

NOTICE OF PUBLIC MEETING
OFFICIAL PLAN AMENDMENT NO. 90 - DEFERRAL NUMBER 1
PROPOSED PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT
SCHICKEDANZ BROS. LTD.
FILES: 19T(W)-97002 & ZBA97.005

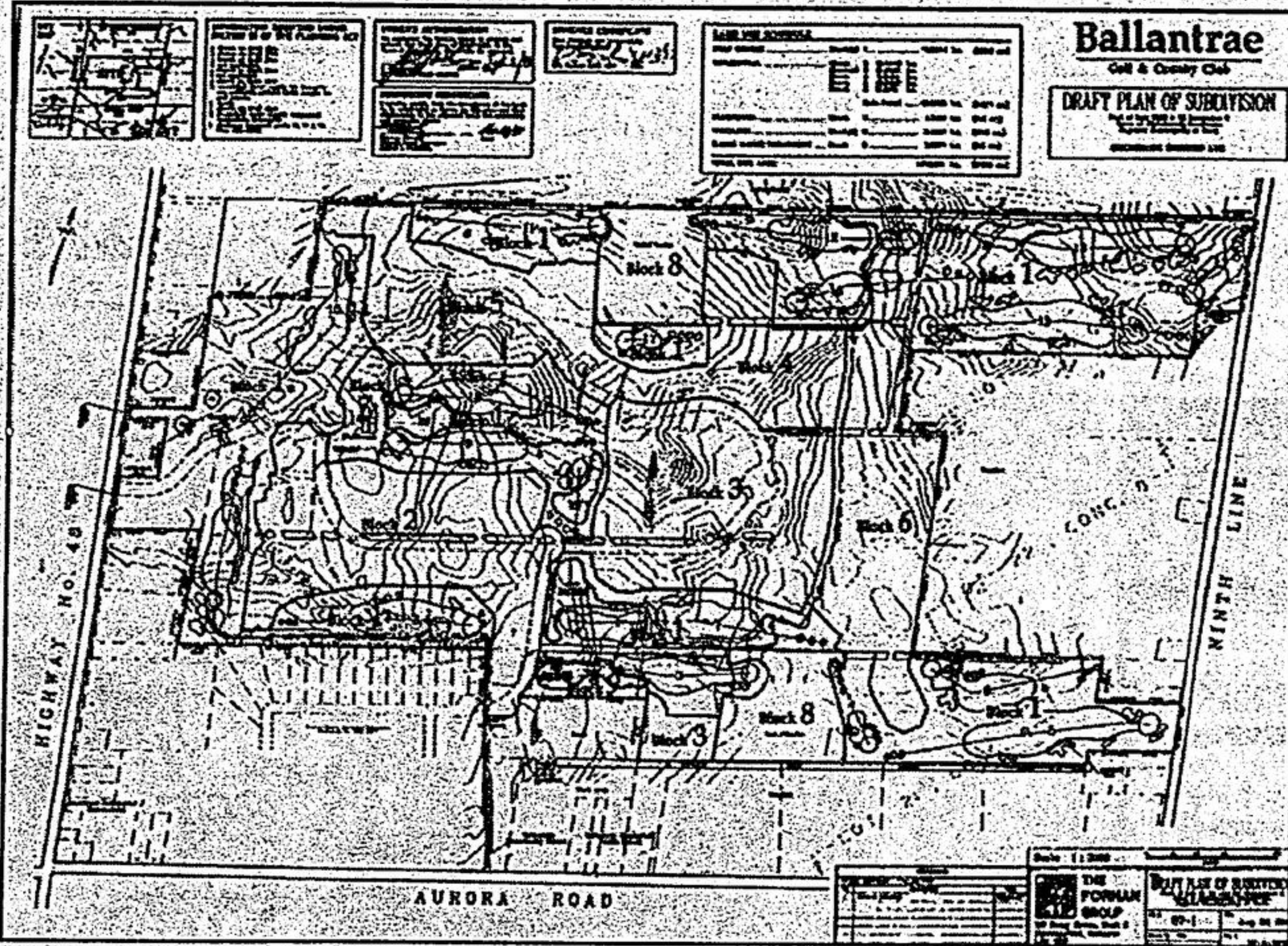
NOTICE OF MEETING

TAKE NOTICE that the Council of the Corporation of the Town of Whitchurch-Stouffville will hold a public meeting on **Tuesday, September 30, 1997, at 7:00 P.M.** at the **Whitchurch Centennial Community Centre (Ballantrae Community Centre), 5592 Aurora Road, Ballantrae**, to consider Deferral Number 1 to Official Plan Amendment No. 90, an application for approval of a Plan of Subdivision pursuant to Section 51 of The Planning Act and an application for a proposed Zoning By-law Amendment pursuant to Section 34 of The Planning Act.

