

**NOTICE OF PUBLIC MEETING**  
**Tuesday, October 18, 2016 at 7:00 p.m.**  
**Council Chambers, 111 Sandiford Drive, Stouffville**  
**2016 Proposed “Housekeeping” Amendments to**  
**Comprehensive Zoning By-law No. 2010-001-ZO**  
**FILE NO. ZBA16.004**

**NOTICE OF MEETING**

TAKE NOTICE that the Council of the Corporation of the Town of Whitchurch-Stouffville will hold a Public Meeting on **Tuesday, October 18, 2016 at 7:00 p.m.** in the Council Chambers, Municipal Offices, 111 Sandiford Drive, Stouffville, to consider an application for a proposed Zoning By-law Amendment pursuant to Section 34 of the *Planning Act*. This is a housekeeping Zoning By-law Amendment initiated by the Town of Whitchurch-Stouffville.

**LOCATION**

The proposed Zoning By-law Amendment applies to all lands in the Town of Whitchurch-Stouffville.

**EXPLANATORY NOTE**

The proposed housekeeping amendment seeks to make changes and corrections and provide further clarification to improve Comprehensive Zoning By-law 2010-001-ZO. The proposed amendments include:

• reducing the number of exterior parking spaces required for a second suite	• clarifying existing parking standards
• deleting maximum building length regulations from Residential Private Services and New Residential Zones	• increasing the cumulative size of residential accessory building(s) allowed on the Oak Ridges Moraine
• revising barrier free parking standards to be in keeping with updated provincial regulations	• clarifying the wording in the permitted yard encroachment table
• changing unclear wording; minor text revisions to address omission or conflicts	• revising minimum driveway setbacks for zones permitting residential use
• adding definitions not previously defined and revising definitions to better explain terms	• correcting graphical mapping errors and zone boundary adjustments resulting from application review and field inspections

These housekeeping amendments are intended to help better facilitate planning principles and clarify wording to be consistent with interpretations made since the By-law was last updated.

**REPRESENTATION**

ANY PERSON may attend the Public Meeting and make oral and/or written submissions either in support of or in opposition to the proposed Zoning By-law Amendment.

**ADDITIONAL INFORMATION**

A copy of the proposed Zoning By-law Amendment is available for public viewing at the Development Services Counter during regular business hours (Monday to Friday, 8:30 a.m. to 4:30 p.m.). For additional information, please contact Tammy Chung, Planner, Land Information Services at 905-640-1910 or 1-855-642-8697 ext. 2328, or via email at [tammy.chung@townofws.ca](mailto:tammy.chung@townofws.ca)

Written comments may also be mailed to the Planning Services at the address above or emailed to [planning@townofws.ca](mailto:planning@townofws.ca). Please quote 2016 Housekeeping Amendment (File No. ZBA16.004).

**NOTICE OF DECISION**

If you wish to be notified of the decision in respect of the proposed Zoning By-law Amendment, you must make a written request to the Planning Services, Town of Whitchurch-Stouffville, 111 Sandiford Drive, Stouffville, Ontario L4A 0Z8. Please quote 2016 Housekeeping Amendment (File No. ZBA16.004).

**APPEAL**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of 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.

DATED at the TOWN OF WHITCHURCH-STOUFFVILLE this 22<sup>nd</sup> day of September, 2016.

Mary Hall, Director of Development Services  
Town of Whitchurch-Stouffville



KARL STENSSON

# Sheridan Nurseries delayed by archeology report

BY ALI RAZA  
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Whitchurch-Stouffville will have to wait until next summer before Sheridan Nurseries opens its new location.

Sheridan Nurseries president and CEO Karl Stensson said development and construction of the store – which was originally intended to open between fall 2016 and spring 2017 – will now be pushed to summer 2017.

“There have been a lot of delays regarding the starting of our new store,” Stensson said. “The development process is a long process and we also ran into complications with the archeology report.”

An archaeology report from the provincial government caused a delay of six months, Stensson explained.

Eventually, what the province believed

was a historic site was no more than a garbage pit for the old homestead house that was on the property.

Sheridan Nurseries announced their new location in Whitchurch-Stouffville in November 2015 after council gave the company a site plan approval that month.

The nursery will be built at 3187 Stouffville Rd. east of Warden Avenue and is surrounded by Bruce’s Mill Conservation Area.

Its new rural location serves as a midpoint between cities and towns the business draws customers from, spanning Toronto to Newmarket.

The horticultural company will construct a 47,953 square-foot garden centre on the 4.78-acre site, with the garden operating year-round with a seasonal plant section.

Construction has finally begun and the former Unionville location remains open until next summer.

**UReport**

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