

## COMMITTEE OF ADJUSTMENT, Ext. 2209

**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-25-41**

**SUBJECT LAND: PLAN 3268 PT LOTS 38 AND 39  
33 Lloyd Street**

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 interior side yard setback (north) of 0.61 metres for an accessory structure, whereas approved Minor Variance File No. CA-20-25 requires a minimum interior side yard setback of 1.2 metres;**
- ii. **A maximum lot coverage of 5.8% for an accessory structure, whereas Section 5.3.3 of the Zoning By-law permits a maximum lot coverage of 5% for an accessory structure; and**
- iii. **A maximum lot coverage of 40.8%, whereas Section 5.2 of the Zoning By-law permits a maximum lot coverage of 35%.**

**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](http://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 22<sup>nd</sup> day of September, 2025

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

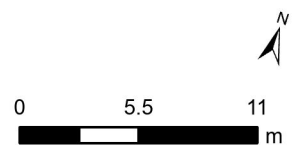
Enclosed Attachments:

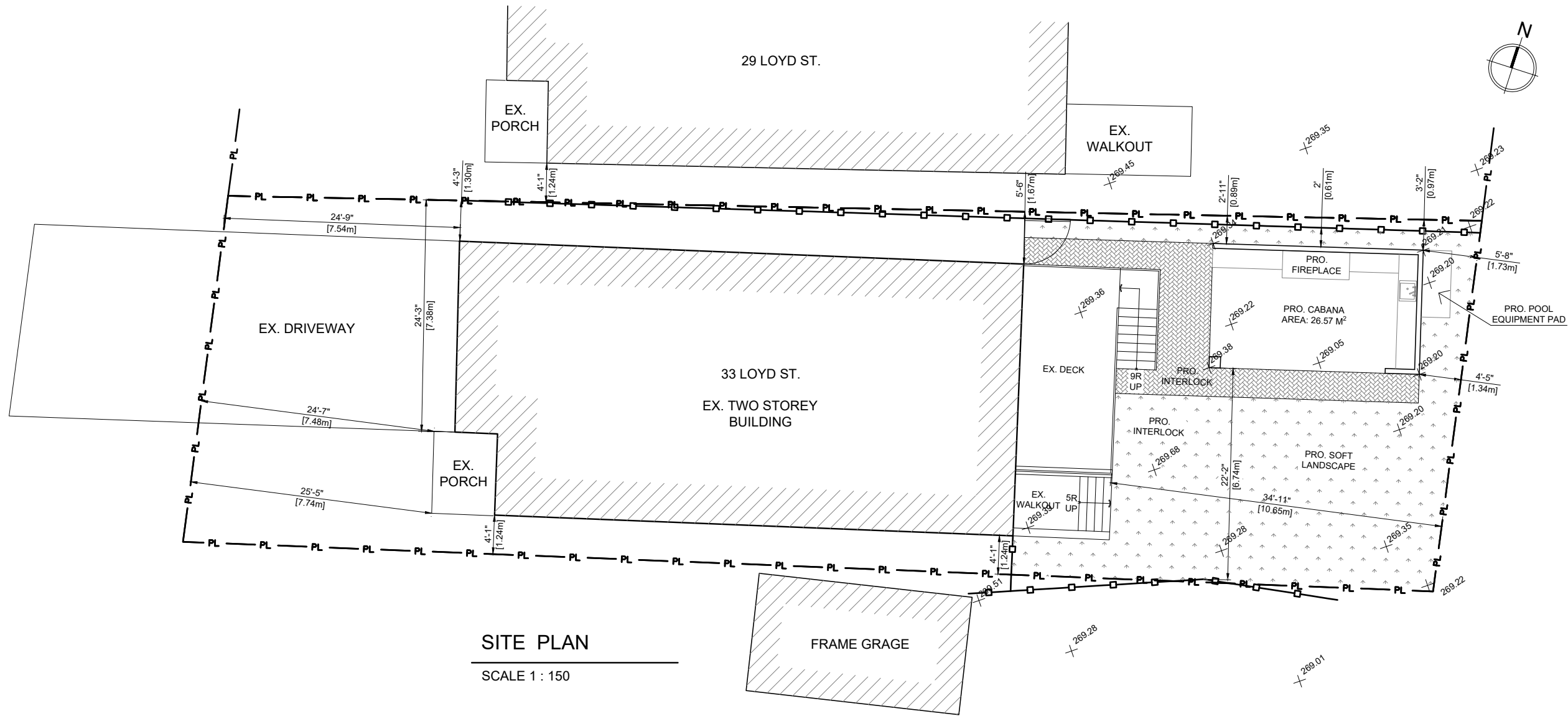
1. Site Plan
2. Location Map



## Town of Whitchurch-Stouffville Application for Minor Variance

33 Lloyd Street  
PLAN 3268 PT LOTS 38 AND 39  
CA-25-41





### SITE PLAN

SCALE 1 : 150

NOTE:  
THE PRO. CABANA IS SEASONAL AND THE  
WINTERIZING IS RESPONSIBILITY OF THE OWNER.

