

Notice of Public Meeting for Town Initiated Official Plan & Zoning By-law Amendment

File Number: OPA25.004 & ZBA25.014

What are the Proposed Changes?

Development Services Commission is in the first phase of 'ReZone + ReDesign Stouffville', a project to concurrently update both the Town-Wide Comprehensive Zoning By-law and Town-Wide Urban Design Guidelines. As part of this work, two Housing Accelerator Fund (HAF) priority initiatives are being completed at the outset of the project to support the development of housing in Town.

The purpose and effect of the proposed amendments to the Town's Official Plan and the Town's Comprehensive Zoning By-law No. 2010-001-ZO is to support the delivery of a mix of housing options by modernizing zoning standards to enable a greater range of housing types, permit up to four units or more subject to locational criteria, and update parking requirements for medium and high-density developments.

The proposed changes include updates to permitted uses, development standards and provisions. This is required to be compliant with the Town's HAF Agreement with the Canadian Mortgage and Housing Corporation (CMHC).

The two HAF Initiatives and resulting changes are as follows:

HAF Initiative 1: Medium/High-Density Parking Study: The Official Plan and Zoning By-law Amendments will consider changes to minimum parking requirements and other parking related provisions for medium and high-density residential uses, especially near Major Transit Station Areas (MTSAs) and along portions of key streets such as Main Street.

HAF Initiative 2: Expanding Missing Middle Housing: The Official Plan and Zoning By-law Amendments will enable up to four residential units per property in select locations within the Town's existing residential neighbourhoods (e.g., forms may include semi-detached dwellings, townhouses, duplexes, triplexes, and fourplexes) and consider appropriate locations and regulations for more than four residential units (e.g., forms may include low-rise apartments).

For more information and opportunities to participate, including a survey, please visit: www.townofws.ca/rezone.

Public Meeting

Wednesday, March 11, 2026 at 7:00 pm
Council Chambers, Town Hall

townofws.ca/cmlivestream

This is a way for you to offer input and to get involved!

Any person may attend the Public Meeting in person or electronically and make written and/or verbal representation either in support of or against the proposed Official Plan and Zoning by-law Amendment applications.

If you wish to speak, please contact the Town Clerk at clerks@townofws.ca for more information or to register before noon of the day prior to the Public Meeting to speak electronically.

Public Meetings will be recorded and made available online.

Notice Date: February 19, 2026

Appeal Procedure

The Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to Town Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted – meaning neighbours, individuals, companies, and ratepayer groups can no longer appeal applications.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Whitchurch-Stouffville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of Whitchurch-Stouffville before the by-law is passed, the person or public body is not entitled to appeal the decision the Town of Whitchurch-Stouffville.

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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this proposed amendment or by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you must make an oral submission at a public meeting, or submit written comments to the Town Clerk, before the proposed amendment is adopted or the by-law is passed by Town Council.

In the event of an appeal to the Ontario Land Tribunal, your written submissions and contact information will be provided to the Tribunal. If you do not wish your contact information to be released to the Tribunal by the Town, please advise the Town accordingly in writing.

Additional Information

Additional information on the official plan and zoning by-law amendment application including information about appeal rights, is available by contacting the Town's Planner, Brandon Slopack, Senior Planner, Development Planning via email at brandon.slopack@townofws.ca or developmenthelp@townofws.ca or via phone at (905) 640-1900, extension 2326.

Notice of Decision

If you wish to be notified of the decision of the Town of Whitchurch-Stouffville on the proposed Official Plan and Zoning By-law Amendment applications, you must make a written request to the Town staff as noted above.

Housing Accelerator Fund Initiative 1: Medium to High Density Residential Parking Review – Study Area



