

PLANNING ACT, R.S.O. 1990, c. P.13

**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 2013-157-ZO on the 19th day of November, 2013 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13

AND TAKE NOTICE that any person or agency may appeal the passing of the 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 at 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 18th day of December, 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, 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-F1, 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, describing the lands to which the by-law applies as shown below (explanatory note). A key map showing the location of the lands to which the by-law applies is shown above. The complete by-law is available for inspection at the Municipal Offices during regular office hours.

The land to which the Zoning By-Law Amendment applies is the subject of an Official Plan Amendment File No. OPA13.001 The resulting OPA No. 135 was also adopted by Town Council on November 19, 2013 and is subject to approval by the Regional Municipality of York.

**DATED** at the Town of Whitchurch-Stouffville this 28th day of November, 2013.

Andrew McNeely, MCIP, RPP  
Chief Administrative Officer (A) / Director of Planning & 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.

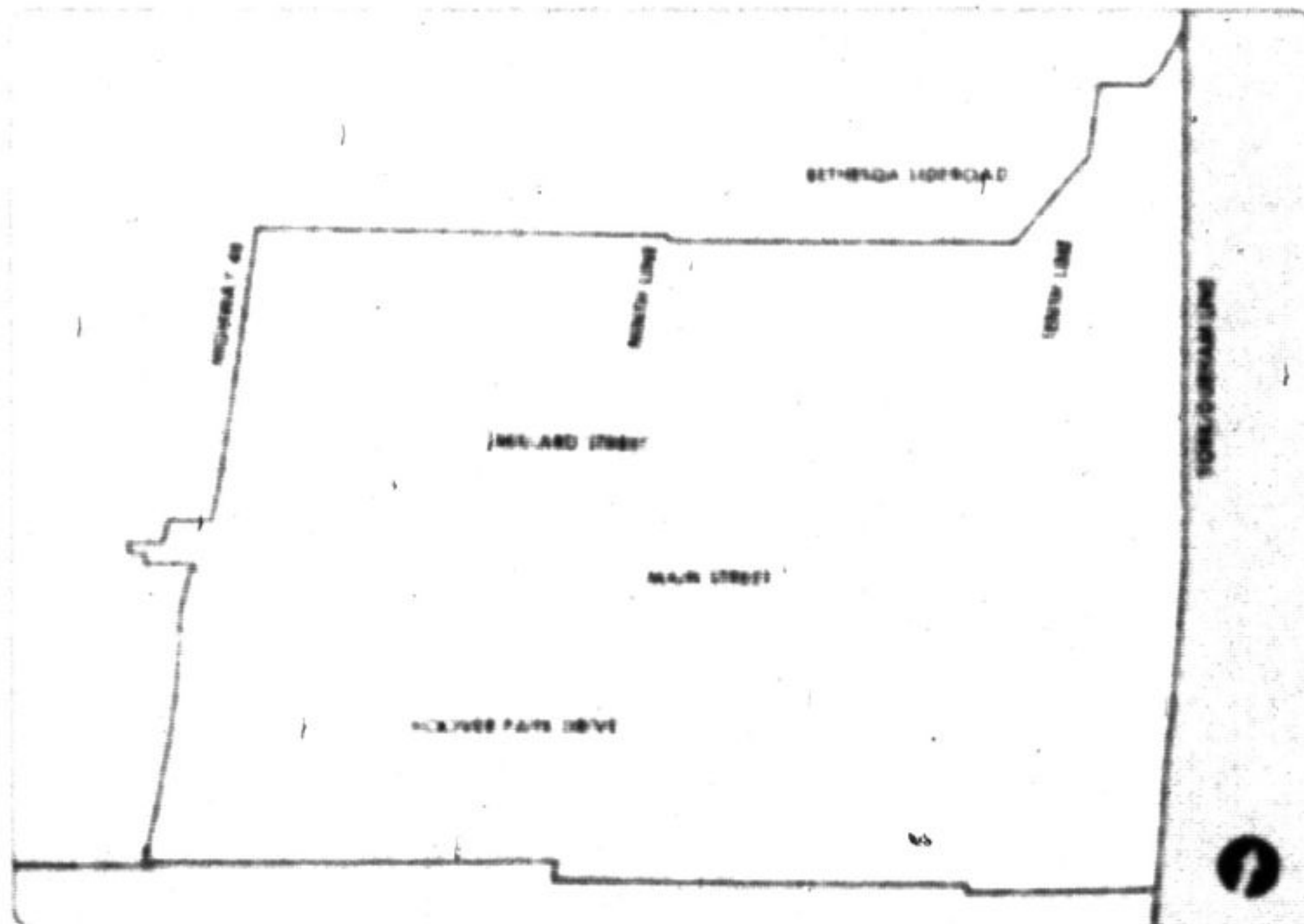
**EXPLANATORY NOTE  
By-law 2013-157-ZO**

By-law 2013-157-ZO applies to a large number of individual sites in the Town of Whitchurch-Stouffville. See attached map of the Community of Stouffville.

