

# THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

## BY-LAW NUMBER 2025-\_\_\_\_-ZO

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 15021 Woodbine Avenue

**WHEREAS** Section 34 of the Planning Act, R.S.O. 1990, C.P.13, as amended, (The Act) permits the Councils of local municipalities to pass zoning by-law prohibiting the use of land, 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

### **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 24 to change the zoning of the lands shown on Schedule 1 from "Oak Ridges Moraine - Countryside (ORM-C)" to "Commercial Residential Mixed - Western Approach with Exception (CM2-X)".
  - b. To incorporate site specific development regulations, as outlined in Schedule 2, attached 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 \_\_\_\_

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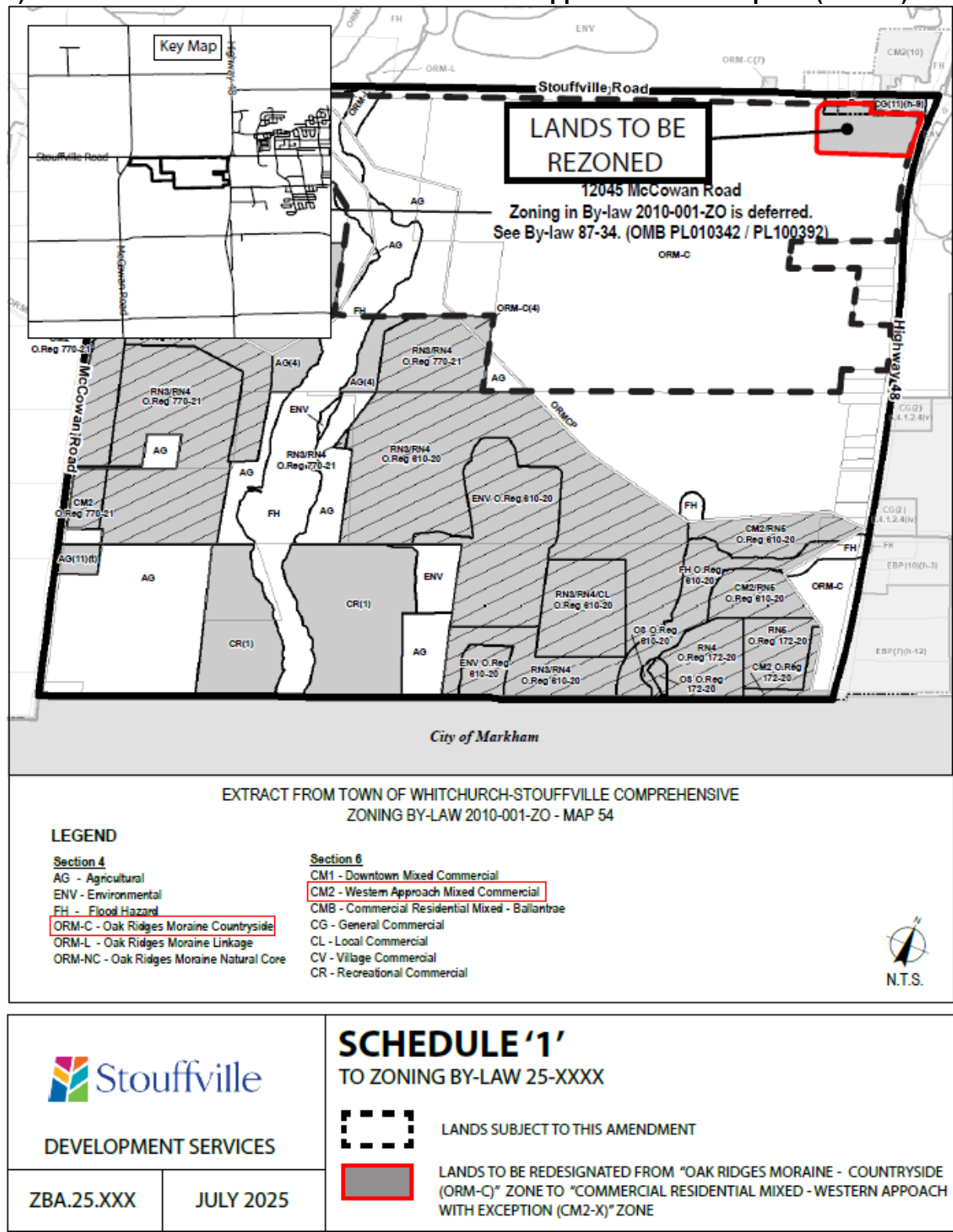
Iain Lovett, Mayor

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Gillian Angus-Traill, Clerk

SCHEDULE 1 TO BY-LAW 2025-\_\_\_-ZO

The area indicated below will be changed from “Oak Ridges Moraine - Countryside (ORM-C)” to “Commercial Residential Mixed - Western Approach with Exception (CM2- X)”.



## **SCHEDULE 2 TO BY-LAW 2025-\_\_\_\_-ZO**

### **Section 7.3 Exceptions – 5061 Stouffville Road (and shown on Schedule 1)**

#### **1. Regulations (only the following shall apply):**

- |      |  |            |
|------|--|------------|
| i)   | Minimum Setback to Stouffville Road  | 3m         |
| ii)  | Minimum Setback to Stouffville Road (terrace)  | 0m         |
| iii) | Minimum Setback to Highway 48  | 14m        |
| iv)  | Maximum Floor Space Index (FSI)  | 5.0        |
| v)   | Maximum Building Height  | 30 storeys |
| vi)  | Minimum Amenity Area (apartment buildings, blended indoor and outdoor) – 3.0 square metres per unit, including private balconies |            |