

## Notice of Complete Applications and Public Meeting

### Proposed Official Plan Amendment and Zoning By-law Amendment

**FILE NUMBER: OPA25.001 & ZBA25.001**

#### Community Involvement:

The purpose of this Council Public Meeting is to consider Official Plan and Zoning By-law amendment applications for a proposed mixed-use building. This is a way for you to offer input and get involved.

**Owner:** Hyson Developments Inc.

**Location:** 5688 Main Street

**Scope of Application:** The Owner is seeking amendments to the Official Plan and Zoning By-law to facilitate the development of a 15-storey mixed use building, comprising of 254 Residential and 3 commercial units with 281 Parking spaces.

#### What are the Proposed Changes?

The proposed amendment to the Official Plan seeks to:

- Redesignate the subject lands from “Western Approach Mixed-Use Area” to “Western Approach Mixed Use Special Provision X”.
- Introduce site specific provisions related to the maximum height; maximum floor space index; as well as the number of total units regarding residential and commercial uses.

The proposed amendment to the Zoning By-law seeks to:

- Rezone the subject lands from “Western Approach Mixed Commercial (CM2)” to “Western Approach Mixed Commercial Exception (CM2(XX))”.
- Introduce site specific regulations related to the permitted uses (e.g. apartment building, combined live/work use, connected live/work use, a personal service establishment and retail store); the number of residential units; the maximum floor space index, height, and front yard setback; the minimum yard abutting residential or new residential zones (north side), indoor amenity area, width of a two-way drive aisle, number of loading spaces, number of parking spaces per dwelling unit and visitor parking spaces.

#### Additional Information:

Additional information on the proposed Application is available by contacting Aibelle Babista, Planner II at [aibelle.babista@townofws.ca](mailto:aibelle.babista@townofws.ca) or via phone at 905-640-1900 ext. 2304.

#### 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 public meeting or make written submissions to Town of Whitchurch-Stouffville before the proposed Official Plan amendments are adopted and Zoning By-law amendments are passed, the person or public body is not entitled to appeal the decision.

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 Official Plan amendments are adopted and Zoning By-law amendments are passed, the person or public body may not be added as

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

Wednesday  
April 2, 2025 @ 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)

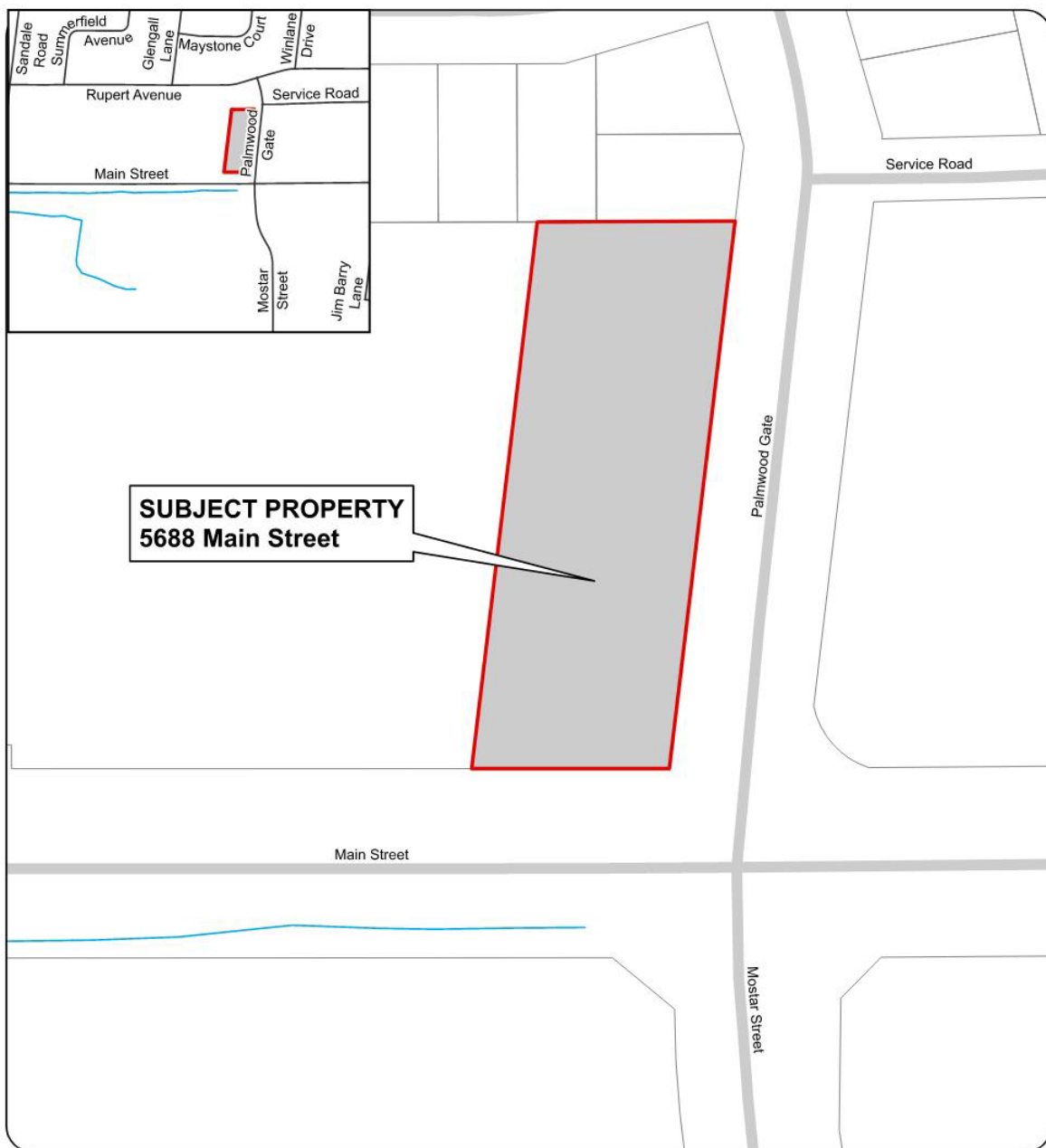
a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

