

TOWN OF WHITCHURCH-STOUFFVILLE

"Country Lifestyle Close To The City"

NOTICE OF INTENTION TO PASS AN AMENDING BY-LAW TO REMOVE A 'H' (HOLDING) SYMBOL

7:00 p.m. Tuesday, October 2, 2007

**Lebovic Enterprises Limited- Stage 2
Plan of Subdivision 19T(W)-98006
Part of Lots 33 & 34, Concession 9(M)
File No. ZBA07.022**

TAKE NOTICE that the Council of the Corporation of the Town of Whitchurch-Stouffville intends to consider the passage of a By-law to amend General Zoning By-law 87-34 to remove the Holding (-h) Symbol within Lebovic Enterprises Limited, Stage 2 on plan of subdivision 19T(W)-98006 resulting in the creation of 276 residential units.

The subject lands are located in the southeast quadrant of the Community of Stouffville, within Part of Lots 33 & 34, Concession 9(M). Generally, the subject lands can be described as being east of Ninth Line, south of the existing urban fabric of Stouffville, between plan of subdivision files 19T(W)-04.006 (Mattamy-Ninth Line) and 19T(W)-99001 (1320991 Ontario Ltd.). Attachment No. 1 illustrates the general location of the lands.

The amending By-law is being considered by Council pursuant to Section 36 of the Planning Act. The release of the 276 sites for the purposes of residential use represents the second stage of development in this plan of subdivision. The ultimate subdivision will be in excess of 1,444 approved lots/units. The residential unit mix for the 276 sites consists of single detached, semi-detached, and townhouse dwelling units.

The lands subject to this Amendment are presently zoned Residential Low Density Two Holding (R2-h), Residential Wide Shallow Three Holding (RWS3-h), Residential Six Holding (R6-h), Residential Seven Holding (R7-h), Residential Wide Shallow Low Density Two Holding (RWS2-h), Residential Medium Density Four Holding (R4-h), Residential Medium Density Four Exception One Holding (R4-1-h), Residential Eight Holding (R8-h), and Residential Eight Exception One Holding (R8-1-h).

**Lebovic Enterprises Limited
Re: File ZBA07.022**

As part of the original establishment of the residential zone classifications on this property through the passage of By-law No. 2003-104-ZO and modified through the passage of By-law Nos. 2005-118-ZO and 2007-160-ZO, the release of the Holding (-h) is contingent upon the clearance of the following conditions:

- Owner updates and the Town approves the "revised" transportation plan/traffic impact assessment for the Southeast Functional Servicing Study Area;
- Written confirmation from the Region of York that adequate water capacity is available to service the Stage 2 lands in accordance with the Development Charges Credit Agreement;
- Execution of a Subdivision Agreement with the Town for the Stage 2 lands;
- Written confirmation from the Town Engineer that the necessary external watermain(s), sanitary and stormwater trunk mains have been completed or construction has been authorized by the Town. The network of required external infrastructure improvements are listed in the Giffels Associates, Development Phasing Report, Draft 6 (Dec. 20, 2002).

