



Notice of Decision Approving Revisions to Draft Plan of Subdivision S-09-03 and the Coordinating Zoning By-Law Amendment

Take notice that the Council of The Corporation of the Town of Bradford West Gwillimbury approved revisions to Draft Plan of Subdivision S-09-03 (Bond Head Property Two Inc. and Bond Head Property Three Inc.), and passed By-law 2019-34 to coordinate with the revised draft plan, on the 2nd day of April, 2019, under sections 34, 36 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of lands located in Part of Lots 1 and 24, Concession 7. A key map showing the location of the lands is shown below.

The revisions to Draft Plan of Subdivision S-09-03 consist of: increasing the number of residential lots from 334 to 340 due to the purchase of adjacent lands and the relotting of existing lands, the replacing of parkettes with a large central park, replacement of a number of day light triangles with day light radius, larger sight triangles at future road reserves, removal and relocation of walkways, correction to street name suffixes, correction to draft plan block sizes, correction of boundary to show expropriated portion along County Road 27, and removal of the pumping station previously deeded to the Town.

The purpose of By-law 2019-34 is to reflect the revised zone boundaries to coordinate with the redline revision to the draft plan of subdivision.

Copies of the revised Draft Plan of Subdivision and Zoning By-law Amendment are available for public inspection during regular office hours at the Office of Community Planning located at 305 Barrie Street, Unit 2, Bradford.

Any person or public body may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of Council's decision by filing with Rebecca Murphy, Clerk, of The Corporation 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 May 1, 2019**, a notice of appeal which must set out the reasons for the appeal and must be accompanied by the LPAT form and required fee payable to the Minister of Finance. If you wish to appeal to LPAT, the forms are available from the LPAT website at <http://elto.gov.on.ca/tribunals/lpat/forms>.

In conformity with sections 34(18) and 51(38) of the *Planning Act*, public comments/submissions and responses to same are set out in Report No. DES 2019 17 dated March 19, 2019 which is available for viewing on the municipal website at <https://bit.ly/2uUB0jv> or by contacting the Office of Community Planning at planninginfo@townofbwg.com.

The applicant or any public body may, at any time before the approval of the final plan of subdivision, appeal any of the conditions of draft approval to the Tribunal by filing a notice of appeal with the Town.

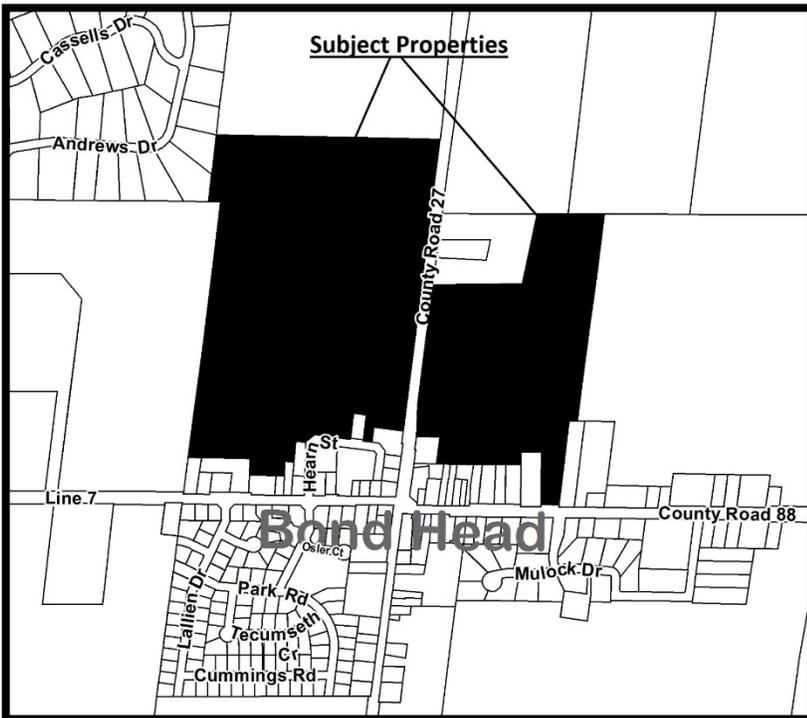
Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision and zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal

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 group on its behalf.

No person or public body shall be added as a party to the hearing of an appeal regarding any changed conditions imposed by the Town, unless the person or public body, before the Town made its decision, made oral submissions at a public meeting or written submissions to the Town, or made a written request to be notified of the changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

No person or public body shall be added as a party to the hearing of the appeal unless, before the 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

Any questions regarding this notice should be directed to the Office of Community Planning, (905) 778-2055, ext. 1402 or email at bslopack@townofbwg.com.



Dated at the Town of Bradford West Gwillimbury this 11th day of April, 2019.


Rebecca Murphy, Clerk