

Notice of Passing OPA and ZBA

This Notice is to advise you that in accordance with Sections 17(23) and 34(18) of the *Planning Act, 1990*, the Council of the Corporation of the Town of Whitchurch-Stouffville at its meeting on April 15, 2026 has made the decision to:

PASS BY-LAWS 2026-029-OP & 2026-030-ZO

OPA and ZBA (File No. OPA25.004 ZBA25.014)
Town Wide

Explanation of the Purpose & Effect of By-law 2026-029-OP & 2026-030-ZO:

The purpose and effect of the proposed amendments to the Town's Official Plan and the Town's Comprehensive Zoning By-law No. 2010-001-ZO is to support the delivery of a mix of housing options by modernizing zoning standards to enable a greater range of housing types, permit up to four units or more subject to locational criteria, and update parking requirements for medium and high-density developments.

The proposed changes include updates to permitted uses, development standards and provisions. This is required to be compliant with the Town's Housing Accelerator Fund Agreement with the Canadian Mortgage and Housing Corporation (CMHC).

The two HAF Initiatives and resulting changes are as follows:

HAF Initiative 1: Medium/High-Density Parking Study: The Official Plan and Zoning By-law Amendments have applied changes to minimum parking requirements and other parking related provisions for medium and high-density residential uses, especially near Major Transit Station Areas (MTSAs) and along portions of key streets such as Main Street. Increased height is also permitted to accommodate above ground parking in areas where it is demonstrated that below grade parking is not feasible.

HAF Initiative 2: Expanding Missing Middle Housing: The Official Plan and Zoning By-law Amendments will enable up to four residential units per property in select locations within the Town's existing residential neighbourhoods (e.g., forms may include semi-detached dwellings, townhouses, duplexes, triplexes, and fourplexes) and reduces parking requirements for these forms built forms in certain areas.

Attached is a copy of By-laws 2026-029-OP and 2026-0030-ZO as passed by Town of Whitchurch-Stouffville Council (see **Page 4**).

All written and oral submissions received by the Town of Whitchurch-Stouffville were considered in the making of this decision.

Filing of the Appeal

The last date for filing a Notice of Appeal is the 11th day of May, 2026. If no appeal is received by this time, the decision is final. A Notice of Appeal must:

1. Be filed with the Clerk of the Town of Whitchurch-Stouffville.
2. Set out the reasons for the appeal.
3. Be accompanied by the fee required by the Ontario Land Tribunal (refer to <https://olt.gov.on.ca/fee-chart/>) by cheque made payable to the Minister of Finance.
4. In addition, pursuant to By-law 2025-079-F1, a processing for Ontario Land Tribunal appeal, payable to the Town of Whitchurch-Stouffville, is required to be paid at the time of filing a Notice of Appeal.

Forms and other information respecting appeals to the Ontario Land Tribunal (OLT) are available on the OLT's website at: <https://olt.gov.on.ca/forms-submissions/>

Note: Personal information that accompanies a submission will be collected under the authority of the *Planning Act* and may form part of the public record which may be released to the public.

The Minister, a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to Town Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted – meaning neighbours, individuals, companies, and ratepayer groups can no longer appeal amendments.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Whitchurch-Stouffville to the Ontario Land Tribunal but the person or public body did not make oral submissions at the public meeting or make written submissions to Town of Whitchurch-Stouffville before the by-laws passed, the person or public body is not entitled to appeal the decision the Town of Whitchurch-Stouffville.

If a person or public body did not make oral submissions at the public meeting or make written submissions to the Town of Whitchurch-Stouffville before the by-laws passed, 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.

That means if this proposed amendment or by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you must have had made an oral submission at the public meeting, or have submitted written comments to the Town Clerk, before the proposed amendment was adopted or the by-laws were passed by Town Council.

In the event of an appeal to the Ontario Land Tribunal, your written submissions and contact information will be provided to the Tribunal. If you do not wish your contact information to be released to the Tribunal by the Town, please advise the Town accordingly in writing.

Notice Date: April 21, 2026

Mailing Address for Filing a Notice of Appeal

Town of Whitchurch-Stouffville Municipal Offices
111 Sandiford Drive
Stouffville, ON L4A 0Z8

The Ontario Land Tribunal may dismiss an appeal for reasons set out in Section 16(23) for the Official Plan Amendment and Section 34(25) for the Zoning By-law Amendment.

Additional Information

Additional information on the official plan and zoning by-law amendment including information about appeal rights, is available by contacting the Town's Planner, Brandon Slopach, Senior Planner, Development Planning via email at brandon.slopach@townofws.ca or developmenthelp@townofws.ca or via phone at (905) 640-1900, extension 2326.

DATED at the Town of Whitchurch-Stouffville on, this 21th day of April, 2026.



