

Notice of Passing Zoning By-law Amendment

This Notice is to advise you that in accordance with Section 34(18) of the *Planning Act, 1990*, the Council of the Corporation of the Town of Whitchurch-Stouffville at its meeting on June 17, 2026 has made the decision to:

PASS BY-LAW 2026-057-ZO

Zoning By-law Amendment (File No. ZBA26.003)
at 15640 Woodbine Avenue, 15518 Woodbine Avenue, 15374 Woodbine Avenue and
2154 Aurora Road, Town of Whitchurch-Stouffville

All written and oral submissions received by the Town of Whitchurch-Stouffville were considered in the making of this decision.

Explanation of the Purpose & Effect of By-law 2026-057-ZO

The purpose of the Zoning By-law Amendment (File No. ZBA26.003) is to create a new zone category, Employment Vandorf (EV), and rezone the lands zoned Development Reserve (D) at 15640 Woodbine Avenue, 15518 Woodbine Avenue, 15374 Woodbine Avenue, and 2154 Aurora Road to the new EV Zone. The EV Zone would permit a range of industrial and employment uses, and establish the zoning regulations for the zone.

Attached is a map of the Zoning By-law Amendment Area (see Page 4).

Filing of the Appeal

The last date for filing a Notice of Appeal is **July 7, 2026**. If no appeal is received by this time, the decision is final. A Notice of Appeal must:

1. Be filed with the Clerk of the Town of Whitchurch-Stouffville;
2. Set out the reasons for the appeal;
3. Be accompanied by the fee required by the Ontario Land Tribunal (refer to <https://olt.gov.on.ca/fee-chart/>) by cheque made payable to the Minister of Finance.
4. In addition, pursuant to By-law 2025-079-FI, a processing fee of \$1,080.00 per Ontario Land Tribunal appeal, payable to the Town of Whitchurch-Stouffville, is required to be paid at the time of filing a Notice of Appeal.

Forms and other information respecting appeals to the Ontario Land Tribunal (OLT) are available on the OLT's website at: <https://olt.gov.on.ca/forms-submissions/>

Notice Date: June 17, 2026

Note: Personal information that accompanies a submission will be collected under the authority of the *Planning Act* and may form part of the public record which may be released to the public.

Mailing Address for Filing a Notice of Appeal

Town of Whitchurch-Stouffville Municipal Offices
111 Sandiford Drive
Stouffville, Ontario
L4A 0Z8

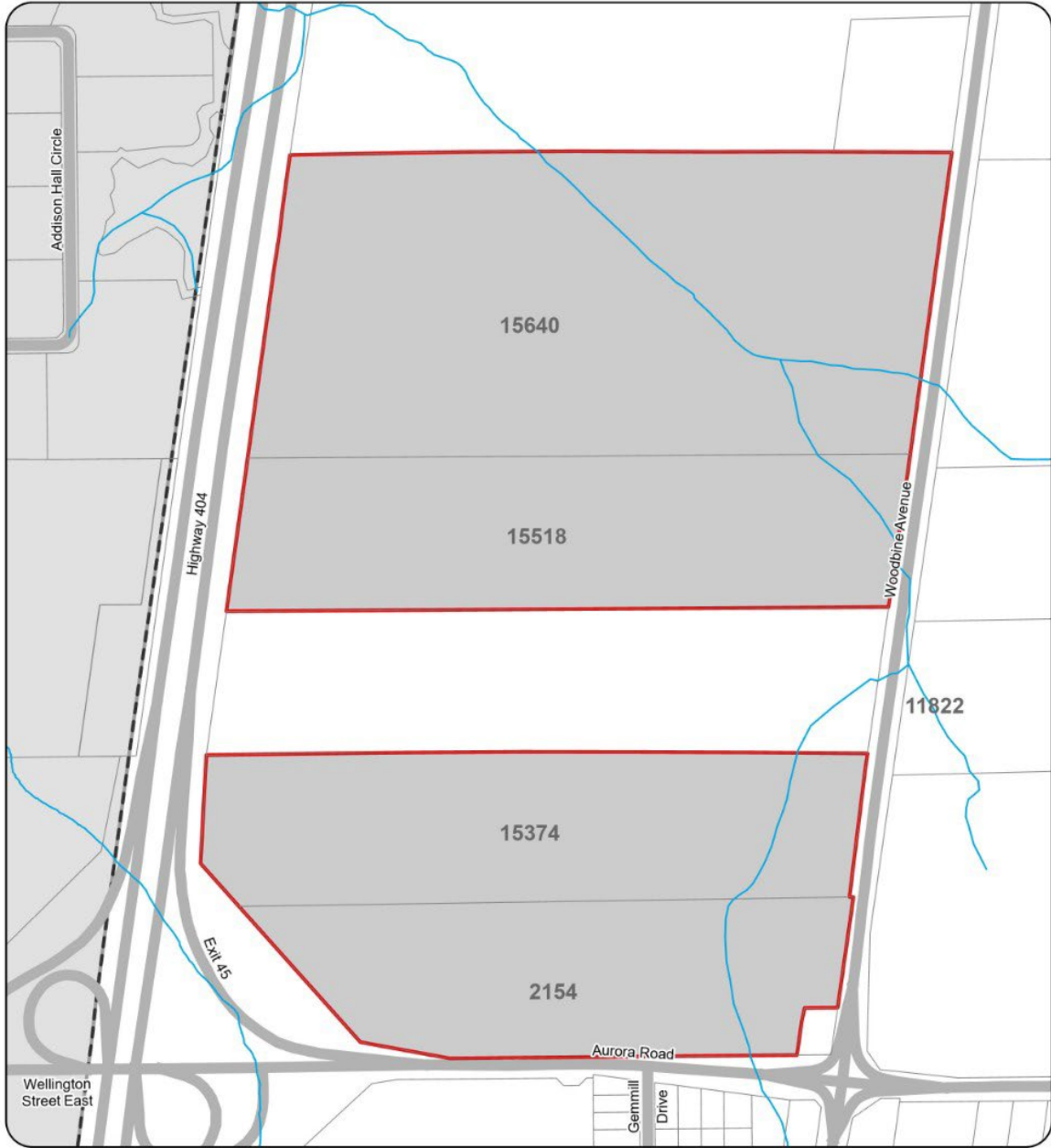
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

Additional Information

A copy of the Zoning By-law Amendment, as well as background information, are available for inspection by contacting the Development Planning Department, at developmenthelp@townofws.ca or by calling (905) 640-1900.

DATED at the Town of Whitchurch-Stouffville this **17th day of June 2026**.

Dwayne Tapp
Commissioner of Development Services
Development Services Commission

Location Map**Location Map**

2154 Aurora Rd, 15374, 15518 & 15640 Woodbine Avenue
CON 3 PT LOT 21 RS65R8724, CON 3 PT LOT 21, CON 3 PT LOT 22 RS65R1631 PT, CON 3 PT LOT 23
File No(s): ZBA26.003

**Notice Date: June 17, 2026**

Zoning By-law Amendment Area

