
Subject: **Zoning By-law Amendment and Draft Plan of Subdivision and Condominium for 14609 Woodbine Avenue (ZBA20.005, 19T(W)-20.05, and CDM20.003)**

Staff Report No. **DS-033-25**

**Department/
Commission:** **Development Services Commission**

Date: **June 18, 2025**

Recommendation:

- 1) That Council approve Draft Plan of Subdivision File No 19T(W)-20.005, Draft Plan of Condominium File No. CDM20.003, and Zoning By-law Amendment File No. ZBA20.005, to facilitate the creation of nine (9) new residential lots for a total of ten (10) single detached dwelling lots, two open space blocks and a new street within a Plan of Condominium;
- 2) That Council direct Staff to issue a Notice of Decision by approving Draft Plan of Subdivision File No. 19T(W)-20.007 and Draft Plan of Condominium File No. CDM20.003, to facilitate the creation of four (4) blocks and ten (10) single detached dwelling lots, under a single registered M-Plan, as shown on Attachments 3 and 4, subject to the Conditions of Approval set out in Attachment 5 to this Report;
- 3) That Council direct staff to bring forward the By-law 2025-053-ZO, being a By-law to amend the Town's Comprehensive Zoning By-law 2010-001-ZO to rezone the lands located at 14609 Woodbine Avenue from Development Reserve (D) zone to Residential Private Services zone with Exception Nine [RPS(9)] and Residential Private Services zone with Exception Ten [RPS(10)]; and
- 4) That Council confirm that notwithstanding the proposed Zoning By-law Amendment is different from that proposed at the September 28, 2022 Statutory Public Meeting, the revisions are minor in nature and that no further Statutory Public Meeting is required in accordance with Section 34(17) of the *Planning Act*.

Report Highlights

- Applications for Zoning By-law Amendment (ZBA20.005), Draft Plan of Subdivision (19T(W)-20.007) and Draft Plan of Condominium (CDM20.003), to permit the development of ten (10) single detached dwelling lots in a plan of

subdivision, and four (4) blocks (three (3) blocks for a common elements condominium).

- Policy and regulatory overview with respect to Zoning By-law Amendment and Draft Approval for Plan of Subdivision.
- Comments received from Departments, Agencies, and public members since the September 28, 2022 Statutory Public Meeting.
- Staff opinion and recommendation related to the Conditions for Draft Approval at this time, and recommended Zoning By-law Amendment (By-law 2025-053-ZO).

1. Purpose:

The purpose of this Report is to assess the merits of and make a recommendation respecting the proposed Zoning By-law Amendment (ZBA20.005), Draft Plan of Subdivision (19T(W)-20.005) and Draft Plan of Condominium (CDM20.003) applications.

Following the Statutory Public Meeting on September 28, 2022, for the subject applications at 14609 Woodbine Avenue, the Town has received two (2) revised submissions. After careful deliberation in efforts to move the project forward in the Owner's interest, the Applicant is seeking Council Approval for the following applications:

- a) Zoning By-law Amendment Application (File No. ZBA20.005) proposes to rezone the lands from Development Reserve (D) to Residential Private Services (RPS) Exception (RPS(X)) and Environmental (ENV) Zones, to facilitate the development of a ten (10) residential lot subdivision. Nine (9) single detached dwelling vacant lots will be created with the tenth (10th) residential lot containing the existing dwelling unit fronting Woodbine Avenue.
- b) Draft Plan of Subdivision Application (File No. 19T(W)-20.005) proposes to create the ten (10) residential lots and four (4) blocks on an M-Plan. An east-west private street is proposed.
- c) Draft Plan of Condominium (File No. CDM20.003) proposes that of the four (4) blocks created through the Plan of Subdivision, three (3) blocks would be for the purposes of the common elements condominium. The three (3) blocks include two (2) open space blocks and one private street providing access to nine (9) residential lots.

This report will:

- Provide an overview of the subject property, its location in relation to existing development and other adjacent uses (Section 2);
- Provide an overview of the development proposed (Section 3.1); the proposed Zoning By-law Amendment (Section 3.4.1), Draft Plan of Subdivision (Section 3.4.2) and Draft Plan of Condominium (Section 3.4.3);
- Identify applicable Provincial, Regional and Town policies (Sections 3.2 and 3.3);

- Review the comments (Sections 3.5 and 3.6) and recommended draft conditions for the application (Section 3.4.4, Section 3.7, Attachment 5 and 6); and
- Outline the basis for the recommendation (Section 3.8).

This report concludes with recommending approval of the proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment applications, as the proposed development is appropriate for the development of the lands and generally conforms to provincial, regional, and municipal plans and policies.

2. Background:

The Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium were initially submitted in July 2020 and deemed complete on July 21, 2020. The initial proposal included 12 lots total (one (1) mixed-use lot and 11 single residential lots) with a common element condominium block and internal street. This proposal was brought forward to Council in a Statutory Public Meeting on September 28, 2022. Since the Statutory meeting, the Draft Plan has been revised to create a total of ten (10) solely residential lots with a private street access and two (2) common element blocks.

The latest fourth (4th) submission was submitted and circulated in December 2024. Upon numerous consultations between review agencies and revisions from the Applicant's consultant team, there are still technical matters regarding stormwater management solutions (with Engineering and the Lake Simcoe Region Conservation Authority (LSRCA)) that are to be resolved to ensure the development is feasible. Staff have continued to work with the Applicant and agreed to assist with recommending draft plan approval for the proposal, subject to conditions from various agencies and departments.