Dwayne Tapp
Commissioner of Development Services
Development Services Commission

Notice Date: April 21, 2026

AMENDMENT NO. 1

TO THE

TOWN OF WHITCHURCH-STOUFFVILLE

OFFICIAL PLAN

INITIATED BY

THE COUNCIL OF THE CORPORATION OF WHITCHURCH-STOUFFVILLE

April 15, 2026

COUNCIL

THE TOWN OF WHITCHURCH -STOUFFVILLE

MAYOR

Iain Lovatt

COUNCILLORS

Keith Acton

Maurice Smith

Hugo Kroon

Rick Upton

Richard Bartley


Sue Sherban

THE CERTIFICATION


AMENDMENT No. 1

**TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN
WHITCHURCH-STOUFFVILLE**

The attached text and schedules, constituting Amendment No. 1 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) which, on the 1st day of January 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, was adopted by The Corporation of the Town of Whitchurch-Stouffville by By-law No. 2026-029-OP in accordance with the Planning Act on the 15th day of April, 2026.



Mayor



Clerk

STATEMENT OF COMPONENTS

PART I – THE PREAMBLE does not constitute part of this Amendment.

PART II – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. 1 to the Town of Witchurch-Stouffville Official Plan (September 25, 2025).

**AMENDMENT NO. 1
TO THE TOWN OF WHITHCURCH-STOUFVILLE OFFICIAL PLAN**

INDEX

PART I – THE PREAMBLE	1
1.0 Purpose	1
2.0 Location	1
3.0 Basis	1
PART II – THE AMENDMENT	3

PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. 1 is to amend the Official Plan policies to enable a broader range of housing options in the Town in accordance with the Town's Council endorsed Housing Action Plan October 16, 2024. This Amendment implements the findings and recommendations in the Background and Options Reports for of the Town's Housing Accelerator Fund Initiative #1 (Medium and High-Density Parking Study) and Initiative #2 (Expanding Missing Middle Housing Study) to implement updated land use planning directions and advance housing objectives. More specifically, the amendment aims to permit a more specific range of low-rise housing forms, including up to three additional residential units, duplexes, triplexes, and fourplexes, within the Neighbourhood Area designation, adding to the existing broad permissions for single-detached, semi-detached, and duplex dwellings, and the conditional permissions for townhouse dwellings and low-rise apartments. These new permissions will be balanced with compatibility with existing neighbourhood character through context sensitive standards in the Town's Comprehensive Zoning By-law, including but not limited to building height, setbacks, frontage and parking. The Amendment also seeks to provide greater flexibility to accommodate structured parking on properties that are constrained by high groundwater tables.

2. LOCATION

This Amendment applies to all lands within the Town of Whitchurch-Stouffville's Urban Area, as illustrated on Schedule A – Town Structure.

3. BASIS

- 1) The Amendment is consistent with the Provincial Planning Statement, 2024 (PPS). The PPS contains policies to guide Ontario towards a future with a greater housing supply, stronger economy, and complete communities. Municipalities are directed to provide an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents by permitting a range of housing options and all types of residential intensification and promoting densities for new housing which efficiently use land and resources.
- 2) The Amendment is in response to the Council endorsed Housing Action Plan, October 16, 2024, to remove regulatory barriers and enable a broader range of housing options.
- 3) The Amendment is required to align the Town's land use policies with the requirements and commitments established through the Housing Accelerator Fund Agreement.
- 4) The Amendment implements the policy directions and recommendations in the Background and Options Reports completed through the Town's Housing Accelerator Fund Initiatives #1 and #2 to enable a broader range of housing forms and development opportunities across Strategic Growth Areas and established Neighbourhood Areas.
- 5) The Amendment supports development feasibility by introducing flexibility in built form and parking approaches where technical or site constraints would otherwise limit viable housing construction.

- 6) The Amendment supports the Town's anticipated population growth from approximately 58,000 persons to 103,000 persons by 2051 by increasing housing opportunities within the existing Urban Area of the Community of Stouffville.
- 7) The Amendment advances provincial and local objectives for complete communities by promoting efficient land use, gentle intensification, and housing diversity within the Town's Urban Area of the Community of Stouffville.

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. 1 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) is appropriate and constitutes good planning.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II: The Amendment, consisting of the following text, constitutes Amendment No. 1 to the Official Plan of the Town of Whitchurch-Stouffville (September 25, 2025).

