

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026____-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 12749 Tenth Line.

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 prohibiting the use of land, or the erecting locating or using of buildings or structure for, or except for such purposes as may be set out in the By-law; and

WHEREAS, Section 34(10) of the *Planning Act* as amended, permits the councils of local municipalities to amend Zoning By-laws; and

WHEREAS Council for the Town desires to amend the Comprehensive Zoning By-law in respect of the lands known municipally as 12749 Tenth Line;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

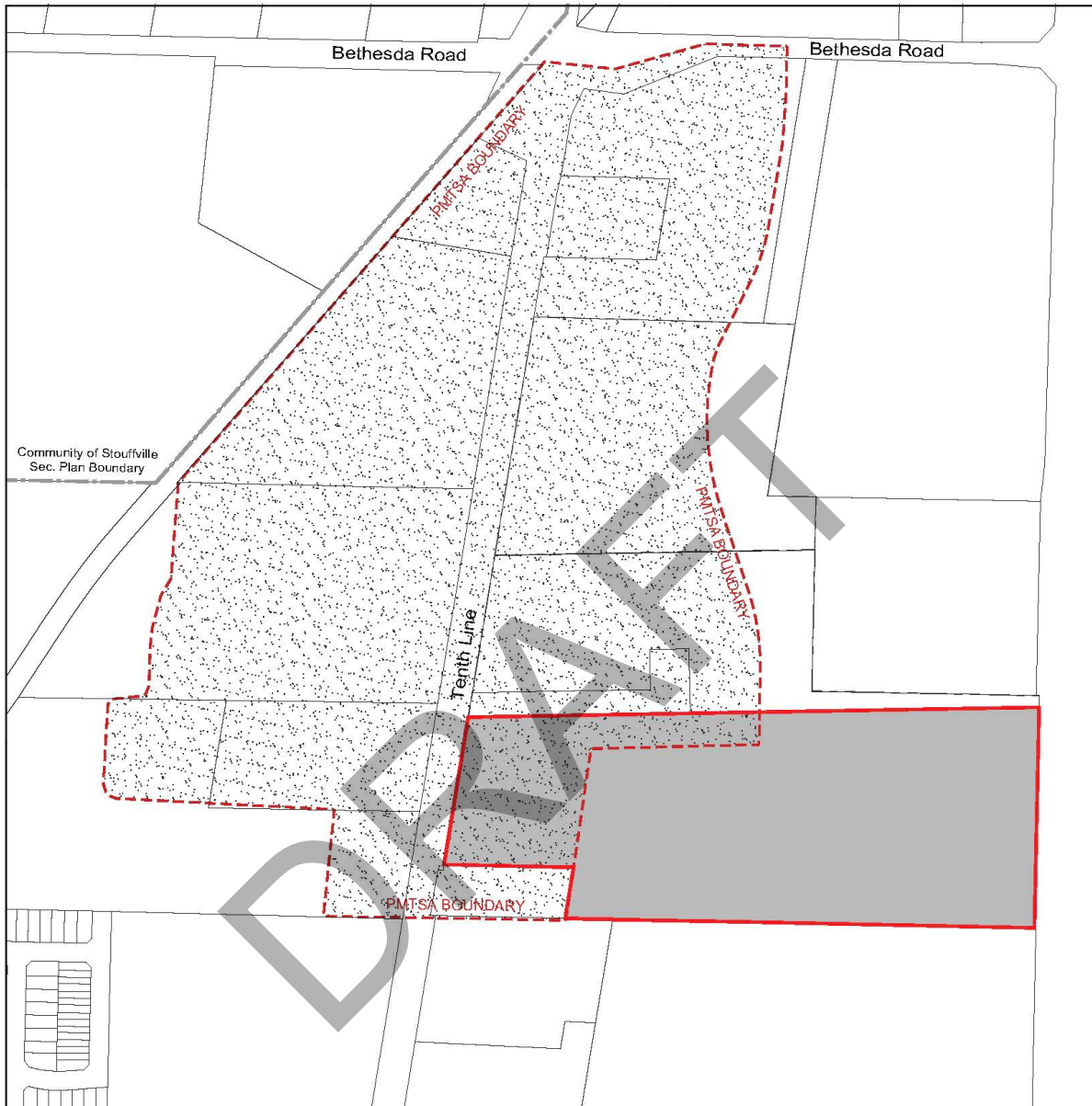
1. That Comprehensive Zoning By-law, 2010-001-ZO is hereby amended as follows:
 - i. By amending Schedule 49 to rezone the lands at 12749 Tenth Line (shown on Schedule A of this By-law) from Agricultural (AG) Environmental (ENV) and Flood Hazard (FH) to Residential New Four exception X [RN4(X)], Open Space (OS), Environmental (ENV) and Development Reserve (D) as set out in Schedule B of this By-law;
 - ii. By amending Section 5A.3.4 to add new section 5A.3.4.X as set out in Schedule C to this By-law;

