

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-012-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 12131 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 to the lands known municipally as 12131 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 7.3.3 "Exceptions to the EH Zone", by deleting and replacing Section 7.3.3.1 as shown on Schedule 1 of this By-law;
2. By amending Section 7.3.3 "Exceptions to the EH Zone", by deleting and replacing Section 7.3.3.9 as shown on Schedule 1 of this By-law;
3. By amending Section 7.3.6 "Exceptions to the EBP Zone", by deleting and replacing Section 7.3.6.8 as shown on Schedule 1 of this By-law;
4. By amending Section 7.3.6 "Exceptions to the EBP Zone", by deleting and replacing Section 7.3.6.9 as shown on Schedule 1 of this By-law;
5. By amending Schedule 50 to rezone the Subject Lands from "Employment Business Park – Gormley, Exception Eight, Water Restriction Zone; Employment Business Park – Gormley, Exception Nine, Water Restriction, Holding Symbol One Zone; Employment Heavy – Gormley, Exception One, Water Restriction Zone; Employment Heavy – Gormley, Exception Eight, Water Restriction Zone; and Flood Hazard Zone" to "Employment Business Park – Gormley, Exception Nine, Water Restriction, Holding Symbol One Zone; Employment Heavy – Gormley, Exception One, Water Restriction Zone; Employment Heavy – Gormley, Exception Eight, Water Restriction Zone; and Flood Hazard Zone" as shown on Schedule 2 of this By-law; and
6. That this By-law shall come into force and effect on the 18th day of February, 2026.

READ a first and second time this 18th day of February, 2026.

READ a third time and passed this 18th day of February, 2026.

Iain Lovatt, Mayor

Jennifer Peplinski, Deputy Clerk

SCHEDULE 1 TO BY-LAW 2026-012-ZO

7.3.3.1 EH-G(1)(w) 12131 Woodbine Avenue, Schedule 50 (2026-012-ZO)

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

1. Permitted Uses:

- i. All uses permitted in the EH-G Zone.

2. Regulations:

- i. Minimum Lot Frontage 10 metres
- ii. Minimum Setback in all Required Yards (except the Front Yard), or to the Flood Hazard Zone Boundary 7.5 metres
- iii. Minimum Front Yard Setback (North Lot Line) 20 metres
- iv. Maximum Building Height 20 metres
- v. Front Yard Landscape Area N/A
- vi. Maximum Lot Coverage 50%
- vii. Minimum Setback to Hedgerow N/A

3. Special Regulations:

- i. Section 7.2.1, Qualifying Note (7) shall not apply.
- ii. The front lot line shall be considered the northly lot line of the property.

7.3.3.9 EH-G(8)(w) 12131 Woodbine Avenue, Schedule 50 (2026-012-ZO)

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

1. Permitted Uses:

- i. All uses permitted in the EH-G Zone.

2. Permitted Uses Within 130 metres of Woodbine Avenue:

- i. All uses permitted in the EBP-G Zone.
- ii. Public Storage Facility (1)

3. Qualifying Notes to Permitted Uses:

- (1) The use of the lands for a Public Storage Facility is deferred until such time as the Employment Area Policies are updated within the Town's Official Plan to include such uses.

4. Regulations:

- i. Maximum Building Height 20 metres
- ii. Maximum Lot Coverage 50%

- iii. Minimum Setback to Hedgerow N/A

5. Special Regulations:

- i. Section 7.2.1, Qualifying Note (7) shall not apply to a Minimum Interior Side Yard abutting a stormwater management pond block.
- ii. Section 7.2.1, Qualifying Note (7) shall not apply to a Minimum Rear Yard.

**7.3.6.8 EBP-G(8)(w) 12131 Woodbine Avenue, Schedule 50
(2026-012-ZO)**

NOT IN USE (2026-012-ZO)

**7.3.6.9 EBP-G(9)(w)(h-1) 12131 Woodbine Avenue, Schedule 50
(2026-012-ZO)**

1. Permitted Uses:

A Business Office shall be the only permitted use on the subject lands.

2. Regulations:

- i. Minimum Lot Area 0.15 hectares
- ii. Minimum Lot Frontage 7.5 metres
- iii. Minimum Front Yard Setback 8.3 metres
- iv. Minimum Side Yard Setback 4.5 metres

SCHEDULE 2 TO BY-LAW 2026-012-ZO

