



A Growing Tradition

Notice of Decision to Grant Draft Approval for a Plan of Subdivision and the Passing of a Zoning By-Law

Pursuant to Sections 34, 36 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 granted draft plan approval to Plan of Subdivision D12-17-17, Mod-Aire Homes Limited, and passed By-law 2020-43, on the 19th day of May, 2020 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 Lot 11, Concession 6, being Blocks 178 and 179 on Plan 51M-1075. A key map showing the location of the lands is shown below.

The purpose and effect of the Draft Plan of Subdivision is to subdivide the subject property to permit a residential development consisting of 94 lots with detached dwelling units. The proposed Plan of Subdivision has been granted draft approval subject to the fulfilment of conditions.

The purpose of By-law 2020-43 is to rezone the lands from the Future Development "FD" Zone to Residential One Exception Holding "R1-3*4(H1)" Zone. Map 21 of Schedule 'B' to Zoning By-law 2010-050 will also be revised to coordinate with Draft Plan of Subdivision D12-17-17. The Holding "(H1)" symbol shall be removed once sufficient servicing allocation has been obtained and Council is satisfied that the applicable terms of a Subdivision Agreement have been complied with.

Council's decision, By-law 2020-43, the proposed plan of subdivision and conditions of approval are available for public inspection by contacting by contacting the Office of Community Planning at planninginfo@townofbwg.com.

Any person or public body may appeal to the Local Planning Appeal Tribunal in respect of Council's decision by filing a notice of appeal with Rebecca Murphy, Clerk, of The Corporation of the Town of Bradford West Gwillimbury, 100 Dissette Street, P.O. Box 100, Bradford, Ontario, L3Z 2A7, **which must be received no later than June 16, 2020. NOTE: Due to COVID-19 restrictions the Town offices are closed, however, notices may be dropped in the mail slot at 100 Dissette Street, Units 7 and 8, up to the deadline.** The notice of appeal must set out the reasons for the appeal and must be accompanied by the LPAT form (available from the LPAT website at www.elto.gov.on.ca) and fee of \$300.00 payable to the Minister of Finance.

In conformity with sections 34(18) and 51(38) of the *Planning Act*, public comments/submissions and response to same are set out in Report No. DES 2020 23 which is available for viewing on the municipal website at <https://bit.ly/2Xg06ah> 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 imposed by the Town of Bradford West Gwillimbury to the Local Planning Appeal Tribunal by filing with the Town a notice of appeal.

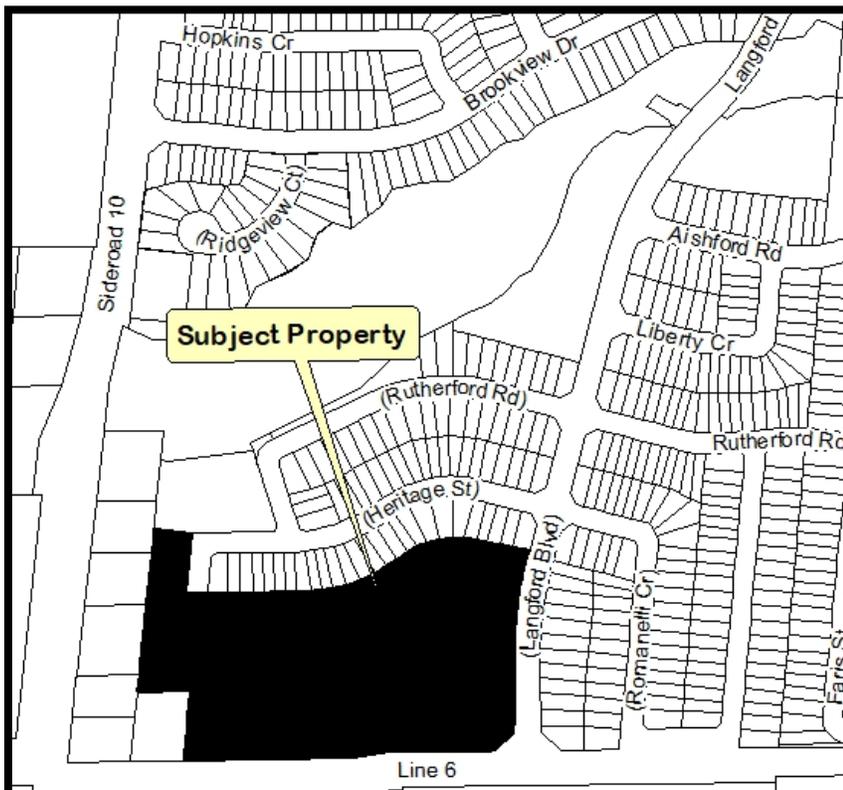
The Town of Bradford West Gwillimbury, as the approval authority, may in its discretion, change the conditions of the approval of the proposed plan of subdivision at any time before the approval of the final plan.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of the changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, 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.

Only individuals, corporations, or public bodies may appeal decisions in respect of a proposed plan of subdivision and the 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 the appeal of the decision of the Council of the Town of Bradford West Gwillimbury, including the lapsing provisions or the conditions, and before the zoning by-law was passed, unless the person or public body, before the decision of the Council of the Town of Bradford West Gwillimbury, made oral submissions at a public meeting or written submissions to the Council, or made a written request to be notified of changes to the conditions or, in the Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.



Any questions regarding this notice should be directed to planninginfo@townofbwg.com. or by telephone at 905-778-2055, ext. 1400 (due to office closure, a voicemail must be left).

Dated at the Town of Bradford West Gwillimbury this 28th day of May, 2020.