

**NOTICE OF PUBLIC MEETING**

Tuesday, September 17, 2013 7:00 p.m.  
Council Chambers, 111 Sandiford Drive, Stouffville  
Proposed Official Plan & Zoning By-Law Amendments  
Community of Stouffville Commercial Policy Study  
File Nos. OPA13.001 & ZBA13.007, Town of Whitchurch-Stouffville

**NOTICE OF MEETING**

TAKE NOTICE that the Council of the Corporation of the Town of Whitchurch-Stouffville will hold a Public Meeting on **Tuesday, September 17th, 2013 at 7:00 p.m.** in the Council Chambers, Municipal Offices, 111 Sandiford Drive, Stouffville, Ontario to consider proposed Official Plan and Zoning By-law Amendments by the Town of Whitchurch-Stouffville pursuant to Sections 17 and 34 of the Planning Act.

**SUBJECT PROPERTY**

The Official Plan and Zoning By-law Amendments apply to lands within the Community of Stouffville Secondary Plan Area which is identified on the map

**EXPLANATORY NOTE**

Official Plan Amendment (File No. OPA13.001)

The Proposed Official Plan amendment results from a study process conducted by the Town of Whitchurch-Stouffville in 2012-2013 and a final consultant study report dated February 2013 which was adopted by Town Council on May 21, 2013 as a general basis for the preparation of amendments to commercial policies within the Secondary Plan. The study assessed the adequacy of the policies in the Stouffville Secondary Plan and the related zoning in meeting the emerging needs of the Community. The proposed Official Plan Amendment addresses various existing and proposed new Commercial and Employment Area Policies within the Community of Stouffville Secondary Plan. This includes policies related to the Regional Retail Area, Business Park Area and Gateway Mixed Use Area.

Proposed Zoning By-law Amendment (File No. ZBA13.007)

The proposed Zoning By-law Amendment amends Comprehensive Zoning By-law 2010-001 ZO. The proposed rezoning implements the policy framework of the proposed Official Plan Amendment. In particular, the proposed Zoning By-law Amendment addresses permitted uses and regulations for lands within the Regional Retail Area generally east of Highway 48 and south of Hoover Park Drive, and would permit business services and accessory restaurants as additional permitted uses on lands covered by the EB(16) Zone generally north of Hoover Park Drive west of Weldon Street and east of Sandiford Drive. The proposed amendment further proposes to add a special condition to recognize uses in the Ringwood Industrial Area permitted by previous zoning as well certain additional limited employment commercial uses. The amendment further adds Business Services as permitted uses within CM1 and CM2 zones and adds definitions to the general by-law for Business Services and Accessory Restaurants.

**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 and Zoning By-law Amendments. If you are unable to attend, written submissions will be received up to the time of the meeting.