### 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 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.

### Location Map

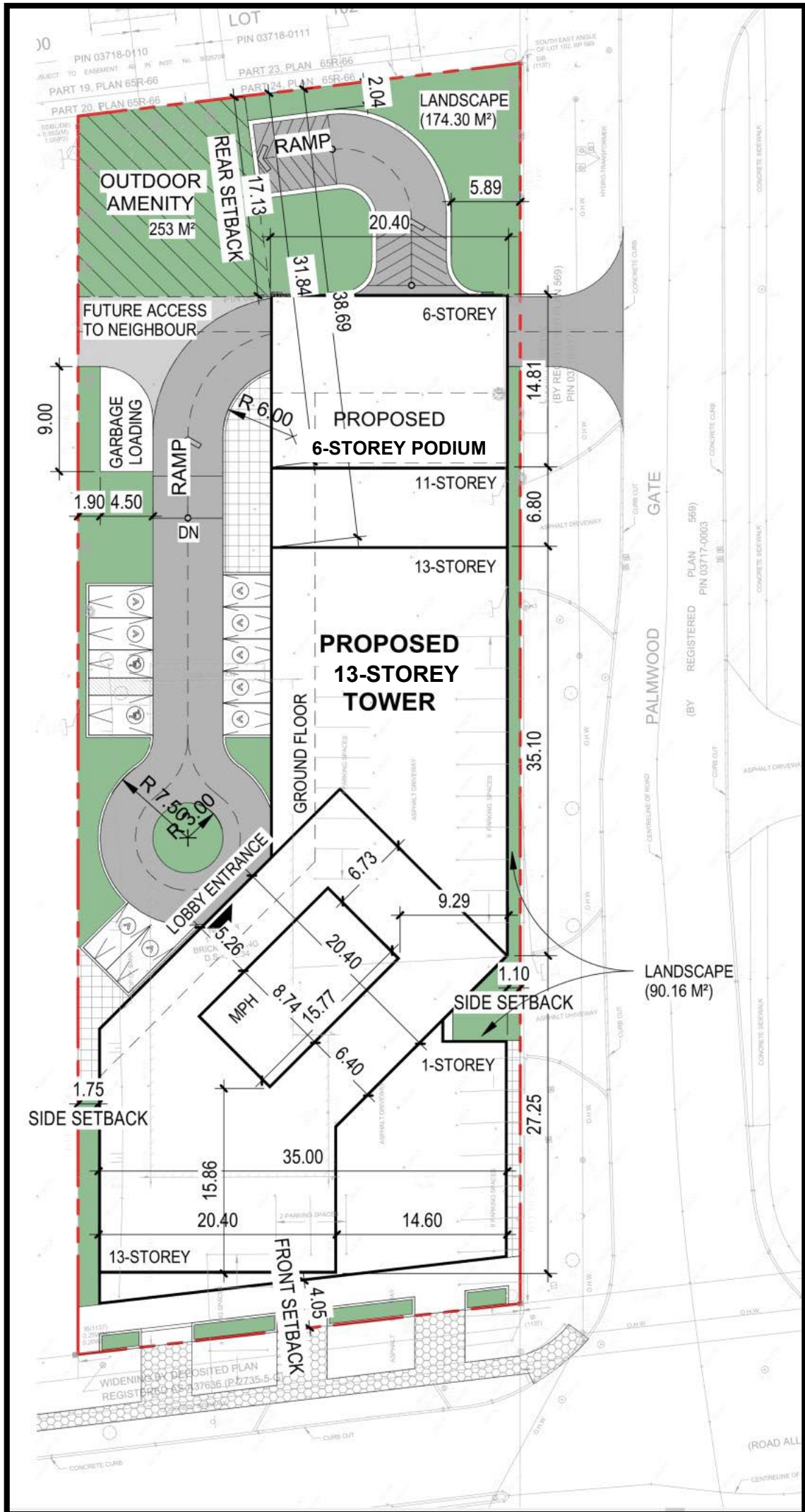


Location Map

5688 Main Street  
CON 8 PT LOT 1  
File No(s): OPA25.001 & ZBA25.001



# Proposed Concept Plan





## Proposed Concept Rendering

