

July 30, 2024

**THE CORPORATION OF THE TOWN OF WHITCHURCH-
STOUFFVILLE**

BY-LAW NUMBER 2024- ____ -ZO

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 28 to rezone the lands from Development Reserve [D] zone to Residential Village (RV) zone subject to Exception RV (), as shown on Schedule 1 to this By-law.
 - b. By amending Schedule 28 to modify the Flood Hazard (FH) zone boundaries as shown on Schedule 1 to this By-law.
 - c. By amending Section 5A.3.1 "Exceptions to the RV Zone" to add a new Section 5A.3.1. ____ as set out in Schedule 2 to this By-law.
- 2 AND THAT this By-law shall come into force upon final approval of Amendment No, ____ to the Town of Whitchurch-Stouffville Official Plan and in accordance with Section 34 of the Planning Act.

READ a first and second time this ____ day of 2024.

READ a third time and passed this ____ day of 2024.

Ian Lovatt, Mayor

Gillian Angus-Traill, Town Clerk

SCHEDULE 2 TO BY-LAW 2024__ - __-ZO
Exception RV () -

Section 5A.3.1 RV () 5426, 5452 & 5584 Lakeshore Road, Schedule 28

1. a. Permitted Uses

The only uses permitted in the Residential Village (RV) zone on the subject lands shall be Single Detached Residential Dwellings, and private condominium water, sewage, stormwater and related community infrastructure.

b. Regulations

- | | | |
|------|--|---|
| i. | Minimum Lot Area | 420 square metres |
| ii. | Minimum Lot Frontage | 12 metres |
| iii. | Minimum Front Yard Setback | 4 metres to dwelling
6 metres to garage door
1.5 metres to unenclosed porch |
| iv. | Minimum Exterior Side Yard Setback | 3 metres |
| v. | Minimum Interior Side Yard | 1.2 metres and 0.6 metres on other side |
| vi. | Minimum Rear Yard Setback | 6 metres |
| vii. | Maximum Building Height (principle building) | 11 metres |
2. For the purposes of this zone category, a lot shall be deemed to mean the whole of one lot on a registered plan of subdivision fronting on a private street/road right-of-way 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 intended to be used as a private street or road, land and/or right-of-way as shown and/or designated on a registered plan of subdivision registered pursuant to Section 51 of the Planning Act and/or plan of condominium registered pursuant to the Condominium Act, 1998.

SCHEDULE 28