
Subject: Recommendation for Zoning By-law Amendment Application at 27 Winona Drive – File No. ZBA25.005

Staff Report No. DS-014-26

Department/ Commission: Development Services Commission

Date: May 6, 2026

Recommendation:

- 1) That Council confirms that notwithstanding that the proposed Zoning By-law Amendment is different from that proposed at the June 18, 2025, Statutory Public Meeting, the revisions are minor in nature and no further Statutory Public Meeting is required in accordance with Section 34(17) of the Planning Act; and
- 2) That Council enact By-law 2026-038-ZO being a by-law to amend the Town’s Comprehensive Zoning By-law 2010-001-ZO by applying a site-specific zone and regulations to the subject property; and,
- 3) That Council direct Staff to issue a Notice of Passing for By-law 2026-038-ZO in accordance with Section 34(18) of the *Planning Act*.

Report Highlights

- Application for Zoning By-law Amendment was submitted by Storey Samways Planning Ltd. (on behalf of Darul Khair Centre, Stouffville) on April 9, 2025, to permit a Place of Worship on the subject property.
- The proposed development includes a new building area of 1,922.2 square metres and includes the required parking spaces within the footprint of the proposed building. The proposed development would be subject to a future Site Plan Approval Application.
- A Statutory Public Meeting, as required by the *Planning Act* was held on June 18, 2025.
- Staff are of the opinion that the proposed development constitutes good planning and recommend approval of the Zoning By-law Amendment application.

1. Purpose:

The purpose of this report is to assess the merits of and make recommendations respecting the application for Zoning By-law Amendment (ZBA25.005) for the lands municipally known as 27 Winona Drive (the “Subject Property”), which if approved would permit a Place of Worship on the subject property.

2. Background:

2.1. Location

The subject property is legally described as Lot 26 Plan 455, Whitchurch-Stouffville and municipally known as 27 Winona Drive. The property is located on the east side of Winona Drive, north of Main Street within the Community of Stouffville Secondary Plan. The property has a lot frontage of 30.48 metres (100 feet) and a lot area of 2419.7 square metres (0.59 acres). There is an existing building on the property that has accommodated various non-residential uses over the years.

Attachment No. 1 to this report is a copy of the location map.

Surrounding Land Uses

Below is a description of the adjacent land uses:

North – Existing car wash facility with both an automatic wash and a self wash facility, and residential uses further north.

East – Existing vacant building and associated parking lot. There is an approved Official Plan amendment and Zoning By-law amendment to permit a 14-storey apartment building with 201 dwelling units.

South – Existing commercial plaza including a restaurant, gas bar, and a mix of service/retail uses, with Main Street and other commercial uses along Main Street;

West – Commercial Plaza

Figure 1 below shows the subject property in the context of the surrounding area.

Figure 1 - Aerial Image of the Subject Lands

2.2. Statutory Public Meeting

On June 18, 2025, Town Staff held the Statutory Public Meeting for the proposed Zoning By-law Amendment. A large number of members of the public attended the meeting to speak both in favour and against the proposed development.

The following is a list of the concerns raised by members of the public at the Statutory Public Meeting:

- Concerns raised over increased traffic, congestion, and noise levels, particularly at peak hours such as Friday Prayers.
- Concerns about safety due to the proposed lot coverage and the absence of a sidewalk.
- Concerns about the low parking spot allotment, and that the lack of available parking could impact nearby businesses and residents.
- A different mosque is already under construction at a nearby location.
- Those opposed to the amendment emphasized that they are not opposed to constructing a mosque, in principle, but that they are opposed to the specific location outlined.

Members of the public inquired about accessing the reports and studies that have been provided by the applicant in support of the request. Staff clarified that these studies are not currently available on the Town's website, but that interested members of the public can obtain them by emailing the Town planning staff.

Members of the community, representing the congregation of the existing Place of Worship, were also in attendance at the Public Meeting. Several speakers representing the congregation spoke at the meeting in support of the application. They emphasized the importance of securing a permanent location for their religious and community activities, noting that the current facility is undersized and requires adjustments to prayer schedules and other religious gatherings. The congregation expressed that a new purpose-built structure would allow them to meet as a community without the need to rent additional space. Specific comments noted by the speakers at the meeting are as follows:

- A mosque represents more than a place of worship. It is a multi-functional community centre, hosting youth programs, women's empowerment programs, and a space for interfaith dialogue, education and cooperation.
- The mosque and its facilities would be open and available to all residents, regardless of religion, for community events and activities.
- The existing Darul Khair centre is a welcoming, safe, and vibrant community-focused institution that draws a wide range of residents from different backgrounds together.
- A traffic study was conducted by the proponents, which found that there will be no significant negative impact on surrounding intersections during peak hours.

Questions were asked about the size of the existing congregation/community for the place of worship at its current location. It was noted that the current size is between 250-300 people, but that not every member attends the mosque regularly.

Written correspondence was also received at the public meeting and has been considered in formulating recommendation for this application.

