



# TOWN OF WHITCHURCH-STOUFFVILLE

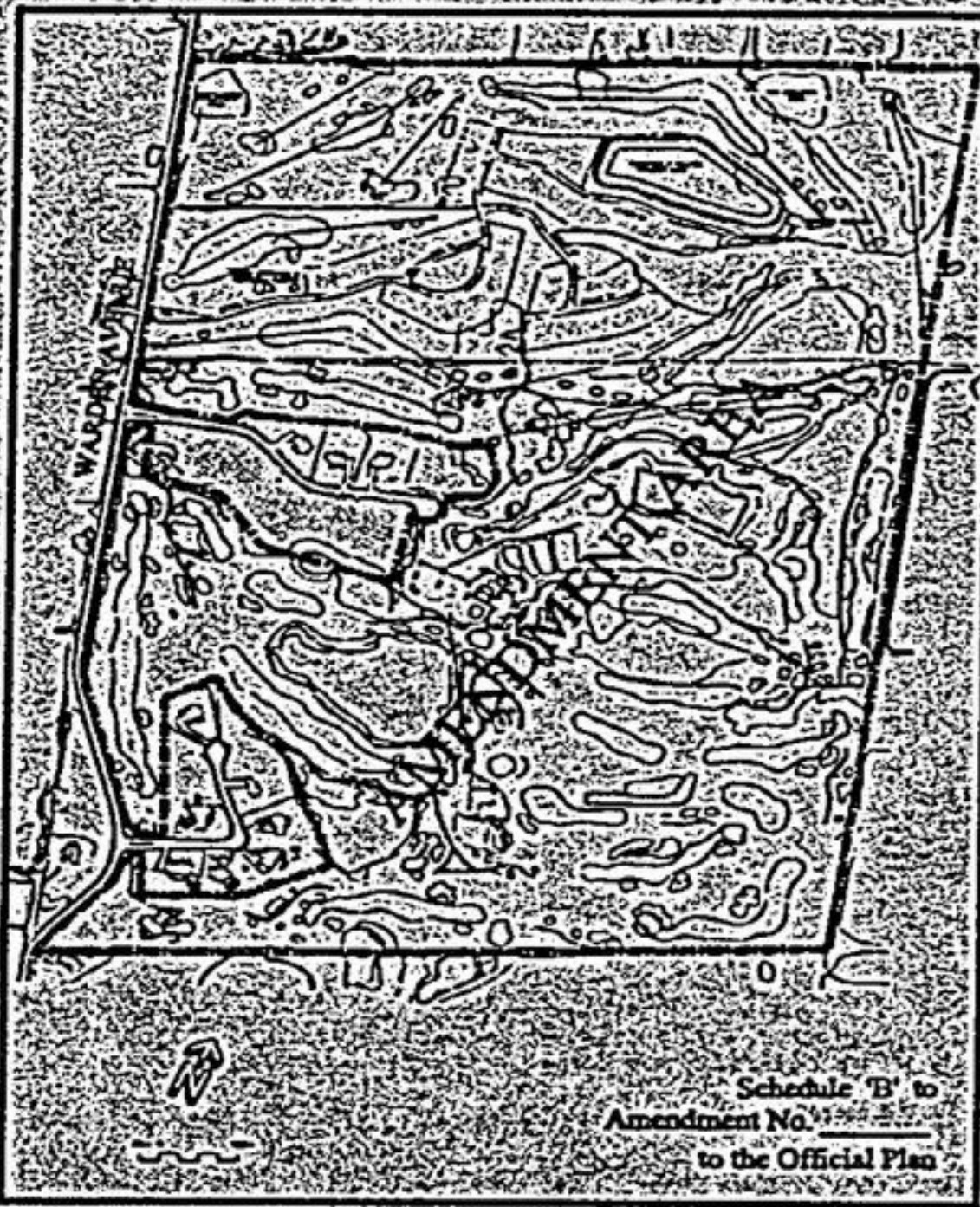
## NOTICE OF PUBLIC MEETING PROPOSED OFFICIAL PLAN AMENDMENT PROPOSED ZONING BY-LAW AMENDMENT CLASS ENVIRONMENTAL ASSESSMENT CLUBLINK PROPERTIES LIMITED (EMERALD HILLS GOLF AND COUNTRY CLUB) FILE NO. OPA96.005 & ZBA96.026

### NOTICE OF MEETING

TAKE NOTICE that the Council of The Corporation of The town of Whitchurch-Stouffville will hold a public meeting on Monday, March 23, 1998, at 7:00 P.M. in the Vandorf Community Centre located at 14663 Woodbine Avenue, Vandorf, Ontario to consider an application for a proposed Official Plan Amendment and Zoning By-law Amendment pursuant to Sections 17 and 34 of the Planning Act

### SUBJECT PROPERTY

The Owner's land, located in Lots 12, 13 and 14, Concession 5, comprises approximately 108 hectares (267 acres) with frontages on the east side of Warden Avenue and is shown outlined as Amendment Area on Schedule B.



