

W Town of WHITCHURCH-STOUFFVILLE

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NOTICE OF PUBLIC MEETING – TUESDAY, JUNE 21st 2011 AT 7:00 P.M. PROPOSED ZONING BY-LAW AMENDMENT PART OF LOT 27, CONCESSION 9 16195 NINTH LINE FILE NO. ZBA10.016

NOTICE OF MEETING

TAKE NOTICE that the Council of the Town of Whitchurch-Stouffville will hold a Public Meeting on Tuesday, June 21st, 2011 at 7:00 p.m. in the Council Chambers, Municipal Offices, 4th Floor, 37 Sandford Drive, Stouffville, Ontario to consider 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 Lot 27, Concession 9, comprises 48 hectares (119 ac) with approximately 348 metres (1,143 ft) of frontage on the east side of the Ninth Line and is municipally known as 16195 Ninth Line. The subject property is currently being operated as a Christmas tree farm. The lands subject to the Amendment have been identified on the attached map.

EXPLANATORY NOTE

The proposed Amendment will change the Environmental (ENV) zoning in Comprehensive Zoning By-law No. 2010-001-20 to permit a 1.2 ha (3 acre) farm retirement lot on a portion of the subject property. Access is proposed from the Ninth Line.

Development would be on the basis of private well and septic.

The portion of the property to be conveyed will be approximately 46.8 ha (115.6 acres) and will contain the Christmas tree farm.

The ENV Zone identifies Key Natural Heritage Features (KNHFs) and Hydrologically Sensitive Features (HSFs), including an adjacent 30 metre Minimum Vegetation Protection Zone, established by the Oak Ridges Moraine Conservation Plan.

Uses permitted in the ENV Zone include agricultural uses, buildings and structures and a single detached dwelling.

RELATED APPLICATION

The subject application is being considered in conjunction with Committee of Adjustment Application No. CA-11-09. The purpose of the Committee of Adjustment Application is to allow the severance of a farm retirement lot on the property subject to this rezoning application, for the Owner.

REPRESENTATION

ANY PERSON may attend the public meeting.

and make written or oral representation either in support of or in opposition to the proposed 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

If you wish to be notified of the decision of the Council of the Town of Whitchurch-Stouffville in respect of the proposed Zoning By-law Amendment you must make a written request to the Town of Whitchurch-Stouffville, 37 Sandford Drive, 4th Floor, Stouffville, Ontario L4A 7X5.

APPEAL

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitchurch-Stouffville before the Bylaw is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of Whitchurch-Stouffville to the Ontario Municipal Board.

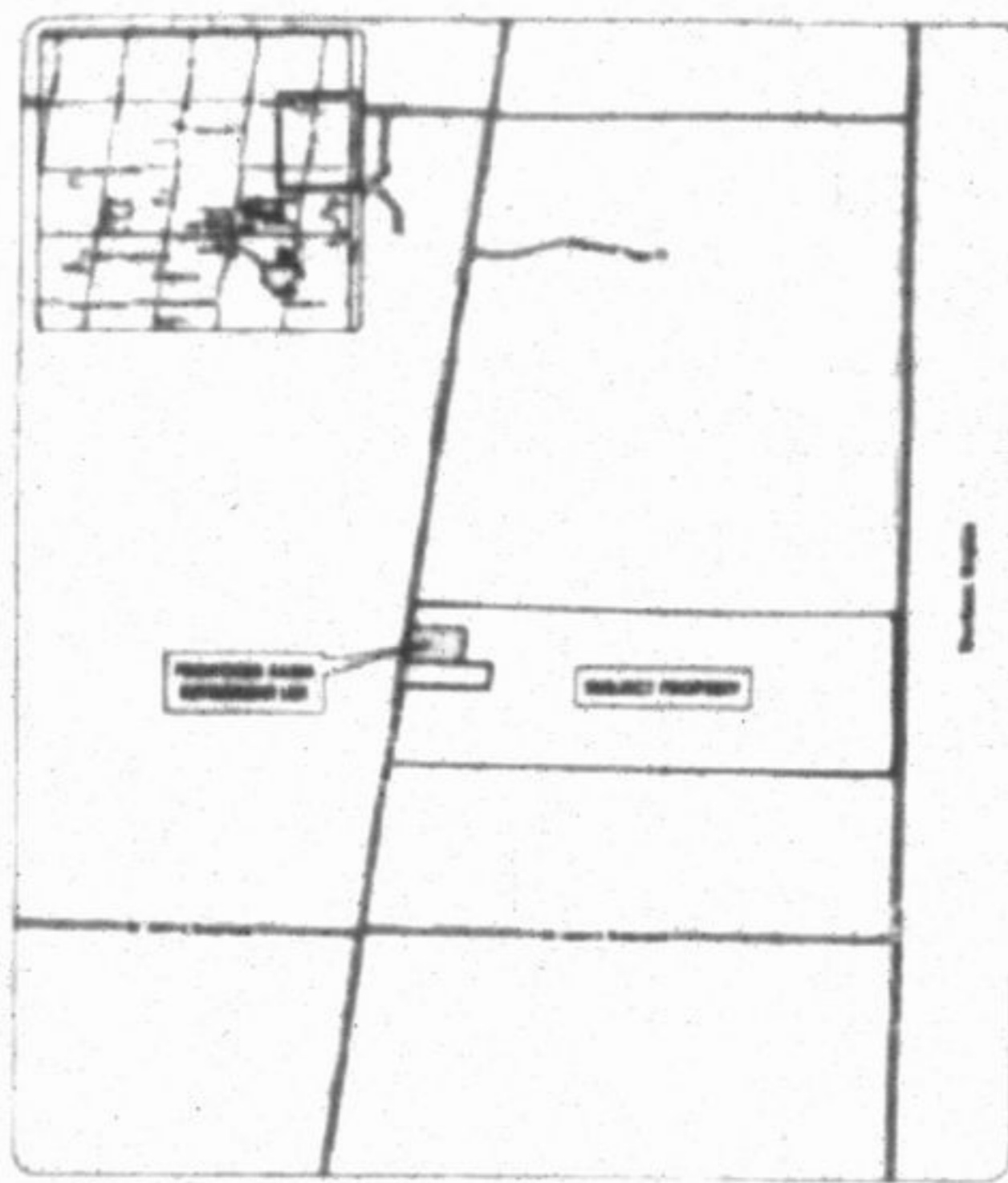
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitchurch-Stouffville before the Bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board there are reasonable grounds to do so.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION on the proposed Zoning By-law Amendment is available for inspection at the Planning and Building Services Department, Municipal Offices, 4th Floor, 37 Sandford Drive, Stouffville during regular business hours (Monday to Friday, 8:30 a.m. to 4:30 p.m.). If you have any questions, please contact Paula Viola, Planner, Telephone No. (905) 640-1900 or (905) 895-2423 ext. 326, or Email: paula.viola@townofws.ca.