3. Analysis:

3.1. Development Proposal

The applicant has proposed to rezone the subject property to a site specific Commercial Mixed Use – Western Approach Exception Nineteen zone [CM2(19)] to permit a new three (3) storey Place of Worship, with an approximate gross floor area (GFA) of 1922.2 square metres, a maximum height of 14.5 metres to the roof line and approximately 20 metres to the top of the Minaret. The applicant has included 76 parking spaces to be accommodated within the building footprint and two access driveways to Winona Drive. The approximately 1922 square metres of floor area includes the following spaces within the structure:

First Floor (Ground)

- 51 Parking Spaces
- Two entrance lobbies each with their own elevator and stairwell
- An enclosed garbage collection area
- Landscaping between the parking areas and Winona Drive.

Second Floor

- 22 parking spaces
- Entrance Lobby
- Men’s Prayer Hall

Third Floor

- Women’s Prayer Hall
- Lounge Area
- Kitchen Facilities
- Storage Areas
- Mechanical Areas
- Offices Spaces
- Utility areas

Table 1 below provides the site statistics for the proposed Place of Worship.

Table 1 – Site Statistics

Site Statistic Item	Proposed Measurements
Lot Frontage	37.8 metres
Lot Area	2419.7 square metres
Lot Coverage (Footprint)	89.1 % (2146.46 square metres)
Gross Floor Area	1,922.2 square metres
Building Height	20.0 Metres
Front Yard Setback	3.0 Metres
Rear Yard Setback	0.63 metres
Interior Side Yard (N)	0.61 metres
Interior Side Yard (S)	0.61 metres
Minimum Landscaped Area	3.0 metres between parking areas and Street
Parking	76 Parking Spaces

Figure 2 below and Attachment 2 to this report show the proposed site plan for the subject property. For clarity the purple line highlights the property boundary and the redline is the building envelope.

Figure 2 – Proposed Site Plan

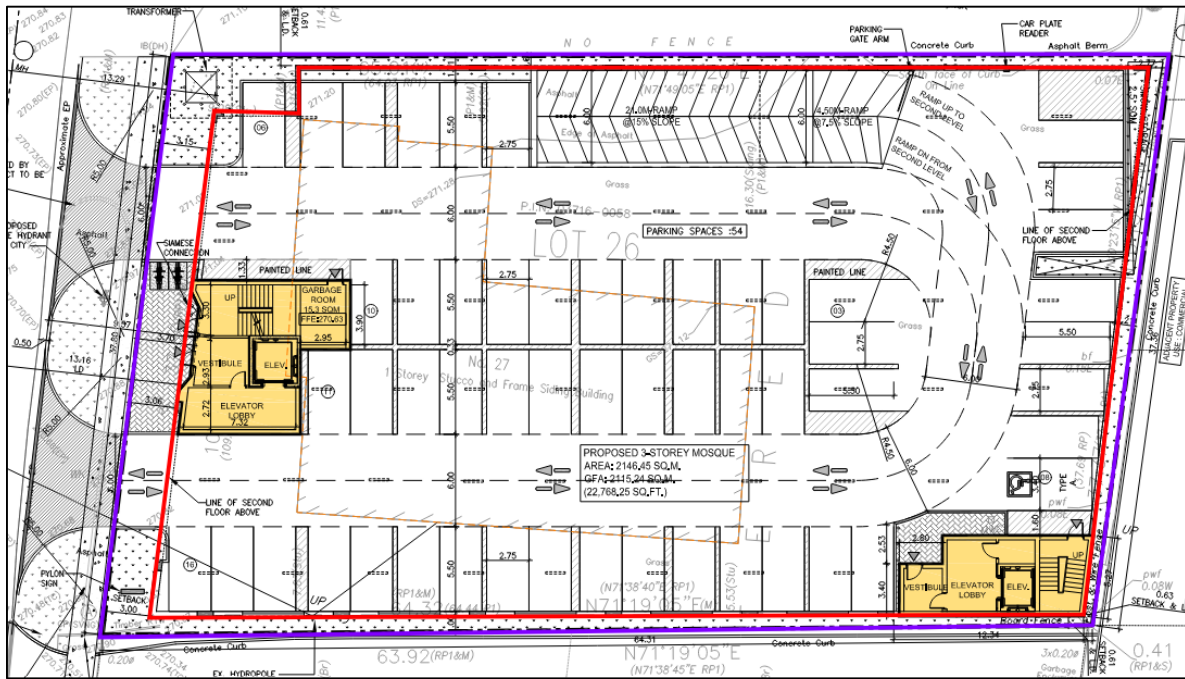


Figure 3 below shows a perspective view of the proposed Place of Worship.

Figure 3 – Perspective view



3.2. Proposed revisions to the Site Plan since Statutory Public Meeting

Following the statutory public meeting the applicant has considered the questions asked and concerns raised by members of the public and Council and has submitted a revised proposal and Site Plan, to the Town in February 2025.