READ a first and second time this ____ day of _____ 2026 READ a third time and passed this ____ day of _____ 2026

Iain Lovatt, Mayor

Becky Jamieson, Clerk

Schedule A



SCHEDULE "A" TO BY-LAW 2026 - _____ AMENDING BY-LAW 2010-001-ZO 12749 Tenth Line, Whitchurch-Stouffville Regional Municipality of York

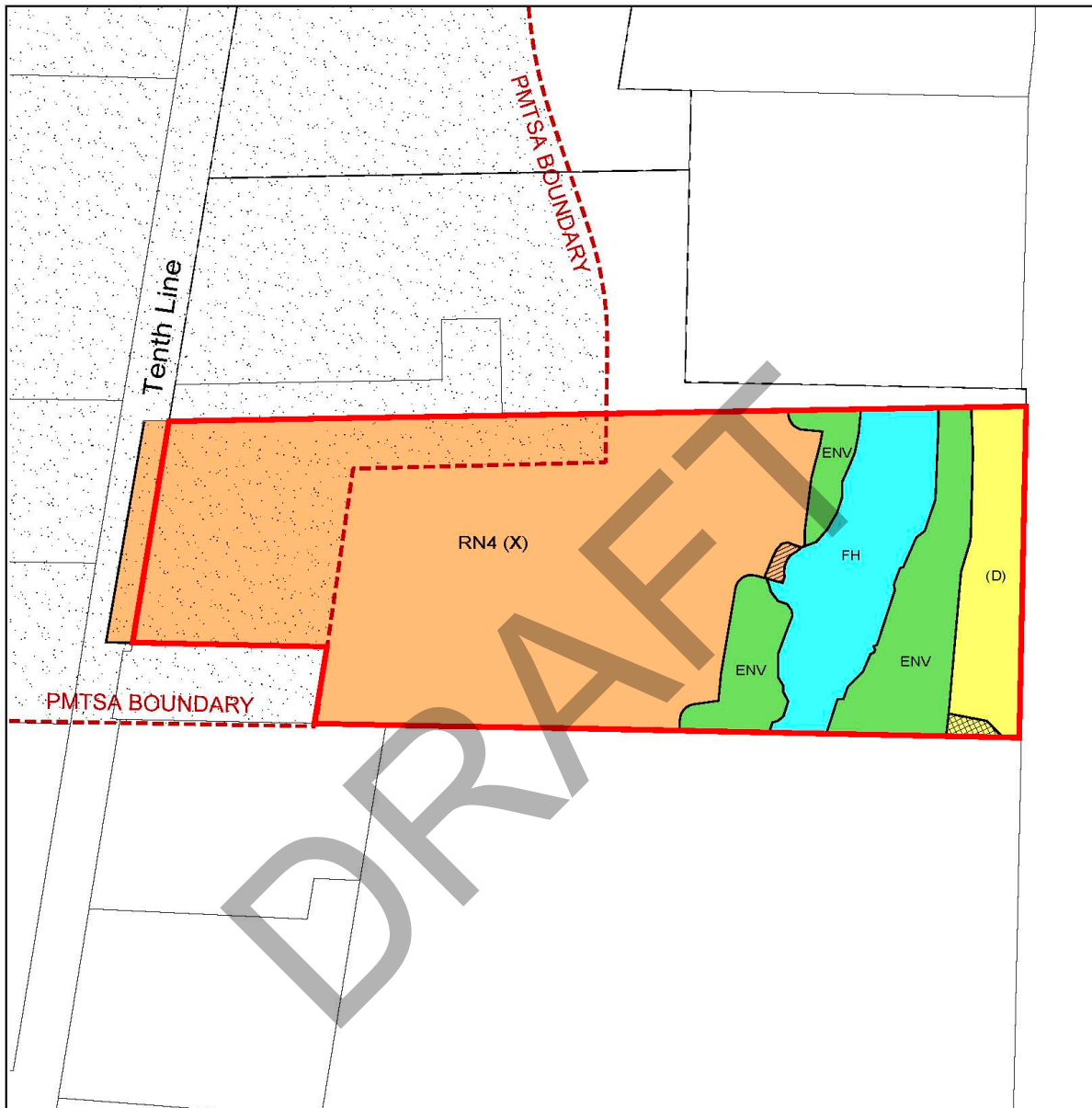
Location Map



Subject Lands



Schedule B



SCHEDULE "B" TO BY-LAW 2026 - _____ AMENDING BY-LAW 2010-001-ZO

12749 Tenth Line, Whitchurch-Stouffville, Regional Municipality of York



Subject Lands



Lands to be rezoned from Agricultural - AG
to New Residential 4 - RN4(X)



