

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 2013-112-ZO on the 3rd day of September, 2013 under Section 34 of the Planning Act, 1990.

AND TAKE NOTICE that any person or agency may appeal the passing of a Zoning By-law to the Ontario Municipal Board.

To file an appeal, use the step-by-step instructions on "How To File An Appeal" on the Ontario Municipal Board's website (www.omb.gov.on.ca), or, contact the Ontario Municipal Board at 416-212-6349 or toll free 1-866-448-2248. Submit your completed appeal form and filing fees to the Director of Planning & Building Services of The Corporation of the Town of Whitchurch-Stouffville **not later than the 4th day of October, 2013**. In accordance with Section 34 (19) of the Planning Act, the Notice of Appeal must be accompanied by the Ontario Municipal Board Act prescribed appeal fee of \$125.00, per Ontario Municipal Board appeal, paid by certified cheque or money order, made payable to the Minister of Finance.

In addition to the fee listed above, pursuant to By-law 2013-035-FI, a processing fee of \$194.00 per Ontario Municipal Board appeal, payable to the Town of Whitchurch-Stouffville, must be paid at the time of filing a Notice of Appeal.

An explanation of the purpose and effect of the by-law is contained in the explanatory note below. The complete by-law is available for inspection in the Municipal Offices during regular office hours.

DATED at the Town of Whitchurch-Stouffville this 14th day of September, 2013.

Andrew McNeely, MCIP, RPP
Director, Department of Planning and Building Services

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. 2013-112-ZO**

By-law No. 2013-112-ZO applies to a large number of individual sites in the Town of Whitchurch-Stouffville and accordingly no map is attached.

By-law 2013-112-ZO is one of a series of "Housekeeping" Zoning By-laws which update, correct and refine the provisions of Comprehensive Zoning By-law 2010-001-ZO. The purpose of By-law 2013-112-ZO is to Amend Zoning By-law 2010-001-ZO and make a number of adjustments primarily to Section 5 & 5A - Traditional & New Residential Zones. This includes the following: Adjustments to Table 5.1 to delete reference to triplex and fourplex dwellings and replace them with "Apartment Building" as permitted uses and making related adjustments to Table 5.1 and Table 5.2; amending table 5.2 to reduce the minimum yard between townhouse buildings from 6.0 metres to 3.0 metres; providing new regulations for Stacked Townhouses in RM2 zones, Street Townhouses in R4 zones; deleting single detached dwelling as a permitted use in the RN4 zone and adding stacked townhouse dwelling as a permitted use in the RN4 zone; amending Table 5A.2 by adding regulations for "Semi-detached Dwellings"; adding new regulations for Stacked Townhouse Dwellings in RN4 zones; amending Table 5A.2 to adjust qualifying notes relating to setbacks to a garage and reducing the minimum yard between buildings for "Townhouse Dwelling" and "Back to Back Townhouse Dwelling" from 6.0 metres to 3.0 metres.

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By-law 2013-111-ZO is one of a series of "Housekeeping" Zoning By-laws which update, correct and refine the provisions of Comprehensive Zoning By-law 2010-001-ZO. The purpose of By-law 2013-111-ZO is to Amend Zoning By-law 2010-001-ZO and make a number of adjustments primarily to Section 4 - Rural and Environmental Zones. This includes the following; adjustments to the qualifying notes to permitted uses in Section 4.1.1 related to single detached dwellings to add clarity and consistency; by deleting "kennel" as a permitted use within Table 4.1 in AG and ENV zones outside the Oak Ridges Moraine Area; addition of new qualifying note relating to maximum size of accessory buildings in ORM and ENV zones; adding a new Section 4.3.2.5 relating to 13835 McCowan Road to re-establish permitted uses and regulations previously in the By-law relating to an Antique Outlet; adding a new Section 4.3.4.7 relating to property at 13081 Tenth Line allowing the existing industrial use to continue to expand in accordance with provisions of the Industrial General (IG) Zone under by-law 87-34 and making adjustments to Section 4.3.5.3 which applies to the ENV (3) zone in the Preston Lake area to clarify the applicability of regulations to these lands.