Key revisions include:

- A reduction in gross floor area
- Removal of the previously proposed Gymnasium and Community Hall
- Introduction of additional parking spaces which results in compliance with the required parking as per the Town’s Zoning By-law 2010-001-ZO
- Re-location of garbage room from the north-east corner to an internal location of the building
- Reconfiguration of the building wall to create uniform landscaped areas across the property frontage.

The most significant changes to the proposal are the reduction in gross floor area and the corresponding increase in parking supply. The applicant has reduced the total floor area from approximately 2,300 square metres in the original submission to 1,922.2 square metres in the most recent submission. This reduction not only decreases the overall parking requirement but also creates the opportunity to incorporate additional parking spaces within the integrated parking structure on the second-floor.

Table 2 below provides a comparison of the areas originally proposed along with their associated required parking vs. the current proposal with parking required. It is noted that the required parking ratio for a Place of Worship is 10 parking spaces for each 100 m² of GFA devoted to public use.

Table 2

First Submission as presented at the Public Meeting			Latest Revised Submission		
Space	Area	Required Parking Spaces	Space	Area	Required Parking Spaces
Gym	514.37 m ²	51.4	Gym	Removed	0
Men’s Prayer Hall	129.61 m ²	12.9	Men’s Prayer Hall	535 m ²	54
Women’s Prayer Hall	84.23 m ²	8.4	Women’s Prayer Hall	136 m ²	14
Community Hall	188.26 m ²	18.8	Community Hall	Removed	0
Seniors Lounge	132.20 m ²	13.2	Seniors Lounge	60 m ²	6

Classroom	32.47 m ²	3.2	Classroom	N/A	0
Office	80.70 m ²	4.035	Office	41 m ²	2
Total GFA	1,161.84 m²			772 m²	
Total Parking Required	114 Spaces		Total Parking Required		76

The primary reduction in floor area results from the removal of the previously proposed gymnasium and community hall. As these open spaces could have functioned as a flexible area accommodating overflow during major events, its parking requirement was calculated using the Place of Worship rate. Eliminating these spaces reduced the required parking spaces. Combined with other minor reconfigurations to the site plan and floor plans, the revised proposal now complies with the Town’s parking requirements.

The revised Site Plan and Floor Plans are attached as **Attachment 2** to this report.

3.3. Applicable Provincial and Local Policies

This section will establish the current and relevant policy environment that forms part of the review of the Zoning By-law Amendment application. The overview will include Provincial Plans and policies, the York Region Official Plan, and the Town’s current Official Plan and Zoning By-law 2010-001-ZO.

3.3.1. Provincial Planning Statement 2024 (PPS)

The 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, better infrastructure, while fostering the long-term viability of rural area, and balancing the protection of agricultural lands, the environment, public health and safety. For this purpose, decisions and comments made by the Town are to maintain consistency with the new PPS 2024.

Section 2.1 Planning for People and Homes

Section 2.1.6.a of the PPS speaks to Planning for People and Homes. Planning authorities are to support the achievement of complete communities. This includes providing for public service facilities, employment areas, recreational areas, housing and institutional uses, such as places of worship and schools.

The proposed Place of Worship at the subject location and within the Town’s urban settlement area, supports the achievement of complete communities by introducing a land use that aligns with the intent of the policies of section 2.1.

Section 2.3 Settlement Areas and Settlement Area Boundary Expansions

Section 2.3.1. of the PPS provides general policies related to land within a recognized settlement area. Planning authorities are to ensure that decisions result in efficient use of land and resources, that optimize existing and planned infrastructure as well as transit supportive.

The proposed Place of Worship is located within the Town's Urban Settlement Area, allowing it to make efficient use of existing and planned infrastructure, including municipal servicing and transit.

Section 2.4 Strategic Growth Areas

Section 2.4.1 of the PPS provides general policies for Strategic Growth Areas, to achieve complete communities. The PPS provides direction on how Strategic Growth Areas should be planned to support complete communities by accommodating major population and job growth, concentrating cultural and community-serving uses, reinforcing the transit network, and supporting affordable and accessible housing.

The subject property is located in the Town's Western Approach Area – Mixed Use Designation Area, which is one of the Strategic Growth Areas designated in the Town's new Official Plan.

The proposed Place of Worship being located in a Strategic Growth Area supports PPS objectives by adding a community-serving institutional use in a mixed-use, transit-supportive location, helping create a complete community that serves a growing population and provides accessible cultural and social space.

Section 2.9 Energy Conservation, Air Quality and Climate Change

Section 2.9 of the PPS provides policies related to energy conservation, air quality and climate change. This section directs Planning authorities to ensure the development of complete communities include options for residential, employment, commercial and institutional development with a compact built form and in close proximity to residential developments. It also encourages development to support energy conservation and efficiency, and to take into consideration any additional approaches that help reduce emissions.

The proposed Place of Worship being located in a Strategic Growth Area supports the objectives of the policies for Energy Conservation, Air Quality and Climate Change by providing an option in proximity to established residential neighborhoods and a major transit corridor.

