

**NOTICE OF PUBLIC HEARING**

IN THE MATTER of Section 53 of the *Planning Act* and the following **APPLICATION FOR CONSENT:**

**APPLICATION FILE NO: CA-25-39**

**SUBJECT LAND: CON 8 PT LOT 18 RS65R15205**  
**17 Connor Drive**  
as shown on the attached plans

i. The Owner proposes to convey (sever) a parcel of land comprised of approximately 1,683 square metres (0.16 hectares), with an approximate lot frontage of 27 metres along Connor Drive. The lands proposed to be conveyed are vacant, and a single detached dwelling is proposed to be constructed.

ii. The Owner proposes to retain a parcel of land comprised of approximately 1,842 square metres (0.18 hectares), with an approximate lot frontage of 38.26 metres along Connor Drive. The lands proposed to be retained currently contain a single detached dwelling.

**HEARING DATE: October 23, 2025**

**TIME: 2:00 p.m.**

**PLACE: Town Hall - 111 Sandiford Drive Stouffville**  
**Council Chambers**  
**Hybrid Electronic Meeting**

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The Committee of Adjustment has appointed the above-noted date, time, and place for the public hearing of all persons who desire to be heard in support of or in opposition to this application.

The Town will be hosting a public meeting. Any person may attend the hearing in person or electronically to make oral submission and/or make a signed written submission together with reasons for support or opposition. If you are unable to attend, any signed written submission must be received by the Secretary-Treasurer prior to the hearing.

If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance(s) does not make oral or written submissions to the Committee of Adjustment before it grants or refuses to grant the minor variance(s), the Ontario Land Tribunal may dismiss the appeal.

**If you wish to be notified of the decision of the Committee of Adjustment in respect of the application, you must make a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment Decision may be appealed to the Ontario Land Appeal Tribunal by the Applicant, the Minister or a specified person or public body.**

For additional information regarding the application including written notice, location map, and how to participate in the hearing, contact the undersigned, except on the day of the hearing. The agenda containing information on how to participate can be found at the following url: [calendar.townofws.ca/council](https://calendar.townofws.ca/council)

**IMPORTANT NOTICE TO OWNER(S):** If you do not attend or are not represented at the hearing, the Committee may proceed in your absence and make a decision.

DATED at the Town of Whitchurch-Stouffville this 2nd day of September, 2025

Kate Trombino, Planner I  
[kate.trombino@townofws.ca](mailto:kate.trombino@townofws.ca)

Enclosed Attachments:

1. Notice of Hearing – Associated Minor Variance File CA-25-40
2. Site Plan
3. Location Map

**NOTICE OF PUBLIC HEARING**

IN THE MATTER of Section 45(1) of the *Planning Act* and the following **APPLICATION FOR MINOR VARIANCE(S)**:

**APPLICATION FILE NO: CA-25-40**

**SUBJECT LAND: CON 8 PT LOT 18 RS65R15205  
17 Connor Drive**

as shown on the attached plans

The Owner has requested a Minor Variance from the provisions of the Town's Comprehensive Zoning By-law 2010-001-ZO as amended to permit:

- i. A minimum lot area of 1,842 square metres (Lands to be Retained), whereas the Zoning By-law requires a minimum lot area of 5000 square metres;
- ii. A minimum lot area of 1,683 square metres (Lands to be Conveyed), whereas the Zoning By-law requires a minimum lot area of 5000 square metres;
- iii. A minimum lot frontage of 27 metres (Lands to be Conveyed), whereas the Zoning by-law requires a minimum lot frontage of 35 metres;
- iv. A minimum interior side yard setback (East) of 3.0 metres (Lands to be Conveyed), whereas the Zoning By-law requires a minimum interior side yard setback of 3.5 metres; and
- v. A minimum interior side yard setback (West) of 3.4 metres (Lands to be Conveyed), whereas the Zoning By-law requires a minimum interior side yard setback of 3.5 metres.