Lands to be rezoned from Agricultural - AG
to XXXXX



Lands to be rezoned from Flood Hazard - FH
to New Residential 4 - RN4(X)



Lands to be rezoned from Environmental Protection - ENV
to Future Development - (D)



Environmental Protection - ENV



Flood Hazard



Schedule C

5A.3.4.X RN4(X) 12749 Tenth Line, Schedule 49 (2026-__-ZO)

1. Permitted Uses

1. Uses permitted in the RN4 Zone under Section 5A.1;
2. Rear Lane Townhouse Dwellings;
3. Stormwater Management Facilities;
4. School;
5. Surface Parking for Stacked Townhouse Dwellings.

2. Permitted Encroachments

Despite regulations within Table 3.22 the following encroachment shall be permitted within zone RN4(X) on Schedule B of **By-law 2026-XXXX**:

1. Sill, belt courses, cornices, eaves, overhangs, gutters, chimneys, pilasters, canopies, or similar non-structural architectural features may encroach a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.
2. Stairs may encroach a maximum 1.8 metres into the front yard, interior side yard, exterior side yard or rear yard.
3. Window Bays or Window Box may encroach a maximum of 1.0 metres into the front yard, interior side yard, exterior side yard or rear yard.

3. Regulations

1. For Rear Lane Townhouse Dwellings

- | | | |
|-------|---|--------------------------------------|
| i. | Minimum Lot Area | 115 m ² per dwelling unit |
| ii. | Minimum Front Yard | 4.5 metres per dwelling unit |
| iii. | Front Yard (1)(2) | Max -7.5 m
Min – 2.0 m |
| iv. | Minimum Exterior Side Yard (1)(2) | Max -7.5 m
Min – 2.0 m |
| v. | Minimum Interior Side Yard | 0.0 m |
| vi. | Minimum Yard Between Buildings | 2.0 m |
| vii. | Maximum Building Height | 14.0 m |
| viii. | Minimum Rear Yard | 6.0 m |
| ix. | Despite regulations within Table 3.23.1 a minimum | |

of 1 parking spaces shall be provided per dwelling unit and tandem parking may be permitted.

2. For Stacked Townhouse Dwellings

- i. Despite regulations within Table 5A.2 the following regulations apply to Stacked Townhouse Dwellings within zone RN4(X) on Schedule B of **By-law 2026-XXX**.
 - i. Minimum Front Yard 5.0 m
 - ii. Maximum Height 14.0 m
 - iii. Minimum Exterior Side Yard (1)(2) Max -7.5 m
Min – 2.0 m
 - iv. Despite regulations within Table 3.23.1 a minimum of 1 parking spaces shall be provided per dwelling unit and tandem parking may be permitted.

3. For Street Townhouse Dwellings

- i. Despite regulations within Table 5A.2 the following regulations apply to Street Townhouse Dwellings within zone RN4(X) on Schedule B of **By-law 2026-XXX**.
 - i. Minimum Lot Area 140 m² per dwelling unit
 - ii. Minimum Front Yard 4.5 m per dwelling unit
 - iii. Maximum Height 14.0 m
 - iv. Minimum Exterior Side Yard (1)(2) Max -7.5 m
Min – 2.0 m
 - v. Despite regulations within Table 3.23.1 a minimum of 1 parking spaces shall be provided per dwelling unit and tandem parking may be permitted.

4. For Back-to-Back Townhouse Dwellings

- i. Despite regulations within Table 5A.2 the following regulations apply to Back-to-Back Townhouse Dwellings within zone RN4(X) on Schedule B of **By-law 2026-XXX**.
 - i. Minimum Lot Area 62 m² per dwelling unit
 - ii. Maximum Height 14.0 m
 - iii. Minimum Exterior Side Yard (1)(2) Max -7.5 m
Min – 2.0 m
 - iv. Despite regulations within Table 3.23.1 a minimum of 1 parking spaces shall be provided per dwelling unit and tandem parking may be permitted.

5. For Schools
 - i. Regulations within I Zone under Section 8.2
6. Regulation 3.2.4.6 shall not apply for all permitted uses on Schedule B of **By-law 2026-XXX**.
7. The minimum required setback from a sight triangle shall be 0.6 metres.

4. Qualifying Notes to Regulations

- (1) The vehicular access door of any below grade garage shall have a minimum setback of 4.5 m from the front lot line.
- (2) Notwithstanding any other provision of this By-law, an unenclosed porch may protrude into a front or exterior side yard provided that it is located a minimum of 1.0 m from the lot line.
- (3) Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule A of this By-law, in accordance with the Planning Act.