2. Details of the Amendment

The Town of Whitchurch-Stouffville Official Plan (September 25, 2025), as amended, is hereby further amended as follows, where new text is shown in **underline** and deleted text is shown in **~~strike-through~~**:

- 1) Section 2.9 is amended by adding new items g. and h. to policy 2.9.2.1 as follows:

- g. Consider permitting height exemptions in Strategic Growth Areas to accommodate at-grade or above-grade podium parking where underground parking is demonstrated to not be feasible or cost prohibitive due to groundwater conditions, subject to the following conditions:**

 - i. the applicant demonstrating that underground parking is severely constrained and cost-prohibitive due to groundwater conditions through a hydrogeological study undertaken according to terms of reference which meet the satisfaction of the Town, and which may require peer-review at the discretion of the Town;**
 - ii. that the maximum additional height permitted in storeys will be equal to the number of parking levels above grade; and**
 - iii. the development integrating at-grade or above-grade parking in a manner that minimizes visual impacts to the public realm, is screened from public view, and maintains consistent architectural built form with the rest of the building.**
- h. Consider reduced parking requirements where the development provides car-sharing programs, affordable housing, or purpose-built rental housing.**

- 2) Section 3.2.1 Additional Residential Units and Garden Suites is amended by adding text to the preamble as follows:

There are several notable benefits to the Town and residents for developing additional residential units. Additional residential units can be defined as **~~up to two additional dwelling units that are~~** separate and complete dwelling units on the same lot that, either within a single detached, semi-detached or townhouse dwelling or in an ancillary structure, or both including a garden suite. They can facilitate gentle intensification without substantial change to neighbourhoods while increasing rental supply. They are often more affordable than renting entire detached houses and can make home ownership more affordable by providing an income stream for owners. They also support multi-generational households, which is increasingly important as the Town plans for the housing needs of families, single households and an ageing population.

- 3) Section 3.2.1 Additional Residential Units and Garden Suites is amended by replacing policy 3.2.1.1 a. and adding policy 3.2.1.1 b. as follows, and renumbering subsequent policies:
- a. Permit up to a maximum of **three ~~two~~ additional residential units** on a ***parcel of urban residential land***, in all land use designations where a single detached, ~~semi-detached or townhouse~~ dwelling is permitted, in addition to the principal residential dwelling. Where **three additional residential units** are permitted, they may consist of:
 - i. **Three ~~Two~~ residential units** within the principal residential dwelling, with one **additional residential unit** in an ancillary building or structure;
 - ii. **Four ~~Three~~ residential units** within the principal residential dwelling provided there is no **additional residential unit** within an ancillary building or structure; and
 - iii. **Two residential units ~~One residential unit~~** in an ancillary building or structure, provided the principal residential dwelling contains no more than two residential units.
 - b. **Permit up to a maximum of two additional residential units on a parcel of urban residential land, in all land use designations where a semi-detached or townhouse dwelling is permitted, in addition to the principal residential dwelling. Where additional residential units are permitted, they may consist of:**
 - i. **Two residential units within the principal residential dwelling, with one additional residential unit in an ancillary building or structure;**
 - ii. **Three residential units within the principal residential dwelling provided there is no additional residential unit within an ancillary building or structure; and**
 - iii. **Two residential units in an ancillary building or structure, provided the principal residential dwelling contains no additional residential units.**
- 4) Section 3.2.1 is amended by adding a new item iv. to policy 3.2.1.1 b. as follows:
- b. Notwithstanding the above, the following exceptions apply:
 - i. Within the Natural Core Area and Natural Linkage Area of the Oak Ridges Moraine Conservation Plan Area, and within the Natural Heritage System of the Greenbelt Plan Area, an **additional residential unit** is not permitted;
 - ii. Within the Countryside Area of the Oak Ridges Moraine Conservation Plan Area, only one **additional residential unit** may be permitted within a single detached dwelling; and
 - iii. Within the Protected Countryside Area, and outside the Natural Heritage System of the Greenbelt Plan Area, only one **additional residential unit** may be permitted either within a permitted single detached dwelling or an existing accessory structure.
 - iv. **Within a Hamlet Area or Community Area, only one additional residential unit may be permitted either within a permitted single detached dwelling, semi-detached dwelling, or townhouse dwelling or an accessory structure.**
- 5) Section 6.4.1 Neighborhood Areas is amended by adding text to the preamble as follows:

The Neighbourhood Area designation provides for the creation of new residential neighbourhoods and recognizes existing residential neighbourhoods comprising primarily low-rise residential dwellings. Neighbourhood Areas also permit neighbourhood supportive uses, such as schools, places of worship, parks and open spaces, and in some cases small-scale commercial uses that contribute to the diversity of a complete community. These elements support walkable communities, introduce local businesses and services, accommodate daily shopping needs, and function as focal points for social interaction.