2.1. Location

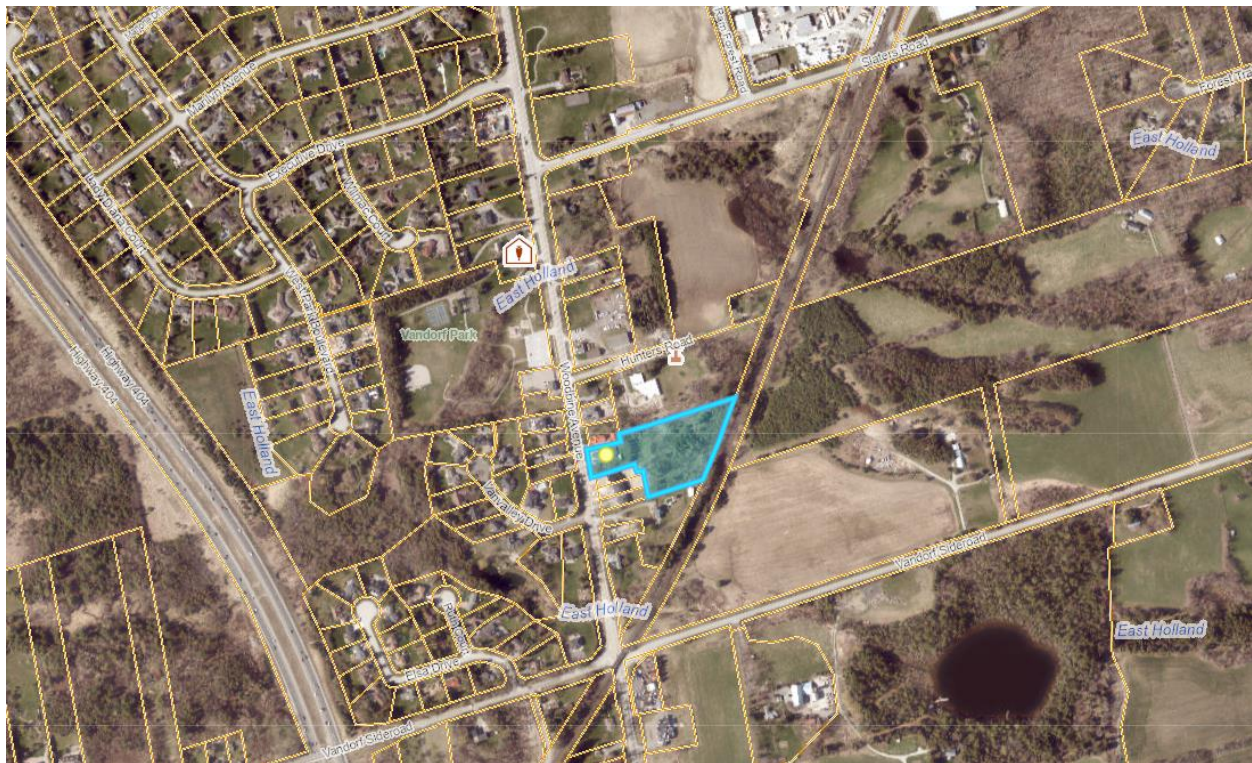
The subject lands are municipally known as 14609 Woodbine Avenue, in the Community of Vandorf (Vandorf Preston Lake Area). The property is on the east side of Woodbine Avenue, just north of Vandorf Sideroad and immediately abutting the west side of the Canadian National Railway (CN Rail) track.

The property has an approximate lot area of 1.6 hectares (3.99 acres or 16,259.35 square metre) with an approximate lot frontage of 42.94 metres (140.87 feet) along Woodbine Avenue. The approximate lot depth is 207 metres (679.1 feet). The legal description of the lands is PT N1/2 LT 16 CON 4 WHITCHURCH PT 2 65R1075; WHITCHURCH-STOUFFVILLE.

Attachment 1 to this report is the location map.

Figure 1 below shows the location of the subject property.

Figure 1 – Aerial Context Map



2.2. Surrounding Land Uses

Below is a description of the adjacent land uses:

North – Residential and institutional uses to the north, on the east side of Woodbine Avenue. On the north-east side from the subject property, are residential uses with a small auto-repair shop. Immediately to the north is an existing Place of Worship and a Planning Application is currently underway to rezone the lands to permit a Commercial School. Other properties vary in zoning from Development Reserve (D), Institutional (I), Flood Hazard (FH), and Village Commercial (CV). The northern portion of the East Holland Creek runs further north from the site.

East – The Canadian National Railway (CN Rail) immediately adjacent to the rear of the property. Further east are agricultural lands zoned Oak Ridges Moraine – Linkage (ORM-L), Environmental (ENV), and Flood Hazard (FH). Portions of the East Holland Creek runs south-east and north-east from the subject property.

South – Residential uses to the south on both sides of Woodbine Avenue. Properties vary in zoning from Development Reserve (D), Residential Private Services Exception [RPS(7)], and a bit of Flood Hazard (FH) where a portion of the East Holland Creek runs.

West – Open space and the East Holland Creek surrounding the residential uses on the west side of Woodbine Avenue. Properties vary in zoning from Residential Private Services (RPS), Open Space (OS), Flood Hazard (FH) and Village Commercial (CV).

3. Analysis:

This section of the report includes two parts: research and proposed options / implementations.

3.1. Development Proposal

The proposed applications for Zoning By-law Amendment (File No. ZBA20.005), Draft Plan of Subdivision (File No. 19T(W)-20.005) and Draft Plan of Condominium (File No. CDM20.003) proposes to create the following:

- Rezone the lands from Development Reserve (D) to a Residential Private Services Exception Zone [RPS(X)];
- A total of ten (10) single detached dwelling lots
 - Nine (9) new single detached dwelling lots
 - One (1) residential lot with the retained (existing) dwelling on Woodbine Avenue
- Four (4) blocks in the Plan of Subdivision and Condominium
 - Block 11 – Road widening to be conveyed to the Region of York
 - Block 12 & 13 – Common Elements green space blocks (abutting CN Rail)
 - Block 14 – Common Elements roadway

The following information in **Table 1**, is background information concerning the subject applications:

Table 1 – Existing and Proposed Amendments

Item	Existing	Requested/Proposed
Zoning By-law	Development Reserve (D)	Residential Private Services Exception Nine [RPS(9)] and Residential Private Services Exception Ten [RPS(10)]
Plan of Subdivision	N/A	Total of 10 Residential Lots: Nine (9) additional single detached dwelling lots, maintaining the existing single detached dwelling lot
Plan of Condominium	N/A	Three (3) Common Elements Blocks:

		Two (2) Green Space blocks and one (1) roadway
Use	Residential – single detached dwelling	10 single detached dwelling lots in a common element condominium draft plan

The proposed Residential Private Services (RPS) Zone is generally prevalent for residential lots in the subject area. The Application proposes site specific amendments to the RPS Zone provisions to facilitate the proposed plan of subdivision design as well as establishing the Environmental (ENV) Zoning to protect the existing natural features in the rear yard which also abuts the CN Railway.