Emerald Hills Golf and Country Club, which is municipally known as 14127 Warden Avenue, is located on the southerly 67.5 hectares (167 acres). The northerly 40.5 hectares (100 acres) is municipally known as 14245 and 14323 Warden Avenue.

### EXPLANATORY NOTE

#### Official Plan Amendment

The proposed Amendment will introduce a new land use designation entitled Resort/Recreational and related policies based on Amendment No. 2 to the York Region Official Plan into the Official Plan. The Amendment will also delete the Country Residential designation contained in the Official Plan.

In addition, the proposed Amendment will change the land use designation in the Official Plan from Recreational Commercial and Rural to Resort/Recreational on the subject property.

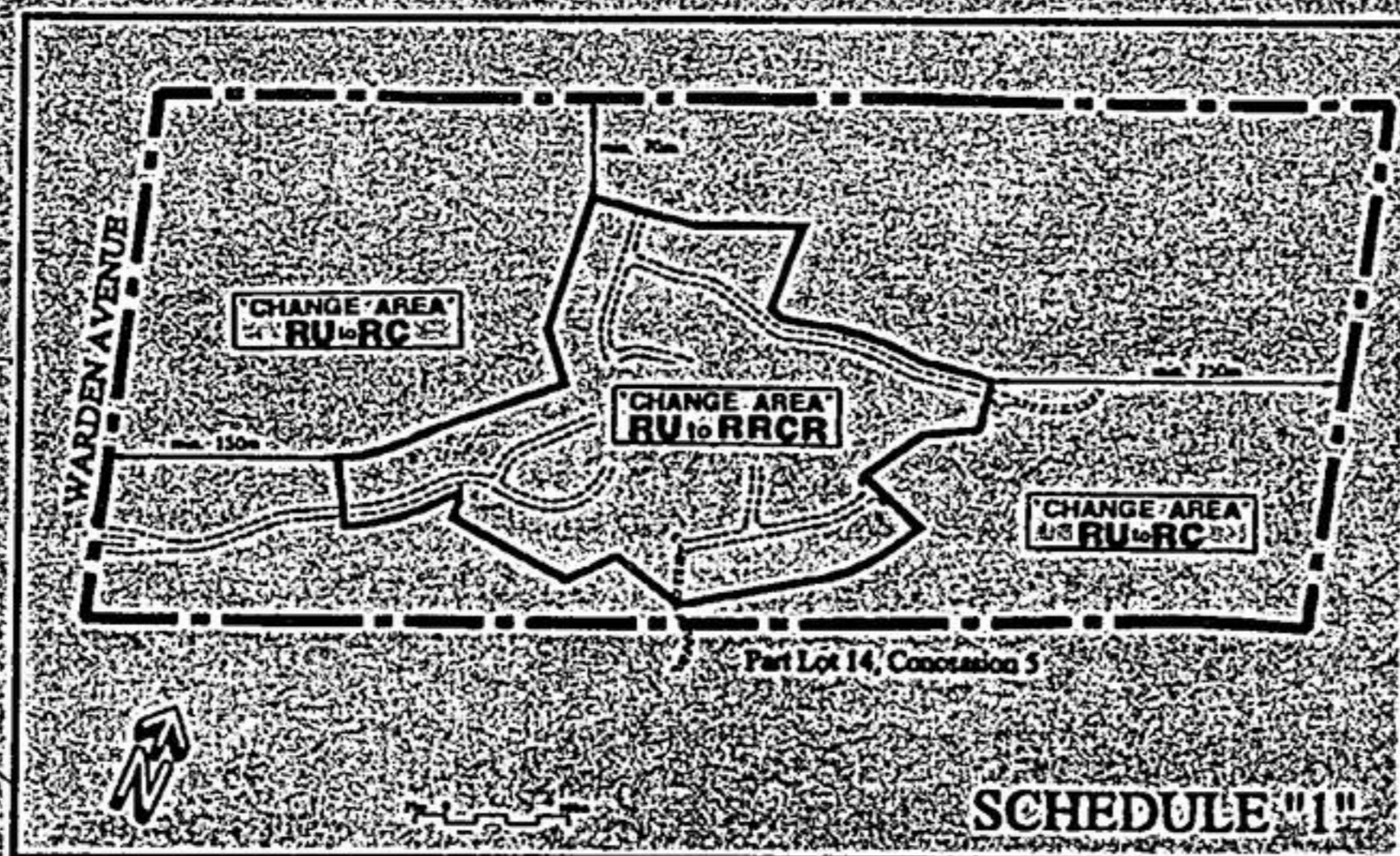
The purpose and effect of the proposed Amendment is to permit a 100-unit cluster residential development, a 9-hole expansion to the existing Emerald Hills Golf Club and 5 overnight accommodation units. The residential development and golf course expansion will be located on the northerly 40.5 hectares (100 acres).

#### Zoning By-law Amendment

The proposed Amendment will amend General Zoning By-law No. 87-34 by introducing a new zone category entitled Resort/Recreational Residential (RRCR). An RRCR Zone will permit the following uses:

- detached dwelling units
- semi-detached dwelling units
- townhouse dwelling units
- residential amenity space
- private servicing works
- overnight accommodation units.

