



**NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING
OFFICIAL PLAN AMENDMENT & ZONING BYLAW-AMENDMENT**

**EAST GWILLIMBURY TOWN COUNCIL will hold a Public Meeting to receive input on the above noted
Planning Act applications on:**

**October 21st at 6:00PM
at
Town of East Gwillimbury Civic Centre
Council Chambers
(19000 Leslie Street Sharon, ON)**

ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Planning Act application. You may attend the meeting in-person or by joining electronically. If you wish to make a verbal representation by joining the meeting electronically, you must register no later than October 20th at 4:30PM, by emailing the Town of East Gwillimbury Clerks Office at clerks@eastgwillimbury.ca. The Clerks Office will provide any such person with instructions on how to make their electronic verbal representation.

Written comments can also be provided directly to the Development Services Department by emailing Matthieu Daoust, Senior Planner at mdaoust@eastgwillimbury.ca prior to the meeting. If there are any questions you can call 905-478-4283 ext. 1459.

APPLICATION(S): The Owner has submitted an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications.
application.

PURPOSE: The Official Plan Amendment proposes to re-designate the subject lands from Low Density Residential to Site Specific Low Density Residential. The applicant is seeking two special provisions:
(a) The maximum permitted density shall be 50 units per net hectare; and
(b) Lands subject to this exception may also be zoned to permit Live Work Dwellings.

The Zoning By-law Amendment proposes to rezone the subject lands from Rural (RU) and Open Space One (OS1) to Site Specific Residential Four (R4-xx) and Open Space One (OS) to allow for the development of a residential subdivision.

The proposed development of the subject property includes a mix of townhouse dwelling types accessed by a condominium laneway connecting to Sand Road. A total of 161 dwelling units are contemplated, consisting of 53 traditional townhouse dwellings, 22 rear loaded townhouse dwellings, 42 back-to-back townhouse dwellings, 34 urban townhouse dwellings, and 10 live-work units.

PROPERTY: 31 Sand Road (see the attached location map).

FILE NUMBER(s): OPA.25.03 & ZBA.25.12

CONTACT:

Any inquiries or for copies of the proposed Official Plan should be directed to **Matthieu Daoust** of the Development Services department at 905-478-4283 extension **1459**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Development Services, Planning Branch at the same address, faxed to 905-478-4283 or emailed to mdaoust@eastgwillimbury.ca. Please quote the File Name and Number.

Personal Information Collection Notice

The Town of East Gwillimbury collects personal information in communications or presentations made to Town Council and/or its Committees under the legal authority of the *Planning Act*, R.S.O. 1990, Chapter c.P.13, as amended. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended, (the "Act") public feedback to planning proposals is considered to be public recorded and may be disclosed to any individual upon request in accordance with the Act. If you are submitting letters, faxes, emails, presentations or other communications to the Town, you should be aware that your name and the fact that you communicated with the Town will become part of the public record and will appear on the Town's website. The Town will also make your communication and any personal information in it, such as your address and postal code or email address available to the public unless you expressly request the Town to remove it. Questions about this collection should be directed to the Town Clerk, Town of East Gwillimbury, 19000 Leslie Street, Sharon, Ontario L0G 1V0 905-478-4283.

The Town audio and/or video records Public Planning Meetings. If you make a presentation to Town Council or its Committees, you may be audio or video recorded. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended, (the “Act”) public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with the Act.

Official Plan (O.Reg. 543/06)

If you wish to be notified of the decision of the Town of East Gwillimbury on the proposed Official Plan Amendment, you must make a written request to the Town of East Gwillimbury to the attention of Matthieu Daoust, Senior Planner – Development Services – Planning Branch.

If a person or public body would otherwise have an ability to appeal the decision of the Town of East Gwillimbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of East Gwillimbury before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of East Gwillimbury before the proposed official plan is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Zoning By-law (O.Reg. 545/06)

If you wish to be notified of the decision of the Town of East Gwillimbury on the proposed Zoning By-law Amendment, you must make a written request to the Town of East Gwillimbury to the attention of Matthieu Daoust, Senior Planner – Development Services – Planning Branch.

If a person or public body would otherwise have an ability to appeal the decision of the Town of East Gwillimbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of East Gwillimbury before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of East Gwillimbury before the proposed official plan is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of East Gwillimbury, this 20th day of August 2025.

Location Map:

