

THE CORPORATION OF THE TOWN OF WHITCHURCH STOUFFVILLE

BY-LAW NUMBER 2025-XXX-ZO

BEING A BY-LAW to amend BY-LAW 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-Law), as amended for the lands located at the northwest corner of Elm Road and Ninth Line

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 for prohibiting the use or the 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 Comprehensive Zoning By-law 2010-001-ZO in respect of the lands known as Parcel 2-4, Section W8; Part of Lot 2, Concession 8 (Whitchurch West); Part 2 on Reference Plan 65R-18788; Town of Whitchurch-Stouffville.

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:
 - i. By amending Schedule 47 to delete the RN4 – Residential New Four and amending Schedule 47 to show thereon the lands RN4 – Residential New Four Exception XX, as shown on Schedule 1 of this By-law; and
 - ii. By amending Section 5.2 Regulations to the R4 Zone adding site-specific provisions as shown on Schedule 2 of this By-law;
2. AND THAT this By-law shall come into force in accordance with Section 34 of the *Planning Act*.

READ a first and second time this XX day of XX, 2025

READ a third time and passed this XX day of XX, 2025

Iain Lovatt, Mayor

Becky Jaimeson, Clerk

Schedule 1 to By-law 2025-XX-ZO

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ZONE DESCRIPTION

Section 4

AG - Agricultural
 ENV - Environmental
 FH - Flood Hazard
 ORM-C - Oak Ridges Moraine Countryside
 ORM-L - Oak Ridges Moraine Linkage
 ORM-NC - Oak Ridges Moraine Natural Core

Section 5

RPS - Residential Private Services
 RV - Residential Village
 R1 - Residential 1
 R2 - Residential 2
 R3 - Residential 3
 R4 - Residential 4
 RM1 - Residential Multiple 1
 RM2 - Residential Multiple 2

Section 5A

RN1 - New Residential 1
 RN2 - New Residential 2
 RN3 - New Residential 3
 RN4 - New Residential 4
 RN5 - New Residential 5

Section 6

CM1 - Downtown Mixed Commercial
 CM2 - Western Approach Mixed Commercial
 CMB - Commercial Residential Mixed - Ballantrae
 CG - General Commercial
 CL - Local Commercial
 CV - Village Commercial
 CR - Recreational Commercial

Section 7

EBP/EBP-G - Employment Business Park / - Gormley
 EH/EH-G - Employment Heavy / - Gormley
 EL/EL-G - Employment Light / - Gormley
 ED - Employment Disposal
 EX - Employment Extraction

