

Notice of Council Public Meeting

Proposed Zoning By-law Amendment

FILE NUMBER: ZBA20.013

Community Involvement:

The purpose of this Council Public Meeting is to consider a zoning by-law amendment application for a proposed draft plan of subdivision comprising of stacked townhouse blocks and a mid rise apartment building. This is a way for you to offer input and get involved.

Owner: Ambria (Lincolnville) Limited

Location: 12762 Tenth Line

Scope of Application: The Owner is seeking approval to amend the Town's Zoning By-law to facilitate the development of 509 dwelling units (148 stacked townhouses and 361 apartment dwelling units) on the subject land.

What are the Proposed Changes?

The proposed amendment to the Zoning By-law seeks to:

- Rezone the subject lands from Agricultural (Ag) to Site-Specific Exception Zones, such as:
 - Residential New Four – Exception (RN4(X)); and
 - Residential New Five – Exception (RN5(X))
- Introduce site-specific regulations related to including minimum lot area and frontage, yard setbacks between buildings, parking spaces, indoor amenity area, and landscape area; minimum and maximum yard setbacks; maximum building height, density, and lot coverage.
- Facilitate the development of 148 stacked townhouses and 361 apartment dwelling units.

Additional Information:

Additional information on the proposed Application is available by contacting Aibelle Babista, Planner II at aibelle.babista@townofws.ca or via phone at 905-640-1900 ext. 2304.

Appeal Procedure:

If a person or public body would otherwise have an ability to appeal the decision of the Town of Whitchurch-Stouffville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of Whitchurch-Stouffville before the amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitchurch-Stouffville before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

In the event of an appeal to the Ontario Land Tribunal, your written submissions and contact information will be provided to the Tribunal. If you do not wish your contact information to be released to the Tribunal by the Town, please advise the Town accordingly in writing.

When & How of Council Public Meeting:

Wednesday
March 5, 2025 @ 7:00 PM
townofws.ca/cmlivestream

Speak at the Meeting:

Anyone wishing to speak to Staff Reports listed on the agenda may attend the meeting in person or electronically. Please contact the Town Clerk at clerks@townofws.ca for more information before noon the day prior to the Public Meeting.

Council Public Meetings will be recorded and made available online.

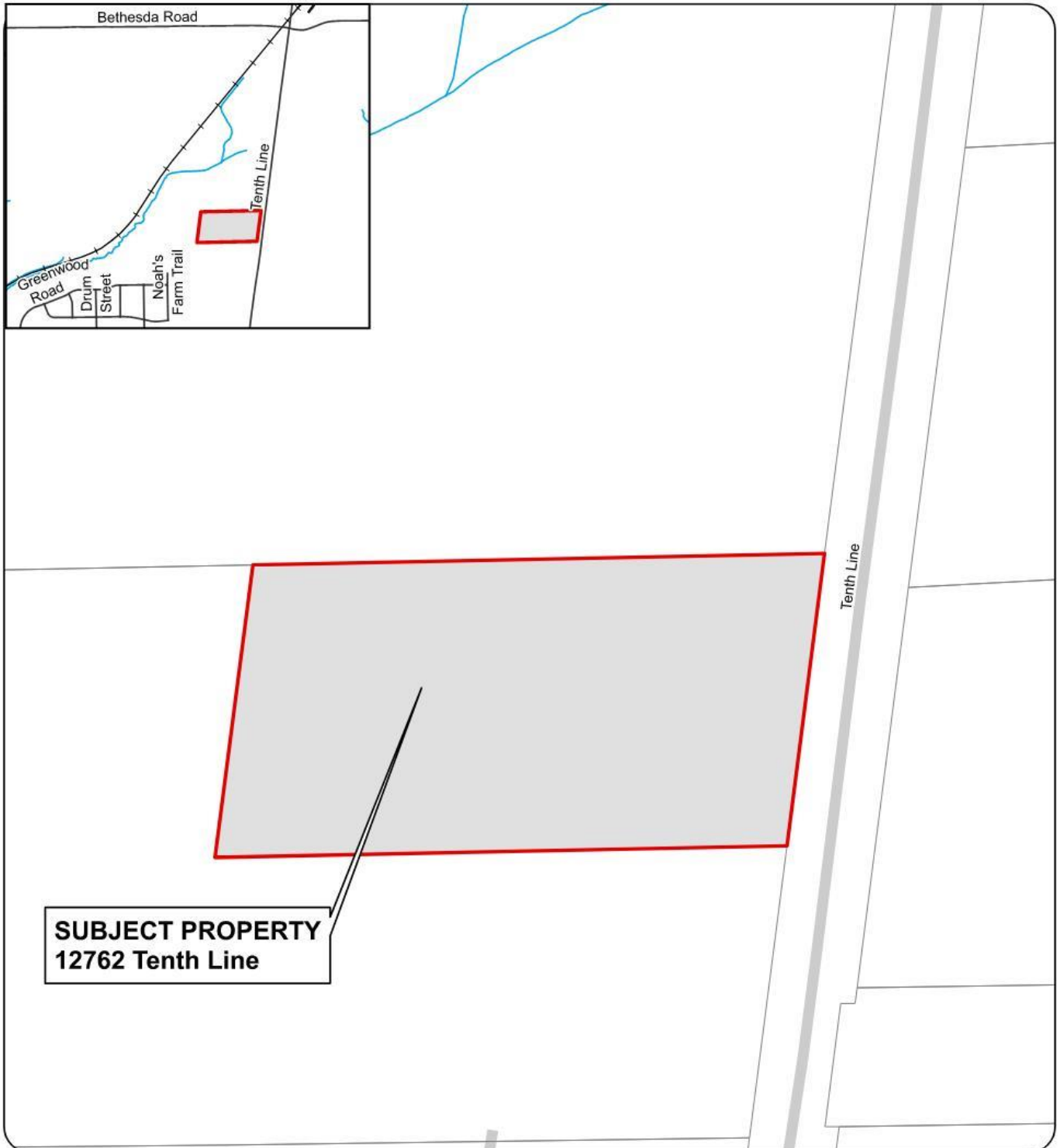
Submit written correspondence prior to the meeting to
clerks@townofws.ca

Submit written correspondence following the meeting to
developmenthelp@townofws.ca

Notice of Decision:

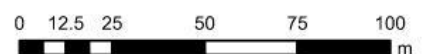
If you wish to be notified of the decision of the Town of Whitchurch-Stouffville on the proposed Zoning By-law Amendment, you must make a written request to The Corporation of the Town of Whitchurch-Stouffville, 111 Sandiford Dr., Stouffville ON L4A 0Z8, Attention: Development Services, or via e-mail at developmenthelp@townofws.ca or via phone at -905-642-4116.

Location Map



Location Map

12762 Tenth Line
CON 9 PT LOT 4
File No(s): ZBA20.013, 19T(w)-20-007



Notice Date: February 7, 2024

Proposed Concept Plan

