

NOTICE OF PUBLIC HEARING

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

APPLICATION FILE NO: CA-25-43

**SUBJECT LAND: PLAN 59 PT LOTS 127 & 128
1944000200745000000
193 Harold Avenue
as shown on the attached plans**

i. Convey (sever) a parcel of land comprised of approximately 438.8 square metres (0.04 hectares) with an approximate lot frontage of 12.48 metres. identified as Part 2 on the Draft R-Plan provided.

ii. Retain a parcel of land comprised of approximately 633.0 square metres (0.06 hectares) with an approximate lot frontage of 18.0 metres, identified as Part 1 on the Draft R-Plan provided.

HEARING DATE: October 23, 2025

TIME: 2:00 p.m.

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

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

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 this 30 day of September, 2025

Jaime Hope, ACST
Secretary-Treasurer Committee of Adjustment

jaime.hope@townofws.ca

Enclosed Attachments:

1. Site Plan
2. Location Map

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-25-44

**SUBJECT LAND: PLAN 59 PT LOTS 127 & 128
193 Harold Avenue**

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 of 0.6 metres on the retained lot (Part 1), whereas the Zoning By-law requires 1.5 metres;

II. A minimum frontage of 12.48 metres on the conveyed lot (Part 2), whereas the Zoning By-law requires 18 metres; and

III. A minimum lot area of 438.8 square metres on the conveyed lot (Part 2), whereas the Zoning By-law requires 555 square metres.

HEARING DATE: October 23, 2025

TIME: 2:00 p.m.

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

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

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 30 day of September, 2025

Jaime Hope, ACST
Secretary-Treasurer Committee of Adjustment

jaime.hope@townofws.ca

Enclosed Attachments:

1. Site Plan
2. Location Map

COORDINATE TABLE

SPECIFIED CONTROL POINTS (SCP's): MTM ZONE 10, NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH
SECTION 14 (2) OF O.REG 216/10.

POINT I.D.	EASTING	NORTHING
00819760184	321464.687	4875037.105
00819810602	322138.130	4871025.756
Ⓐ	324580.820	4870329.022
Ⓑ	324609.892	4870338.185
Ⓒ	324599.386	4870371.761
Ⓓ	324570.309	4870362.596

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES AND CAN BE
USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES
BY A COMBINED SCALE FACTOR OF 0.999861065

SCHEDULE

PART	LOT	REGISTERED PLAN	PIN	AREA (SQ.M)
1	PART OF LOTS 127 AND 128	59	03714--0052(LT)	633.0± Sq. m
2	PART OF LOT 127			438.8± Sq. m

PARTS 1 AND 2 COMPRISES ALL OF PIN 03714--0052(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE _____, 2025

DRAFT

VINEETHA RATHNAYAKE
ONTARIO LAND SURVEYOR

PLAN 66R--

RECEIVED AND DEPOSITED

DATE _____, 2025

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF THE TORONTO
REGISTRY OFFICE (No. 66)

**PART 1 – PLAN OF SURVEY OF
PART OF LOTS 127 AND 128
REGISTERED PLAN 59
TOWN OF WHITCHURCH--STOUFFVILLE**

SCALE 1:200

4 3 2 1 0 4 8 12 16 20 METRES

KAD LANKA SURVEYING INC. O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES ROUND IRON PIPE
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
PL	DENOTES REGISTERED PLAN 59
PL1	DENOTES PLAN OF SURVEY BY R.G. McKIBBON, O.L.S., DATED NOVEMBER 01, 1975.
PL2	DENOTES PLAN OF SURVEY BY D. H. BLACK O.L.S., DATED AUGUST 01, 1968.
PL3	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY R. G. McKIBBON LIMITED O.L.S., DATED SEPTEMBER 25, 2000.
PL4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY KAD LANKA SURVEYING INC., O.L.S. DATED 15, NOVEMBER 2023.
D1	DENOTES INSTRUMENT No. R655268
(FDN)	DENOTES FOUNDATION
(765)	DENOTES G. T. HORTON, O.L.S.
(1137)	DENOTES R. G. McKIBBON O.L.S.
(1943)	DENOTES KAD LANKA SURVEYING INC.
(MP)	DENOTES MALCOLM PHILLIPS O.L.S.
(OU)	DENOTES ORIGIN UNKNOWN
(IS)	DENOTES CORNER SET BY INTERSECTION METHOD
NAD	DENOTES NORTH AMERICAN DATUM
CSRS	DENOTES CANADIAN SPATIAL REFERENCE SYSTEM
CLF	DENOTES CHAIN LINK FENCE
—+—+—	DENOTES FENCE

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
LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2025

DRAFT

DATE _____, 2025

VINEETHA RATHNAYAKE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXXX



KAD LANKA SURVEYING INC.

