

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2021-069-ZO

BEING A BY-LAW to amend By-Law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-Law), as amended for the lands located at 14245 and 14395 Ninth Line.

WHEREAS Section 39 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, (the “Planning Act”) permits the Councils of local municipalities to pass zoning by-laws under Section 34 of the Planning Act authorizing the temporary use of land, buildings or structures for such purposes as may be set out in the by-law, limited to a period of time not exceeding three years.

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

- 1. That Comprehensive Zoning By-Law No. 2010-001-ZO is hereby amended as follows:
 - (a) By amending Schedule 36 to rezone the lands shown as ‘CHANGE AREA’ on Schedule 1 to this By-law from Employment Extraction Zone [EX] to Employment Extraction – Temporary Holding [EX(3)(t)] as specifically shown on Schedule 1 to this By-law; and,
 - (b) By amending 7.3.4 (Exceptions to the EX Zone) by adding special provisions, as shown on Schedule 2 to this By-Law.

- 2. That this By-Law shall come into force in accordance with Section 34 of the Planning Act.

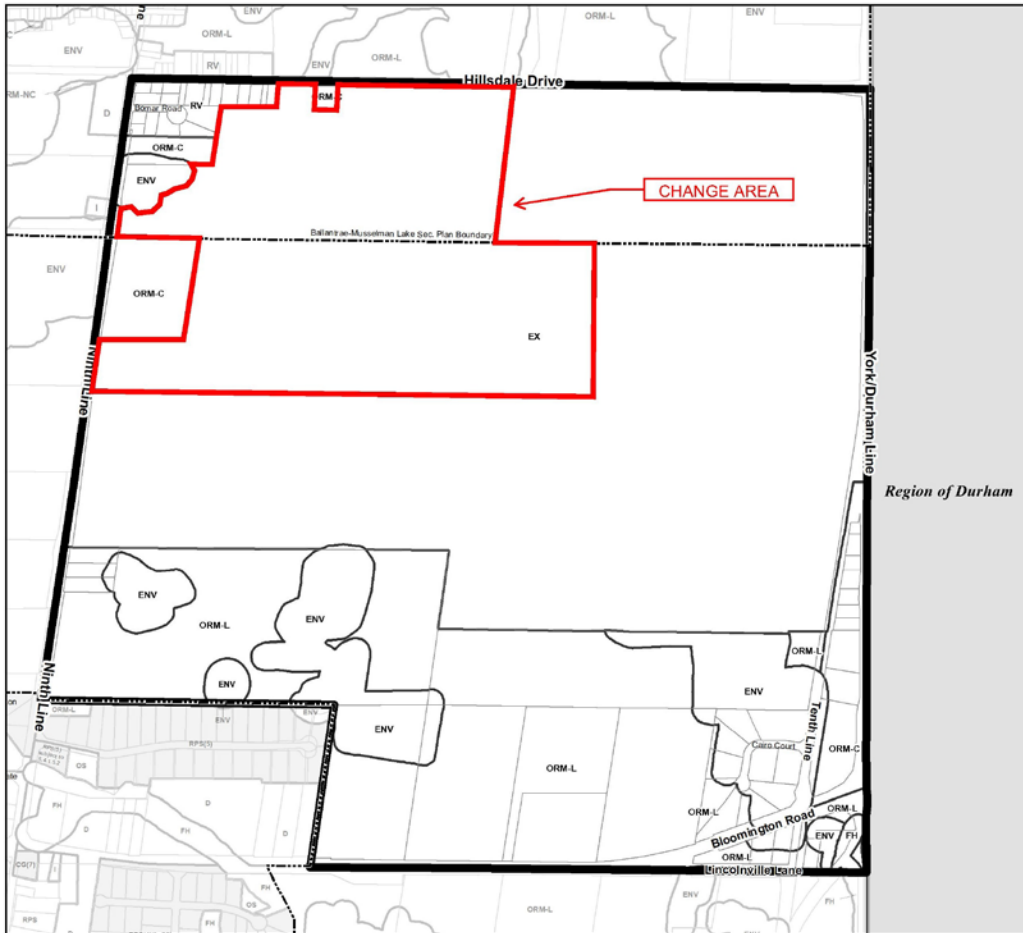
READ a first and second time this 20th day of July, 2021.