Table 2 provides the proposed development details for the subject site:

Table 2 – Summary of Proposed Site Statistics

Site Statistic Item	Proposed Statistics	
Lot Area (minimum)	10 residential units total	
	Existing single detached dwelling lot - [RPS(9)] zone	Proposed Ten residential dwelling lots - [RPS(10)] zone
	1,340 square metres	780 square metres
Lot Frontage (minimum)	27 metres	16 metres
Front Yard (minimum)	3.5 metres	6 metres
Exterior Side Yard (minimum)	4 metres	Not applicable.
Interior Side Yard (minimum)	1.4 metres	1.2 metres (1-storey building) 1.8 metres (2-storey building)
Rear Yard (minimum)	13.5 metres	14.5 metres
Lot Coverage (maximum)	40%	30%

Building Height (maximum)	~Existing	11 metres (pitched roof); and 9.5 metres (to the parapet of flat roof)
Parking Spaces (minimum)	1 space per unit; and tandem parking may be permitted.	2 spaces per dwelling unit; and tandem parking may be permitted.

More details regarding the proposed Zoning By-law Amendment is described in Section 3.3 and 3.4 of this Report.

3.2. Applicable Provincial and Regional Policies

3.2.1. Provincial Policy Statement (2024)

The Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, and replaces the Provincial Policy Statement, 2020 and the Growth Plan 2019. The new PPS 2024 is a consolidated statement of provincial land use policies. The PPS 2024 focuses on land-use policy changes to enable municipalities to plan for and support development by increasing housing supply – encouraging intensification amongst other key priorities. For this purpose, decisions and comments by the Town are to maintain consistency with the new PPS 2024. Within the PPS 2024, the following policy sections are relevant to the proposed applications.

Chapter 2.2 (Housing) speaks to Planning authorities providing for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents, by promoting densities for new housing that efficiently uses land, resources, infrastructure, and public service facilities.

Chapter 2.3 (Settlement Areas) focuses on the growth and development of settlement areas that are to efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, and overall density through intensification and redevelopment to support the achievement of complete communities.

The proposed development is located in a settlement area and on a site that abuts other single detached dwelling lots, surrounded by the natural heritage system. It is also nearby a community park. It is staff's opinion that the proposed development is appropriate infill development for the area, does not impact the existing natural heritage system and supports the overall planned density of the neighborhood, subject to continued technical studies.

Residential development, including lot creation, is permitted in rural settlement areas where site conditions are suitable for the provision of appropriate sewage and water services. Chapters 2.5 & 2.6 (Rural Areas and Lands in Municipalities) speak to supporting and maintaining a healthy, integrated, and viable rural area by building on the existing rural character and scale, amenities and assets; accommodating an appropriate range and mix of housing in rural settlement areas while using rural infrastructure and public service facilities efficiently. Within rural areas, rural settlement areas are to be the focus of growth and development, and their vitality and regeneration shall be promoted.

In Chapter 3.3 (Transportation and Infrastructure Corridors), new development proposed on adjacent lands to existing corridors and transportation facilities should be compatible with and supportive of, the long-term purposes of the corridor and should be designed to avoid, minimize and mitigate negative impacts and adverse effects from the corridor and transportation facilities. Section 3.4 (Airports, Rail and Marine Facilities) states that planning for land uses in the vicinity of rail facilities be appropriately designed, buffered and/or separated from each other.

Further Sections 3.3 and 3.4 of the PPS, the proposed development dedicates two large common element blocks (Blocks 12 and 13) which would be designated green space that serves as an additional buffer between the proposed development of residential lots and the railway owned by Canadian National Rail. The application provides studies such as a Noise Study, Functional Servicing Report, Landscape Plans, a Natural Heritage Evaluation, and a Vibration Study, to assist in confirming that the proposed development proposes minimal impact to the adjacent railway. Comments from CN Rail are provided in **Section 3.5** of this Report.

Chapter 3.6 (Sewage, Water and Stormwater) speaks to accommodating forecasted growth in a timely manner that promotes efficient use and optimization of existing services. These services are to be sustained, feasible, financially viable, ensure the protection of human health and safety, the environment (with respect to quality and quantity of water), and align with comprehensive municipal planning. Servicing is to be considered at all stages of the planning process. It is encouraged that opportunities be found to allocate or re-allocate the unused system capacity of municipal water and sewage services to support the needs of the current and projected housing supply, and to support the protection of the environment and minimize potential risks to human health and safety. Where municipal or private communal water and sewage services are unavailable, planned or feasible, individual on-site sewage and water services may be used, so long as the conditions are suitable for the long-term and poses no negative impacts. Partial services may be permitted in special circumstances. Stormwater management shall also be integrated in the planning of existing and future services.

Further to Section 3.6 of the PPS, the proposed development will be serviced by individual private wells and septic systems on each lot. The application has provided technical reports including a Functional Servicing Report, a Site Grading Plan, Site Infrastructure Plan, a Septic Layout Plan, as well as a Hydrogeological Investigation Report, a Natural Heritage Study to confirm the feasibility of the proposed servicing and grading solutions.

The Applications are still subject to completion and approval of required technical studies and design, through the process of fulfilling Conditions of Draft Plan Approval.

Section 3.9 (Trails and Open Space) speaks to the promotion of healthy, active and inclusive communities through the provision of publicly accessible, built and natural settings for recreation, including parklands, open space areas, trails and linkages, while minimizing negative impacts on existing natural areas.

The proposed private street is intended to be designed to provide walkways for pedestrians that would serve the immediate residents of this development. Also in very close proximity to the subject site is Vandorf Park, which serves the immediate community. The common element Blocks 12 and 13 are intended to be zoned Environmental (ENV) to help maintain the existing woodlot and natural features on the subject lands which ensures long-term protection and conservation of the natural features. The intent is to preserve the ecological integrity of the system as a result of the proposed residential development. Upon further technical review through the Conditions of Approval, the Applicant is expected to work with the Town's Engineering Staff, the Lake Simcoe Region Conservation Authority, the Region of York, and the Canadian National Railway, to achieve a viable solution that would minimize impacts on the existing natural areas.