54, BAYBERRY DRIVE
TOTTENHAM, ON, L0G 1W0
PHONE: 905-493-4523
Email: vineetha@klsurvey.ca

DRAWN BY:

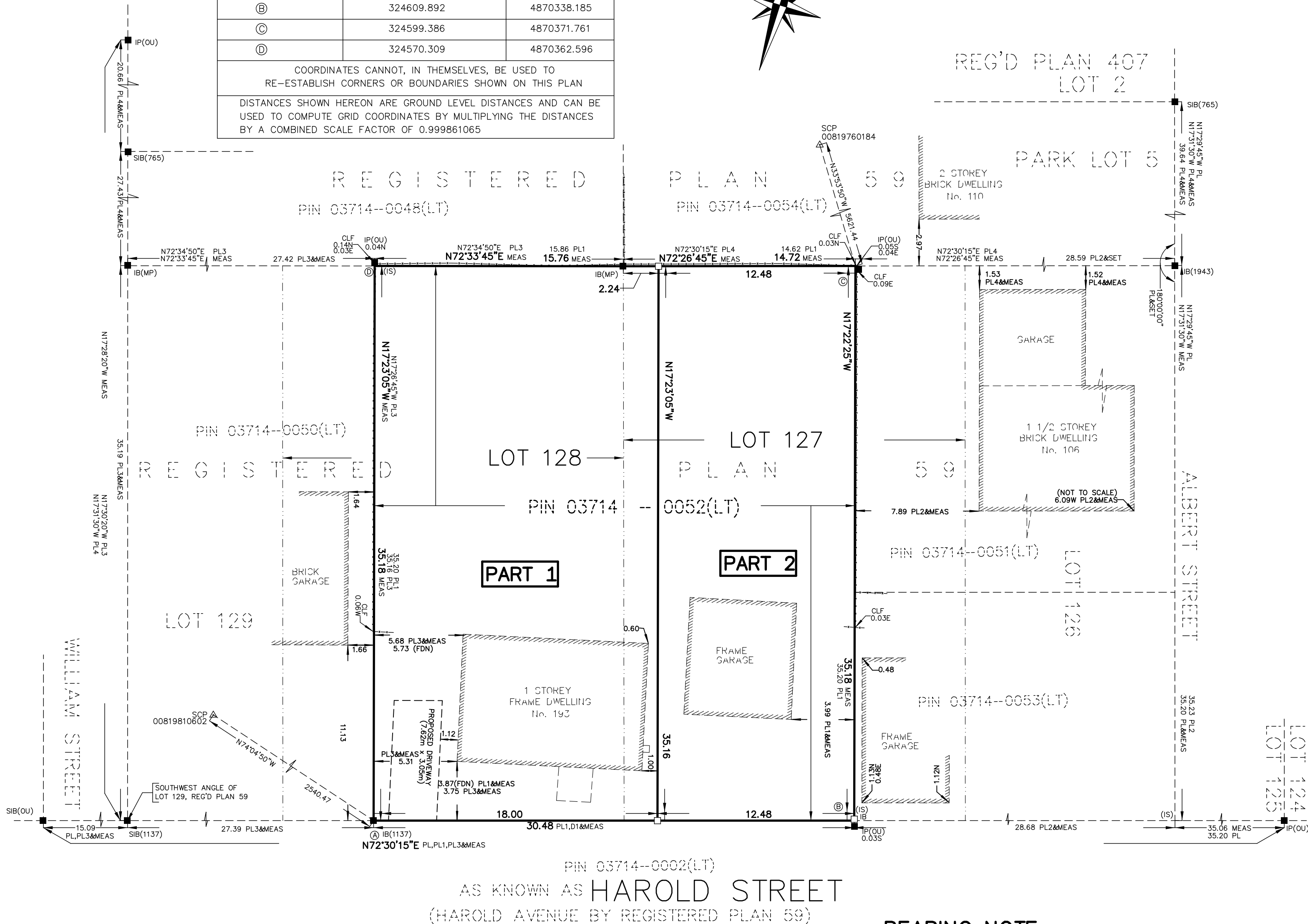
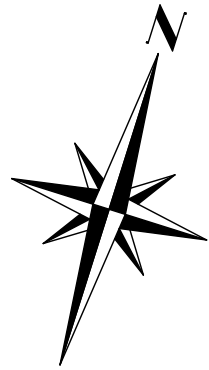
V.R.

CHECKED BY:

V.R.

