

**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-25-42**

**SUBJECT LAND: CON 8 PT LOT 1  
5832 Main Street and 446 Service Road**

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 of 45 parking spaces whereas the zoning by-law requires a total of 75 parking spaces for the proposed development**
- ii. A minimum landscape strip between street and parking areas of 2.5 metres whereas the zoning by-law requires a minimum landscape strip of 4.5 metres**

**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 26 day of September, 2025

Brandon Slopach, Senior Planner  
Secretary-Treasurer Committee of Adjustment

[Brandon.slopach@townofws.ca](mailto:Brandon.slopach@townofws.ca)

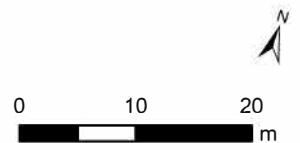
Enclosed Attachments:

1. Site Plan
2. Location Map



## Town of Whitchurch-Stouffville Application for Minor Variance

5832 Main Street & 446 Service Road  
CON 8 PT LOT 1, PLAN 569 BLK I  
CA-25-42



[illegible]

PARALLEL LOADING	DATA FILE REQUIREMENTS	PARALLEL	FILE REQUIREMENT MET
TOTAL AVAILABLE SPACES	100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES	TOTAL OF SPACES	YES YES YES YES
2.5% (50) SPACES	50% OF TOTAL SPACES 50% OF TOTAL SPACES 50% OF TOTAL SPACES 50% OF TOTAL SPACES	50% OF SPACES	YES YES YES YES
BADDER FREE SPACES	100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES	100% OF SPACES	YES YES YES YES
LOADING	100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES	100% OF SPACES	YES YES YES YES
COPYING	100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES	100% OF SPACES	YES YES YES YES
REPLICATION	100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES	100% OF SPACES	YES YES YES YES
DISK PARTITION	100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES	100% OF SPACES	YES YES YES YES
LOCAL PARTITION	100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES 100% OF TOTAL SPACES	100% OF SPACES	YES YES YES YES

## SITE STATISTICS



**C&P Partners Architects Inc.**  
720 Bathurst St. Toronto, ON M5R 2S5  
T 416-825-7910  
E [info@campartnersinc.com](mailto:info@campartnersinc.com)  
W [www.campartnersinc.com](http://www.campartnersinc.com)

NO.	DESCRIPTION	DATE
1	ISSUED FOR SPA	31/01/2025
2	REISSUED FOR SPA	28/07/2025
4	ISSUED FOR MINOR VARIANCE APPLICATION	12/09/2025

**STOUFFVILLE XYZ DENTAL**  
446 Service Rd. and 5632 Main Street,  
Whitchurch-Stouffville, ON L4A 2S9,  
L4A 2S8

## PROPOSED SITE PLAN

PROJECT NUMBER:	2423
DATE:	JULY 2025
SCALE:	As indicated
SHEET NUMBER:	

A-103