

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-056-ZO

BEING A BY-LAW to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 17019 Woodbine Avenue.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, (the “*Planning Act*”) permits the Council of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating, or using of buildings or structures for, or except for such purposes as may be set out in the by-law; and

WHEREAS Section 34(10) of the *Planning Act*, permits the councils of local municipalities to amend such zoning by-laws; and

WHEREAS Council for the Town desires to amend Zoning By-law 2010-001-ZO in respect of the lands known municipally as 17019 Woodbine Avenue (the “Subject Lands”).

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. By amending Section 2.8.5.1 to add a new sentence as set out in Schedule 1 to this By-law.
2. By amending Section 4.3.4 Exceptions to the AG Zone by adding a new Section 4.3.4.14 as shown on Schedule 2 of this By-law; and
3. By amending Schedule 3 to rezone a portion of the Subject Lands from Agricultural (AG) to Agricultural Exception Fourteen Holding Symbol One [AG(14) (h-1)] Zone and Agricultural Exception Fourteen [AG(14)] Zone, as shown on Schedule A of this By-law;
4. That this By-law shall come into force and effect on 18th day of June, 2025.

READ a first and second time this 18th day of June, 2025.

READ a third time and passed this 18th day of June, 2025.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

SCHEDULE 1 TO BY-LAW 2025-056-ZO

2.8.5.1

h-1 Zone 4.3.4.14 [AG(14) (h-1)] 17019 Woodbine Avenue, Schedule 3 (2025-056-ZO)

SCHEDULE 2 TO BY-LAW 2025-056-ZO

4.3.4.14 AG(14) & AG(14)(h-1) 17019 Woodbine Avenue, Schedule 3 (2025-056-ZO)

In addition to the regulations and provisions of this By-law, the following shall apply to the Subject Lands:

1. Permitted Uses

The following shall be an additional permitted use on the Subject Lands:

- (1) Agri-Education Space
- (2) Dwelling Unit above a non-residential use

2. Regulations

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|-------------------------------|--------------|
| a) Minimum Front Yard Setback | 12.93 metres |
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3. Definitions

- (1) Agri-Education Space shall be defined as: Premises used as an educational space accessory to agricultural or farm-related uses, practices, or operations.

SCHEDULE A TO BY-LAW 2025-056-ZO