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DATED at the Town of Whitchurch-Stouffville this 2nd day of September, 2025

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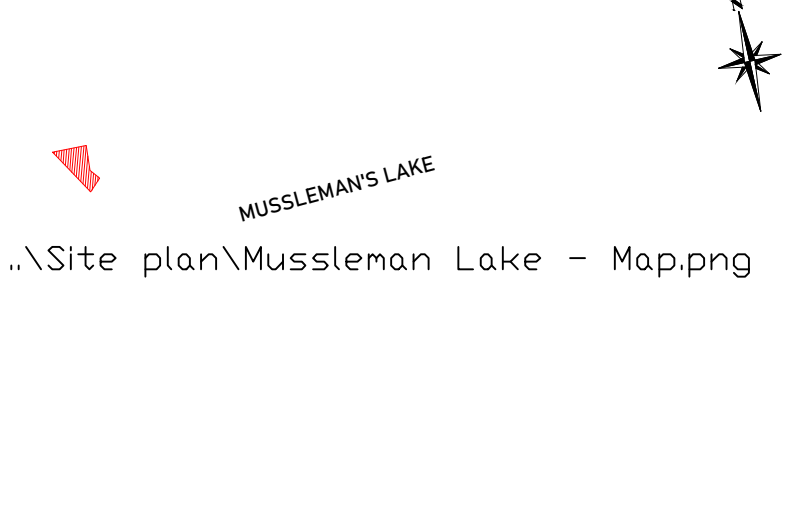
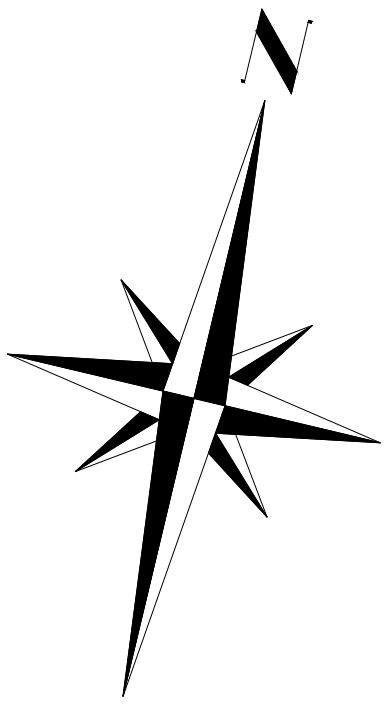
## Town of Whitchurch-Stouffville Application for Consent & Minor Variance

17 Connor Drive  
CON 8 PT LOT 18 RS65R15205  
CA-25-39 & CA-25-40

0 10 20  
m







## 17 CONNOR DRIVE

TOWN OF WHITCHURCH-STOUFFVILLE

### LOT INFO 17 CONNOR DR. - EXISTING LOT

| UNITS           | LOT SIZE | FOOTPRINT | Existing Lot Coverage |
|-----------------|----------|-----------|-----------------------|
| m <sup>2</sup>  | 3,525    | 197       | 5.6%                  |
| ft <sup>2</sup> | 37,943   | 2121      | 5.6%                  |

### LOT INFO 17 CONNOR DR. - RETAINED LOT

| UNITS           | LOT SIZE | FOOTPRINT | Post Severance Lot Coverage |
|-----------------|----------|-----------|-----------------------------|
| m <sup>2</sup>  | 1,842    | 197       | 10.7%                       |
| ft <sup>2</sup> | 19,827   | 2121      | 10.7%                       |

### LOT INFO 19 CONNOR DR. - NEW LOT

| UNITS           | LOT SIZE | FOOTPRINT | Post Severance Lot Coverage |
|-----------------|----------|-----------|-----------------------------|
| m <sup>2</sup>  | 1,683    | 174       | 10.4%                       |
| ft <sup>2</sup> | 18,116   | 1877      | 10.4%                       |

### LEGEND

- ☐ DENOTES MONUMENT SET
- ☒ DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DOWNSPOUT LOCATION
- PROPERTY BOUNDARY
- EXISTING ELEVATION
- PROPOSED ELEVATION
- DRAINAGE SLOPE AND DIRECTION
- PROVINCIAL SIGNIFICANT WETLANDS
- P.S.W. BUFFER ZONE
- ENVIRONMENTAL PROTECTION ZONE
- TOWN FLOOD HAZARD ZONE

### SCHEDULE OF REVISIONS

| No. | Date | Description | By |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
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### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF JUNE, 2023.  
JUNE 19, 2023  
DATE  
Z. ZENG  
ONTARIO LAND SURVEYOR

SCALE 1:600

**ECO LAKE HOMES** 57 Rosehill Dr, Stouffville, ON  
E: jamesstoenet@gmail.com  
P: (647) 987-7871

Date: \_\_\_\_\_ Drawn By: \_\_\_\_\_  
File: \_\_\_\_\_ Checked By: \_\_\_\_\_

SCALE: 1:500

**SITE PLAN**

**01**

**SCALE: 1:600**