



NOTICE OF PUBLIC PLANNING MEETING

EAST GWILLIMBURY TOWN COUNCIL will hold an Electronic Public Meeting to receive input on the following Planning Application(s) on:

Tuesday, March 23rd at 6:00PM

at

TOWN OF EAST GWILLIMBURY (Electronic Meeting during an Emergency, pursuant to Sections 238(3.3) of the Municipal Act, 2001). The Council chambers will not be open.

Any person who wishes to make a verbal presentation is required to do so electronically via telephone and is required to register with Planning Staff by Monday March 22 at 4:30PM.

Registrations can be submitted by e-mail to rzhou@eastgwillimbury.ca or via phone at 905-478-4283 ext. 1287. The Clerks Office will provide any such person with instructions on how to make their electronic verbal presentation. As noted below, written comments can also be provided prior to the meeting.

APPLICATION(S): The Owner has submitted a Draft Plan of Subdivision and a Zoning By-law Amendment (ZBA) application.

PURPOSE: Phase 1: One apartment building (6-storey), one stacked townhouse building (4-storey) and 10 townhouse units with a mixed use block containing one multi-tenant commercial building, one grocery store, one office building (4-storey) and one parking garage (4-storey).
Future Phases: Contains single detached dwellings and townhouses for a total of 260 units with a park and elementary school sites and a mixed use apartments block along Green Lane.

PROPERTY: 574 Green Lane East

FILE NUMBER(s): 19T-20201 & ZBA.20.06

CONTACT:

Any inquiries or for copies of the proposed Draft Plan of Subdivision and Zoning By-law Amendment should be directed to **Rina Zhou** of the Development Services department at 905-478-4283 extension **1287**, Monday to Friday between 8:30 am and 4:30 pm. For a larger scale of the proposed Draft Plan, please visit the Town's website under Upcoming Public Meetings. Comments may also be mailed to the Development Services, Planning Branch at the same address, or emailed to rzhou@eastgwillimbury.ca prior to the meeting. Please quote the File Name and Number. To watch the meeting live, visit <http://youtube.com/user/TownEastGwillimbury>.

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.

Audio and Video Recording of Council and Committee Meetings

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.

If you wish to be notified of the decision of the Town of East Gwillimbury on the proposed Draft Plan of Subdivision and Zoning By-law Amendment, you must make a written request to the Town of East Gwillimbury to the attention of Rina Zhou, Planner – Development Services – Planning Branch.

Draft Plan of Subdivision (O.Reg. 544/06)

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Town of East Gwillimbury in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of East Gwillimbury to the Local Planning Appeal Tribunal.

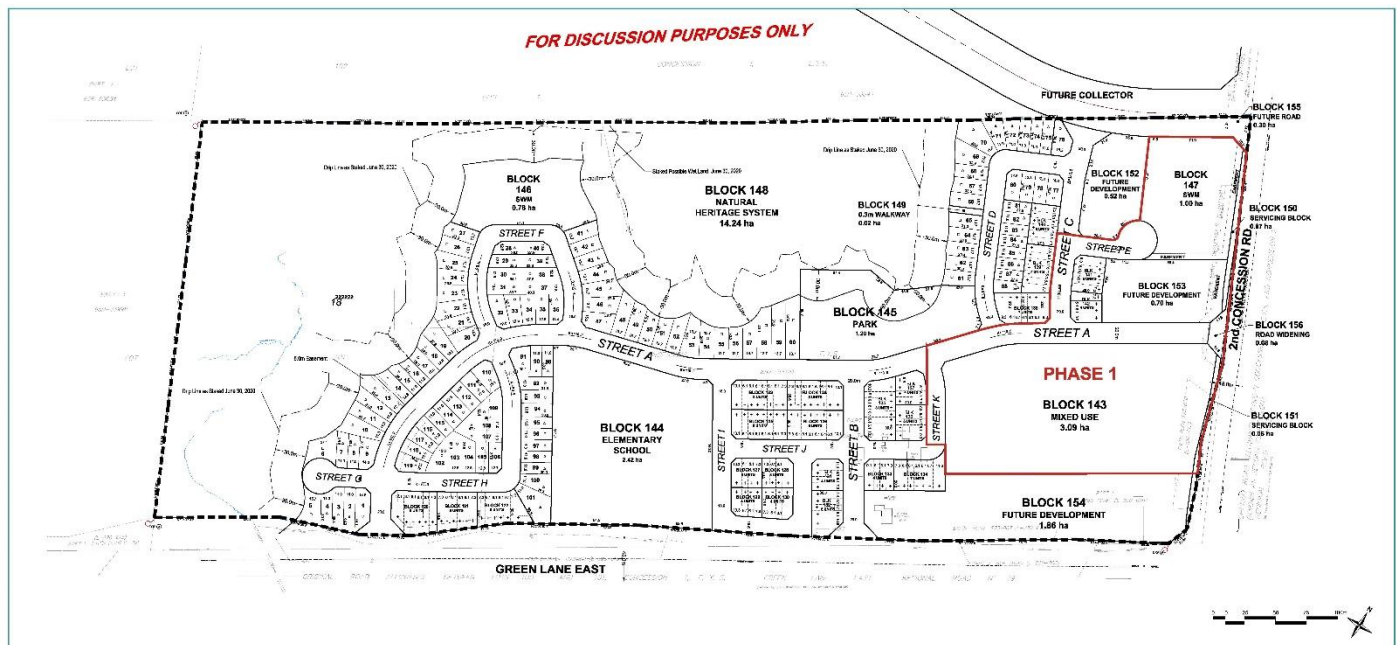
If a person or public body does not make oral submissions at the public meeting or make written submissions to the Town of East Gwillimbury in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

