

**THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE
BY-LAW NUMBER 2024-082-ZO**

BEING A BY-LAW to amend By-Law No. 2010-001-ZO of the Town of
Whitchurch Stouffville (Comprehensive Zoning By-law) for the lands
located at 5688 Main Street.

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

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

WHEREAS Council for the Town desires to amend the Zoning By-law in respect of
the lands known municipally as 5688 Main Street.

**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. Amending Schedule 47 to rezone the subject lands from (CM2) Western
Approach Mixed Commercial to (CM2) (XX) Western Approach Mixed
Commercial Exception as shown on Schedule 3 of this By-law.
 - ii. That this By-law shall come into force upon the final approval of Official
Plan Amendment No. 166 to the Town of Whitchurch-Stouffville Official
Plan and in accordance with Section 34 of the Planning Act, R.S.O. 1990,
C. p. 13.

READ a first and second time this ____ day of _____, 2025

READ a third time and passed this ____ day of _____, 2025

Iain Lovatt, MAYOR

Becky Jaimeson, Clerk

Schedule 1

6.4.5 CM2(XX) 5688 Main Street, Schedule 47

1. Permitted Uses

Notwithstanding any other provisions of this by-law the only permitted uses shall be;

- i) Apartment Building
- ii) Combined Live/Work Use
- iii) Connected Live/Work Use
- iv) Personal Service Establishment
- v) Retail Store

