

## Notice of Public Meeting

### Proposed Zoning By-law Amendment

**FILE NUMBER: ZBA23.006**

#### Community Involvement:

The purpose of this Council Public Meeting is to consider a proposed Zoning By-law Amendment Application. This is a way for you to offer input and get involved.

<b>Owner</b>	<b>Town of Whitchurch-Stouffville</b>
<b>Location</b>	<b>Town wide Housekeeping Amendments</b>
<b>Scope of Application</b>	<b>The Town is proposing amendments to Sections 2, 3 and 9 of the Comprehensive Zoning By-law 2010-001-ZO. These changes address existing inconsistencies and minor adjustments to existing provisions as well as introduce new definitions to the by-law.</b>

#### What are the Proposed Changes?

Please see **Schedule A** to review a full list of the changes proposed through the Housekeeping Amendments.

#### Additional Information:

Additional information on the proposed Application is available by contacting Kathryn Jones, Planner II at [kathryn.jones@townofws.ca](mailto:kathryn.jones@townofws.ca) or via phone at 905-640-1900 ext. 2311.

#### Appeal Procedure:

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 Council Public Meeting or make written submissions to the Town of Whitchurch-Stouffville before the proposed Zoning By-law Amendment is passed, or refused the person or public body **is not entitled to appeal the decision** of the Council of the Town of Whitchurch-Stouffville to the Ontario Land Tribunal.

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 proposed Zoning By-law Amendment is passed, or refused 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 add the person or public body as a party.

#### Notice of Decision:

If you wish to be notified of the decision of the Town of Whitchurch-Stouffville on the proposed Zoning By-law Amendment, you must make a written request to The Corporation of the Town of Whitchurch-Stouffville, 111 Sandiford Dr., Stouffville ON L4A 0Z8, Attention: Development Services, or via e-mail at [developmenthelp@townofws.ca](mailto:developmenthelp@townofws.ca) or via phone at -905-642-4116.

#### When & How of Council Public Meeting:

Wednesday  
June 28, 2023 @ 7:00 PM

[townofws.ca/cmlivestream](https://townofws.ca/cmlivestream)

#### Speak at the Meeting:

Anyone wishing to speak to Staff Reports listed on the agenda may attend the meeting in person or electronically. Please contact the Town Clerk at [clerks@townofws.ca](mailto:clerks@townofws.ca) for more information before noon the day prior to the Public Meeting.

Council Public Meetings will be recorded and made available online.

**Submit written correspondence prior to the meeting to [clerks@townofws.ca](mailto:clerks@townofws.ca)**

**Submit written correspondence following the meeting to [developmenthelp@townofws.ca](mailto:developmenthelp@townofws.ca)**

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No.	Subject	By-law Section	Issue Identified	Proposed Amendment
1.	(w) suffix in Gormley and Vandorf	<b>2.6 Water Restriction Zones</b>	<p>The current by-law lacks clarity on exactly what would be considered a use <i>that utilizes water</i>.</p> <p>The proposed wording change in conjunction with a new definition for “<b>Dry Industrial</b>” should provide additional clarity for applicants.</p>	<p><b>Amend section 2.6.1 as follows:</b></p> <p><del><b>2.6.1</b> Within a Water Restriction Zone, no person shall use land or erect or use any building or structure for any industrial, manufacturing or other process or any other permitted use that utilizes water for any purpose other than general maintenance of the premises, hygiene, and drinking water for persons employed on the premises</del></p> <p><i>2.6.1</i> <i>Within a Water Restriction Zone, no person shall use land or erect or use any building or structure for any industrial use other than a Dry Industrial Use or any other permitted use that utilizes water for any purpose other than general maintenance of the premises, hygiene and drinking water for occupants. (2023-XX-ZO)</i></p>
2.	Regulations for Public Uses	<b>3.7 Utilities and Public Service Facilities</b>	<p>The by-law currently does not distinguish between Town or Regional initiated projects or uses and other public bodies.</p> <p>In keeping with the approach of other area municipalities, Staff are recommending that project on behalf of or in partnership with the Town or the Region be given additional flexibility for the development of public use projects. This would include, Fire and EMS Stations, Affordable Housing projects, Community Centres etc.</p>	<p><b>Utilities and Public Service Facilities</b> <b>3.7 Utilities and Public Service Facilities (2011-115-ZO) (2017-102-ZO)</b></p> <p>Nothing in this By-law shall prevent the use of any land, building or structure for the provision of any utilities or public service facilities, provided that:</p> <p>3.7.1 All such buildings and structures comply with the provisions of this By-law relating to the zone in which they are located.</p> <p>3.7.2 In any Traditional Residential Zone as set out in Section 5, or any New Residential Zone as set out in Section 5A, outdoor storage of goods, materials or equipment is not permitted.</p>

