAY, MARCH 20, 2017 at 7:00 P.M.

in the Municipal Council Chambers located at 341 10th Street, Hanover, Ontario.

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. 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 prior to a Council meeting and the Mayor 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 applications and provide feedback.

I can't attend the Public Meeting, can I still participate?

Yes you can still participate. You can learn more about the proposed development by contacting the County or Town offices, or by reading the materials on the County website at the below link. You may also choose to submit comments via letter or email, after taking the time to learn about the proposed development. All of the contact information for both the Town and County has been provided below:

<https://www.grey.ca/planning-development/planning-applications>

County Contact Information:	Town Contact Information:
Scott Taylor, Senior Planner County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3 Phone: 519-372-0219 ext. 1238 Email: scott.taylor@grey.ca	Brian Tocheri, CAO / Clerk Town of Hanover 341 10 th Street Hanover, Ontario, N4N 1P5 Phone: 519-364-2780 ext. 1228 Email: btocheri@hanover.ca

What is being proposed through the applications?

This development requires two applications, a County of Grey Plan of Subdivision application, and a Town of Hanover Zoning By-law Amendment application. In order for the development to move forward, approvals are needed on both of these applications. The County makes the decision on the Plan of Subdivision and the Town makes the decision on the Zoning By-law Amendment.

The proposed Plan of Subdivision would create a proposed sixty-seven (67) detached dwelling lots and a medium density block for approximately fifty-nine (59) townhouses. The proposed Zoning By-law Amendment would rezone the lands from the Future Development (D) zone to the Residential Type 2 (R2) and Residential Type 4 (R4) zone, which would permit detached residential dwellings and townhouses.

The applications have been deemed complete, under the *Planning Act*, which means that it is now time to receive public feedback on the proposals. In deeming the applications complete, the County and the Town have enough information to seek public input on the development. No decisions have been made on the applications, and no decisions will be made until the public process has been completed.

Why this meeting is 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 municipality 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 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 to the County of Grey before the Plan of Subdivision is approved, the person or public body is not entitled to appeal the decisions of the Town of Hanover or the County of Grey to the Ontario Municipal Board.
3. If a person or public body does not make oral submission at a public meeting, or make written submissions to the Town of Hanover before the Zoning By-law Amendment is approved or to the County of Grey before the Plan of Subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision of the Town of Hanover in respect to the approval of the Zoning By-law Amendment, or the County of Grey in respect to the passing 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 Zoning By-law Amendment file number Z4-16 when directing correspondence to the Town. The County Plan of Subdivision file number is 42T-2016-08.

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 16th day of January, 2017