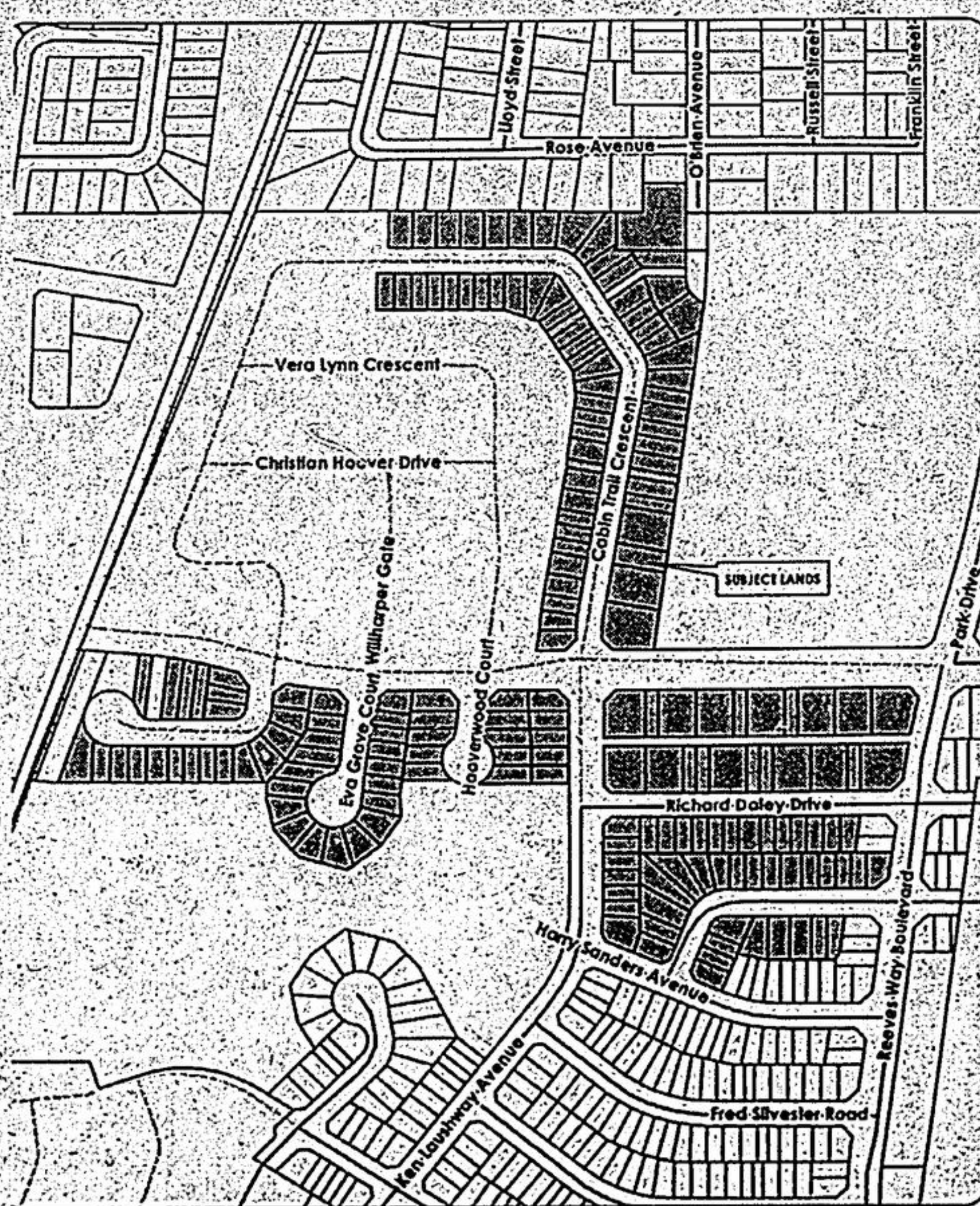
Removal of the Holding (-h) Symbol on the residential zone classifications will permit the construction of 276 residential units consistent with the approved plan of subdivision [Subdivision File No. 19T(W)-98006] and the applicable regulatory provisions for the residential zone classifications.

The Council of the Corporation of the Town of Whitchurch-Stouffville will consider the proposed amending By-law not earlier than its meeting of **Tuesday October 2nd, 2007** to be held in the Council Chambers, 37 Sandiford Drive, 4th Floor, Stouffville. A Report on this matter will be considered by Council at their October 2nd meeting which commences at 7:00 pm.

ADDITIONAL INFORMATION relating to the proposed amending By-law is available for inspection at the Development Services Department located on the 4th Floor, 37 Sandiford Drive, Stouffville, during regular business hours: (Monday to Friday, 8:30am to 4:30pm). If you have any questions, please do not hesitate to contact the Development Services Department, Telephone Nos. (905) 640-1900 or (905) 895-2423.

DATED at the Town of Whitchurch-Stouffville this 12th day of September, 2007.

Michele Kennedy, Clerk
Town of Whitchurch-Stouffville



Town of Whitchurch-Stouffville
Notice of Intention to Remove the Holding Symbol from Stage 2 Lands

Busy Stouffville weekend

There's no shortage of things to do in Stouffville this weekend:

• **Motorfest 2007**, an antique and classic car show, sponsored by East Ridge Evangelical Missionary Church, is on today from 9:30 a.m. to 2:30 p.m., at Novopharm on Main Street.

More than 750 vehicles, including custom and antique cars and military equipment, will be on display. A Second World War re-enactment will be staged.

Admission is free. Proceeds will go to Teen Challenge.

For more information on the show, go to motorfest.ca

• **Stouffville Spirit Jr. A** hockey players are holding their annual car wash today from 10 a.m. to 1 p.m. at Houston Ford.

Money collected will go to the Terry Fox Run.

• The **Stouffville Clippers** atom A hockey team is hosting a Yuk-Yuk's comedy and

dance night at the Markham Fairgrounds tonight at 7 p.m. Festivities include a silent auction, shooter bar, munchies and wings.

Tickets are \$50 a couple at the door.

• The **Terry Fox Run** goes tomorrow from 1 to 4 p.m. from the Stouffville Arena and track.

Whitchurch-Stouffville's run raised \$109,000 last year, 10th highest of the 250 runs across Ontario.

Opening ceremonies, including live music, start at 1 p.m.

You can run, walk, bike or in-line skate a 5k or 10k course. The Stouffville routes are posted at terryfoxrun.org

You can register online or pick up a form at Schell Lumber, the LCBO, Scotiabank Stouffville Arena or Lebovic Leisure Centre.

For more information, call 905-640-4705.

CORRECTION

Golf Leaseholds Ltd. sold property to town

A story on potential sites for a new Whitchurch-Stouffville works yard in the Aug. 25 Sun-Tribune contained an error.

The company that sold 25 acres on Bethesda Road to the town should have been identified as Golf Leaseholds Limited. The Sun-Tribune regrets the error.

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