Draft: October 2, 2026

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-___-ZO

BEING A BY-LAW to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville, as amended, with respect to Part of Lot 4, Concession 9, Part 1 on Registered Plan 65R3119.

WHEREAS Section 34 of the *Planning Act*, 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;

AND WHEREAS the Council of the Corporation of the Town of Whitchurch-Stouffville deems it desirable to pass a zoning by-law for Part of Lot 4, Concession 9, Part 1, Registered Plan 65R3119 in the Town of Whitchurch-Stouffville, Regional Municipality of York;

NOW THEREFORE the Council of The Corporation of the Town of Whitchurch-Stouffville enacts that By-law 2010-001-ZO, as amended, being a comprehensive Zoning By-law for the Town of Whitchurch Stouffville shall be and is hereby amended as follows:

1. **THAT** this By-law, being By-law No. 2026-___-ZO, shall apply only to those lands shown on Schedule "A" attached hereto ("the Lands").

2. **THAT** Schedule "48" of By-law No. 2010-001-ZO, as amended, be further amended for the Lands and that those lands be rezoned from "Agricultural (A)" Zone to "New Residential Five (RN5)" Zone, in accordance with Schedule "A" attached hereto.

3. **THAT** any provisions of the "New Residential Five (RN5)" Zone, that previously applied to the Lands shall no longer apply to the lands.

4. **THAT** the following be added to Section 5A.3.5 – Exceptions to the RN5 Zone as subsection 5A.3.5.X.

   "5A.3.5.X In the "New Residential Five (RN5)" Zone, as shown on Schedule "A" attached hereto, no person shall use or permit or cause to be used any lot, or cause to be constructed, altered or used, any building or structure, except in accordance with the provisions of Section 5A, as modified by the following provisions.

1. That Table 3.23.1 – Table of Parking Standards shall be amended to the following:

Use Of Building or Lot	Minimum Number of Parking Spaces
Apartment Building	0.9 parking spaces per dwelling unit for residents Plus 0.25 parking spaces reserved for visitors

2. That Section 3.24.6.1 viii. does not apply.
3. That Section 3.24.6.3 does not apply.
4. That Section 3.24.6.3.2 does not apply.

5. That Table 5A.2 - Regulations shall be amended for the RN5 Apartments to the following:

ZONE	Min. Lot Area	Min. Lot Frontage	Front Yard	Min. Interior Side Yard	Max. Building Height	Rear Yard
RN5 Apartments	0.3 hectares	20 metres	3 metres	6 metres	20 metres	6 metres

That the following development standards shall apply to all of the lands show on Schedule “B” attached hereto:

a) Notwithstanding Section 5A.2.1, Qualifying Note (9), the Maximum Density shall be 134 residents per hectare
b) Notwithstanding Section 5A.2.1, Qualifying Note (12), the maximum lot coverage shall be 51% and the Minimum Landscaping shall be 25%
c) Notwithstanding Section 5A.2.1, Qualifying Note (14), an angular plane, as defined by Zoning By-law 2010-001-ZO, is not required.

6. **THAT** all other provisions of By-law No. 2026-__-ZO, not inconsistent with the foregoing shall continue to apply to the lands shown on Schedule “A” attached hereto.

7. **THAT** the imperial measurements found in this By-law in brackets are provided for information purposes only and are intended to be an approximated conversion of the metric measurements. The metric or SI measurements found in this By-law shall be deemed to be the standards established and wherever there is a variance between the metric or Si measurement and the imperial measurement, the metric or SI measurement shall apply.

8. **THAT** Schedule “A” attached hereto is deemed to form part of this By-law.