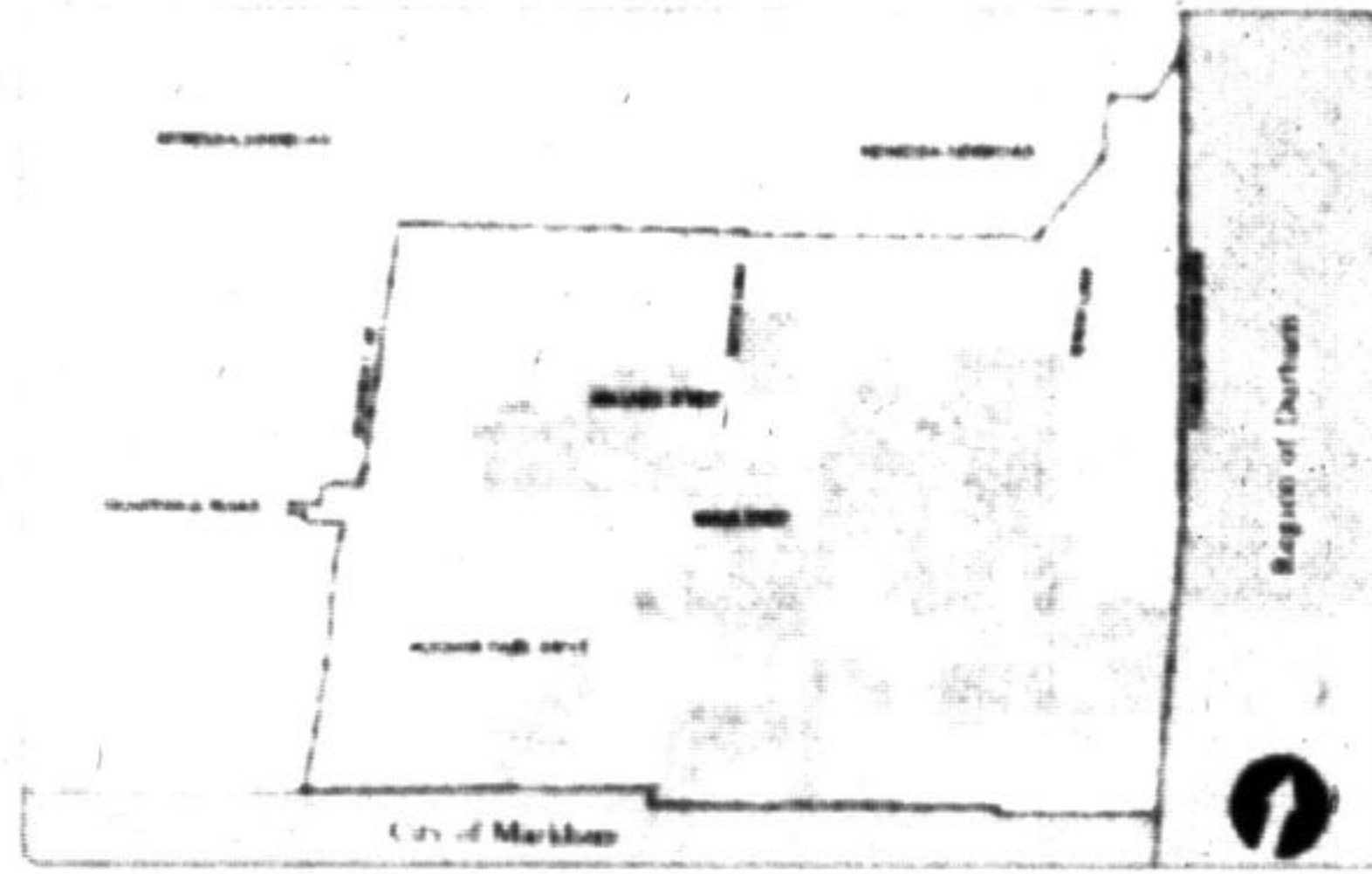
**NOTICE OF DECISION**

Proposed 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, 111 Sandiford Drive, Stouffville, Ontario L4A 0Z8.

Proposed Zoning By-law Amendment

If you wish to be notified of the passing of the proposed Zoning By-law Amendment, you must make a written



Community of Stouffville Secondary Plan Area

request to the Town of Whitchurch-Stouffville, 111 Sandiford Drive, Stouffville, Ontario L4A 0Z8.

**APPEAL**

Proposed Official Plan Amendment

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 proposed Official Plan Amendment Bylaw is adopted, 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 proposed Official Plan Amendment is adopted, 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 add the person or public body as a party.

Zoning By-law Amendment

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 By-law 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 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**ADDITIONAL INFORMATION**

ADDITIONAL INFORMATION on the proposed Official Plan Amendment and Zoning By-law Amendment are available for inspection at the Planning and Building Services Department, Municipal Offices, 111 Sandiford Drive, Stouffville during regular business hours (Monday to Friday, 8:00 a.m. to 5:00 p.m.) and on the Town's web-site at <http://www.townofws.com/commercialpolicystudy.asp>

If you have any questions, please contact Alan Drozd, Manager, Planning Services at extension 2320, or email at [alan.drozd@townofws.ca](mailto:alan.drozd@townofws.ca).

