

NOTICE OF PUBLIC HEARING

IN THE MATTER of Section 45(1) of the *Planning Act* and the following **APPLICATION FOR MINOR VARIANCE(S)**:

APPLICATION FILE NO: CA-25-40

**SUBJECT LAND: CON 8 PT LOT 18 RS65R15205
17 Connor Drive**

as shown on the attached plans

The Owner has requested a Minor Variance from the provisions of the Town's Comprehensive Zoning By-law 2010-001-ZO as amended to permit:

- i. A minimum lot area of **1,842.1 square metres (Lands to be Retained)**, whereas the Zoning By-law requires a minimum lot area of **5000 square metres**;
- ii. A minimum lot area of **1,682.7 square metres (Lands to be Conveyed)**, whereas the Zoning By-law requires a minimum lot area of **5000 square metres**;
- iii. A minimum lot frontage of **27 metres (Lands to be Conveyed)**, whereas the Zoning by-law requires a minimum lot frontage of **35 metres**;
- iv. A minimum interior side yard setback (East) of **3.0 metres (Lands to be Conveyed)**, whereas the Zoning By-law requires a minimum interior side yard setback of **3.5 metres**; and
- v. A minimum interior side yard setback (West) of **3.4 metres (Lands to be Conveyed)**, whereas the Zoning By-law requires a minimum interior side yard setback of **3.5 metres**.

HEARING DATE: October 23, 2025

TIME: 2:00 p.m.

**PLACE: Town Hall - 111 Sandiford Drive Stouffville
Council Chambers
Hybrid Electronic Meeting**

The Committee of Adjustment has appointed the above-noted date, time, and place for the public hearing of all persons who desire to be heard in support of or in opposition to this application.

The Town will be hosting a public meeting. Any person may attend the hearing in person or electronically to make oral submission and/or make a signed written submission together with reasons for support or opposition. If you are unable to attend, any signed written submission must be received by the Secretary-Treasurer prior to the hearing.

If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance(s) does not make oral or written submissions to the Committee of Adjustment before it grants or refuses to grant the minor variance(s), the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the application, you must make a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment Decision may be appealed to the Ontario Land Appeal Tribunal by the Applicant, the Minister or a specified person or public body.

For additional information regarding the application including written notice, location map, and how to participate in the hearing, contact the undersigned, except on the day of the hearing. The agenda containing information on how to participate can be found at the following url: calendar.townofws.ca/council

IMPORTANT NOTICE TO OWNER(S): If you do not attend or are not represented at the hearing, the Committee may proceed in your absence and make a decision.

REVISIONS DATED at the Town of Whitchurch-Stouffville this 17 day of October, 2025

Kate Trombino, Planner I
Kate.trombino@townofws.ca

Enclosed Attachments:

1. Site Plan
2. Location Map

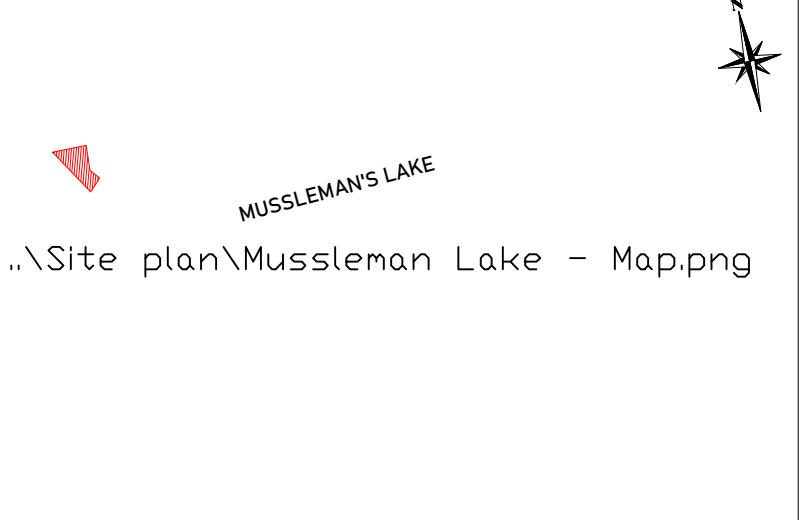
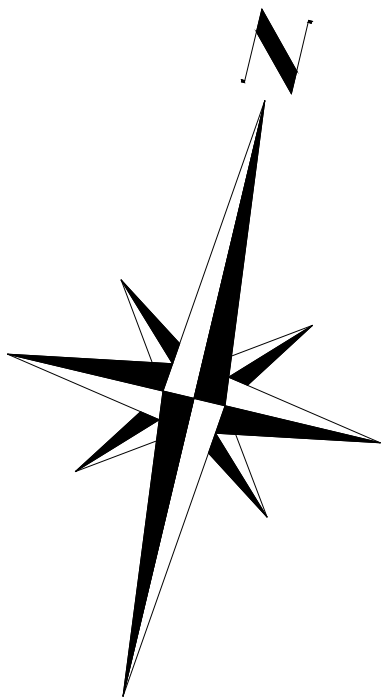


Town of Whitchurch-Stouffville Application for Consent & Minor Variance

17 Connor Drive
CON 8 PT LOT 18 RS65R15205
CA-25-39 & CA-25-40

0 10 20
m





17 CONNOR DRIVE

TOWN OF WHITCHURCH-STOUFFVILLE

LOT INFO 17 CONNOR DR. - EXISTING LOT

UNITS	LOT SIZE	FOOTPRINT	Existing Lot Coverage
m ²	3,525	197	5.6%
ft ²	37,943	2121	5.6%

LOT INFO 17 CONNOR DR. - RETAINED LOT

UNITS	LOT SIZE	FOOTPRINT	Post Severance Lot Coverage
m ²	1,842	197	10.7%
ft ²	19,827	2121	10.7%

LOT INFO 19 CONNOR DR. - NEW LOT

UNITS	LOT SIZE	FOOTPRINT	Post Severance Lot Coverage
m ²	1,683	174	10.4%
ft ²	18,116	1877	10.4%

LEGEND

- ☐ DENOTES MONUMENT SET
- ☒ DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DOWNSPOUT LOCATION
- PROPERTY BOUNDARY
- EXISTING ELEVATION
- PROPOSED ELEVATION
- DRAINAGE SLOPE AND DIRECTION
- PROVINCIAL SIGNIFICANT WETLANDS
- P.S.W. BUFFER ZONE
- ENVIRONMENTAL PROTECTION ZONE
- TOWN FLOOD HAZARD ZONE

SCHEDULE OF REVISIONS

No.	Date	Description	By

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF JUNE, 2023.
JUNE 19, 2023
DATE
Z. ZENG
ONTARIO LAND SURVEYOR

SCALE 1:600

ECO LAKE HOMES 57 Rosehill Dr, Stouffville, ON
E: jamesstoenet@gmail.com
P: (647) 987-7871

Date: _____ Drawn By: _____
File: _____ Checked By: _____

SCALE: 1:500

SITE PLAN

01

SCALE: 1:600