The purpose of By-law 2013-157-ZO is to implement the provisions of the proposed Official Plan Amendment No. 135 (Update of the Commercial Policy Study for the Community of Stouffville File No. OPA 13.001) which was also adopted by Town Council on November 19, 2013 and is subject to approval by the Region of York. The effect of By-law 2013-157-ZO is to make a number of adjustments to zoning uses and regulations affecting sites in the Community of Stouffville including the following:

- For General Commercial Exception 2 (CG(2)) Zone, inclusion of retail stores less than 371m<sup>2</sup> in size as a permitted use provided that the aggregate gross floor area does not exceed 1,858m<sup>2</sup>; removal of the restriction in the amount of gross floor area devoted to "Drive Thru Restaurants/Eating Establishments"; removal of the restriction in the minimum gross floor area required for individual "Personal Service Establishments", and inclusion of a Liquor or Beer Outlet less than 93 m<sup>2</sup> in size as a permitted use, provided it is located within a Large Retail Store that has a minimum gross floor area of 5,575m<sup>2</sup>
- For General Commercial Exception 14 (CG(14)) Zone, removal of restriction on the gross floor area for restaurants and/or take-out restaurants
- For Employment Business Park (EBP) Zones, deletion of the restrictions on the amount of gross floor area that may be devoted to "Research and Development Uses"; inclusion of "Business Services" as a permitted use in the general use list in Section 7.1 and inclusion of "Business Services" and "Accessory Restaurant" in the EBP(6) Zone, in particular providing definitions for "Business Services" and "Accessory Restaurant"
- For Commercial Residential Mixed; Community Core Area (CM1) and Commercial Residential Mixed - Western Approach (CM2) Zones, inclusion of "Business Services" as a new permitted use
- For lands fronting on Ringwood Drive and the west side of Sandford Drive, inclusion of a new Exception Zone - EBP(13) which permits all EBP uses and "legally existing uses, buildings and structures existing as of March 2, 2010, repair and service of household articles, appliances and small motors, private club, printing plant, public storage facility, wholesale sales and service, personal service establishment and retail store"

The provisions of By-law 2013-157-ZO come into force and effect in accordance with the provisions of the Planning Act and with the final approval of Official Plan Amendment No. 135 for which the Region of York is the approval authority



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TAKE NOTICE that the Council of The Corporation of the Town of Whitchurch-Stouffville passed By-law 2013-158-ZO on the 19th day of November, 2013 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

AND TAKE NOTICE that any person or agency may appeal the passing of the 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 at 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 18th day of December, 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, 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-F1, 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 By-law 2013-158-ZO (File No. ZBA13.004), describing the lands to which the by-law applies is shown below (explanatory note). A key map showing the location of the lands to which the by-law applies is shown above. The complete by-law is available for inspection at the Municipal Offices during regular office hours.

**DATED** at the Town of Whitchurch-Stouffville this 28th day of November, 2013.

Andrew McNeely, MCIP, RPP Chief Administrative Officer (A) / Director of Planning & 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 2013-158-ZO**

By-law 2013-158-ZO applies to Employment Extractive (EX) Zones under Comprehensive Zoning By-law 2010-001-ZO as shown on the map.

By-law 2013-158-ZO is one of a series of "Housekeeping" Zoning By-law Amendments (File No. ZBA13.004) passed by Town Council in 2013 which update, correct and refine the provisions of Comprehensive Zoning By-law 2010-001-ZO.

The purpose of By-law 2013-158-ZO is to amend Section 7.1.1 to add a new Qualifying Note (8) to read as follows:

"This use is only permitted as an ancillary use to an active aggregate operation."  
By-law 2013-158-ZO also amends Table 7.1 - "Employment Zones Permitted Uses, Buildings and Structures" to add Qualifying Note (8) to the permitted use "Transportation Terminal" under the Employment Extractive (EX) Zone.

The effect of By-law 2013-158-ZO is to clarify that a Transportation Terminal is only permitted as an ancillary use to an active aggregate operation