Section 8

I - Institutional
 OS - Open Space
 D - Development Reserve

Section 2

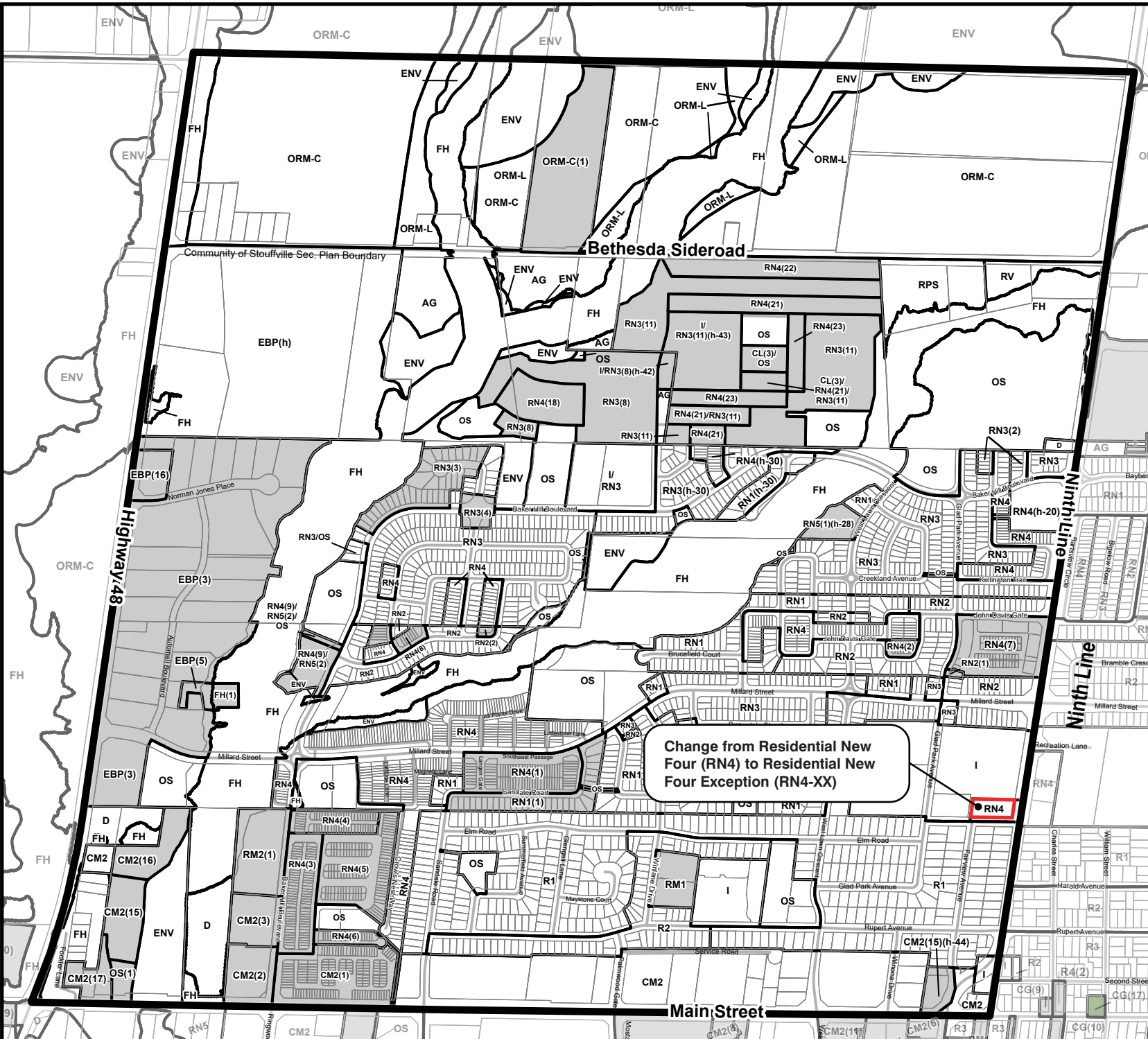
h - Holding Symbol
 f - Flood Vulnerable
 t - Temporary Use
 w - Water Restriction
 WDA - Waste Disposal Area

Zone Change

0 110 220 440 m

Town of Whitchurch-Stouffville
 Zoning By-law 2010-001-ZO
 Revised: February 2025

SCHEDULE 47



SCHEDULE 2 TO BY-LAW 2025-XXX-ZO

5A.3.5.5 RN4-XX, Parcel 2-4, Section W8; Part of Lot 2, Concession 8 (Whitchurch West); Part 2 on Reference Plan 65R-18788; Town of Whitchurch-Stouffville, Draft Plan of Subdivision 19T(W)XXXXXX, Schedule 47.

1. Regulations

Notwithstanding any provisions of the By-law to the contrary, the following regulations are applicable to the subject zone:

i)	Minimum Lot Area	100 metres ²
ii)	Minimum Front Yard Setback	1.80 metres
iii)	Minimum Exterior Side Yard Setback	2.50 metres
iv)	Minimum Rear Yard Setback from Dwelling	3.00 metres
v)	Minimum Rear Yard Setback from Dwelling for End Units	0.90 meters
vi)	Minimum Rear Yard Setback from Garage	5.50 metres
vii)	Minimum Rear Yard from Balcony	1.40 metres
viii)	Maximum Building Height	12.0 metres

2. Special Regulations

- (1) Notwithstanding Section 5A.2.1(5), the minimum setback from any lot line to any part of a porch is 0.6 metres.
- (2) Notwithstanding 3.22.3, the minimum setback from any lot line to stairs is 0.3 metres.
- (3) For the purposes of this By-law, the rear lot line is deemed to be the property line adjacent to the public laneway.
- (4) For the purposes of this By-law, the front lot line is deemed to be the property line opposite of the rear lot line.