

## Notice of Complete Applications and Public Meeting for Proposed Plan of Subdivision and Zoning By-law Amendment

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**File Number:** 19T(W)25.001 + ZBA25.011  
**Owner:** Madori Limited  
**Applicant:** The Biglieri Group Ltd.  
**Location:** Northwest corner of Ninth Line and Elm Road (12410 Ninth Line)

### Complete Application:

The Town has received complete applications for a Draft Plan of Subdivision and Zoning by-law Amendment to consider the development of 20 rear-loaded freehold townhouse units on a vacant lot within the Community of Stouffville.

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### What are the Proposed Changes?

- The development of 20 rear-loaded freehold townhouse units.
  - The Subject Site would be divided into three separate blocks, Block 1 containing 9 units, Block 2 containing 3 units, and Block 3 containing 8 units (see attached plans)
  - The townhouses would be 3-storeys tall.
  - A new municipal street is proposed to provide vehicular access with connections from Ninth Line and Elm Road.
  - Site-specific changes to the RN4 Zone to facilitate the development which include:
    - Reduction to the minimum lot area
    - Reduction to the minimum front, side, and rear yard setbacks
    - Increase to the maximum building height
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### Public Meeting for the Zoning By-law Amendment:

A Public Meeting is your opportunity to voice your comments, concerns, support or opposition to Town Staff, Members of Council, and the Applicant.

**October 1, 2025 at 7:00pm**  
**Council Chambers, Town Hall**  
[townofws.ca/cmlivestream](https://townofws.ca/cmlivestream)

Any person may attend the Public Meeting in person or electronically and make written and/or verbal representation either in support of or against the proposed Zoning by-law Amendment application. Please contact the Town Clerk at [clerks@townofws.ca](mailto:clerks@townofws.ca) for more information or to register to speak electronically before noon of the day prior to the Public Meeting.

Public Meetings will be recorded and made available online.

**Please note** that Bill 23, the *More Homes Built Faster Act*, made changes to Section 51(20) of the *Planning Act* that no longer require Municipalities to hold public meetings for Draft Plan of Subdivision Applications. Please reach out directly to staff if you have questions about the Draft Plan of Subdivision Application, as the Public Meeting will only be discussing the zoning changes.

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**Additional Information:**

Additional information is available by contacting Owen Sluga, Planner I, Development Planning via email at [owen.sluga@townofws.ca](mailto:owen.sluga@townofws.ca) or [developmenthelp@townofws.ca](mailto:developmenthelp@townofws.ca) or via phone at (905) 640-1900, extension 2422.

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**Appeal Procedure:**

If a person or public body would otherwise have the ability to appeal the decision of the Town of Whitchurch-Stouffville but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Whitchurch-Stouffville in respect of the proposed plan of subdivision and zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision and zoning by-law amendment, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Whitchurch-Stouffville in respect of the proposed plan of subdivision and zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision and zoning by-law amendment, 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.

