

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 2010-001-ZO on the 2<sup>nd</sup> day of March, 2010 under Section 34 of the Planning Act, 1990.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Director of Planning & Building Services of The Corporation of the Town of Whitchurch-Stouffville not later than the **6<sup>th</sup> day of April, 2010** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. In accordance with Section 34(19) of the Planning Act the notice of appeal must be accompanied by the Ontario Municipal Board Act prescribed fee of \$125.00, *payable to the Minister of Finance*.

In addition to the fees listed above, pursuant to By-law 2009-164-FI, a processing fee of \$175.00 per Ontario Municipal Board appeal, payable to the Town of Whitchurch-Stouffville, is required to 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, and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law is available for inspection in my office from 8:30 a.m. to 4:30 p.m. on regular business days.

**DATED** at the Town of Whitchurch-Stouffville this 13<sup>th</sup> day of March, 2010.

Andrew McNeely  
Director of Planning & Building Services  
Town of Whitchurch-Stouffville,  
37 Sandiford Drive, 4th Floor  
Stouffville, Ontario  
L4A 7X5

**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 2010-001-ZO (Comprehensive Zoning By-law for the Town of Whitchurch-Stouffville) affects all lands in the Town and replaces existing Zoning By-laws No. 87-34 and 72-7 which covered separate geographic areas of the Town. Zoning By-laws No. 87-34 and 72-7 and all amendments thereto have been repealed. Zoning By-law 2010-001-ZO is a singular by-law which contains contemporary zoning and parking standards for all types of uses and land use activities in the Town. Zoning By-law 2001-001-ZO governs the specific permitted uses and development regulations ( e.g, building setbacks, height, coverage, setbacks and other similar regulations) affecting all land in the Town.

The general uses categories addressed by Zoning By-law 2001-001-ZO include but are not limited to; Agricultural, Open Space, Environmental, Commercial, Employment, Institutional and, Residential Uses. By-law 2010-001-ZO contains new general zoning provisions which address the administration and interpretation of the Zoning By-law and addresses General Provisions concerning certain uses and various zoning matters authorized by the Planning Act.

