



Town of  
**WHITCHURCH-STOUFFVILLE**

111 Sandford Drive, Stouffville, Ontario L4A 0Z8 • 905-640-1900 or 1-855-642-TOWN (8696) • www.townofws.ca

## PUBLIC NOTICE

### NOTICE OF INTENTION FOR PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

TAKE NOTICE that the Council of the Town of Whitchurch-Stouffville will consider approving the *Development Charges By-law 2013-153-FI* on the 3rd day of December 2013 under section 12 of the *Development Charges Act, 1997*.

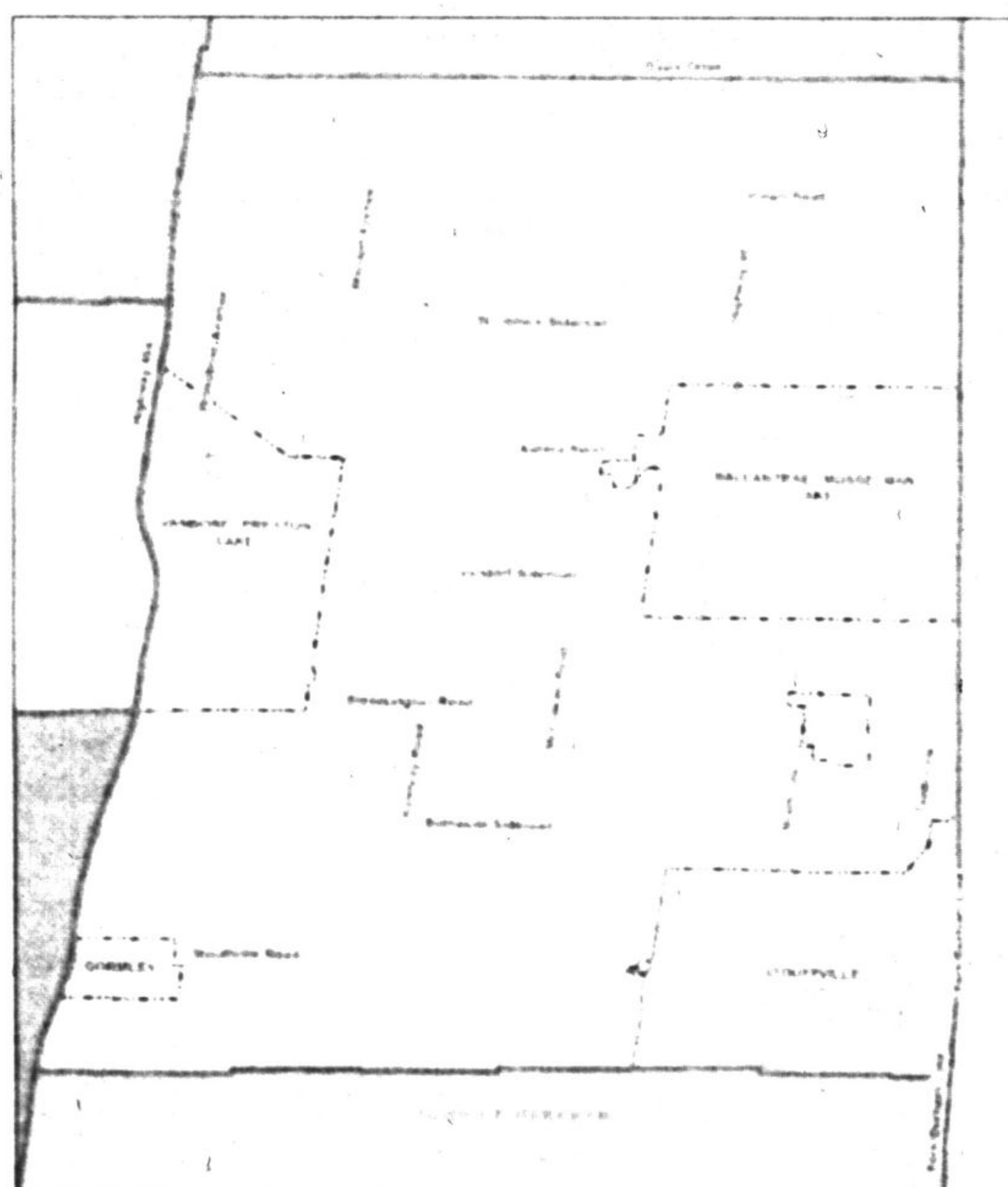
AND TAKE NOTICE that any person or organization may appear before Town Council on this date or file a written communication to the Clerk and/or the Treasurer by or before the 3rd day of December 2013 to provide comments and/or feedback on this by-law.