Gentle intensification within existing developed areas of the Neighbourhood Area designation is supported, including additional residential units, converted dwellings, adaptive re-use of non-residential buildings, infill development and modest redevelopment. **The Town will support a broad range of low-rise housing options, including semi-detached dwellings, duplexes, triplexes, and fourplexes, in accordance with the requirements of the Zoning By-law, to ensure compatibility with existing development and uses.**

6) Policy 6.4.1.2 is amended as follows:

6.4.1.2 ***Development*** in the Neighbourhood Area designation will conform to the following policies:

- a. Low-rise residential dwelling units in the form of single detached dwellings, semi-detached, and duplex, **triplex, and fourplex dwellings: are permitted, in accordance with the requirements of the Zoning By-law.**
- b. Low-rise residential dwelling units in the form of various types of townhouse dwellings, and low-rise apartments **are permitted** with a maximum height of generally 4 storeys. Such low-rise residential dwellings may be permitted provided it is demonstrated that:
 - i. The ***development*** does not exceed a ***floor space index*** of generally 1.5, to ensure the density, scale and built form of the ***development*** is suitable in the neighbourhood context; and
 - ii. The ***development*** is compatible with the surrounding low-rise residential uses and is generally encouraged to be located on the periphery of the neighbourhood and/or easily accessible to arterial or collector roads to facilitate access to public transit.

3. Interpretation

The provisions set forth in the Town of Whitchurch-Stouffville Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of Whitchurch-Stouffville Official Plan shall apply to this Amendment.

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-030-ZO

BEING A BY-LAW to amend Comprehensive Zoning By-law
2010-001-ZO of the Town of Whitchurch-Stouffville
– Sections 3, 5, 5A, 9, and 11

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 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

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.

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:

1) **Residential Dwellings portion of Table 3.23.1 (Table of Parking Standards within Parking Standards)** be replaced with the following:

Use of Building or Lot	Minimum Number of Parking Spaces
Residential Dwellings	
Detached Dwelling (3)	2 parking spaces for each dwelling unit
Accessory Residential Unit (3)(5)	1 parking space for each dwelling unit
Bed and Breakfast Establishment	1 parking space per guest suite in addition to the parking required for the detached dwelling. The additional parking spaces may be located in tandem with other parking spaces.
Semi-Detached Dwelling (3)	2 parking spaces for each dwelling unit
Converted Dwelling	1 parking space for each dwelling unit
Duplex Dwelling (4)	3 parking spaces for each Duplex Dwelling
Triplex Dwelling (4)	4 parking spaces for each Triplex Dwelling
Fourplex Dwelling (4)	5 parking spaces for each Fourplex Dwelling
Group Home	1 parking space for each dwelling unit
Street Townhouse Dwelling (3)	2 parking spaces for each dwelling unit
Back-to-Back Townhouse Dwelling (3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Townhouse Dwelling (3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Stacked Townhouse Dwelling (1)(3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Apartment Building (2)	1.25 parking spaces per dwelling unit for residents plus 0.25 parking spaces reserved for visitors
Dwelling Units over Commercial Uses (2)	1.25 parking spaces per dwelling unit for residents plus 0.25 parking spaces reserved for visitors
Long Term Care Facility	1 parking space for every 3 beds
Senior Citizens' Home	1 parking space for every 3 beds

- 2) A new qualifying notes Section 3.23.1.1 is hereby added after Table 3.23.1 as follows:

3.23.1.1 “Qualifying Notes to Parking Regulations (2026-030-ZO)”

1) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 zones, a minimum of 1.5 parking spaces per dwelling unit plus 0.25 visitor parking spaces per unit are required for a Stacked Townhouse if located at an identified lot within Schedule 70 – HAF 1.

2) In the RM1, RM2, RN5, CG, CL, CV, CM1, and CM2, zones, a minimum of 1 parking spaces per dwelling unit plus 0.25 visitor parking spaces per unit are required for a dwelling unit within an Apartment and a Dwelling Unit over Commercial Uses if located on an identified lot within Schedule 70 – HAF 1.

3) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 zones, no parking space is required for the first Additional Residential Unit if located at an identified lot within Schedule 71 – HAF 2.

4) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 zones, the minimum number of parking spaces required is reduced by 1 if located at an identified lot within Schedule 71 – HAF 2.

5) Additional Residential Units are subject to the regulations in Section 3.28.

- 3) **Section 3.23 (Parking Standards)** is hereby amended by adding a new regulation as follows:

“3.23.4 Parking Minimums in Major Transit Station Areas (2026-030-ZO)”

Notwithstanding any other provisions of this By-law to the contrary, for development or redevelopment on lands in a designated Major Transit Station Area, as identified on Schedule D – Stouffville Land Use Designations of the Town of Whitchurch-Stouffville Official Plan, there are no minimum parking requirements in accordance with the *Planning Act*.”

- 4) **Section 3.23 (Parking Standards)** is hereby amended by adding a new regulation as follows:

“3.23.5 Compact Motor Vehicle Parking Spaces (2026-030-ZO)”

Where 10 or more parking spaces are required for dwelling units, a maximum of 10 percent of the required residential parking spaces may be reduced to a minimum of 2.4 m in width and a minimum of 4.8 m in length and where reduced, shall be clearly identified, demarcated, and reserved for compact motor vehicles. Visitor parking spaces are to be provided in accordance with the space dimensions established in Section 3.24.

