

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

Pursuant to Sections 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 granted draft plan approval to Plan of Subdivision D12-16-15, Cachet Estate Homes (Bradford) Inc., and passed By-law 2018-43, on the 15th day of May, 2018, under sections 34 and 51 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of lands located in Part of Lot 15, Concession 6, and municipally known as 509, 515 and 531 Simcoe Road. 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 into 15 blocks to permit a residential development consisting of 83 street townhouse dwelling units. The proposed Plan of Subdivision has been granted draft approval subject to the fulfilment of certain conditions.

The purpose of By-law 2018-43 is to rezone the lands from the Future Development "FD" Zone to the Residential Two Exception Holding "R2-1*9(H11) and R2-1*10(H11)" and Environmental Protection "EP" Zones. Maps 18 and 19 of Schedule 'B' to Zoning By-law 2010-050 will also be revised to coordinate with Plan D12-16-15. The Holding "(H11)" symbol shall be removed once sufficient servicing allocation has been obtained and the Subdivision Agreement has been executed.

Council's decision, the proposed plan of subdivision, the conditions of approval, and By-law 2018-43 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 13th day of June, 2018**, a notice of appeal which must set out the reasons for the appeal and must be accompanied by the LPAT form 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 responses to same are set out in Report No. DES 2018 18 which is available for viewing on the municipal website at <https://bit.ly/2loFGaD> or by contacting the Office of Community Planning at planninginfo@townofbwg.com.

The applicant or any public body may, at any time before the final approval of the plan of subdivision, appeal any of the conditions imposed by the Town of Bradford West Gwillimbury to the 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 Town of Bradford West Gwillimbury made its decision, made oral submissions at a public meeting or written submissions to Council, or made a written request to be notified of the changes to the conditions.

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. If you wish to appeal to the LPAT, the appeal forms are available from the LPAT website at www.elto.gov.on.ca.

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, in the Local Planning Appeal 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 Alan Wiebe, Office of Community Planning, P.O. Box 419, Bradford, Ontario, L3Z 2A9, telephone 905-778-2055, ext. 1403, facsimile 905-778-2070 or email at awiebe@townofbwg.com.

Dated at the Town of Bradford West Gwillimbury this 24th day of May, 2018.

Rebecca Murphy, Clerk

