

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-XXX-ZO

BEING A BY-LAW to amend By-law 2010-001-ZO of
the Town of Whitchurch-Stouffville (Comprehensive
Zoning By-law) for the lands located at Block 145 under 65M-4677.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits the councils 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 except for such purposes as may be set out in the 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 lands from Development Reserve [D] to Residential New Two – Exception [RN2(X)] as shown on Schedule 1 to this By-law;
 - b. By amending Section 5A.3.2 (Exceptions to the RN2 Zone) by adding a new Sub-section 5A3.2.5 as shown on Schedule 2 to this By-law;
2. That this By-law shall come into force in accordance with Section 34 of the *Planning Act*, as amended.

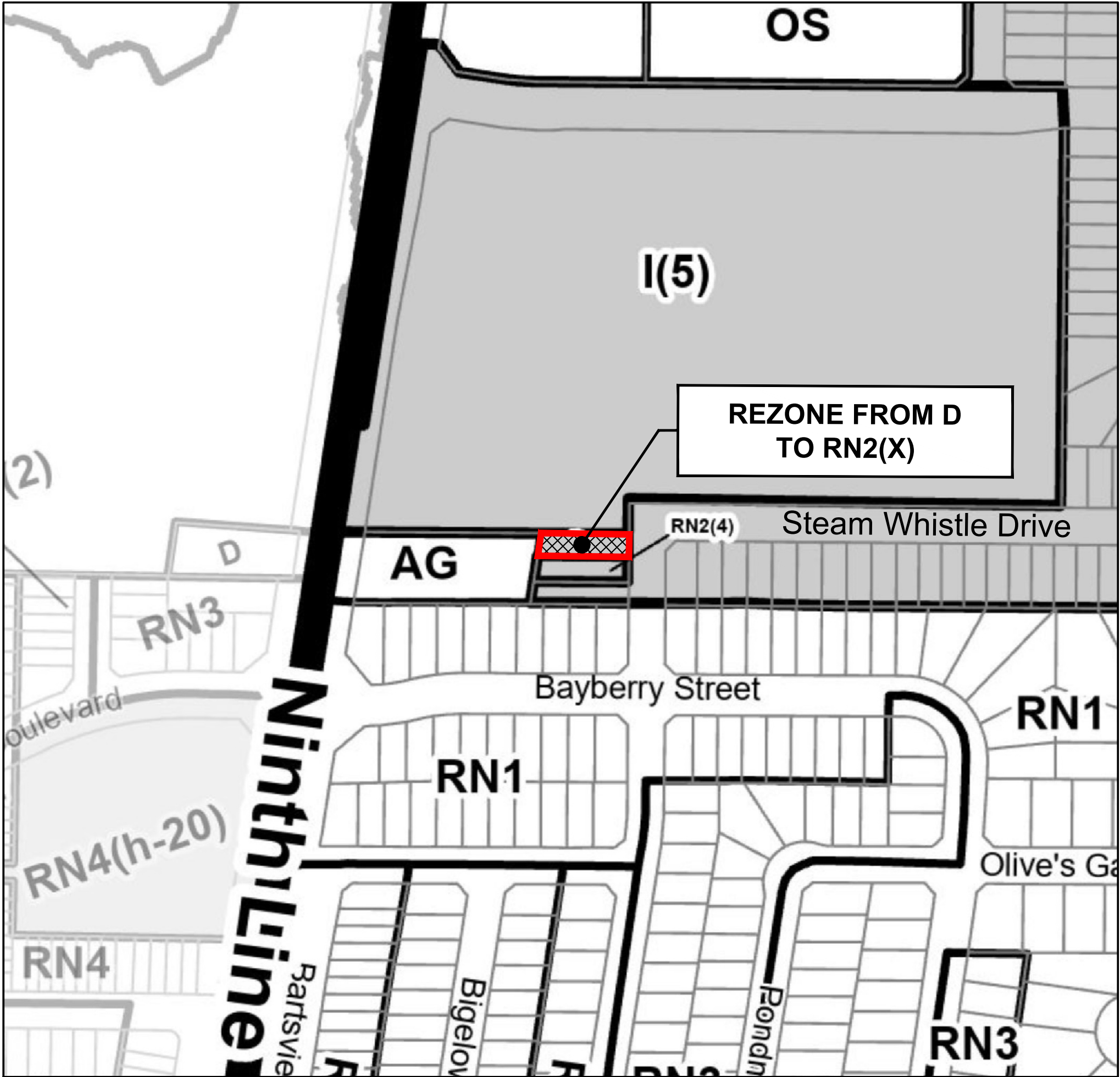
READ first and second time this ____ day of ____, 2026.

READ a third time and passed this ____ day of ____, 2026.

Iain Lovatt, Mayor

Jennifer Peplinski, Clerk

Schedule 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

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
- Change Area

SCHEDULE 2 TO BY-LAW 2026-XXX-ZO

5A3.2.5 RN2(X) Block 145 65M-4677, Draft Plan of Subdivision 19T (W)-17.002,
Schedule 48 (2026-XXX-ZO).

1. Permitted Uses

- i) Single Detached Dwelling

2. Regulations

- i) Maximum Building Height 11.0 metres
- ii) Minimum Rear Yard 6.0 metres
- iii) Minimum Interior Side Yard 0.60 metres

3. Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.22, bay and boxed windows are permitted a maximum projection of 1 metre over a maximum width of 4 metres into any required yard.
- (2) For the purposes of this By-law, the bay and boxed windows are defined as: a multi-sided structure that projects outwards from an exterior wall of a building, which may have a foundation and/or include a door (sliding or swinging) and/or may or may not have windows on either side of the structure’s projections.
- (3) Notwithstanding Section 3.22, the permitted yard encroachment for balconies in any rear yard shall be 3 metres.
- (4) Notwithstanding Section 3.24.6.2 i) b), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.