- 5) Section **3.24.6.1 (Location of Parking in Residential and New Residential Zones)** is hereby amended by replacing the text in provision 3.24.6.1 i. as follows:

i. Within a front, rear, interior or exterior side yard, motor vehicle parking is only permitted on a driveway or a parking pad having a minimum unobstructed dimension of 2.75 m in width and 5.5 m in length. **(2026-030-ZO)**”

- 6) Section **3.24.6.1 (Location of Parking in Residential and New Residential Zones)** is hereby amended by adding a new provision 3.24.6.1 viii. as follows:

- viii. Where parking is provided in a rear yard or interior side yard on a lot in a Traditional Residential or New Residential Zone:
 - a) A 1.2 m wide soft landscaped area shall be provided between the perimeter of the parking pad and parking aisle and any rear lot line and interior side lot line;
 - b) A 1.5m high privacy fence shall be provided between the perimeter of the parking pad and parking aisle and the rear lot line and interior side lot line; and
 - c) A minimum of 50% of the rear yard shall be soft landscaped area. (2026-030-ZO)”

- 7) **Section 3.24 (General Parking Area Regulations)** is hereby amended by adding a new regulation as follows:

“3.24.9 Tandem Parking (2026-030-ZO)

Notwithstanding any provisions of this By-law to the contrary, tandem parking for dwelling units shall be permitted where parking spaces are allowed on any driveway or in a private garage.

Where a parking area serves four or fewer dwelling units, up to three tandem parking spaces may be provided, for a total of six parking spaces, in any configuration.

Where a parking area serves more than four dwelling units, including within a parking structure, tandem parking spaces shall only be permitted where each space in a tandem pair is legally tied to the same dwelling unit.”

- 8) **Section 3.28 (Additional Residential Units)** is hereby amended by replacing 3.28 i) as follows:

“i) A Semi-Detached Dwelling or Townhouse Dwelling Unit on both Municipal Sewage Services and Municipal Water Services, may have one of the following ARU configurations in addition to a Principal Dwelling Unit:

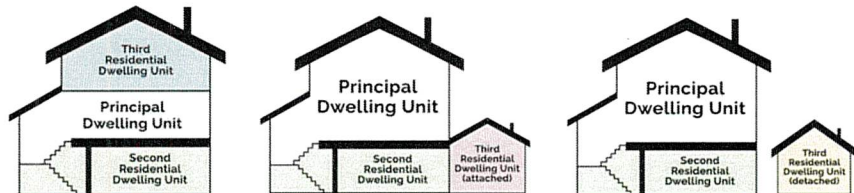
- i. A maximum of two (2) ‘integrated’ ARUs are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling, or Townhouse Dwelling Unit; or,
- ii. A maximum of one (1) ‘integrated’ ARU and one (1) ‘ancillary’ ARU are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling or Townhouse Dwelling Unit; or,
- iii. A maximum of two (2) ‘ancillary’ ARU within a single building are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling or Townhouse Dwelling Unit. (2026-030-ZO)”

- 9) **Section 3.28 (Additional Residential Units)** is hereby amended by adding new provisions 3.28 iii) and 3.28 iv) as follows, and renumbering existing provisions 3.28 iii) to 3.28 xiv) to 3.28 v) to 3.28 xvi):

“iii) A Single Detached Dwelling on both Municipal Sewage Services and Municipal Water Services, may have one of the following ARU configurations in addition to a Principal Dwelling Unit:

- i. A maximum of three (3) ‘integrated’ ARUs are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling; or,

- ii. A maximum of two (2) 'integrated' ARU and one (1) 'ancillary' ARU are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling; or,
- iii. A maximum of one (1) 'integrated' ARU and two (2) 'ancillary' ARU within a single building are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling. (2026-030-ZO)"



- iv) Three (3) ARUs are only permitted on lots with a minimum frontage of 15 m and a minimum lot area of 555 m² subject to the zoning regulations for the Principal Dwelling Unit on the lot. (2026-030-ZO)"

10) **Section 3.28 (Additional Residential Units)** is hereby amended by replacing provision 3.28 xii) as follows:

"xii) Any required parking space for the ARU must be located on private property and comply with all other applicable provisions of this By-law.

11) **Section 3.28 (Additional Residential Units)** is hereby amended by adding a new provisions 3.28 xvii) and 3.28 xviii) as follows:

"xvii) An Ancillary ARU shall be at least 4 m from another building or structure on the parcel if the other building or structure contains a dwelling unit. (2026-030-ZO)

xviii) Where the principal entrance to an ARU is located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 m shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance for the ARU unless the principal entrance to the ARU has direct unobstructed access having a minimum width of 1.2 m from a public street or private lane at the rear of the property. (2026-030-ZO)"

12) **Section 3.28 - Table 1 – Ancillary Additional Residential Unit (ARU) Regulations (Qualifying Notes to Regulations)** is hereby amended by adding a qualifier (5) as follows:

5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)"

13) **Section 3.28 - Table 1 – Ancillary Additional Residential Unit (ARU) Regulations** is hereby amended by adding qualifier (5) to the Minimum Rear Yard column.