Chapter 4.1 (Natural Heritage) advises that natural features and areas shall be protected for the long term. The site is within the Ecoregions 6E and 7E – where development and site alteration are not permitted within significant woodlands within these ecoregions, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The Applicant submitted a Natural Heritage Evaluation which proposed mitigation strategies to minimize impact.

Based on the above analysis, it is Staff's opinion that the proposed applications are generally consistent with the policies of the PPS 2024.

3.2.2. Greenbelt Plan (2017)

An Amendment to the Greenbelt Plan (Amendment No. 4) on September 26, 2024 ensured that any reference to the PPS 2020 and Growth Plan would remain and be applicable, even while the PPS 2024 is in effect.

The Greenbelt Plan (2017) provides direction for those rural lands within the Greater Golden Horseshoe, that are within the Greenbelt Area boundaries of the Plan. Lands within the Greenbelt include those lands that are within the Oak Ridges Moraine Conservation Plan (ORMCP) Area.

Section 1.4.3 speaks to lands within the Greenbelt and the ORMCP Area, and the policies of the ORMCP would continue to apply as set out in Section 2 of the Greenbelt Plan.

Section 2 of the Greenbelt Plan confirms that the requirements in the ORMCP continue to apply as the subject property is governed by those policies. The Greenbelt policies for the Protected Countryside do not apply.

See section 3.2.3 for comments on consistency of the proposed development with the ORMCP.

3.2.3. Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan (2017) provides direction for land use and resource management for the protection of the Moraine's ecological features and hydrological features and functions.

The subject property is designated as a Rural Settlement Area, which is a land use component of the Countryside Area of the Moraine.

Section 15 speaks to lot creation in the Countryside Area, where minor infill within Rural Settlements may be permitted.

Section 18. (1) and (2) speaks to settlement areas, including those of rural nature. Settlement Areas are intended for growth where communities have the provision of a mix of employment and services with convenient access. Settlement Areas are to promote strong communities, a strong economy and a healthy environment, that ensures the efficient use of existing infrastructure, while minimizing its impact to the health of natural features and functions.

Section 18. (3) speaks to permitted uses on land in Settlement Areas, which are the those permitted uses in the applicable official plan, provided the ecological and hydrological integrity is maintained.

The proposed development is located in a rural settlement area and meets the criteria set out for the Rural Settlement Area.

3.2.4. York Region Official Plan (2022)

The York Region Official Plan (YROP) was approved as modified by the Province on November 4, 2022 and on July 1, 2024, the Region was deemed an upper-tier without planning responsibilities (Bill 185). Per Section 70.13(2) of the Planning Act, an official plan of an upper-tier municipality without planning responsibilities that is in effect, which applies to any area of a lower-tier municipality, is deemed to be an official plan of the lower-tier municipality until the lower-tier municipality revokes or amends it.

Therefore, the YROP policies continue to apply as administered by the Town.

The subject lands fall within the Agricultural System of the York Region Official Plan, more specifically within the Hamlet Area land use designation. The intent of this designation is to retain the rural character and cultural heritage of Hamlets while permitting limited

growth through infilling. The Hamlet Area designation permits minor infilling (small-scale residential) and consents on lots, which are to be described in the local official plan, subject to the ability to service the use by individual private on-site water and wastewater systems. Infill development shall be an appropriate size and scope to ensure compatibility with the surrounding community in the context of use of land, buildings and structure size, area, density, and height, in accordance with the local official plan.

Based on Staff's review, and subject to the Town's Official Plan, the proposal is generally in conformity with the policies of the York Region Official Plan.

3.2.5. Town of Whitchurch-Stouffville Official Plan (2004 & 2024)

The new Town Official Plan (2024) supersedes the current Town Official Plan (2004), by the enactment of By-law 2024-057-OP which was adopted by Council on May 15, 2024, to Adopt the Town's New Official Plan (Re-Imagine Stouffville: Town of Whitchurch-Stouffville Official Plan, May 2024). The Adopted New Official Plan, May 2024 is available on the project webpage: www.cometogetherws.ca/opr.

The Town's New Official Plan requires final approval from the Approval Authority and is not yet in force and effect. As such, the Town's Official Plan (2004) continues to apply to formal planning applications that have been deemed complete, prior to the approval of the Town's New Official Plan.

The comments expressed herein, are based on the current Official Plan policies in force and effect at this time. Notwithstanding, depending on the timing of approval of the Town's New Official Plan, the application may be subject to the Town's New Official Plan, once approved.

Furthermore, consideration should still be given to the policy directions of the Adopted New Official Plan as it has been endorsed by Council. The following highlights the key policy directions which may have a bearing on the proposed development application.

3.2.5.1. Vandorf Preston Lake Secondary Plan

Within the current Official Plan, the subject property is designated Oak Ridges Moraine – Mixed Use Area (ORM Mixed Use Area). This designation permits low and medium density residential uses and small-scale commercial uses including offices. Permitted residential uses require a Zoning By-law Amendment and shall:

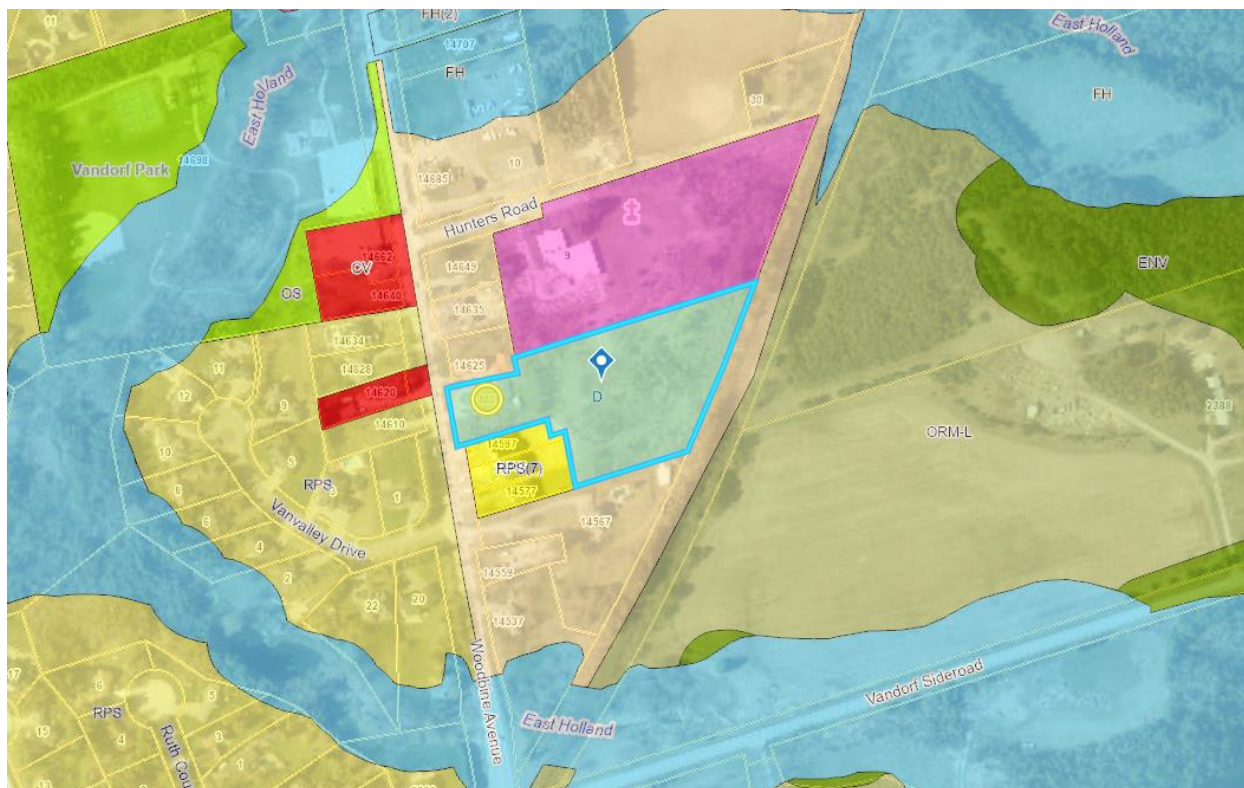
- Not adversely affect the ecological integrity of the moraine;
- Not exceed a density of 12 units per net hectare (5 units per net acre); and
- Be in keeping with the character of the existing areas of the Vandorf Community.

The proposed 10 single detached dwelling lots (1 existing and 9 new dwelling lots) on private services are a permitted use, subject to technical review of the associated engineering reports. The proposed density equates to approximately 6.17 units per hectare, which is in keeping with the policies of the Official Plan.

3.3. Comprehensive Zoning By-law 2010-001-ZO

The Comprehensive Zoning By-law 2010-001-ZO was passed by Council on March 2, 2010, and approved by the Ontario Municipal Board on January 13, 2011. The last consolidation was on August 21, 2024. The subject property, 14609 Woodbine Avenue, is currently zoned “Development Reserve” (D) in Zoning By-law 2010-001-ZO (see **Figure 2**).

Figure 2 – Zoning Map



See further discussion on proposed zoning by-law amendment in **Section 3.4.1** below.

3.4. Proposed Planning Applications

3.4.1. Proposed Zoning By-law Amendment (File No. ZBA20.005)

The proposed Zoning By-law Amendment application proposes to change the zoning of the subject lands from “Development Reserve (D)” to the following:

- **Lot 1** – Retained lot with existing dwelling. Proposed to be zoned Residential private Services Exception Nine [RPS(9)].
- **Lots 2 to 10** – New lots to be created. Proposed to be zoned Residential Private Services Exception Ten [RPS(10)].
- **Block 11** – Intended for Road Widening along the frontage of the retained Lot 1. Intended to be zoned RPS(9) similar to Lot 1.

- **Block 14** – Proposed common element condominium, private roadway. Intended to be zoned Residential Private Service Exception Ten [RPS(10)].
- **Block 12 and 13** – Common element condominium, green space blocks. Proposed to be zoned Environmental (ENV).

See **Figure 3** below that illustrates the proposed zoning of the lands.