READ a third time and passed this 20th day of July, 2021.

Iain Lovatt, Mayor

Gillian Angus-Traill, Clerk

SCHEDULE 1 TO BY-LAW 2021-069-ZO



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- ZONE DESCRIPTION**
- Section 4**
 - AG - Agricultural
 - ENV - Environmental
 - FH - Flood Hazard
 - ORM-C - Oak Ridges Moraine Countryside
 - ORM-L - Oak Ridges Moraine Linkage
 - ORM-NC - Oak Ridges Moraine Natural Core
 - Section 5**
 - RPS - Residential Private Services
 - RV - Residential Village
 - R1 - Residential 1
 - R2 - Residential 2
 - R3 - Residential 3
 - R4 - Residential 4
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - Section 5A**
 - RN1 - New Residential 1
 - RN2 - New Residential 2
 - RN3 - New Residential 3
 - RN4 - New Residential 4
 - RN5 - New Residential 5
 - Section 6**
 - CM1 - Downtown Mixed Commercial
 - CM2 - Western Approach Mixed Commercial
 - CM3 - Commercial Residential Mixed - Balfour
 - CG - General Commercial
 - CL - Local Commercial
 - CV - Village Commercial
 - CR - Recreational Commercial
 - Section 7**
 - ESPEB/G - Employment Business Park / - Gormley
 - ENH/G - Employment Heavy / - Gormley
 - EL/L-G - Employment Light / - Gormley
 - ED - Employment Disposal
 - EX - Employment Extraction
 - Section 8**
 - I - Institutional
 - OS - Open Space
 - D - Development Reserve
 - Section 9**
 - h - Holding Symbol
 - F - Flood Vulnerable
 - T - Temporary Use
 - w - Water Restriction
 - WCA - Waste Disposal Area



SCHEDULE 36

SCHEDULE 2 TO BY-LAW 2021-069-ZO

7.3.4.3 EX(3)(t) – 14245 and 14395 Ninth Line, Schedule 36

1. Permitted Uses

- i) All EX Zone uses
- ii) Granular Stockpile / Depot
- iii) Road Salt Storage / Depot
- iv) Topsoil Stockpile / Depot (including processing such as screening and triple mix preparation)
- v) Accessory buildings and structures

2. Qualifying Notes to Permitted Uses

- i) A Granular Stockpile / Depot means a designated area to temporarily receive, store, separate, sort, process and distribute bulk quantities of natural granular materials, including rock, sand, gravel, cobble, stone, shale, limestone, sandstone, marble and granite.
- ii) A Road Salt Storage / Depot means an enclosed building with impervious floor for the purposes of temporarily storing and distributing bulk natural granular road salt (NaCl).
- iii) A Topsoil Stockpile / Depot means a designated area to temporarily receive, store, separate, sort, process (including screening and triple mix preparation) and distribute bulk quantities of topsoil. Topsoil as within the meaning of subsection 142 (1) of the Municipal Act, 2001, as follows: “topsoil” means horizons in a soil profile, commonly known as “O” and the “A” horizons, containing organic material and includes deposits of decomposed organic matter such as peat. 2001, c. 25, s. 142 (1).
- iv) Temporary Buildings and Structures means the buildings and structures currently in place on the sites and temporary modifications or additions to those buildings and structures to accommodate the Granular Stockpile / Depot, Road Salt / Depot, and Topsoil Stockpile / Depot.

3. Upon the expiry of this by-law on July 20, 2024, the zone will revert back to EX and those uses permitted within the EX Zone shall apply.