Section 8 Definitions

The PPS defines Complete Communities as follows:

“Complete communities: *means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.”*

A Place of Worship aligns with the PPS definition of a complete community because it provides an essential public service facility that supports equitable access to daily-living needs, offers inclusive community space for people of all ages and abilities, and contributes to the mix of uses that strengthen vibrant, mixed-use neighbourhoods

Town Staff have completed a review of the Provincial Planning Statement (PPS) 2024 and are of the opinion that the proposed development meets the intent and objectives of the PPS.

3.3.2. Oak Ridges Moraine Conservation Plan

The introduction of the Oak Ridges Moraine Plan outlines general policies related to lands within Settlement areas. It highlights that land use patterns within Settlement Areas will support the development of complete communities, and that it can be achieved in part by developing community hubs that involve addressing local community needs in convenient locations and are accessible but public and active transportation methods where possible.

A Place of Worship meets the intent of the ORMCP by acting as a community hub that addresses local needs in an accessible Settlement Area location, supporting the development of complete communities.

Staff is of the opinion that the proposed development is consistent with the policies and objectives of the ORMCP.

3.3.3. The Town Official Plan 2025

The subject property is within the Western Approach – Mixed Use Area as identified on Schedule D-2 of the Town’s Official Plan 2025. The new Official Plan was approved by the Province of Ontario in September 2025 and is now in effect. The following sections of the Town’s new Official Plan are applicable to the proposed development on the subject property.

Section 1.2 Town Wide Guiding Principles

Section 1.2.6.1 outlines that the decisions made in the Town must continue to embrace a diversity of languages and cultures to support as equitable and inclusive community.

Section 2.1.1 Applying the Town Structures

Section 2.1.1.2.a. outlines policies related to growth within the Municipality and the Community of Stouffville, it states that the Urban Area of the Municipality shall be the location of most new development and growth. The urban area shall encourage the creation of complete communities which includes providing for housing and services for current and future residents of the Town.

Section 2.2.6 Strategic Growth Areas

Section 2.2.6.5 outlines policies related to the Strategic Growth Area of the Western Approach Mixed Use Area. The purpose of this designation is to create a diverse, thriving commercial district in this area that is combined with employment, institutional, cultural, entertainment and higher density residential uses.

Section 3.1 Building Complete Communities

Section 3.1.1.1.g. outlines that the Town will require that retain, commercial, office and Institutional building shall be designed in a compact built form including multi-storey buildings where appropriate.

Section 3.1.1.1.p. states that the Town will support and encourage the delivery of public service facilities and public gathering spaces that are inclusive, equitable and consider the diverse needs of residents, workers and visitors.

Section 6.4.8 – Western Approach – Mixed Use Area

The subject property is within the Western Approach – Mixed Use Area as identified on Schedule D-2 of the Town's Official Plan. The objective of the Western Approach – Mixed Use Area is to create a thriving commercial district combined with employment, institutional, cultural, entertainment and residential uses.

Although the Western Approach – Mixed Use Area designation provides for more intensive development including taller buildings and increased densities, it is recognized that an appropriate transition in built form, height and density is required to ensure land use compatibility with adjacent neighbourhoods.

Section 6.4.8.1 – Permitted Uses (Western Approach – Mixed Use Area)

Section 6.4.8.1 of the Town's Official Plan 2025 outlines the uses permitted within the Western Approach Mixed Use Area. In addition to several residential and non-residential uses permitted in the designation, Places of Worship are permitted in all areas within the Main Street – Mixed Use Area designation.

The introduction of a Place of Worship through the proposed development meets the intent of the Western Approach Mixed Use Area and conforms to the policies of the plan that encourage a diverse mix of uses within the Main Street west area. The proposed three-storey built form can serve as an appropriate height transition between the taller

buildings envisioned for Main Street and the existing low rise residential neighbourhood to the north.

The proposed Place of Worship meets the overall objectives of the Town’s Official Plan policies as noted in sections above, by contributing to a complete, inclusive, and diverse community within the Western Approach – Mixed Use Area. The Official Plan directs growth and community-serving institutional uses to the Urban Area and Strategic Growth Areas, where a mix of commercial, employment, cultural, and residential uses is encouraged. The development provides an important public service facility, supports cultural diversity, offers inclusive gathering space, and aligns with the area’s vision for a vibrant mixed-use district. The proposed built form provides an appropriate transition to surrounding neighbourhoods and is consistent with both current and former policy direction for locating institutional and cultural uses in community areas.

Staff is of the opinion that the proposed development is in conformity with the policies and objectives of the Town’s Official Plan 2025.

3.3.4. Comprehensive Zoning By-law and Proposed Amendments

The subject property is currently zoned Commercial Mixed Use - Western Approach (CM2) under the Town’s Comprehensive Zoning By-law 2010-001-ZO. The CM2 Zone permits a wide range of commercial and residential uses and provides for appropriate regulations for the intended built form, which is generally mid to high rise mixed use buildings.

