

**THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE**

**BY-LAW NUMBER 2024-132-ZO**

BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for lands located within Part of Lot 5, Concession 3 – 2005 Bethesda Road.

**WHEREAS** Section 39 (1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the Councils of local municipalities to pass by-laws under Section 34, for authorizing a temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the zoning by-law; and

**WHEREAS** Section 39 (2) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the authorization of the temporary use under 39(1), which shall not exceed three years from the day of the passing of the by-law; and

**WHEREAS** Council on December 01, 2015, passed By-law 2015-176-ZO to authorize the temporary use of the lands until December 01, 2018; and

**WHEREAS** Section 39 (3) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the councils of local municipalities to pass a by-law to grant further periods of not more than three years each during which the temporary use is authorized; and

**WHEREAS** on June 05, 2018, Council passed By-law 2018-091-ZO to grant a further period of three years until December 1, 2021, to authorize the temporary use; and

**WHEREAS** on July 20, 2021, Council passed By-law 2021-073-ZO to amend the temporary zoning and grant a further period of three years until December 1, 2024, to authorize the temporary use.

**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 Section 7.3.1.5 (Exceptions to the EL Zone) by replacing with text as shown on Schedule 1 of this By-Law.
2. That this By-law shall come into force and effect in accordance with Section 34 of the *Planning Act* on the date of passage by Council.

READ a first and second time this 6<sup>h</sup> day of November, 2024.

READ a third time and passed this 6<sup>th</sup> day of November, 2024.

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Iain Lovatt, Mayor

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Becky Jamieson, Clerk

**SCHEDULE 1 TO BY-LAW 2024-132-ZO**

7.3.1.5 EL(5)(t) 2005 Bethesda Road, Schedule 43 (2015-176-ZO)(2018-090-ZO)(2018-091-ZO)(2021-073-ZO)(2024-XX-ZO)

1. Permitted Uses

i) ALL ORM-C Uses

ii) Notwithstanding any other provisions of this By-law, the following temporary uses shall be permitted on the subject lands until December 1, 2027:

- a) tent structures for the assembly, storage and cleaning of scaffolding materials and related construction equipment and materials;
- b) office trailers, and
- c) outdoor storage of:
  - i. all construction equipment including steel crane tower sections, pile drivers, mini excavators, forklifts, and mobile cranes.
  - ii. outdoor pool materials and related construction equipment, all construction materials, and the accessory storage of the scaffolding, outdoor pool materials and related construction equipment, and
  - iii. automobiles and trucks.
  - iv. Notwithstanding the foregoing, no outdoor storage of construction equipment or materials that will pose a threat for environmental contamination will be permitted.

2. Regulations

The following regulations shall apply to the subject land:

Tent structures with a Maximum - Gross Floor Area of 320 square metres

Office Trailers with a Maximum Gross Floor Area of 140 square metres.

A minimum 4.5 m of the required yards must be landscaped.

The minimum Front Yard Landscaped Area shall be 50% of the required 15 metre front yard setback

Upon the expiry of this By-law on December 1, 2027, the subject lands will revert back to ORM - C and those uses permitted within the ORM -C Zone shall apply.