The schedule of development charges imposed by the by-law is as follows:

Service	RESIDENTIAL				NON-RESIDENTIAL (per ft <sup>2</sup> of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Other Multiples	
<b>Municipal Wide Services:</b>					
Road Services	2,884	1,926	1,369	2,221	2.00
Public Works Services	465	310	221	366	0.16
Fire Protection Services	466	311	221	367	0.33
Leisure Services	5,791	3,872	2,753	4,369	0.30
Library Services	588	393	279	403	0.04
Administration	162	108	77	125	0.07
<b>Total Municipal Wide Services:</b>	<b>10,364</b>	<b>6,920</b>	<b>4,920</b>	<b>8,166</b>	<b>2.90</b>
<b>Urban Services:</b>					
Wastewater Services	918	613	436	723	0.32
Water Services	1,360	908	646	1,072	0.43
<b>Total Urban Services:</b>	<b>2,278</b>	<b>1,521</b>	<b>1,082</b>	<b>1,795</b>	<b>0.75</b>
GRAND TOTAL RURAL AREA	10,364	6,920	4,920	8,166	2.90
GRAND TOTAL URBAN AREA	12,642	8,441	6,002	9,961	3.65

The lands to which the by-law applies are as shown as within the municipal boundaries and as described in the schedule of development charges above. Charges for water and wastewater are applicable where municipal services are available.

A copy of the complete by-law is available for examination at the Customer Service Centre at the Municipal Offices, Library or on the Town website [www.townofws.ca](http://www.townofws.ca)



Dated at the Town of Whitchurch-Stouffville this 19th day of November 2013.

Michele Kennedy

Clerk of the Town of Whitchurch-Stouffville

**BUSINESS:** Zoning too restrictive for developer

# Banks still banned from Hoover Park plaza

BY SANDRA BOLAN  
[sbolan@vrmg.com](mailto:sbolan@vrmg.com)

Zoning policies are contributing to the slow build-out of the Hoover Park Centre, officials with the south Stouffville plaza charge.

Eldon Theodore, partner with MHBC Planning Urban Design and Landscape Architecture, shared that view with Whitchurch-Stouffville councillors last week.

Mr. Theodore requested council reconsider the policy currently in place that requires a 49,998-square-foot office building, that is at least three stories tall, be constructed on the site prior to a financial institution.

Mr. Theodore told councillors there is "constant and continued interest" by financial institutions to move into the 40-acre retail park at Hwy. 48 and Hoover Park Drive.

But they cannot move into the big box plaza because there is no office building, nor are there any immediate plans for one. Alan Drozd, manager of planning for the town told The Sun-Tribune.

"Allowing one financial institution would not upset the apple cart," Mr. Theodore told councillors, some of whom agreed.

A motion was put on the floor by Councillor Rob Hargrave to allow one, unnamed, financial institution to set up shop in the retail complex without the need for an office building.

### TIE VOTE MEANS DEFEAT

The vote was tied, 3-3, which means it was defeated. Councillors Phil Bannon, Susanne Hilton and Clyde Smith opposed the motion, while Mr. Hargrave, Councillor Ken Ferdinands and Mayor Wayne Emmerson were in favour of it. Councillor Richard Bartley was absent from the meeting.

Mr. Emmerson told The Sun-Tribune the next day he was disappointed by the outcome "but that's the choice of council".

The stipulation to have an office building in place before a bank was designed to protect the downtown.

"There's always concern, from Day 1, the release of space was carefully calibrated to not

impact the function of the downtown and the western approach," Mr. Drozd told The Sun-Tribune.

"For me, personally, protecting the downtown core is still really important," Mr. Smith said during the council meeting.

Financial institutions may not be able to move into the Hoover Park Centre right now, but that does not mean they are staying downtown.

### NO RESPONSE FROM CIBC

Scotiabank left the core for the Metro plaza in 2012 and now there is speculation CIBC may also leave, for an unknown location, Ms Hilton told council.

"There is no formal information I can share with you about the bank's plan," Mr. Drozd told The Sun-Tribune.

The Sun-Tribune contacted CIBC's corporate communication's office but was unable to obtain a response prior to our deadline.

PACE Credit Union, the only other downtown financial institution, plans on staying and is constructing a new storefront as part of a condominium project at Main and Lloyd streets.

"I think a bank isn't going to make or break the downtown," Mr. Emmerson told The Sun-Tribune.

One change that was approved by council last week was stores less than 3,993 square feet, up to an aggregate gross floor area of 20,000 square feet, will now be allowed.

"This will also assist in addressing merchandising gaps in the community of Stouffville, while still protecting opportunities for smaller stores to locate in the downtown and western approach area," according to the council report.

Eight years after the Hoover Park Centre was constructed, there remains 155,000 square feet of vacant commercial land.

However, a fitness centre may take up a portion of that available space.

"There is no formal application in. We've had some pre-consultation with the owner," Mr. Drozd told The Sun-Tribune.



live well, age well, be well

1-877-452-4287

[www.chats.on.ca](http://www.chats.on.ca)

Are you concerned with the health and well-being of your senior-aged loved one?

CHATS, a not-for-profit organization, offers a full range of in-home care and community programs that can help. Many programs are subsidized, and some are free!

Support and peace of mind for seniors and their caregivers

**Bouclair HOME**

GIFT CARDS



set of 4 servingware 14.99



cushion 19.99

the gift shop



candle holder 16.99

home fashion smart value

Facebook, Twitter, YouTube, Pinterest icons