The CM2 zone currently does not currently permit a Place of Worship.

The applicant has requested for a site-specific exception to the CM2 Zone to permit a Place of Worship on the subject lands, with two (2) associated regulations specific to the site design. The proposed amendments for the site-specific zone Commercial Mixed Use – Western Approach Exception zone Nineteen [CM2(19)], are included in **Table 3** below.

Table 3 – Proposed Amendments

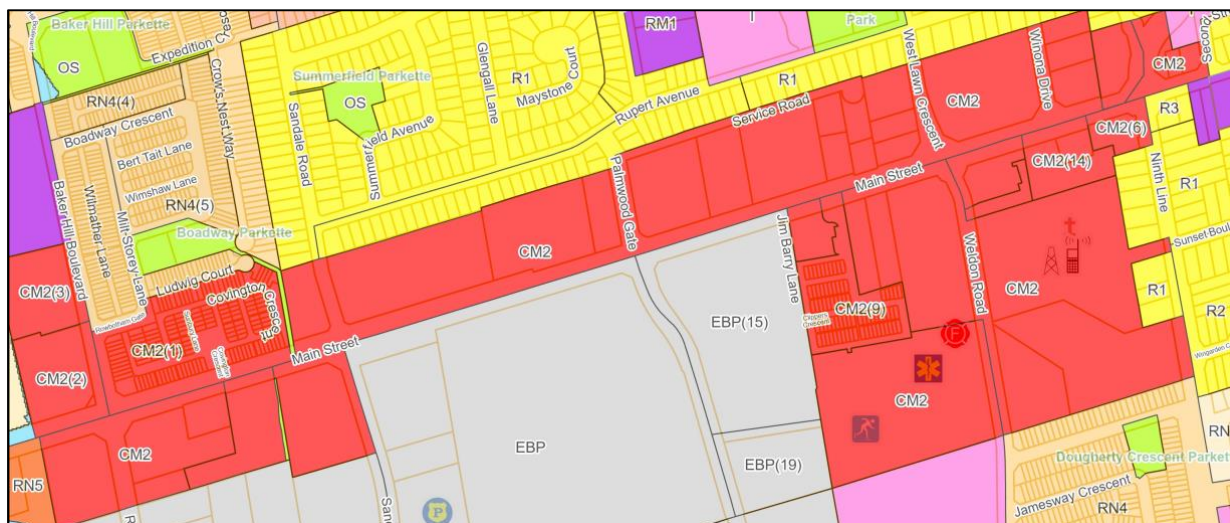
Regulation/Use	Required/Permitted in CM2 Zone	Proposed site-specific zone - CM2(19)
Place of Worship	Not Permitted	Additional permitted uses – Place of Worship
Setback to a Residential Zone	Minimum 4.5 metres	Minimum 1.27 metres
Landscaped Area	Minimum 4.5 metres, between street and parking areas or driveways	Minimum 3.0 metres between street and parking areas or driveways

Proposed Additional Permitted Use - Place of Worship

The CM2 Zone is primarily located on lands generally abutting Main Street between Ringwood Drive and Ninth Line. As shown in **Figure 4** below, the CM2 Zone extends along Main Street and generally includes properties one block north and south of the corridor. The long-term vision for this area anticipates the assembly of smaller parcels to facilitate larger mixed-use blocks, including multi-storey residential buildings with commercial or business uses at grade.

Under the Town’s former Official Plan, the Western Approach – Mixed Use Area permitted Places of Worship on properties adjacent to Main Street, consistent with the CM2 zoning that applies to the lots in this area. With the approval of the Town’s Official Plan 2025, the Western Approach – Mixed Use Area now permits Places of Worship on all lots within the designation, as discussed in section 3.3.3 of this report above.

Figure 4 – CM2 zones along Main Street



The proposed three-storey Place of Worship provides an appropriate transition between the mid to high rise built form planned for and permitted along Main Street and the low-rise residential neighborhood located further to the north and northeast. No residential properties directly abut the site, and the nearest low- rise dwelling is located kitty- corner to the northeast.

The property’s location in proximity to both Main Street and Ninth Line and at the edge of an established neighborhood offers convenient vehicular and pedestrian access while maintaining sufficient separation to allow the Main Street corridor to evolve with more substantial building forms, as envisioned in the Town’s Official Plan and Urban Design Guidelines.

Staff are of the opinion that permitting a Place of Worship on the subject property, is appropriate as it conforms to the permissions in the Town’s Official Plan.

Minimum Yard requirement abutting a Residential Zone

The subject property is an interior lot.

The CM2 zone, does not require Minimum Interior Side Yard setbacks (north and south sides of the subject property) and/or Minimum Rear Yard setbacks (east side of the subject property) i.e. zero (0) metres setback required.

Exterior Side Yards requirements are not applicable as the subject property is an interior lot.

The CM2 zone requires Minimum Yard abutting Residential zone to be 4.5 metres and which must be landscaped. This is to ensure adequate separation and buffer is maintained between residential and non-residential uses.