If a person or public body would otherwise have an ability to appeal the decision of the Town of East Gwillimbury to the Local Planning Appeal Tribunal but the 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 by-law is passed, 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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED at the Town of East Gwillimbury, this 25 day of February 2021.



<p>DRAFT PLAN OF SUBDIVISION</p> <p>T-_____</p> <p>Part of Lot 101, Concession 1, East of Yonge Street Geographic Township of East Gwillimbury, Town of East Gwillimbury, Regional Municipality of York</p>	<p>KEY PLAN</p>	<p>SCHEDULE OF LAND USE</p> <table border="1"> <thead> <tr> <th>Lot/Block</th> <th>Land Use</th> <th>Units</th> <th>Area(ha)</th> </tr> </thead> <tbody> <tr> <td>Lot 101</td> <td>Single Detached est. 15.7m x 48.2</td> <td>36</td> <td>2.0</td> </tr> <tr> <td>Block 143-155</td> <td>Single Detached est. 12.1m x 48.2</td> <td>35</td> <td>2.0</td> </tr> <tr> <td>Block 143-155</td> <td>Single Detached est. 11.0m x 58.2</td> <td>48</td> <td>2.8</td> </tr> <tr> <td>Block 143-155</td> <td>Single Detached est. 11.0m x 25.1</td> <td>37</td> <td>2.0</td> </tr> <tr> <td>Block 143</td> <td>Mixed Use</td> <td>215</td> <td>3.0</td> </tr> <tr> <td>Block 144</td> <td>Elementary School</td> <td>247</td> <td>3.4</td> </tr> <tr> <td>Block 145</td> <td>Park</td> <td>614</td> <td>8.4</td> </tr> <tr> <td>Block 146</td> <td>Park</td> <td>214</td> <td>2.9</td> </tr> <tr> <td>Block 147</td> <td>Park</td> <td>247</td> <td>3.4</td> </tr> <tr> <td>Block 148</td> <td>Natural Heritage System</td> <td>1424</td> <td>19.4</td> </tr> <tr> <td>Block 149</td> <td>Future Development</td> <td>188</td> <td>2.6</td> </tr> <tr> <td>Block 150</td> <td>Future Development</td> <td>188</td> <td>2.6</td> </tr> <tr> <td>Block 151</td> <td>Future Development</td> <td>188</td> <td>2.6</td> </tr> <tr> <td>Block 152</td> <td>Future Development</td> <td>188</td> <td>2.6</td> </tr> <tr> <td>Block 153</td> <td>Future Development</td> <td>188</td> <td>2.6</td> </tr> <tr> <td>Block 154</td> <td>Future Development</td> <td>188</td> <td>2.6</td> </tr> <tr> <td>Block 155</td> <td>Future Development</td> <td>188</td> <td>2.6</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>297</td> <td>38.6</td> </tr> </tbody> </table>	Lot/Block	Land Use	Units	Area(ha)	Lot 101	Single Detached est. 15.7m x 48.2	36	2.0	Block 143-155	Single Detached est. 12.1m x 48.2	35	2.0	Block 143-155	Single Detached est. 11.0m x 58.2	48	2.8	Block 143-155	Single Detached est. 11.0m x 25.1	37	2.0	Block 143	Mixed Use	215	3.0	Block 144	Elementary School	247	3.4	Block 145	Park	614	8.4	Block 146	Park	214	2.9	Block 147	Park	247	3.4	Block 148	Natural Heritage System	1424	19.4	Block 149	Future Development	188	2.6	Block 150	Future Development	188	2.6	Block 151	Future Development	188	2.6	Block 152	Future Development	188	2.6	Block 153	Future Development	188	2.6	Block 154	Future Development	188	2.6	Block 155	Future Development	188	2.6	TOTAL		297	38.6	<p>SURVEYOR'S CERTIFICATE</p> <p>I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.</p> <p>WELLS & ASSOCIATES INC. 2021</p>	<p>ADDITIONAL INFORMATION</p> <p>AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER 117 OF R.S.O. 1990.</p> <p>(1) This Plan shall be used in accordance with the schedule of land use.</p> <p>(2) - Shall stay in place.</p> <p>(3) - Full municipal services to be provided.</p>	<p>Prepared For: WELLS & ASSOCIATES INC.</p> <p>MGP File: 19-2877 Date: January 23, 2021</p>
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