14) **Section 3.28 - Table 2 – Integrated Additional Residential Unit (ARU) Regulations (Qualifying Notes to Regulations)** is hereby amended by adding a qualifier (5) as follows:

5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)"

15) **Section 3.28 - Table 2 – Integrated Additional Residential Unit (ARU) Regulations** is hereby amended by adding qualifier (5) to the Minimum Rear Yard column.

16) **Table 5.1 (Permitted Uses, Buildings and Structures within Traditional Residential Zones)** is hereby amended by adding and replacing the following rows' checkmarks and qualifiers indicating potential permission as follows:

Permitted Uses, Buildings and Structures	RPS	RV	R1	R2	R3	R4	RM1	RM2
Semi-Detached Dwelling			✓	✓	✓	✓		
Duplex Dwelling			✓	✓	✓	✓		
Triplex Dwelling			✓	✓	✓	✓		
Fourplex Dwelling			✓	✓	✓	✓		
Street Townhouse Dwelling			✓(5)	✓(5)	✓(5)	✓	✓	

17) **Section 5.1.1 (Qualifying Notes to Permitted Uses within Traditional Residential Zones)** is hereby amended by adding a qualifier (5) as follows:

- 5) Street Townhouse Dwellings are limited to a maximum of three units. (2026-030-ZO)

18) **Table 5.2 (Regulations within Traditional Residential Zones)** is hereby amended by replacing the existing table with a new table as follows:

5.2 Regulations

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
RPS (6)	0.8 ha	45 m	12 m	12 m	6 m		12 m	15%	11 m	
RV (6)	0.5 ha	35 m	10 m	4.5 m	3.5 m		12 m	15%	11 m	
R1 Detached Dwelling (6)	555 m ²	18 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Semi-Detached Dwelling (6)	525 m ²	17.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Duplex & Triplex Dwelling	555 m ²	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 Fourplex	600 m ²	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Detached Dwelling (6)	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 and R3 Semi-Detached Dwelling (6)	315 m ²	10.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m	1.2 m		7 m	up to 5 m in height 42%;	10 m	

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
				(to front of garage 6 m)	(0 m along common wall)			over 5 m in height 35%		
R2 and R3 Duplex & Triplex Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Fourplex	600 m ²	15m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 – R3 Street Townhouse Dwelling (3)(6)	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m		10 m	
R4 Detached & Semi-Detached Dwelling (6)	200 m ²	6 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m-(semi-detached 0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 Duplex & Triplex Dwelling	200 m ²	6 m	Max - 9.5 m Min - 7.5 m (4)	3 m 4-m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10m	
R4 Townhouse Dwellings (6)	200 m ² per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	0m	3 m	7 m		10 m	
R4 Fourplex Dwelling	555 m ²	15 m	4.5 m	3 m	1.2 m		4.5 m (5)	45%	10m	
R4 Street Townhouse Dwelling (6)	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m		10 m	
RM1 Apartment Buildings	222 m ² (2)	20 m	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)		6 m	6 m		12 m	10 m ² per dwelling unit
RM1 Long Term Care Facility & Senior Citizens' Home	400 m ²	20 m	6 m	6 m	6 m		6 m		12 m	
RM1 Street Townhouse Dwellings-(6)	150 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)	1.2 m (street townhouse 0 m) along common wall)		6 m		10 m	
RM1 All other Permitted Uses, Buildings & Structures	222 m ² per dwelling unit (2)	6 m per dwelling unit	Max - 9 m Min - 7.5 m	4.5 m (to front of garage 6 m)	1.2 m (for townhouse 0 m along common wall)		7.5 m		12 m	
RM2 Apartment Buildings	0.3 ha	20 m	6 m	6 m	6 m		6 m	35%	20 m	(1)
RM2 Stacked Townhouse Dwelling (6)	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m	Max - 7.5 m Min - 3 m	0 m	3 m	6 m		12 m	

(2011-116-ZO) (2013-112-ZO) (2016-143-ZO) (2026-030-ZO)

19)Section 5.2.1 (Qualifying Notes to Regulations) is hereby amended by removing qualifiers (3) and (4) as follows:

- 3) On a lot with an interior side yard less than 3.5m, the maximum building length of any single detached dwelling, duplex dwelling, or semi-detached dwelling shall be 17 m, measured from main front wall to main rear wall. (2016-144-ZO)
- 4) Notwithstanding Qualifying Note (3) to Section 5.2.1, on a lot with an interior side yard less than 3.5m and a lot depth greater than 35 m, the maximum building length may exceed 17 m, to a maximum of 19 m. Additional building length between 17 m and 19 m shall be calculated on the basis of a ratio of 1 m of additional building length for each additional 5 m of lot depth. (2016-144-ZO)