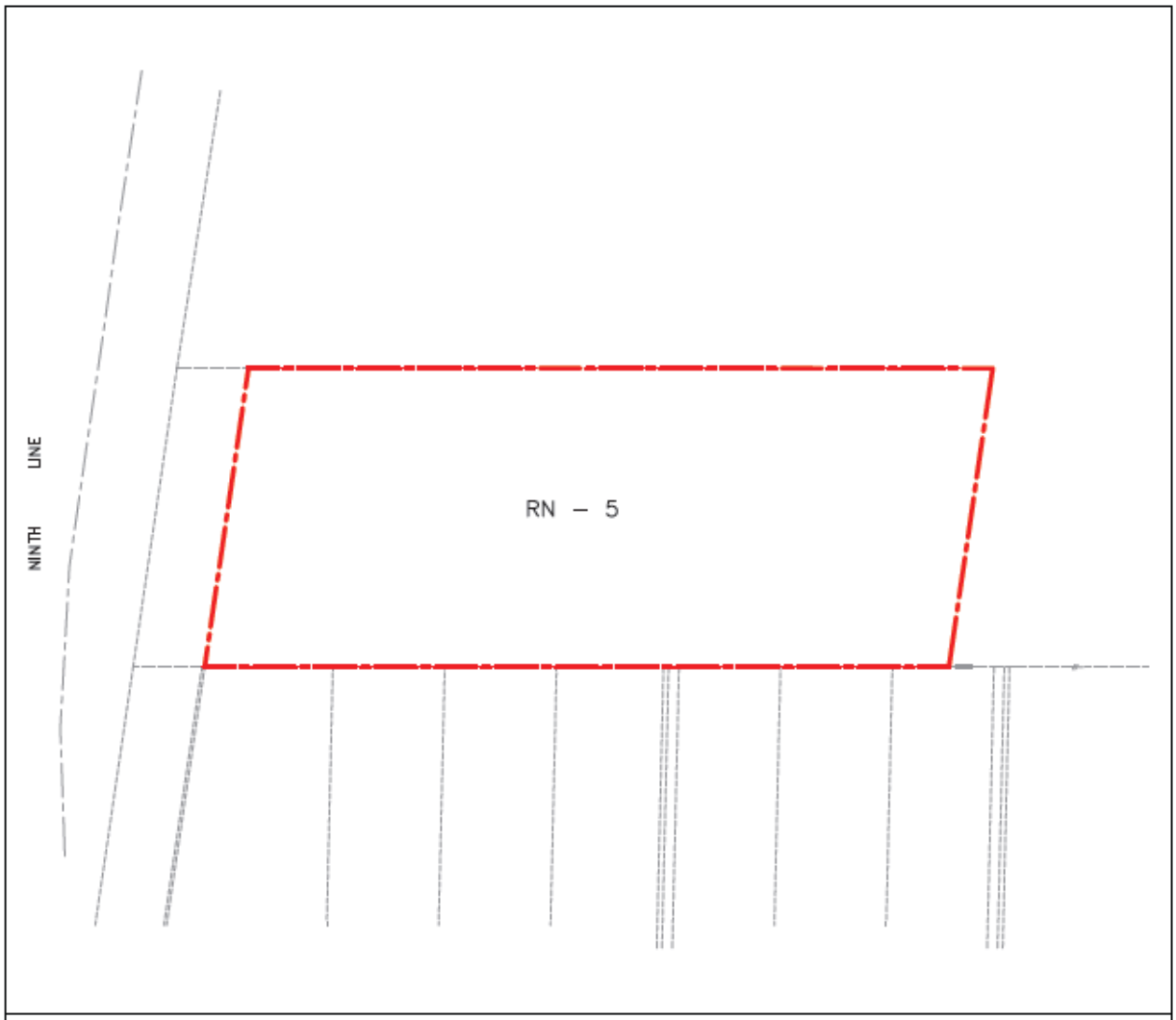
READ A FIRST AND SECOND TIME THIS _____DAY OF _____, 2025.

READ A THIRD TIME AND PASSED THIS _____DAY OF _____, 2025.

Mayor _____

Town Clerk _____

Schedule A



SUBJECT LANDS

KLM PLANNING

FILE: P-3593
RELATED FILE:
LOCATION: 12717 Ninth Line, Stouffville
APPLICANT: Angil Development Group Inc.

TOWN OF WHITCHURCH-STOUFFVILLE

Signing Officers

MAYOR

CLERK