DATED at the TOWN OF WHITCHURCH-STOUFFVILLE this 24th day of August, 2013

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

**NOTICE OF PUBLIC MEETING**

Tuesday, September 17, 2013 7:00 p.m.  
Council Chambers, 111 Sandiford Drive, Stouffville  
Proposed Official Plan & Zoning By-Law Amendments -  
Ballantrae-Musselman Lake and Environs Secondary Plan  
File Nos. OPA13.002 & ZBA13.008, Town Of Whitchurch-Stouffville

**NOTICE OF MEETING**

TAKE NOTICE that the Council of the Corporation of the Town of Whitchurch-Stouffville will hold a Public Meeting on **Tuesday, September 17th, 2013 at 7:00 p.m.** in the Council Chambers, Municipal Offices, 111 Sandiford Drive, Stouffville, Ontario to consider a proposed Official Plan and Zoning By-law Amendments pursuant to Sections 17 and 34 of the Planning Act.

**SUBJECT PROPERTY**

The Official Plan and Zoning By-law Amendments apply to the Ballantrae-Musselman Lake and Environs Secondary Plan Area

The lands subject to the Ballantrae-Musselman Lake and Environs Secondary Plan Area which is shown on the map

**EXPLANATORY NOTE**

Official Plan Amendment (File No. OPA13.002)

The Proposed Official Plan Amendment results from a study process conducted by the Town of Whitchurch-Stouffville in 2011-2012 and a final consultant study report dated November 2012 which was adopted by Town Council on December 4, 2012 as a general basis for the preparation of amendments to the Secondary Plan. The proposed Official Plan Amendment addresses the full scope of the existing Secondary Plan policies and mapping schedules including policies relating to Land Use Strategy including Residential, Natural Heritage, Transportation, Trails, Development Review, Water and Sewer Servicing Strategy, Open Space / Trails Plan, Wellhead Protection Areas / Source Water Protection and Highway 48 Corridor Policies.

Proposed Zoning By-law Amendment (File No. ZBA13.008)

The proposed rezoning implements the policy framework of the proposed Official Plan Amendment and includes use and development regulations for lands within the Ballantrae-Musselman Lake Secondary Plan Area affecting General Provisions, Commercial Zones, Mixed Use Zones, Environmental Zones, Wellhead Protection Areas, Source Water Protection and associated mapping schedules.

**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 and Zoning By-law Amendments. If you are unable to attend, written submissions will be received up to the time of the meeting.