In the case of the subject property, approximately 1.7 metres of the east lot line, at the north end of the east lot line, abuts a Residential zone. An approximately 1.27 metre yard setback is proposed for that portion that abuts a Residential zone. The remainder of the east lot line is not subject to minimum Yard requirement. **Figure 5** below shows the subject property in relation to the adjacent residential property.

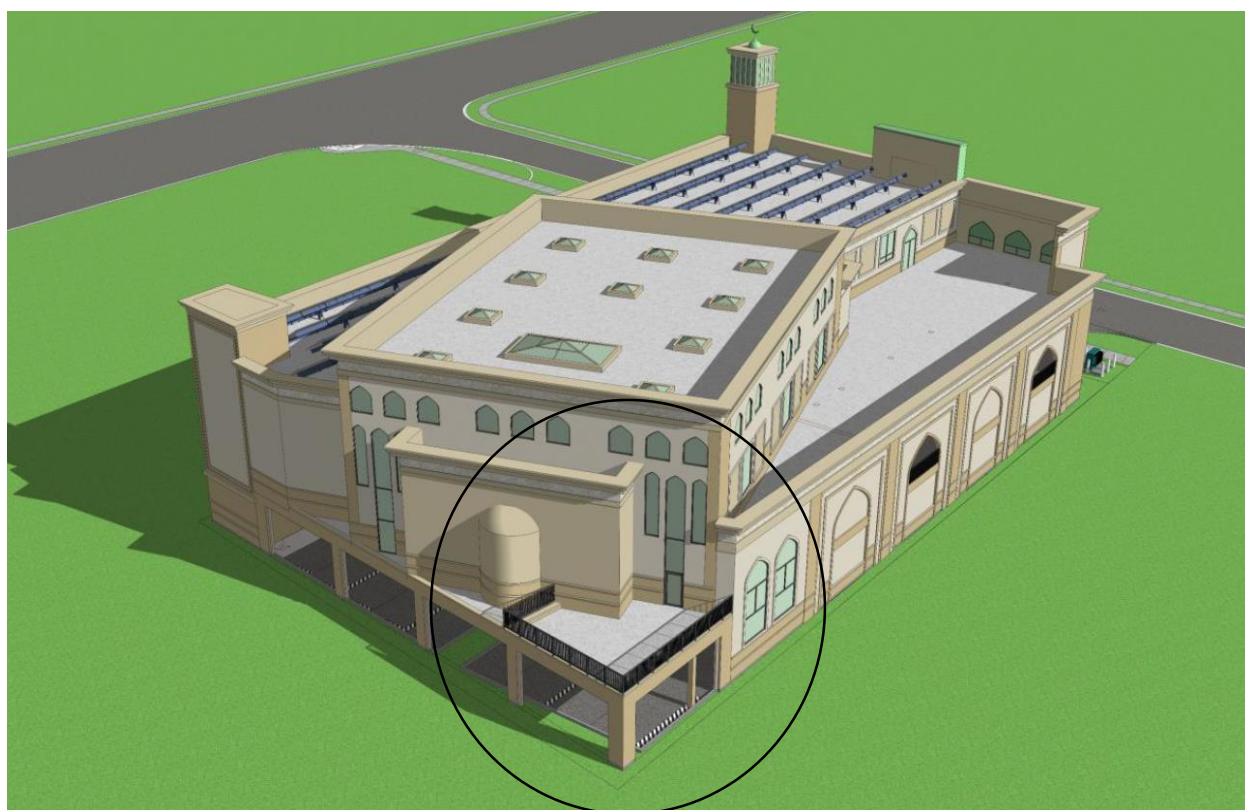
Figure 5



Although the proposed building does not meet the 4.5-metre yard setback required by the Zoning By-law, the design has been intentionally configured to minimize impacts on the adjacent residential property. The ground floor in this area is largely open, with the upper floors supported by columns, reducing the perceived massing along the shared lot line. In addition, both the second and third storeys are stepped back from this corner, further limiting overlook and visual intrusion. The internal layout of the worship space also provides additional separation from neighboring properties, ensuring an appropriate interface.

See **Figure 6** below that shows the design of the north east corner of the building as it interfaces with the north east portion of the lot line abutting Residential zone.

Figure 6 – Perspective showing north east corner of the building



Staff are of the opinion that the reduced yard setback of 1.27 metres along the small northerly portion of the east lot line abutting the Residential Zone is minor in nature, will not result in adverse impacts, and is appropriate given the overall site design.

See Attachment 2 and Attachment 3 for the proposed Site Plan and architectural floor plans and perspectives that show the design of the building.

Minimum Landscaped Areas

The Town's Zoning By-law requires a minimum of 4.5 metres of Landscaped Area between street and parking areas or driveways in the CM2 zone. The proposed

development provides a minimum Landscaped Area of 3.0 metres between the street and the parking areas which is integrated within the building; this Landscaped Area corresponds to the proposed maximum front yard setback (3 metres) for the building.