Figure 3 – Proposed Zoning Schedule

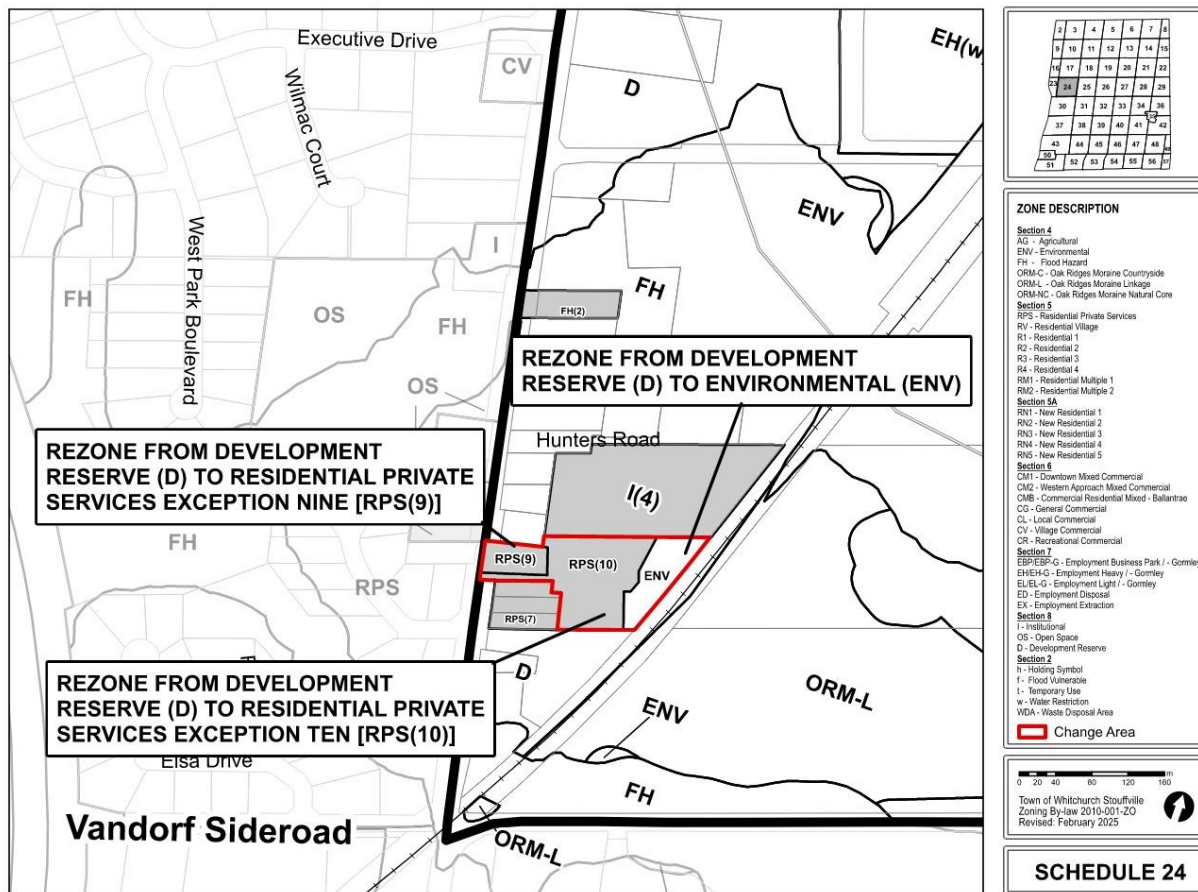


Table 3 outlines the “RPS” parent Zone regulations and provides a comparison between the parent RPS regulations to the proposed RPS(9) and RPS(10) exception zone regulations. In the event where the proposed development does not comply with the proposed zone standard, the applicant proposes an exception.

The associated By-law, 2025-053-ZO, includes the comprehensive list of amendments for the RPS(9) and RPS(10) exception zones.

Table 3 – Existing and Proposed Zone Regulations

Regulation	Residential Private Services (RPS)	Compliance with Parent RPS Zone <i>Amendments Proposed to recognize the proposed design, new conditions under the new proposed subdivision and road widening requirements</i>	RPS Exception Nine [RPS(9)] Zone Regulations	RPS Exception Ten [RPS(10)] Zone Regulations
Lot Area (minimum)	0.8 hectares (1.97 acres or 8,000 square metres)	No – RPS(9) No – RPS(10)	1,340 square metres	780 square metres
Lot Frontage (minimum)	45 metres	No – RPS(9) No – RPS(10)	27 metres	16 metres
Front Yard (minimum)	12 metres	No – RPS(9) No – RPS(10)	3.5 metres	6 metres
Exterior Side Yard (minimum)	12 metres	No – RPS(9) Not applicable RPS(10)	4 metres	Not applicable.
Interior Side Yard (minimum)	6 metres	No – RPS(9) No – RPS(10)	1.4 metres	1.2 metres (1-storey building) 1.8 metres (2 storey building)
Rear Yard (minimum)	12 metres	No – RPS(9) Yes – RPS(10)	13.5 metres	14.5 metres

Regulation	Residential Private Services (RPS)	Compliance with Parent RPS Zone <i>Amendments Proposed to recognize the proposed design, new conditions under the new proposed subdivision and road widening requirements</i>	RPS Exception Nine [RPS(9)] Zone Regulations	RPS Exception Ten [RPS(10)] Zone Regulations
Lot Coverage (maximum)	15%	No - RPS(9) No - RPS(10)	40%	30%
Building Height (maximum)	11 metres	Yes – RPS(9) No – RPS(10)	Same as parent zone	9.5 metres (parapet of flat roof); and 11 metres (peak roof)

For the current and existing Development Reserve (D) zone, the regulations rely on the previous zone regulations which are not relevant to the proposed development.

Section 3.23 of the Zoning By-law outlines the parking standards for single detached dwellings. 2 parking spaces for each single detached dwelling are required – either on the driveway or within a garage. The Draft Site Plan/Concept Plan shown in **Attachment 2** shows driveways that appear to be sufficient for two (2) vehicle parking spaces. The proposed regulations also note that tandem parking may be required. This Site Plan will be revised with greater detail in the detailed design stage. Town Staff will review compliance with the parking requirements, as well as the proposed RPS Exception Zone provisions, when detailed drawings are submitted and building permits are applied for.

3.4.2. Proposed Draft Plan of Subdivision (File No. 19T(W)-20.005)

The proposed Draft Plan of Subdivision includes 10 single detached dwelling lots, that have a minimum lot area of 0.07 hectares (780 square metres). Each lot is proposed to have private well and septic system to service the individual lots.

See **Figure 4** below that shows the proposed draft plan, which is also attached as **Attachment 3** to this report.

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- Lots 1-10 – Residential Lots
 - Lot 1 – To retain existing dwelling
 - Lots 2 to 10 – Vacant for new proposed dwellings
- Block 11 – To be conveyed to the Region for road widening purposes
- Block 12 and 13 – Common element condominium, green space blocks
- Block 14 – Common element condominium, private road access for Lots 2-10

- The number of residential lots have reduced from 12 lots to 10;
- The number of common element condominium blocks increased from 1 to 2;
- Reconfiguration of the internal road; and
- Common element private road.

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blocks that serve as an additional buffer from the proposed development and the Canadian National Railway to the east, preserved some of the vegetation that exists within the rear yard of the subject site.

