

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2024-0XX-ZO

BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 35 Gordon Collins Drive

WHEREAS Section 34 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 for prohibiting the use of land or 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 as amended, permits the councils of local municipalities to amend Zoning By-laws; and

WHEREAS Council for the Town desires to amend the Comprehensive Zoning By-law in respect of the lands known municipally as 35 Gordon Collins Drive.

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

1. That Comprehensive Zoning By-law, 2010-001-ZO is hereby amended as follows:
 - a. By amending Schedule 50 to change the zoning on 35 Gordon Collins Drive from Employment Business Park – Gormley – Water Restriction – holding - EBP-G(w)(h-18) to Employment Business Park – Gormley – Water restriction – holding Exception X, EBP-G (X)(w)(h-18), as shown on Schedule 1 to this By-law; and
 - b. By amending Section 7.3.6 “Exceptions to the EBP-G Zone” to add a new Section 7.3.6.X EBP-G (X)(w)(h-18) as set out in Schedule 2 of this By-law; and
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 ddth day of Month, Year.

READ a third time and passed this ddth day of Month, Year.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

Schedule 1

Land Use Schedule to be completed by Town

DRAFT

Schedule 2

7.3.6.X EBP-G (X)(w)(h-18) 35 Gordon Collins Drive, south of Gordon Collins Drive, east of Brillinger Industrial Place, Schedule 50)

1. Permitted Uses

In addition to the uses permitted in the EBP-G Zone, the following additional uses are permitted

- i. Accessory Retail Store (i)
- ii. Accessory Outdoor Storage
- iii. Building Supply and Equipment Depot
- iv. Business Services
- v. Contractor's yard
- vi. Equipment Sales and Rental (ii)
- vii. Heavy Equipment Sales and Service (iii)
- viii. Recreational Vehicle Sales and Service (iv)

2. Regulations

Notwithstanding any other provisions of this By-law, the following provisions shall apply:

- i. Minimum Landscape Strip Width in the Interior Side Yard 0m

3. Qualifying Notes to Permitted Uses

- (i) Accessory Retail Store shall be restricted to a maximum 40% gross floor area (GFA).
- (ii) Equipment Sales and Rental use shall only be permitted in enclosed buildings.
- (iii) Heavy Equipment Sales and Service uses shall only be permitted in enclosed buildings.
- (iv) Recreational Vehicle Sales and Service uses shall only be permitted in enclosed buildings.