20) **Section 5.2.1 (Qualifying Notes to Regulations)** is hereby amended by adding new qualifiers (3) to (5) as follows:

- 3) Street Townhouse Dwellings are limited to a maximum of three units. (2026-030-ZO)
- 4) For a Duplex, Triplex, or Fourplex Dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to:
 - i) the average of the yards abutting the same street on either side of the lot;
 - ii) where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and
 - iii) despite clauses (7) i) and ii), the depth of the front yard must be at least 4.5 m. (2026-030-ZO)
- 5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)”
- 6) See Section 3.28 for granted regulations when including Accessory Dwelling Unit. (2026-030-ZO)

21) **Table 5A.1 (Permitted Uses, Buildings and Structures)** is hereby amended by adding and replacing the following rows’ checkmarks and qualifiers indicating potential permission as follows:

Permitted Uses, Buildings and Structures	RN1	RN2	RN3	RN4	RN5
Semi-Detached Dwelling	✓	✓	✓	✓	
Duplex Dwelling	✓	✓	✓	✓	
Triplex Dwelling	✓	✓	✓	✓	
Fourplex Dwelling	✓	✓	✓	✓	
Street Townhouse Dwelling	✓(5)	✓(5)	✓(5)	✓	

22) **Section 5A.1.1 (Qualifying Notes to Permitted Uses)** is hereby amended by adding a qualifier (5) as follows:

- 5) “Street Townhouse Dwellings are limited to a maximum of three units. (2026-030-ZO)”

23) **Table 5A.2 (Regulations)** is hereby amended by revising and adding a new row in the appropriate alphabetical location with checkmarks and qualifiers indicating potential permission as follows:

5A.2 Regulations

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN1 Detached Dwelling (4)(15)	370 m ²	12 m	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN1 Semi-Detached Dwelling (4)(15)	315 m ² per dwelling unit	10.5 m per dwelling unit	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN1 Duplex and Triplex (4)(17)	370 m ²	12 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN2 Detached Dwelling (4)(15)	300 m ²	11 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN2 Semi-Detached Dwelling (4)(15)	285 m ² per dwelling unit	9.5 m per dwelling unit	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN2 Duplex and Triplex (4)(17)	300 m ²	11 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN3 Detached Dwelling (4)(15)	235 m ²	9 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN3 Semi-Detached Dwelling (4)(15)	195 m ² per dwelling unit	7.5 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN3 Duplex & Triplex Dwelling (4)(17)	235 m ²	9 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN1 - RN3 Street Townhouse Dwelling (4)(15)(16)	150 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (0 m along common wall)		10 m	7 m
RN1 - RN4 Fourplex (4)(17)	555 m ²	15 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN4 Semi-Detached Dwelling (4)(15)	195 m ² per dwelling unit	7.5 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN4 Back to Back Townhouse Dwelling (4)(15)	80 m ² per dwelling unit	6 m per dwelling unit	Max - 7 m Min - 3 m (1)(5)	Max - 6 m Min - 3 m (1)(5)	0 m	3 m	10 m	n/a
RN4 Stacked Townhouse Dwellings (4)(15)	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	12 m	6 m
RN4 Street Townhouse Dwelling (4)(15)	153 m ² per dwelling unit(8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (0 m along common wall)		10 m	7 m
RN4 Townhouse Dwellings (4)(15)	153 m ² per dwelling unit (8)	6 m per dwelling unit	Max - 7.5 m Min 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	10 m	7 m
RN5 Apartments (4)(9)(10)(12)(14)	0.3 ha	20 m	6 m	6 m	6 m		20 m	6 m

(2011-116-ZO) (2011-152-ZO) (2013-112-ZO) (2016-0144-ZO) (2025-046-ZO)
(2026-030-ZO)

24) **Section 5A.2.1 (Qualifying Notes to Regulations)** is hereby amended by adding new qualifiers (15) to (18) as follows:

15) See Section 3.28 for granted regulations when including Accessory Dwelling Unit. (2026-0XX-ZO)

16) Street Townhouse Dwellings are limited to a maximum of three units. (2026-0XX-ZO)

17) For a Duplex, Triplex, or Fourplex dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to:

- i) the average of the yards abutting the same street on either side of the lot;
- ii) where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and
- iii) despite clauses (18) i) and ii), the depth of the front yard must be at least 4.5 m. (2026-030-ZO)"

18) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)"

25) **Section 9 – Definitions** is hereby amended by replacing the definition for "Duplex Dwelling" as follows:

"Duplex Dwelling: means a detached building on one freehold lot, divided into two separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Duplex is not a Semi-Detached Dwelling or a dwelling with Additional Residential Units. (2026-030-ZO)"

26) **Section 9 – Definitions** is hereby amended by adding a new definition for "Triplex" as follows: **"Triplex:** means a detached building on one freehold lot, divided into three separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Triplex is not a Street Townhouse Dwelling or a dwelling with Additional Residential Units. (2026-030-ZO)"

27) **Section 9 – Definitions** is hereby amended by adding a new definition for "Fourplex" as follows:

"Fourplex: means a detached building on one freehold lot, divided into four separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Fourplex is not a Street Townhouse, Townhouse, or a dwelling with Additional Residential Units. (2026-030-ZO)"

28) **Section 11 – Schedules** is hereby amended by adding a new Schedules 70 and 71 as shown on Schedule 1 of this By-law.