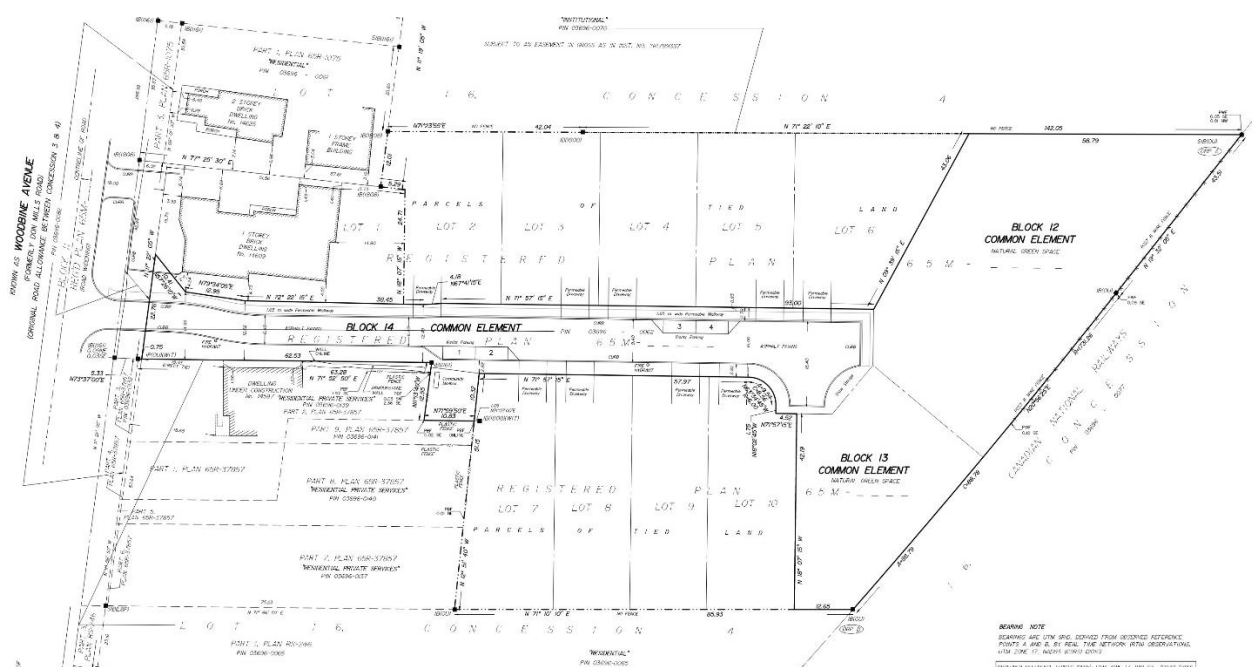
3.4.3. Proposed Draft Plan of Condominium (File No. CDM20.003)

The proposed draft plan of condominium focuses on three (3) of the four (4) blocks of the proposed draft plan of subdivision. The following blocks are described as:

- Block 12 and 13 – Common element condominium, green space blocks
- Block 14 – Common element condominium, private road access for Lots 2-10

Figure 5 below shows the proposed Draft Plan of Condominium, which is also attached as **Attachment 4**.

Figure 5 – Proposed Condominium Plan



3.4.4. Proposed Development and Draft Plan Conditions

A conceptual Site Plan has been submitted by the applicant, shown as **Figure 6** below and attached as **Attachment 2** to this report. The conceptual site plan shows siting for proposed dwellings on individual lots.

WOODBINE AVE

COMMON ROAD

NATURAL GREEN SPACE

LEGEND

KEY PLAN

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Part 1, Plan 050-17887

Part 2, Plan 050-17887

Part 3, Plan 050-17887

Part 4, Plan 050-17887

Part 5, Plan 050-17887

Part 6, Plan 050-17887

Part 7, Plan 050-17887

Part 8, Plan 050-17887

Part 9, Plan 050-17887

Part 10, Plan 050-17887

Part 11, Plan 050-17887

Part 12, Plan 050-17887

Part 13, Plan 050-17887

Part 14, Plan 050-17887

Part 15, Plan 050-17887

Part 16, Plan 050-17887

Part 17, Plan 050-17887

Part 18, Plan 050-17887

Part 19, Plan 050-17887

Part 20, Plan 050-17887

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Part 28, Plan 050-17887

Part 29, Plan 050-17887

Part 30, Plan 050-17887

Part 31, Plan 050-17887

Part 32, Plan 050-17887

Part 33, Plan 050-17887

Part 34, Plan 050-17887

Part 35, Plan 050-17887

Part 36, Plan 050-17887

Part 37, Plan 050-17887

Part 38, Plan 050-17887

Part 39, Plan 050-17887

Part 40, Plan 050-17887

Part 41, Plan 050-17887

Part 42, Plan 050-17887

Part 43, Plan 050-17887

Part 44, Plan 050-17887

Part 45, Plan 050-17887

Part 46, Plan 050-17887

Part 47, Plan 050-17887

Part 48, Plan 050-17887

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Part 90, Plan 050-17887

Part 91, Plan 050-17887

Part 9

Should there be a change in the proposed draft plan, blocks and/or lot confirmation as a result of any outstanding comments or technical requirements, the Applicant/Owner would be responsible to address those. All subsequent financial obligations will be the sole responsibility of the Owner/Applicant, in fulfilling all outstanding Conditions for Draft Approval.

Conditions for Draft Approval for the Plan of Subdivision are included in **Attachment 5** to this report.

Conditions for Draft Approval for the Plan of Condominium are included in **Attachment 6** to this report.

3.5. Staff and Agency Comments

This section provides a summary of Town Department comments received as of the date of submitting this report for inclusion in the June 18, 2025, Council Meeting.

Staff Comments

A. Development Engineering

- **Comments:** Outstanding comments to be addressed through the conditions for updating the following documents:
 - Noise Feasibility Study
 - Railway Vibration Study
 - Hydrogeological Assessment
 - Functional Servicing Report (Storm Drainage and Stormwater Management)
 - Onsite Sewage System Design
 - Landscape Plans
- **Conditions:** included in **Attachment 5**.

B. Fire & Emergency Services

- **Comments:**
 - Residential Sprinkler – The Applicant acknowledges to have each dwelling unit sprinklered in accordance with NFPA 13D.
 - Snow storage – Facilities are to be indicated on a site plan.
 - Firebreaks – Subdivision: A submission of Firebreak Blocks and Lots shall be submitted on a copy of the Subdivision M-Plan to the Fire Department for approval.

C. Heritage Planning

- **Comments:** Heritage Planning agrees with the findings of the Archaeological Assessment to clear the archaeological potential due to the property being stripped in use as a sand pit. No further comments. The archaeological requirements are cleared.