SUBJECT PROPERTY

The owner's land, located in Part of Lots 21, 22 and 23, Concession 8, comprises 147.5 hectares (364.4 acres) with frontages on the east side of Highway No. 48 and the west side of the Ninth Line as shown on the attached plan.

PLAN



EXPLANATORY NOTE

The purpose of the meeting is to obtain public input on a proposed 18 hole golf course and 750-900 residential condominium units. The subject lands are within the boundaries of Official Plan Amendment No. 90, the Ballantrae-Musselman Lake and Environs Secondary Plan, Amendment No. 90 proposed to designate the subject lands as "Special Rural Area", "Natural Feature Conservation Area" and "Ballantrae Future Residential Area". The Region of York deferred these land use designations and the applicable policies for the subject lands when Official Plan Amendment No. 90 was approved. The owner has requested that the lands be designated "Residential/Golf Course Community" and "Natural Features Conservation Area". A series of modifications to Official Plan Amendment No. 90 as it relates to the subject lands are also proposed. The lifting of Deferral Number 1 and the modifications must be approved by the Town and the Region of York.

The proposed Plan of Subdivision proposes and 18 hole golf course totaling 75.5 hectares (186.6 acres); 5 blocks for the residential condominium units totaling 60.2 hectares (148.7 acres); a 1.7 hectare (4.2 acre) clubhouse block; a 1.3 hectare (3.2 acre) wastewater treatment block; and two woodlot blocks totalling 8.4 hectares (20.8 acres).

The proposed Zoning By-law Amendment would change the current "Rural (RU)", "Rural Residential (RR7)", "Industrial Light Water Control (IL-W)" and "Industrial General Water Control (IG-W)" to "Recreational Commercial (RC)" and "Special Recreational Residential, Ballantrae Golf and Country Club (SSR)" and "Special Recreational Residential Holding (H), Ballantrae Golf and Country Club (SSR (H))". The holding provisions of The Planning Act would apply to all of the residential lands, save and except those described as Stage 2.

REPRESENTATION

ANY PERSON may attend the public meeting and make written or oral representation either in support of or in opposition to the proposed Plan of Subdivision and Zoning By-law Amendment. If you are unable to attend, written submissions will be received up to the time of the meeting.

NOTICE OF DECISION (PLAN OF SUBDIVISION)

If you wish to be notified of the decision of the Council of the Town of Whitchurch-Stouffville in respect of this proposed Plan of Subdivision, you must make a written request to the Town of Whitchurch-Stouffville, 19 Civic Avenue, Box 419, Stouffville, Ontario, L4A 7Z6.

APPEAL

If a person or public body that files an appeal of a decision of the Council of the Town of Whitchurch-Stouffville in respect of the proposed Plan of Subdivision and Zoning By-law Amendment does not make oral submission at a public meeting or make written submissions to the Town of Whitchurch-Stouffville before the proposed Plan of Subdivision is approved or refused, or the proposed Zoning By-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

INFORMATION

ADDITIONAL INFORMATION relating to Deferral Number 1 to Official Plan Amendment No. 90, the proposed Plan of Subdivision and Zoning By-law Amendment including background material is available to the public for inspection at the Engineering/Planning Department, 19 Civic Avenue, Stouffville during regular business hours (8:30 a.m. to 4:30 p.m. Monday to Friday). If you have any questions, please contact the Engineering/Planning Department at (905) 640-1900 or 895-2423.

CLASS ENVIRONMENTAL ASSESSMENT

In addition to the proposed modifications to Official Plan Amendment No. 90, the zoning By-law Amendment and the proposed Plan of Subdivision, the proponent is proposing to service the proposed development with a communal sanitary sewer system to be operated under a Responsibility Agreement with the Region of York. The proponents are utilizing the "approved development plan" approach as set out in the Class Environmental Assessment for Municipal Water and Wastewater Projects thereby integrating Planning Act and Environmental Assessment Act approvals. Interested parties are invited to attend the public meeting where the proponent's consultants will be available to discuss the servicing component and any environmental concerns you may have regarding potential impacts.

DATED at the TOWN OF WHITCHURCH-STOUFFVILLE this 6th day of September 1997.

Michele Kennedy, Clerk
 Town of Whitchurch-Stouffville

Careers Careers

525

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540

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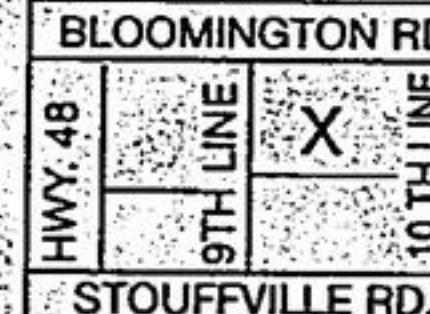
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