DATED at the TOWN OF WHITCHURCH-STOUFFVILLE this 28th day of May, 2011.

Andrew McNeely,
Director of Planning and Building Services
Town of Whitchurch-Stouffville



Town of Whitchurch-Stouffville
Application for Zoning By-law Amendment

W Town of WHITCHURCH-STOUFFVILLE

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PLANNING ACT, 1990.

NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

TAKE NOTICE that the Council of the Corporation of the Town of Whitchurch-Stouffville passed By-law 2011-079-20 on the 17th day of May, 2011 under Section 34 of the Planning Act, 1990.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Director of Planning & Building Services of the Corporation of the Town of Whitchurch-Stouffville not later than the 16th day of June, 2011 a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. In accordance with Section 34(1) of the Planning Act the notice of appeal must be accompanied by the Ontario Municipal Board Act prescribed fee of \$125.00, payable to the Minister of Finance.

In addition to the fees listed above pursuant to By-law 2010-161-F, a processing fee of \$185.00 per Ontario Municipal Board appeal, payable to the Town of Whitchurch-Stouffville is required to be paid at the time of filing a Notice of Appeal.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law is available for inspection in my office during regular office hours.

The land to which the Zoning By-law Amendment applies is the subject of a Draft Plan of Subdivision File No. 191(W) 10.001.

DATED at the Town of Whitchurch-Stouffville this 27th of May, 2011.

Andrew McNeely, Director of Planning & Building Services
Town of Whitchurch-Stouffville, 37 Sandford Drive, 4th Floor
Stouffville, Ontario L4A 7X5

NOTE: Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. 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 the group.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Explanatory Note – By-law No. 2011-079-20

The Owner's land, being described as Part Lot 7 and 1, Concession 8, on the west side of Ninth Line, generally north of Millard Street. The land subject to the zoning amendment are zoned D - Development under by-law 2010-001-20.

The Amendment changes the zone classification from D to RN1 (h 22), RN1 (h 23), RN2 (h 22), RN2 (h 23), RN4 (h 22), RN4 (h 23), RN4 (h 21), RN5 (h 20) and O5. The residential dwelling type, lot area and frontage related to the residential zones is set out below.

Zone	Dwelling Type	Min lot area	Min Frontage
RN1	Single detached	170 sq.m.	12 m.
RN2	Single detached	100 sq.m.	11 m.
RN4	Townhouses	153 sq.m.	6 m.
RN5	Apartment	0.1 ha	20 m.

The number in brackets () signifies special provisions affecting the related zone category. The

RN4 (2) zone permits townhouses with a minimum exterior side yard (western side) of 1.60 metres, a minimum exterior side yard (eastern side) of 2.0 metres, and a maximum encroachment for an unenclosed porch into the eastern exterior side yard of 1.65 metres from the Main Building. The RN5(1) zone establishes that the only permitted use is an apartment building and accessory uses. Open Space (OS) zone permits outdoor recreational uses such as parks.