#### GENERAL NOTE :

- 1- 0.6m AROUND PROPERTY TO REMAIN UNDISTURBED
- 2- THE REAR YARD SHOULD BE ENCLOSED BY FENCE, MIN. HEIGHT 1.2m AND MAX. HEIGHT 1.8m
- 3- ACCESS POINTS TO POOL AREA FROM DWELLING MUST HAVE CHILD PROOF LOCKS ( MIN1.2m ABOVE THE FLOOR )
- 4- GATES SHALL BE SELF-CLOSING AND SELF-LATCHING
- 5- SETBACK FROM REAR OF HOME TO EDGE OF POOL WATER SHALL BE MIN. 1.2 M
- 6- ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.
- 7-CHILD PROOF LOCK FOR ALL EXTERIOR DOORS IN BACKYARD IS MANDATORY

#### SITE STATISTIC

ZONING: RESIDENTIAL TWO (R2)

LOT AREA: 457.66 M<sup>2</sup>

	PERMITTED	PROPOSED
MAX. ACCESSORY BUILDING AREA (5% LOT AREA = 23.01 OR 12 M <sup>2</sup> )	12 M <sup>2</sup>	26.57 M <sup>2</sup>
MIN. ACCESSORY BUILDING REAR SETBACK	1.2 M	1.34 M
MIN. ACCESSORY BUILDING INTERIOR SIDE SETBACK	0.6 M	0.89 M
MAX. ACCESSORY BUILDING HEIGHT	2.20 M	3.08 M

#### REAR YARD AREA: 133.13 M<sup>2</sup>

	PROPOSED
PRO. HARD LANDSCAPE	19.04 M <sup>2</sup> (14.3% REAR YARD AREA)
PRO. SOFT LANDSCAPE	87.60 M <sup>2</sup> (65.8% REAR YARD AREA)
PRO. CABANA	26.57 M <sup>2</sup> (19.9 % REAR YARD AREA)

**PERMIT MAN**  
BUILDING DESIGN SERVICES

info@permitman.ca  
+1(647)408-5050

#### QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

MAHSHAD MESHKSAR  
NAME

127936  
BCIN

#### REGISTRATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C 3.2.4.1 OF ONTARIO BUILDING CODE

1000879147 ONTARIO CORPORATION  
(PERMITMAN)  
FIRM NAME

205356  
BCIN

DRAWINGS ARE SEALED FOR THE PROPOSED ALTERATIONS ONLY. ANY OTHER WORK IS BEYOND THE SCOPE OF WORK.

#### DISCLAIMER:

- No warranty, express or implied, is made regarding the accuracy of dimensions or levels. All dimensions and levels must be verified on-site before work begins, and any discrepancies must be reported for review. These drawings are not for quantity estimation.
- The thickness and compositions of walls and floors, as well as other concealed or unobservable components, have not been determined, and no liability is assumed.
- Shoring, site grading, and flood control are beyond the engineer's scope, and no liability is assumed.
- Soil bearing capacity and groundwater levels must be assessed by a geotechnical engineer before construction. Consult the local building department for soil-bearing capacity information.

				JOB NO & DATE:
				25244
				MAY 2025
5	2025/06/11	ISSUED FOR PERMIT	CITY	DRAWN BY:
4	2025/06/10	ISSUED FOR REVIEW	CLIENT	M.GH
2	2025/06/09	ISSUED FOR REVIEW	CLIENT	CHECKED BY:
1	2025/06/04	ISSUED FOR REVIEW	CLIENT	M.M
0	2025/05/18	ISSUED FOR REVIEW	CLIENT	PAPER SIZE:
REV	DATE	DESCRIPTION	NOTE	17"x11"

SCOPE OF  
WORK:

CABANA PERMIT DRAWING

ADDRESS:

33 LLOYD ST,  
WHITCHURCH-STOUFFVILLE

DRAWING  
TITLE:

SITE PLAN

REV NO:

REV 5

PAGE NO:

A-01