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				<p>3.7.3 Transportation, infrastructure or utilities are only permitted in the Oak Ridges Moraine Conservation Plan Area subject to Section 41 of the Oak Ridges Moraine Conservation Plan as identified in Schedule 65. (2016-143-ZO)</p> <p><b>NEW 3.7.4</b> <i>Any land, buildings or structures constructed on behalf of, in partnership with or for operation by the Town of Whitchurch-Stouffville or the Regional Municipality of York shall comply with all minimum or maximum yard regulations and minimum landscaping requirement for the zone in which it is located; (2023-XX-ZO)</i></p> <p><b>NEW 3.7.5</b> <i>Any land utilized for a Public Service Facility or Utility shall provide a minimum of 50% of the front yard as landscaped and shall provide a minimum of 3 metres of landscaping at the property limits. (2023-XX-ZO)</i></p>
3.	Clarity for Permitted Encroachments	3.22	Amendments to the existing “permitted encroachment table” are proposed to provide additional clarity. The understanding is that the intent is that “Street Entry Stairs” are permitted to encroach any amount provided they maintain a minimum of 1.5 metres from the front or exterior side lot line. The proposed change will provide additional clarity to residents and staff.	<p><b>Amend Section 3.22 Row 4</b></p> <p>Replace <b>N/A</b> in row 4 with "<b>Subject to Row 10 below</b>" (2023-XX-ZO)</p> <p><b>Row 10:</b> Notwithstanding row 1-9 above, no above grade projection is permitted closer than 1.5m to the front lot line and exterior side lot line.</p>
4.	Lack of parking requirements for Community Centres and Town Recreation facilities.	3.23.1	Currently the Town’s Parking Requirement table does not have a rate for community centres, pools, libraries, sports fields etc. The addition of a rate that is in line with more recent requirements will allow the Town to ensure that publicly owned lands and structures are not dominated by parking lots but rather have land area that	<p>NEW ROW - <i>Community Centre - 2 spaces per 100 sq.m. (2023-XX-ZO)</i></p>