Attachment No. 1 to this notice shows the proposed zoning.

The Holding Symbols affixed to the zone classification allows Council to phase the release of the subject lands as follows:

The h-20 zone requires:
i) Execution of a Subdivision Agreement with the town;
ii) Execution of a Site Plan Control Agreement with the town;
iii) Satisfactory arrangements with the town for Sanitary Sewer and Water Servicing Allocation.

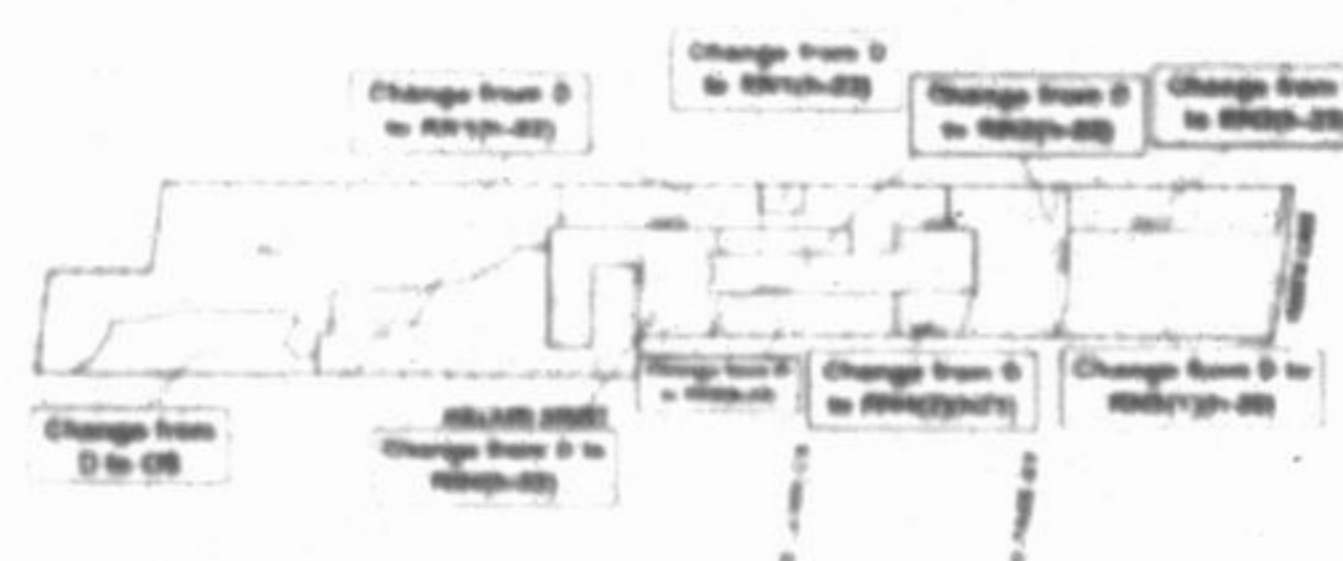
The h-21 Zone requires:
i) Execution of a Subdivision Agreement with the town;
ii) Satisfactory completion of road works and the dedication of a public highway across the property frontage / flankage;
iii) Completion of the Elm Road Sanitary Sewer Rehabilitation Project to the satisfaction of the Town.

The h-22 zone requires:
i) Execution of a Subdivision Agreement with the town.

The h-23 zone requires:
i) Execution of a Subdivision Agreement with the town;
ii) Completion of the Elm Road Sanitary Sewer Rehabilitation Project to the satisfaction of the town.

The purpose of the Amendment is to implement the policies of the Stouffville Secondary Plan and the associated Draft Approved Plan of Subdivision (File No. 191(W) 10.001). The plan of subdivision contemplates the creation of 118 single-detached dwellings and 81 townhouse dwelling units, and a future urban medium density residential block with potential for 45 to 96 apartment units, a park block and an open space block.

SCHEDULE 1 to By-law 2011-079-20



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York Region

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DUE TO THE POSSIBLE CANADA POST SERVICE DISRUPTION, THE REGIONAL MUNICIPALITY OF YORK WILL NOT MAIL JUNE ONTARIO WORKS PAYMENTS TO CLIENTS

If you receive your payment through direct bank deposit, funds will be deposited as usual. If you normally receive your cheque by mail, please pick it up at your local York Region Ontario Works office (listed below), beginning May 31, 2011. Offices are open Monday to Friday, 8:30 a.m. to 4:30 p.m.

- 24262 Woodbine Avenue, Georgina
- 62 Bayview Parkway, Newmarket
- 50 High Tech Road, 3rd Floor, Richmond Hill
- 3901 Hwy. #7, 5th Floor, Vaughan

No statements or drug cards will be mailed. Drug cards that were valid for the month of May will continue to be valid in the event of a postal strike.

For more information please visit www.york.ca or call the York Region Community and Health Services Contact Centre at 1-888-256-1112 or TTY 905-762-0401.