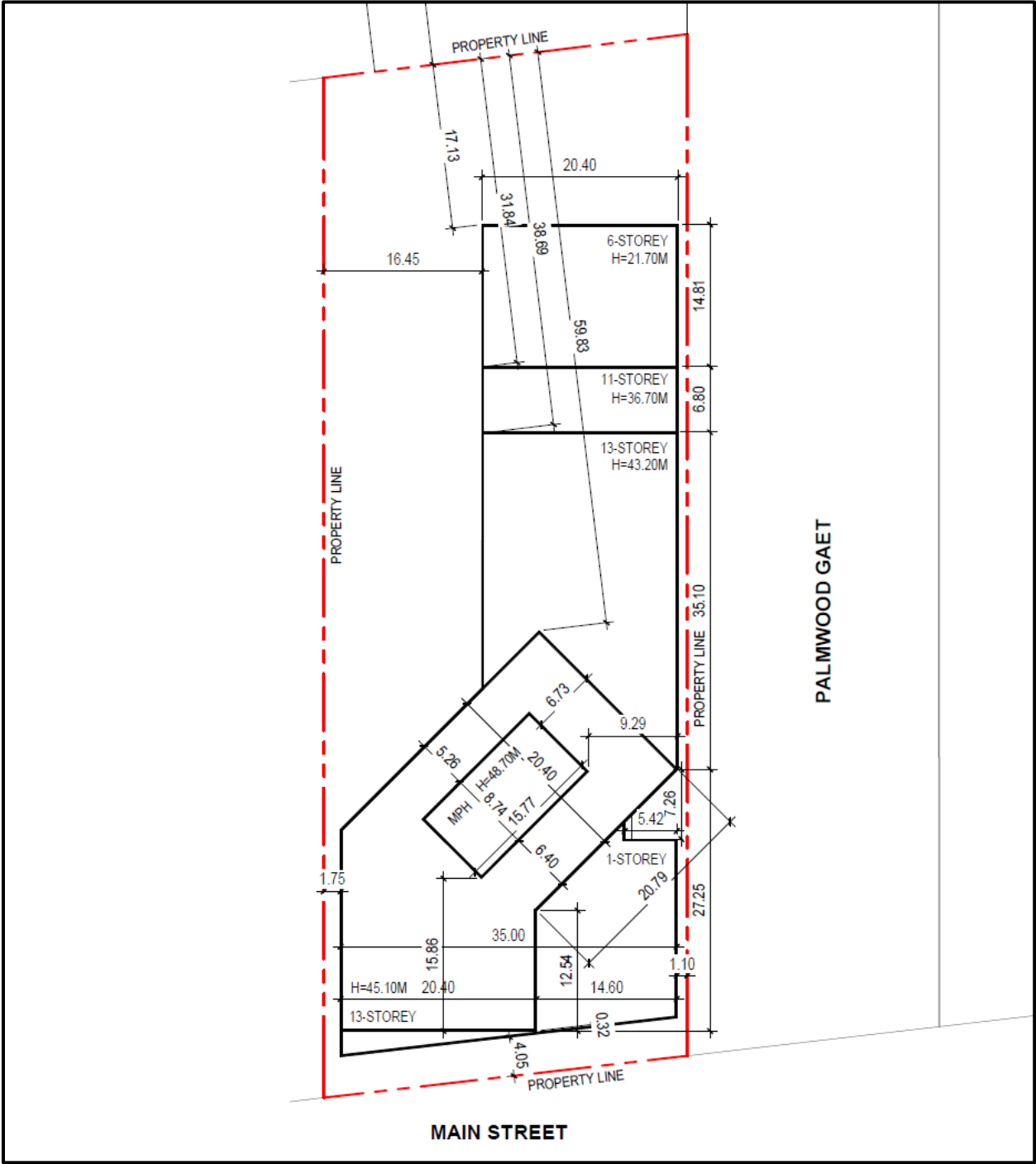
2. Regulations

i)	Maximum Floor Space Index	5.04 (1)
ii)	Maximum number of Residential Units	254
iii)	Maximum Height	45 metres (4)
iv)	Minimum Front Yard Setback	4.05 metres
v)	Minimum Yard abutting Residential or New Residential Zones (north side)	17.13 metres (2)
vi)	Minimum indoor amenity area	332.53 square metres
vii)	Minimum width of a two-way drive aisle	6.0 metres
viii)	Minimum number of loading spaces	1 loading space
ix)	Minimum parking spaces per Dwelling Unit	1.11 parking space per dwelling unit for residents
x)	Minimum Visitor Parking spaces	35 parking space per dwelling unit for visitors

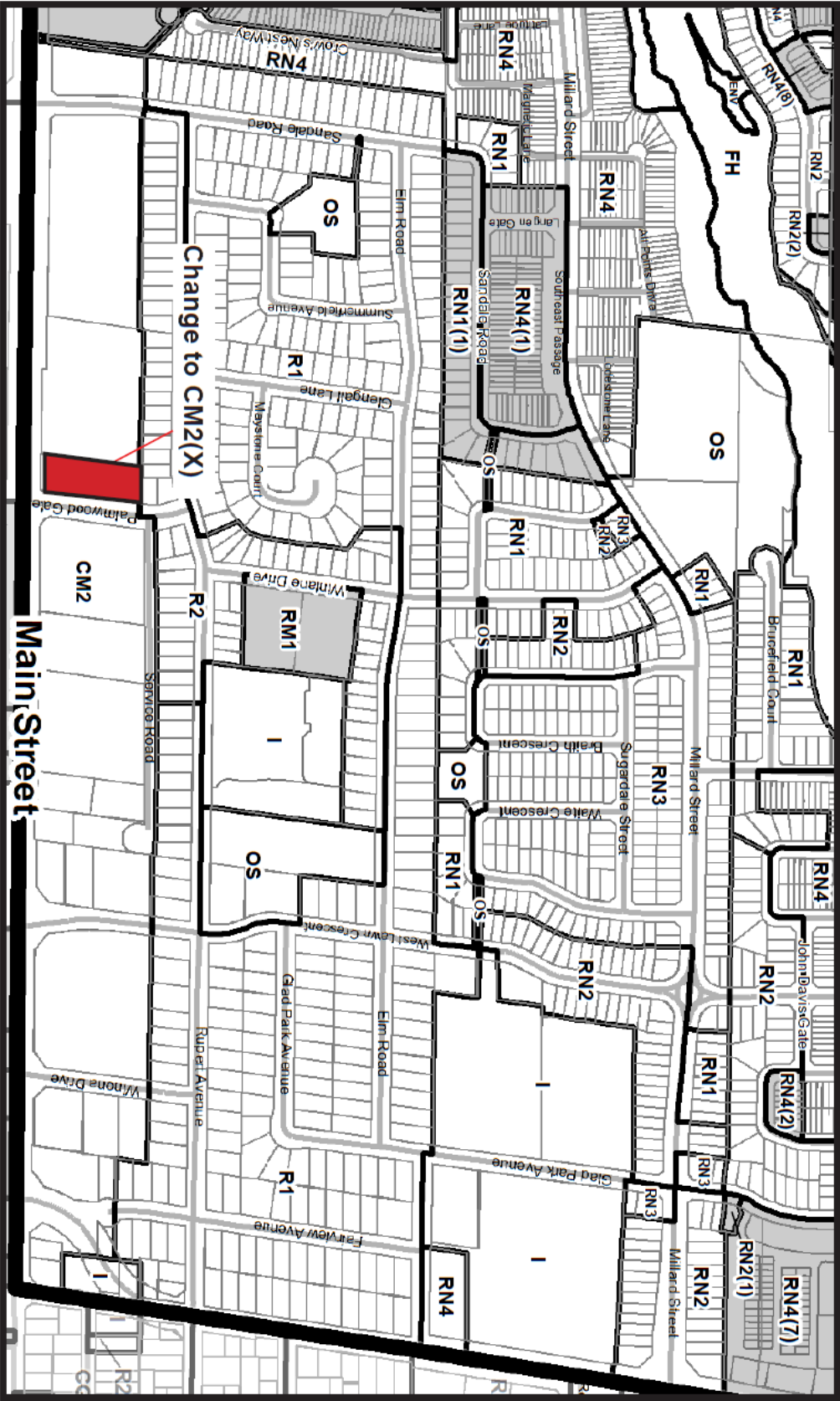
3. Qualifying Notes to Regulations

- (1) Floor Space Index (FSI) regulations apply to the mixed-use developments only. (2011-116-ZO)
- (2) Any required yard abutting a Residential or New Residential Zone must be landscaped.
- (3) No part of any building or structure on the lands may exceed the height in metres specified by the numbers following the symbols h on Schedule “A”.

Schedule “A”



Schedule 2



By-law 20XX-XXX-ZO

Schedule 1



SCHEDULE 47