The proposed development incorporates all on-site parking within the building footprint, with parking spaces provided on both the ground and second floor. The zoning provision requiring a minimum 4.5 metres wide Landscaped Area between parking areas and the street is primarily intended for sites with surface parking for the purposes of visual buffer and screening. As no outdoor surface parking is proposed, the functional purpose of this requirement is not applicable, as the proposed integrated parking area design maintains an appropriate interface with the public realm.

The entire front yard is proposed to be landscaped. Details of the landscape design will be reviewed through future Site Plan Approval application.

Staff are satisfied that given that the parking areas are integrated into the building footprint, the reduction in Landscaped Area from 4.5 metres to 3 metres, along the frontage of the property is appropriate.

3.4. Supporting Documents

The following drawings and reports have been submitted in support of the proposed applications:

- **Site Plan, A-1.0**, prepared by n Architecture Inc., dated December 12, 2022, revised March 18, 2025, and November 20, 2025,
- **Architectural Drawings Set**, prepared by n Architecture Inc., dated December 12, 2022, revised March 18, 2025, and November 20, 2025,
- **Floor Plans**, prepared by n Architecture Inc., dated December 12, 2022, revised March 18, 2025, and November 20, 2025
- **3D Renderings**, prepared by n Architecture Inc., dated March 13, 2025, revised November 20, 2025,
- **Planning Justification Report**, prepared Storey Samways Planning Ltd., dated March 25, 2025,
- **Planning Justification Report – ADDENDUM**, prepared by Storey Samways Planning Ltd, Dated December 16 2025,
- **Grading Site Plan, C1**, prepared by n Engineering Inc. (nEngineering), dated June 26, 2024, revised March 19, 2025, and December 8 2025,
- **Site Servicing Plan, C2**, prepared by n Engineering Inc. (nEngineering), dated June 26, 2024, revised March 19, 2025, and December 8, 2025,

- **Erosion and Sediment Control Plan, C3**, prepared by n Engineering Inc. (nEngineering), dated June 26, 2024, revised March 19, 2025, and December 8, 2025,
- **Standard Drawings, C4**, prepared by n Engineering Inc. (nEngineering), dated June 26, 2024, revised March 19, 2025, and December 8, 2025,
- **General notes, C4a**, prepared by n Engineering Inc. (nEngineering), dated June 26, 2024, revised March 19, 2025, and December 8 2025,
- **Traffic Impact Study**, prepared by n Engineering Inc. (nEngineering), dated March 20, 2025, revised December 12, 2025,
- **Hydrogeological and Geotechnical Investigation**, prepared by GHD Group (GHD), dated November 8, 2024,
- **Construction Vibration Zone of Influence**, prepared by Rowan Williams Davies & Irwin Inc. (RWDI), dated Stamped August 19, 2024,
- **Site Plan – Electrical (Photometrics)** – prepared by Jain Consultants, dated March 10, 2025, revised November 17, 2025,
- **Noise Impact Study**, prepared by Rowan Williams Davies & Irwin Inc. (RWDI), dated and stamped August 19, 2024, revised December 15, 2025,
- **Noise Impact Study Justification**, prepared by RWDI, dated February 19, 2025,
- **Landscape Drawing Set**, prepared by Henry Kortekaas & Associates Inc. HKLA, dated February 25, 2025, revised March 04, 2025, revised November 28, 2025,
- **Arborist Report**, prepared by Henry Kortekaas & Associates Inc. (HKLA), dated February 27, 2025,
- **Irrigation Plan**, prepared by SiteOne project Services, revised March 19, 2025,
- **Parking Justification Study**, prepared by “n Engineering”, dated March 13, 2025,
- **Servicing and Stormwater Management Report**, nEngineering Inc. (nEngineering), dated and stamped March 19, 2025, revised December 8, 2025,
- **Weekly uses and Programming** prepared by the Owner

3.5. Agency and Department Comments

3.5.1. Region of York – Infrastructure and Asset Management

The Region had no concerns with the proposed ZBA. Technical comments may be provided through the future Site Plan Approval application.

3.5.2. Toronto Region Conservation Authority

- TRCA staff is satisfied with the proposed LID approach. Due to the location of the site below the WHPA-Q Downgradient Line, the LIDs approach is considered part of a best management practice (i.e., not mandatory to maintain pre-development recharge).
- Implementation of the proposed LID measures to maintain pre- to post-development recharge will be secured as a condition of approval at the site plan application stage.

3.5.3. Engineering/Public Works Commission

Staff have deferred the finalization and updates to the following drawings/reports to the Site Plan Approval Application stage:

- Stormwater Management Report
- Civil drawings
- Water and Wastewater Modelling Report
- Landscape Plans and Details
- Lighting Plan
- Construction management plan required for SPA

The applicant has been coordinating with the Public Works for the reconstruction of Winona Drive. The design and construction of water, sanitary, and storm service connections for this development will be completed by the Town up to the property line.