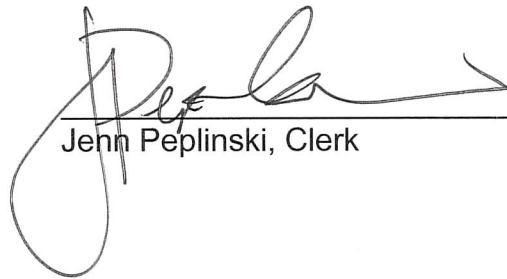
2. That this By-law shall come into force in accordance with Section 34 of the *Planning Act*.

READ a first and second time this 15th day of April, 2026.

READ a third time and passed this 15th day of April, 2026.

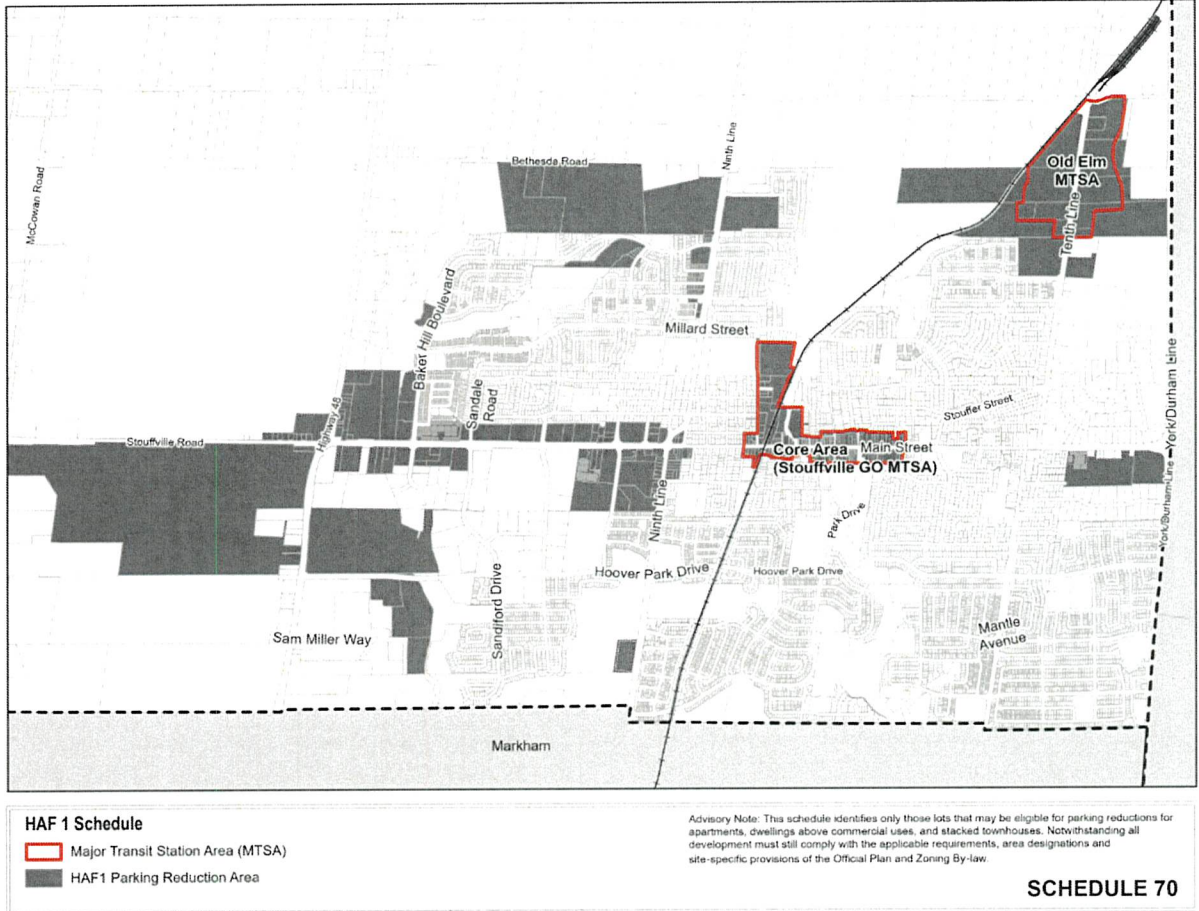


Iain Lovatt, Mayor



Jenn Peplinski, Clerk

Schedule 70



Schedule 71