D. Policy Planning

- **Comments:** The proposed development and any proposed private tree removal will be subject to By-law 2023-060-RE the Private Tree Preservation and Protection By-law.

E. Parks & Forestry

- **Comments:**
 - The development is proposing to remove 419 trees.

- Tree Removal compensation calculations exclude very poor or dead conditions trees, and invasive tree species (e.g. Manitoba Maple and Buckthorn).
- Based on the applied replacement ratio method, the overall tree removal compensation for private trees is 624 to be planted.
- It is noted in the Arborist Report that 35 trees are to be planted on site, resulting in a revised total tree removal compensation of (624-35) 589 trees, or \$602,547.00 cash-in-lieu.
- All trees located within the regulation road allowance are subject to York Region's by-laws and requirements.
- **Conditions:** included in **Attachment 5**.

External Agency Comments

A. Bell Canada

- **Conditions:** included in **Attachment 5**.

B. Canada Post

- **Conditions:** included in **Attachment 5**.

C. Canadian National Railway (CN Rail)

- **Comments:**
 - The proponent has executed and registered the CN Development Agreement and granted an Environmental Easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
 - Subsequently, CN has cleared all conditions for these applications.

D. Enbridge Gas

- **Conditions:** included in **Attachment 5**.

E. Hydro One

- **Comments:** No comments or concerns at this time.
 - Advises to consult local area Distribution Supplier. To confirm if Hydro One is your local distributor, please follow the link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)
 - If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

F. Lake Simcoe Region Conservation Authority (LSRCA)

- **Comments:**
 - Technical comments outstanding regarding Engineering and the Hydrogeology.

- No objection to the approval of the proposed applications, subject to conditions of approval.
- **Conditions:** included in **Attachment 5**.

G. Region of York

- **Comments:** No objections to the proposed applications, subject to conditions of approval.
- **Conditions:** included in **Attachment 5** and **Attachment 6**.

H. Rogers Communications

- **Conditions:** included in **Attachment 5**.

I. York Catholic District School Board

- **Comments:** In support of Active and Safe Routes to School, the Board requests that sidewalks be provided on at least one side of all streets within this plan. Sidewalks are important infrastructure in facilitating students (residents) walking to school, or to bus stop locations. No additional comments or objections.

J. York Region District School Board

- **Comments:** No objections to the proposed applications.

3.6. Public Comments

Only one (1) comment was received just prior to the September 28, 2022 Public Meeting, from Groundswell Urban Planners Inc., representing an adjacent property to the north. The comment expressed no objections but requested for collaboration with the adjacent property owner in the future. The adjacent owner also requested updates on the project.

Staff Response: Staff responded via email to the request letter and provided that to the Owner/Applicant at the time. A notification email has been sent to the adjacent Owner/Agent to advise that a Recommendation Report is coming forward.

3.7. Conditions of Approval for Draft Plan of Subdivision and Condominium

Based on the comments received from Departments and Agencies, all applicable conditions of approval are included in **Attachment 5** and **Attachment 6** of this Report.

3.8. Basis for Recommendation

While there are a number of technical matters to be resolved with respect to the technical design of the proposed plan of subdivision, it is Planning Staff's opinion that the proposed draft plan of subdivision is consistent with the objectives of the PPS 2024, the Regional and Town Official Plan, by supporting the provision of housing and utilizing existing underutilised lands in a settlement area, that also intends to preserve and promote environmental features and functions of existing and adjacent uses.

Staff have worked with the Applicant to discuss and resolve major aspects of the proposal that is anticipated to maintain the general configuration and number of lots within the proposed draft plan. The Owner and Applicant have continually expressed their desire to move forward with Draft Approval.

Subject to the Conditions of Draft Approval, it is the Owner/Applicant's responsibility to satisfy the outstanding technical requirements to demonstrate the proposal is feasible.

4. Options:

4.1. Option A (Recommended)

That Council approve the proposed Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium applications, subject to the conditions of Draft Plan approval. This option is recommended as the proposed applications represent appropriate planning that is supportable under Provincial Policy, Regional Policy and the Town's current policy framework.

5. Financial Implications:

None.

6. Broader Intergovernmental Impacts and/or Considerations:

See Section 3.2 of this Report.

7. Communication:

The Applications were deemed complete on July 21, 2020. Notices for Complete Application were issued on the same day, and issued by email to departments, agencies and those registered interested parties, and mailed to properties within a 120 metre vicinity. A Notice sign was posted on the property on July 31, 2020.

Notices for Public Meeting were then issued on August 31, 2022. The Applicant was advised of the Public Meeting date ahead of time and posted the notice sign on September 6, 2022.

There are no statutory requirements regarding the issuance of a Notice for Recommendation Report. Interested persons/parties who requested for notification have been notified. All other statutory requirements will be conducted following Council's decision on the subject applications, including a Notice of Passing, which will be sent via email or physical mail, to the Applicant, Owner, departments, agencies, and interested parties. Updates can be made to the Town of WS website as well.

8. Alignment with Strategic Plan:

1. A Town that Grows
A Town that grows in support of complete communities
2. Good Governance
Provide Good Governance

9. Attachments:

Attachment No. 1 – Location Map

Attachment No. 2 – Site Plan / Concept Plan, Drawing A-01, dated November 25, 2024, prepared by Quadrant Architects Inc.

Attachment No. 3 – Draft Plan of Subdivision, prepared in 2024, by J. H. Gelbloom Surveying Limited.

Attachment No. 4 – Draft Plan of Condominium, prepared in 2025, by J. H. Gelbloom Surveying Limited.

Attachment No. 5 – Conditions of Draft Approval (Draft Plan of Subdivision)

Attachment No. 6 – Conditions of Draft Approval (Draft Plan of Condominium)

10. Related Reports:

September 28, 2022 – DS-060-22 – Applications for a Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium – ZBA20.005, 19T(w)-20.005 and CDM20.003 at 14609 Woodbine Avenue

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For further information on this report, please contact the Department Head: Dwayne Tapp, Commissioner of Development Services at 905-640-1900 or 1-855-642-8697 ext. 2431 or via email at Dwayne.tapp@townofws.ca