**NOTICE OF DECISION**

Proposed Official Plan Amendment

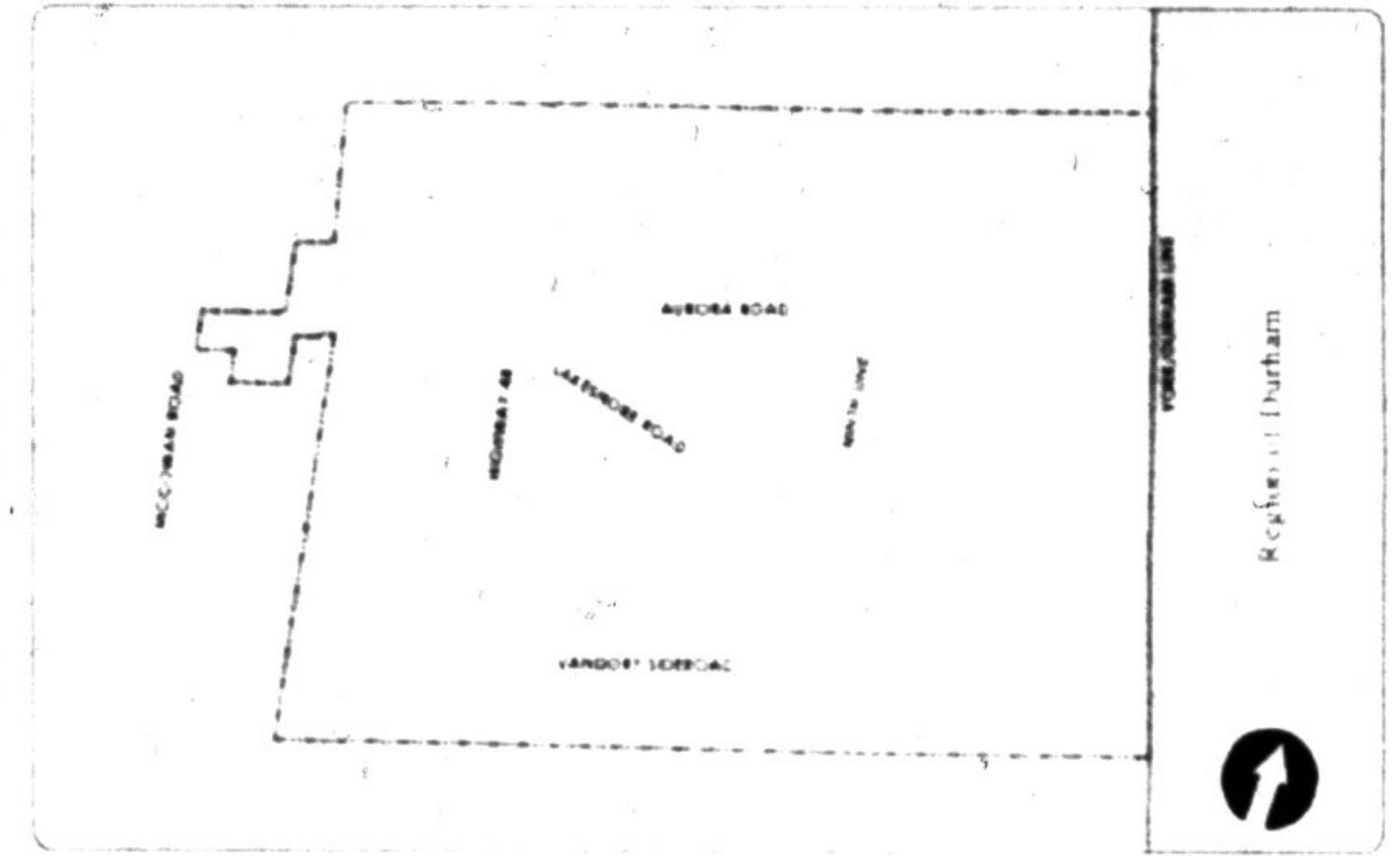
If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Town of Whitchurch-Stouffville, 111 Sandiford Drive, Stouffville, Ontario L4A 0Z8.

Proposed Zoning By-law Amendment

If you wish to be notified of the passing of the proposed Zoning By-law Amendment, you must make a written request to the Town of Whitchurch-Stouffville, 111 Sandiford Drive, Stouffville, Ontario L4A 0Z8.

**APPEAL**

Proposed Official Plan Amendment



Ballantrae-Musselman Lake Secondary Plan Area

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 proposed Official Plan Amendment Bylaw is adopted, 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 proposed Official Plan Amendment is adopted, 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 add the person or public body as a party.

Zoning By-law Amendment

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 By-law 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 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**ADDITIONAL INFORMATION**

ADDITIONAL INFORMATION on the proposed Official Plan Amendment and Zoning By-law Amendment are available for inspection at the Planning and Building Services Department, Municipal Offices, 111 Sandiford Drive, Stouffville during regular business hours (Monday to Friday, 8:00 a.m. to 5:00 p.m.) on Thursday August 29, 2013 and on the Town's web-site at [http://www.townofws.com/ballantrae\\_musselman\\_lake\\_sec\\_plan.asp](http://www.townofws.com/ballantrae_musselman_lake_sec_plan.asp)

If you have any questions, please contact Alan Drozd, Manager, Planning Services at extension 2320, or email at [alan.drozd@townofws.ca](mailto:alan.drozd@townofws.ca).

DATED at the TOWN OF WHITCHURCH-STOUFFVILLE this 24th day of August, 2013

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