In addition, the proposed Amendment will change the zoning from Rural (RU) to Recreational Commercial (RC) and RRCR as shown on Schedule 1.



Further, the proposed Amendment will provide for a minimum of 5 overnight accommodation units on the subject property, establish the RRCR Zone regulations and provide for a maximum of 100 dwelling units within the RRCR Zone.

### Class Environmental Assessment (EA)

The proponent is proposing to service the proposed residential development with a communal water and sanitary sewer system to be operated under a Responsibility Agreement with the Regional Municipality of York as required under Amendment No. 2 to the Regional Official Plan.

The proposal is following the technical information requirements as set out in the Municipal Engineers Association Class Environmental Assessment (EA) requirements integrating Planning Act and EA Act requirements through the Development Planning approach. Interested parties are invited to attend the Public Meeting where ClubLink representatives and their consultants will be available to discuss the development and servicing proposal. The plan will be finalized with public input with the preparation of a site servicing report. The report will address matters of community concerns and other technical issues relating to obtaining approval with any special conditions to achieve environmental protection.

### RELATED APPLICATION

None.

### REPRESENTATION

ANY PERSON may attend the public meeting and make written or oral representation either in support of or in opposition to the proposed Official Plan Amendment if you are unable to attend written submissions will be received up to the time of the meeting.

### NOTICE OF DECISION (OFFICIAL PLAN AMENDMENT)

If you wish to be notified of the adoption of the proposed Official Plan Amendment, 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 a notice of appeal of a decision of The Council of the town of Whitchurch-Stouffville in respect of the proposed Official Plan Amendment and Zoning By-law does not make oral submissions at a public meeting or make written submissions to the Town of Whitchurch-Stouffville before the proposed Official Plan Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

### INFORMATION

ADDITIONAL INFORMATION relating to the proposed Official Plan Amendment including the proposed Amendment and background material, and to the proposed Zoning By-law 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, Telephone No. (905) 640-1900 or 895-2423.

DATED at the TOWN OF WHITCHURCH-STOUFFVILLE this 3rd day of March, 1998

Michele Kennedy, Clerk  
Town of Whitchurch-Stouffville

# Celebrate World Day of Prayer

From page 5

### SUPPORT THE G.S.T.

Stouffville United Church Couples Club invites residents to attend the annual Goods, Services and Talent Auction, upstairs at the Stouffville Legion March 7. A fantastic selection of items will be on the block and viewing begins at 7 p.m. with the auction starting at 8 p.m.

There is a \$2 admission charge at the door and the event is open to individuals aged 19 and up. Payment is by cash or cheque only.

### DAY OF PRAYER

Everyone is invited to attend the World Day of Prayer service at 7:30 p.m. March 6 at St. James' Presbyterian Church, 6432 Main St. This year's theme is: Who is my neighbour? and is inspired by the following words, written by the women of Madagascar.

"Paddy fields and lily ponds, bright green hills framed by volcanic peaks, the fragrance of spices and dreamy beaches, all suggest Madagascar is Shangri-la. Shangri-la it is not."

The evening promises to be a special time of community fellowship and anyone who would like more information can call 640-3151. Refreshments will be served following the service.

**CORRECTION NOTICE**

*We wish to draw your attention to the following in our current "1998 Catalogue":*

**Page 239 - Chainsaw Disclaimer Bonus Copy States: 16** Chainsaw has a bonus on Item 2. Bonus Disclaimer only applies to Product #54-5721-6.

**Page 262 - Tool Chest Disclaimer Copy States: "Keyed locks to secure all drawers."** This is incorrect. Some of the chests have locks, others only have a lockable bar.

**Page 292 - Item 7: K-Tel Heated Car Seat Cushion, 32-1464-4.** K-Tel has recalled the 12V Masseur Cushion with Heat due to serious safety concerns. Product will not be available and no rainchecks will be issued.

*We sincerely regret any inconvenience we may have caused you.*

note Ann. Cat. 98-All Zones

**CORRECTION NOTICE**

*We wish to draw your attention to the following in our current "Spectacular 2-Week Sale" flyer:*

**Front Page: Gatorvac Electric Leaf Blower, 60-3840-8.** This product may not be available during the 2-week sale due to unpredicted delivery problems from our supplier. Please check with your local Canadian Tire Store for raincheck availability on this product.

**Page 11: Item 3 - Remotes, 46-0177X.** Illustrations are incorrect. The two remotes on the left side should be included with the opener NO. 46-0182-8. The remote on the right side of the copy should be a keychain remote control.

**Item 4 - Entry Pads, 46-0166X.** Illustration is incorrect. Copy should show wireless keypad entry system.

**Page 9: Item 8 - Canadian Hockey Sticks, 83-4010X.** Flyer reads: Canadian 6001 SR. Should read: C45 Model.

*We wish to draw your attention to the error in our current "Best Winter Deals" flyer:*

**Page 3: Precision-Ground Metre Saw, 57-5667-0.** Copy reads: "It cuts compound." This is incorrect. This product does not have this feature.

*We sincerely regret any inconvenience we may have caused you.*

note 308/309-98 - All Zones