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			allows as many public and recreational uses as possible.	
5.	Driveway Provisions in Residential Zones	3.24.6.1 Location of Parking in Residential and New Residential zones	<p>Item i) of the section states the following “Within a front or rear or exterior side yard, motor vehicle parking is only permitted on a driveway or a parking pad having a minimum unobstructed dimension of 2.75 metres in width and 5.5 metres in length.</p> <p>Town staff are recommending an additional item vii) to provide clarity regarding parking on a driveway vs. access walkways. This along with a new definition for Residential Walkway should provide clarity for residents and staff.</p>	<b>NEW</b> <i>No parking is permitted on any Residential Walkway or hardscaped outdoor amenity space. (2023-XX-ZO)</i>
6.	New Definition	Section 9 Definitions	The introduction of a definition for Ancillary will allow for greater clarity when staff and residents are making interpretations on if a use or structure is accessory or ancillary to a main use on a property or in a building.	<b>NEW - Ancillary</b> <i>means a permitted use, building or structure that is additional, secondary, and complementary to a permitted main use, building or structure but is not accessory to the main use, building or structure on a lot. (2023-XX-ZO)</i>
7.	New Definition	Section 9 Definitions	The existing provisions for second suites indicate that no second suite may be connected to a main dwelling by way of a breezeway. Currently there is no definition in the by-law that outlines what a “Breezeway” consists of.	<b>NEW - Breezeway</b> <i>means a roofed, open or enclosed passageway which connects two, otherwise separated, portions of a building or structure. (2023-XX-ZO)</i>
8.	New Definition	Section 9 Definitions	The Town does not have a definition for a publicly operated recreational facility or building within the Zoning By-law. This limits the municipality from creating regulations that are specifically related to this type of use. Currently Town staff use regulations that are similar when reviewing plans for Town Facilities. Most often the definitions for	<b>NEW - Community Centre</b> <i>means any land, building or structure, or part thereof, generally operated on behalf of or in partnership with a public authority in which facilities are provided for community activities including but not limited to arts, crafts, educational, recreational, sport and social activities or services. Community Centres may include ancillary commercial, or food service uses. (2023-XX-ZO)</i>

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			<p>“Fitness and Recreation” are intended for commercial enterprise and do not speak to social, cultural or artistic programs, or the definition and provisions for Commercial Recreation, which are intended for large commercial sports arenas, theaters, movie theater etc.</p>	
9.	New Definition	Section 9 Definitions	To provide additional clarity with regards to the (w) Suffix for uses in the Vandorf and Gormley Secondary Plan Areas.	<p><b>NEW <i>Dry Industry</i> means any industrial operation that does not use water for processing, manufacturing, or production purposes; and requires no water for cleaning or washing purposes; and does not discharge nor generate any liquid effluent from its operations. These restrictions shall not apply to the operation of washrooms, cafeteria or fire fighting uses.</b></p>
10	Amended Definition	Section 9 Definition		<p><b>AMENDED Front Lot Line: The lot line that divides a lot from a street, and for greater certainty:</b></p> <p>i) in the case of a corner lot, the shorter street line shall be deemed to be the front lot line and the longer street line shall be deemed to be the exterior lot line</p> <p>ii) in the case of a through lot abutting a street, the lot line abutting the street which provides principal means of access</p> <p>iii) in the case of a corner lot with two street lines of equal length, the lot line that abuts the wider street shall be deemed to be the front lot line; in the case of both streets being the same width, the Town will designate either street-line as the front lot line</p> <p><b>NEW iv) in the case of a corner lot which abuts a roundabout, the shorter street line, when measured from the intersection with the side lot line and the start or end of the arc abutting the</b></p>

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				<b>roundabout, shall be considered to be the front lot line.</b>
11.	Amended Definition	Section 9 Definitions	The existing definition of Site Triangle in the Town's Zoning By-law contains a dimension that is now outdated based on the Town's Updated Engineering Standards. Removing a specific dimension reflects that sight triangles are of differing sizes based on the classification of road on which it is located.	<b>AMENDED <i>Sight Triangle</i></b> means that part of a corner lot bounded by two intersecting street lines and a third line drawn from a point in one street line to a point in the other street line, each such point being a distance as specified in the Town of Whitchurch-Stouffville Engineering Standards, measured along the Street line from the point of intersection of the street lines. Such triangular shape may also be called a daylighting triangle.
12.	New Definition	Section 9 Definitions	This definition, in conjunction with an additional provision under the Driveways in Residential Areas section will provide additional clarity for residents who are looking to make changes to their front yard landscaping.	<b>NEW <i>Walkway, Residential</i></b> means a hard surface path leading from the front or exterior wall of a dwelling unit to a driveway, curb, lot line or sidewalk. A walkway may not be used for Motor Vehicle Parking