

Draft Zoning By-law

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-_____

BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the land located at 13969 Kennedy Road.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the "*Planning Act*") permits the councils of local municipalities to pass zoning by-laws prohibiting the use of land or erecting, locating or using of buildings or structures for, or except for such purposes as may be set out in the by-law; and

WHEREAS Section 34(10) of the *Planning Act* permits the councils of local municipalities to amend zoning by-laws; and

WHEREAS Council for the Town desires to amend the Comprehensive Zoning By-law in respect of the land known municipally as 13969 Kennedy Road.

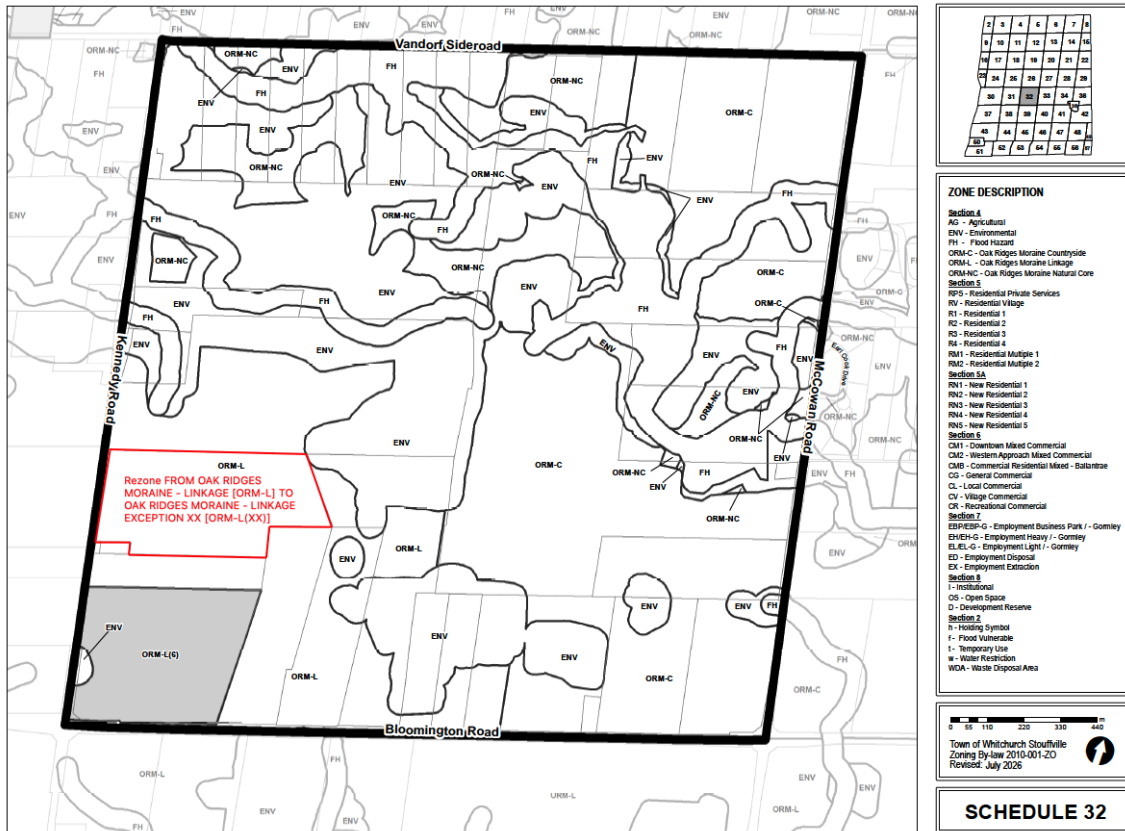
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. That Comprehensive Zoning By-law No. 2010-001-ZO is hereby amended as follows:
 - a. By amending Schedule 32 to rezone the portion of the lands located at 13969 Kennedy Road zoned Oak Ridges Moraine - Linkage to Oak Ridges Moraine Exception XX [ORM-L(XX)], as specifically set out in Schedule 1 of this By-law; and,
 - b. By amending Section 4.3.2 "Exceptions to the ORM-L Zone" to add a new Section 4.3.2.____ as set out in Schedule 2 to this By-law.

READ a first and second time this ____ day of _____, 2026.

READ a third time and passed this ____ day of _____, 2026.

Schedule 1



Schedule 2

4.3.2.____ **ORM-L(XX)**, 13969 Kennedy Road, Part of West Half of Lot 12, Concession 6, Schedule 32

1. Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, the following shall apply to the lands shown in Schedule 1 of this By-law:

- i. All permitted uses listed in Section 4.1 in the ORM-L Zone; and
- ii. An Agritourism Event Venue shall be considered an on-farm diversified use and shall be an additional permitted use with respect to the property municipally known as 13969 Kennedy Road.

2. Special Regulations

- i. An Agritourism Event Venue shall only be permitted as an accessory use to an agricultural use.
- ii. The maximum permitted lot area devoted to the Agritourism Event Venue is 3,680 square metres.
 - a. A 50% deduction to the calculation for the permitted lot area devoted to the Agritourism Event Venue may be applied to buildings existing prior to 2014.
 - b. Existing or shared driveways may be deducted from the calculation for the permitted lot area devoted to the Agritourism Event Venue.
- iii. The maximum combined gross floor area of all buildings used for an Agritourism Event Venue shall be no more than 736 square metres.
- iv. The parking required for an Agritourism Event Venue shall be calculated using the rate required for an Assembly Hall within By-law 2010-001-ZO.

3. Definitions

For the property municipally known as 13969 Kennedy Road the following definition shall apply:

i. Agritourism Event Venue

An event venue located on a farm which includes an *Assembly Hall*, accessory structures and an associated parking area.