

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2024-XXX-XX

A By-law to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville
(Comprehensive Zoning By-law)

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 48 to rezone the change lands from “R2-Residential 2” to “R4 - Residential 4” zone subject to Exception R4 (), as shown on Schedule A to this By-law.
 - b. By amending Section 5A.3.1 “Exceptions to the R4 Zone” to add a new Section 5A.3.1 R4 (____) as set out in Schedule B to this By-law.

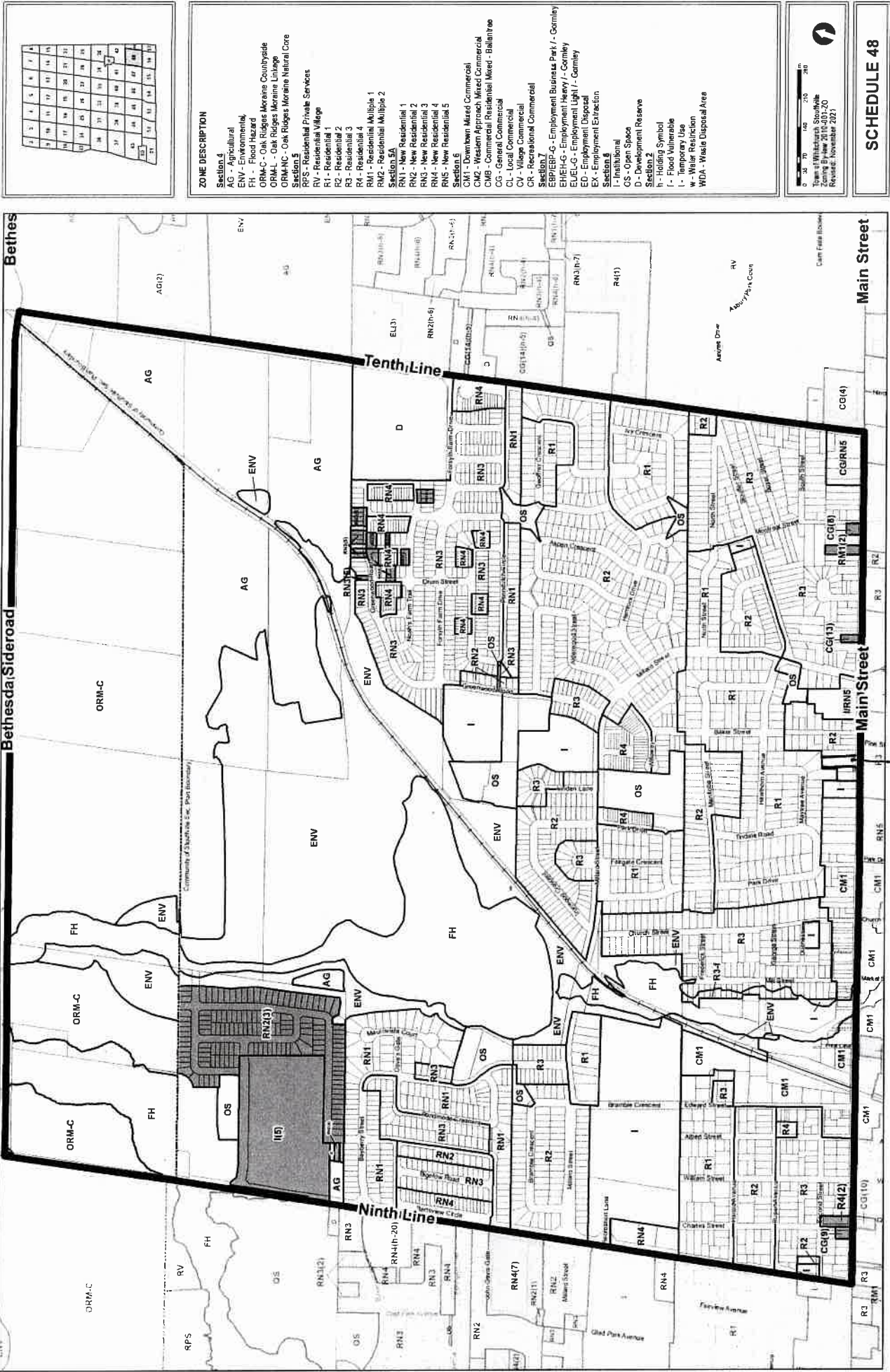
READ a first and second time this ____th day of _____, 20__.

READ a third time and passed this ____th day of _____, 20__.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

Schedule A



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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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
R1 - Residential 1
R2 - Residential 2
R3 - Residential 3
R4 - Residential 4
RM1 - Residential Multiple 1
RM2 - Residential Multiple 2
Section 6A
RM1 - New Residential 1
RM2 - New Residential 2
RM3 - New Residential 3
RM4 - New Residential 4
RM5 - New Residential 5
Section 6B
CM1 - Downtown Mixed Commercial
CM2 - Western Approach Mixed Commercial
CM3 - General Commercial
CM4 - Local Commercial
CM5 - Village Commercial
CM6 - Recreational Commercial
Section 7
EP/EPB-G - Employment Business Park / - Cornley
EP/EPB-H - Employment Heavy / - Cornley
EP/EPB-L - Employment Light / - Cornley
ED - Employment Disposal
EX - Employment Extraction
Section 8
I - Institutional
OS - Open Space
D - Development Reserve
Section 9
H - Holding Symbol
F - Flood Vulnerable
V - Temporary Use
W - Water Protection
WDA - Waste Disposal Area



SCHEDULE 48

Schedule B

SCHEDULE B TO BY-LAW 20__ - __-ZO
Exception RV ()

Section 5A.3.1 R4 (), 6460 Main Street, Schedule 48

1. a. Permitted Uses

The only uses permitted on the subject lands shall be Townhouse Dwellings, with private condominium water, sewage, stormwater and related community utilities.

b. Regulations

i.	Minimum Lot Area	152m² per dwelling unit
ii.	Minimum Lot Frontage	6.25 metres per dwelling unit fronting on the private street or road/driveway
iii.	Minimum Front Yard Setback	3.0 metres to dwelling, 5.5 metres to garage door, 1.5 metres to unenclosed porch
iv.	Minimum Exterior Side Yard Setback to Main Street	3.0 metres to unenclosed porch
v.	Minimum Interior Side Yard	0.0 metres between nine (9) dwelling units and 2.0 metres to the north property boundary
vi.	Minimum Rear Yard Setback to the east property boundary	6.0 metres
vii.	Maximum Building Height (principle building)	9.50 metres

2. For the purposes of this R4-Residential 4 zone category, a lot shall be deemed to mean the whole of the dwelling lot fronting on a private street or road/driveway as shown on a registered plan of condominium pursuant to the Condominium Act, 1998.
3. In addition, for the purposes of this zone category, a public street or road shall also include a private street or road, land and /or right-of-way or block or driveway intended to be used as a private street or road, land and/or right-of-way as shown and/or designated on a plan of condominium registered pursuant to the Condominium Act, 1998.