



Notice of Refusal to Amend the Official Plan, Zoning By-law and Grant Draft Plan Approval to a Subdivision

Pursuant to Sections 22, 34 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Take notice that the Council of The Corporation of the Town of Bradford West Gwillimbury on February 5, 2019, refused applications to amend the Official Plan, Zoning By-law 2010-050 and grant Draft Plan Approval to a plan of subdivision.

Owner: 8956225 Canada Inc.
Location: 2676 Line 8
File Nos.: D09-15-02, D12-15-10 & D14-15-11

The purpose of the proposed Official Plan Amendment was to allow for a 22 unit street townhouse development with an overall density of 36 dwelling units per developable hectare.

The purpose of the proposed Zoning By-law Amendment was to rezone the lands from the "Future Development (FD)" Zone to the "Residential Two (R2-2)" Zone to allow the street townhouse units.

The Notice of Complete Application and Public Meeting dated January 14, 2016 was published in the local newspaper and circulated to required agencies, property owners and municipal departments in accordance with the requirements of the *Planning Act*, R.S.O. 1990, c. P.13, for the Public Meeting held March 1, 2016. A second Notice of Public Meeting dated October 6, 2016 was published in the local newspaper and circulated to required agencies, property owners and municipal departments in accordance with the requirements of the *Planning Act*, R.S.O. 1990, c. P.13, for the Public Meeting held November 1, 2016. Additionally, notice of the date Council was to consider the recommendation report for the applications was mailed to residents with 120 metres of the subject property.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Any person or public body may appeal the refusal of the applications to the Local Planning Appeal Tribunal (LPAT) in respect of Council's decision by filing with Rebecca Murphy, Clerk, of the Town of Bradford West Gwillimbury, 100 Dissette Street, Units 7 & 8, P.O. Box 100, Bradford, Ontario, L3Z 2A7, **not later than the 6th day of March, 2019**, a notice of appeal which must set out the reasons for the appeal and must be accompanied by the LPAT form (available from the LPAT website at www.elfto.gov.on.ca) and fee of \$300.00 payable to the Minister of Finance.

A person or public body that requested the amendments to the Official Plan and Zoning By-law of the Town of Bradford West Gwillimbury may appeal the refusal of the requested amendments to the Local Planning Appeal Tribunal in respect of all or any part of the requested amendments by filing a notice of appeal with the Clerk of the Town of Bradford West Gwillimbury.

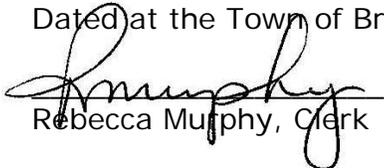
No person or public body shall be added as a party to the hearing of the appeal unless, before the requested Amendments were refused, the person or public body made oral

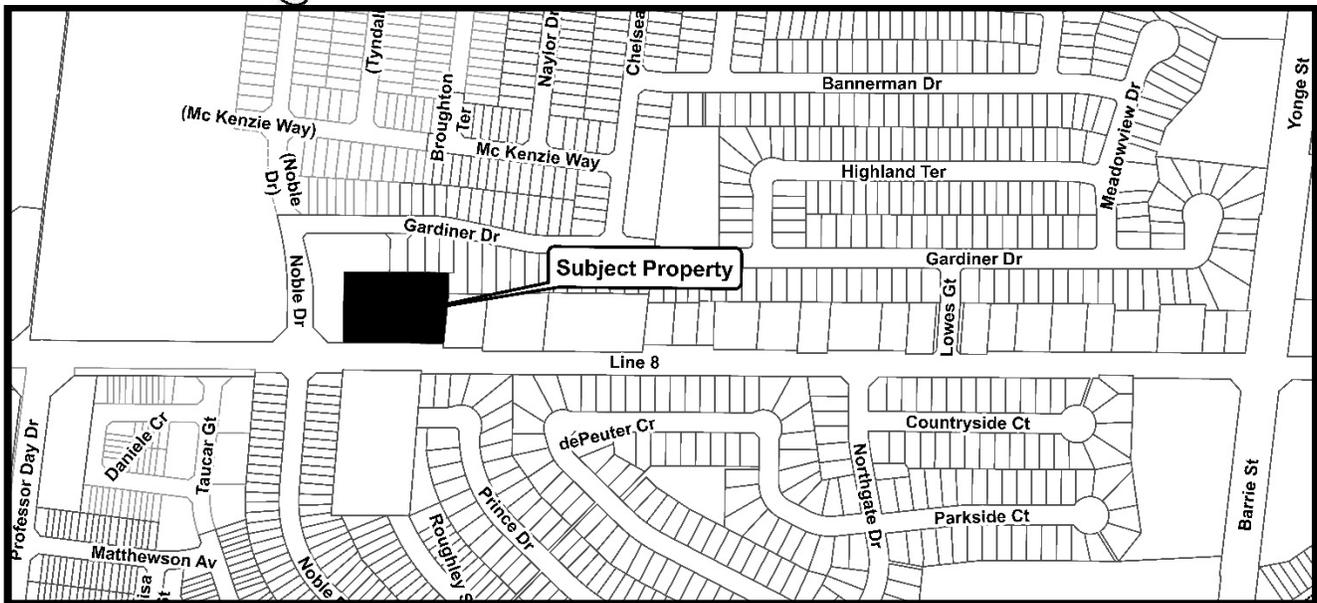
submissions at a public meeting, if any, or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Any questions regarding this notice should be directed to Katie Pandey, Office of Community Planning, P.O. Box 419, Bradford, Ontario, L3Z 2A9, telephone 905-778-2055, ext. 1406, facsimile 905-778-2070 or email at kpandey@townofbwg.com.

The personal information accompanying your submission is being collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and can form part of the public record which may be released to the public.

Dated at the Town of Bradford West Gwillimbury this 14th day of February, 2019.


Rebecca Murphy, Clerk



EXPLANATION OF REFUSAL

On January 8, 2019 and January 22, 2019 Council considered the requested Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision as well as Staff's report/recommendation, written submissions from local residents and comments from Town departments and other public agencies. Additionally, oral submissions provided at the statutory Public Meetings and Open Forum presentations made on January 8, 2019 and January 22, 2019 were considered. Primary concerns by neighbouring residents included: compatibility of townhouses with single detached dwellings, introduction of medium density residential development adjacent to a low density residential (single detached dwellings) neighbourhood, parking, traffic, drainage, density, loss of property value, expectation of similar (single detached dwellings) development on the subject lands, tree preservation, and privacy of backyards. Giving due consideration to the public input, Staff's recommendation report and the neighbourhood opposition to the proposed applications, the Council of the Town of Bradford West Gwillimbury refused the proposed amendments and the Draft Plan of Subdivision.