CAD NUMBER:
2025-053-RP

JOB NUMBER:
2025-053

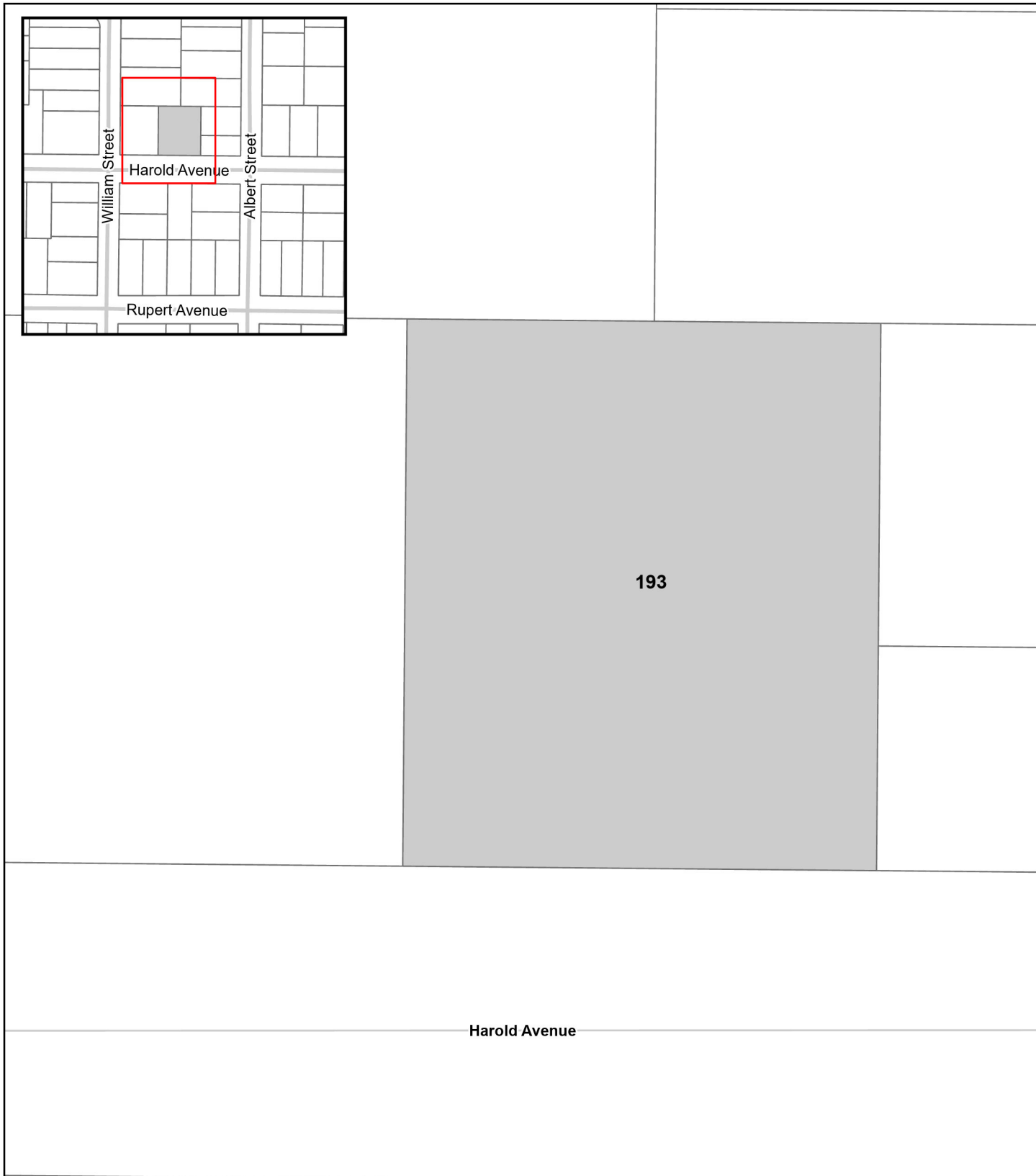


BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM SPECIFIED
CONTROL POINTS (SCP's) 00819760184 AND 00819810602 AND ARE REFERRED TO THE
3' MTM GRID PROJECTION, CENTRAL MERIDIAN 79°30'00" WEST LONGITUDE, ZONE 10,
NAD 1983 (CSRS).

FOR BEARING COMPARISONS, A ROTATION BEARING OF 05°29'45" COUNTER-CLOCKWISE
APPLIED FOR BEARINGS ON PL, PL1 AND PL3 TO CONVERT TO UTM GRID BEARINGS.

FOR BEARING COMPARISONS, A ROTATION BEARING OF 01°02'35" CLOCKWISE APPLIED
FOR BEARINGS ON PL4 TO CONVERT TO UTM GRID BEARINGS.



Town of Whitchurch-Stouffville Application for Consent & Minor Variance

193 Harold Avenue
PLAN 59 PT LOTS 127 & 128
CA-25-43 & CA-25-44