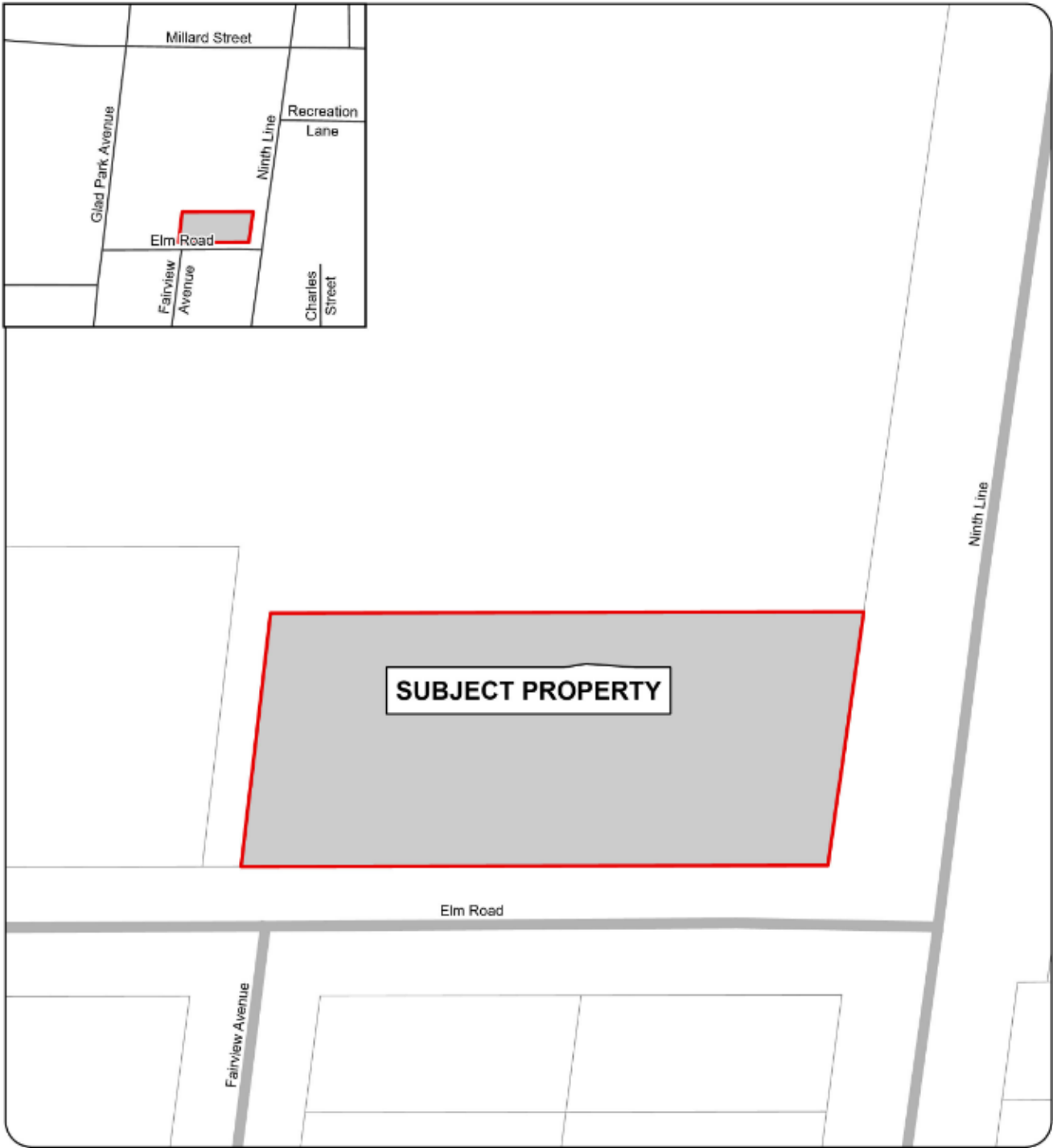
For more information about this matter, including information about appeal rights, contact The Corporation of the Town of Whitchurch-Stouffville, 111 Sandiford Drive, Stouffville ON L4A 0Z8, attention: Owen Sluga, Planner I via email at [owen.sluga@townofws.ca](mailto:owen.sluga@townofws.ca)

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**Notice of Decision:**

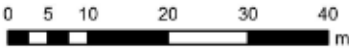
If you wish to be notified of the decision of the Town of Whitchurch-Stouffville in respect of the proposed plan of subdivision and zoning by-law amendment, you must make a written request to The Corporation of the Town of Whitchurch-Stouffville, 111 Sandiford Drive, Stouffville ON L4A 0Z8, attention: Owen Sluga, Planner I via email at [owen.sluga@townofws.ca](mailto:owen.sluga@townofws.ca)

Location Map



Location Map

Northwest corner of Ninth Line and Elm Road  
CON 8 PT LOT 2  
File No(s) 19T(W)25.001 & ZBA25.011



Proposed Site Plan