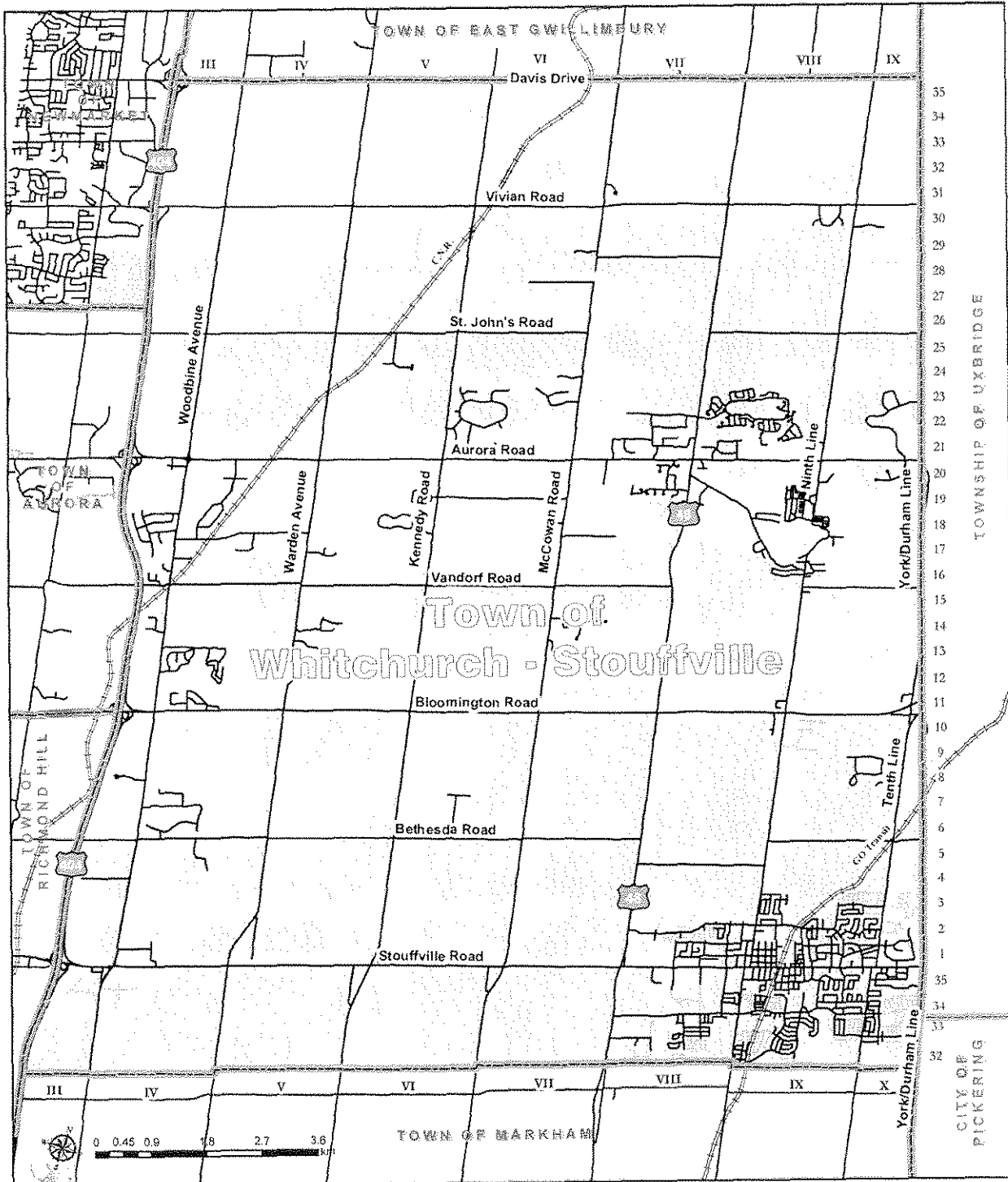
In particular By-law 2010-001-ZO introduces:

- A new classification of Employment Zones reflecting the characteristics and standards associated with contemporary employment areas in the Town. This includes Light, Business Park, Heavy, Extraction, Disposal and Rural Employment Areas
- A new classification of Residential Zones which distinguish the specific characteristics of rural estate residential areas on private services, traditional residential areas on partial services in rural communities and traditional residential areas in the Community of Stouffville. This includes up to date development standards associated with new residential areas in the Community of Stouffville with corresponding permitted uses and regulations
- A new classification of Commercial Zones which address different commercial areas in the Town including Local, General, Recreational, and Village Commercial Areas. This includes new Commercial / Residential Mixed Use zones within the Community of Stouffville with corresponding permitted uses and regulations

By-law 2010-001-ZO Implements relevant Provincial land use policy as contained in the Town of Stouffville Official Plan. In particular, Zoning By-law 2010-001-ZO implements the provisions of the Oak Ridges Moraine Conservation Plan. In this regard, By-law 2010-001-ZO contains a number of new zone classifications and associated permitted uses and regulations corresponding to the various land use designations within the Oak Ridges Moraine area of the Town. This includes zones corresponding to the following Oak Ridges Moraine Plan designations. By-law 2010-001-ZO includes provisions associated with Well Head Protection Areas, Landform Conservation Areas and Areas of High Aquifer Vulnerability which are mapped in the By-law.

By-law 2010-001-ZO further zones Natural Heritage Features such as Significant Woodlots, Significant Valley lands, Areas of Natural and Scientific Interest and Flood Hazard areas and includes corresponding regulatory provisions for development within and in proximity to these areas in accordance with the Town of Whitchurch-Stouffville Official Plan.

By-law 2010-001-ZO contains a number of site specific exceptions providing for permitted uses and regulations on certain sites.



Lands Subject to By-Law 2010 - 001 - ZO  
 Town of Whitchurch - Stouffville