3.5.4. Planning Division

A Site Plan Approval application will be required should Council approve the proposed Zoning By-law amendment application. Detailed site design comments have been deferred to future Site Plan Approval application. Staff will work with the Applicant to finalise matters including but not limited to the architectural design, site design, lighting and landscape design through the future Site Plan Approval Application process.

3.5.5. Town of Whitchurch-Stouffville Fire and Emergency Services

No objections or comments on the proposed zoning by-law amendment.

3.6. Public Comments

In June 2025, the Town received 28 emails from Stouffville residents regarding the proposed zoning by-law amendment application. While most residents indicated they were not opposed to the establishment of a Place of Worship in the community, they expressed concern that the proposed location was not appropriate for the following reasons:

- Lack of parking
- Proximity to residential neighbourhood
- The architectural style of the building
- Traffic on side streets
- Parking on side streets
- The level of activity on the site with multiple worship times a day
- Lack of open space on the property for landscaping
- Lack of open space on the property for storm water management
- Location is in the portion of Stouffville that has the most traffic already

Parking

Since the public meeting, the proposed design has been revised to provide additional on-site parking. As a result of these changes, the proposed Place of Worship now complies with the parking requirements of the Town's Zoning By-law. See section 3.2 of the report for details on the proposed revisions.

Traffic

As part of the Zoning By-law Amendment application, the applicant submitted a Traffic Impact Study prepared by N Engineering Inc. (December 2025). The Town's Engineering Peer Reviewer, RJ Burnside, reviewed the study and provided comments, all of which were addressed through subsequent revised submissions. While final approval of engineering materials will occur through the future Site Plan Approval application process, the peer review confirms that the existing road network and nearby intersections can accommodate the anticipated traffic generated by the proposed Place of Worship. No negative traffic impacts are expected as a result of the proposed Place of Worship development.

Architectural Control

Some residents raised concerns regarding the architectural style of the proposed Place of Worship and its relationship to the surrounding built form. Architectural style, however, is not a matter regulated through the Zoning By-law Amendment process. The proposed building complies with the maximum height permissions in both the Official Plan and the Town's Zoning By-law, and it meets all required building setbacks, allowing the Town to appropriately assess massing and building envelope.

In response to feedback received at the public meeting and through staff comments, the applicant revised the elevation drawings. These revisions include changes to the building's colour palette and the introduction of more subtle architectural features, resulting in a design that better responds to community input.

Figure 7 below illustrates the originally submitted elevation compared to the revised elevation included with the second submission for the Zoning By-law Amendment.

Figure 7

1st Submission2nd Submission

3.7. Basis for Recommendation

The Development Planning Division has no objection to the proposed Zoning By-law Amendment as discussed in the sections above for the following reason:

- i. The proposed development will contribute to Stouffville's evolution as a complete community by providing a Place of Worship that serves the needs of both current and future residents.
- ii. The proposed development of the site as a Place of Worship meets the intents and policies of the Town's Official Plan 2025.
- iii. The proposed location is appropriate given its proximity to Main Street and Ninth Line and public transit options.
- iv. The proposed Zoning By-law Amendment has received no objection from internal or external commenting agencies.

4. Options:

4.1. Option A (Recommended)

That Council pass the Zoning By-law Amendment with site-specific provisions for the subject lands (27 Winona Drive). This option is recommended as the proposed Application represents good planning and is supportable under Provincial Policy, Regional Policy and the Town's policy framework.

5. Financial Implications:

None.

6. Broader Intergovernmental Impacts and/or Considerations:

See section 3.6 of this report

7. Communication:

As per the statutory requirements of The Planning Act, Notice of Complete Application and Statutory Public Meeting were sent to all statutory agencies, all property owners within 120 metres of the subject property and a Notice Sign was posted on the property on May 9, 2025. The Statutory Public Meeting was held on June 18, 2025.

Prior to the publishing of the agenda for this meeting, all individuals who registered for further notice through the processing of the application were sent an email to inform them of the upcoming meeting and associated recommendation.

8. Alignment with Strategic Plan:

1. A Town that Grows

A Town that grows in support of complete communities

2. An Engaging Town

Increase Community Engagement & Outreach

3. Good Governance

Provide Good Governance

9. Attachments:

Attachment No. 1 – Location Map – 27 Winona Drive

Attachment No. 2 – Site Plan and Floor Plans, prepared by nArchitecture Inc., dated November 20, 2025

Attachment No. 3 – Architectural Perspectives, prepared by nArchitecture Inc., dated November 20, 2025

10. Related Reports:

[June 18, 2025 – DS-035-25 – Application for Zoning By-law Amendment – 27 Winona Drive \(File No. ZBA 25.005\)](#)

Report Author: Hena Kabir, Director Planning Services

Report Contributors: Kathryn Jones, Planner II - Development

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

Review Confirmation:

Reviewing Division	Review Required?				Reviewed By
Finance	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	
Legal	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	
Communications	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	
Clerks	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	