

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-02

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 12875 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 12875 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 12875 Tenth Line (shown on Schedule A of this By-law) from Agricultural-2 (AG-2) and Environmental (ENV) to Residential New Four exception ~~X~~ [RN4(~~X~~)], Residential New Five exception ~~X~~ [RN5 (~~X~~)], Open Space (OS) and Environmental (ENV) 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

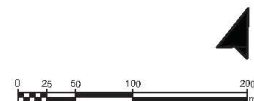


SCHEDULE "A" TO BY-LAW 2026 - _____ AMENDING BY-LAW 2010-001-ZO 12875 Tenth Line, Whitchurch-Stouffville Regional Municipality of York

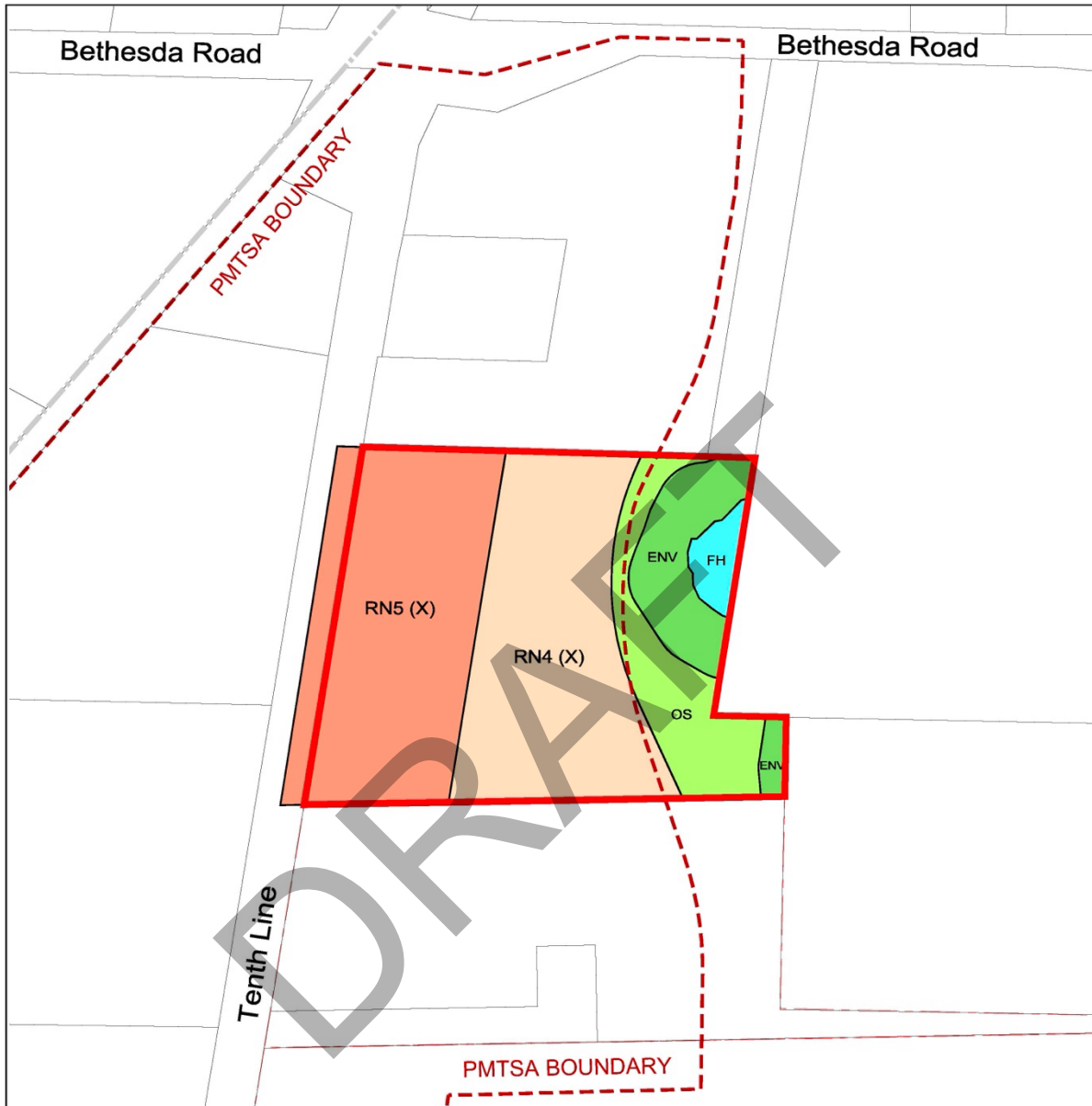
Location Map



Subject Lands

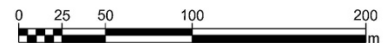


Schedule B



SCHEDULE "B" TO BY-LAW 2026 - _____ AMENDING BY-LAW 2010-001-ZO 12875 Tenth Line, Whitchurch-Stouffville Regional Municipality of York

- | | |
|--|--|
| <ul style="list-style-type: none"> Subject Lands Lands to be rezoned from Agricultural - AG(2) to New Residential 5 - RN5(X) Lands to be rezoned from Agricultural - AG(2) to New Residential 4 - RN4(X) Lands to be rezoned from Agricultural - AG(2) to Open Space - OS | <ul style="list-style-type: none"> Lands to be rezoned from Agricultural - AG(2) to Environmental - ENV Flood Hazard |
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Schedule C

5A.3.4.X RN4(X) 12875 Tenth Line, Schedule 49 (2026-____-ZO)

1. Permitted Uses

1. Uses permitted in the RN4 Zone under Section 5A.1;
2. Laneway Townhouse Dwellings;
3. 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 Laneway Townhouse Dwellings:

- | | | |
|------|-----------------------------------|--------------------------------------|
| i. | Minimum Lot Area | 115 m ² per dwelling unit |
| ii. | Minimum Lot Frontage | 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 | 3.0 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 and Stacked, Back-to-Back 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 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
- ii. Maximum Building 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.

4. Regulation 3.2.4.6 shall not apply for all permitted uses on Schedule B

of By-law 2026-XXX.

5. 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.

5A.3.4.X RN5(X) 12875 Tenth Line, Schedule 49 (2026-____-ZO)

1. Permitted Uses

1. Uses permitted in the RN5 Zone under Section 5A.1;
2. Mixed-Use Buildings;
3. Stacked Townhouse Dwelling;
4. Stacked Back-to-Back Townhouse Dwellings;
5. Surface Parking for Stacked Townhouse and Stacked Back-to-Back Dwellings;
6. Following uses shall be permitted on the ground floor of a mixed-use building:
 - Dry Cleaning Establishment
 - Financial Institution
 - Fitness and Recreation Facilities
 - Library

- Office
- Personal Service Establishment
- Place of Amusement
- Public Garage
- Restaurant
- Retail Store
- School
- Service Establishment
- Take out Restaurant
- Veterinary Clinic

2. Regulations

1. For Stacked Townhouse Dwellings and Stacked, Back-to-Back Townhouse Dwellings:

- | | | |
|-------|--|------------------------------|
| i. | Minimum Lot Area | N/A |
| ii. | Minimum Lot Frontage | 5.0 metres per dwelling unit |
| iii. | Front Yard | Max -6.0 m
Min – 2.0 m |
| iv. | Minimum Exterior Side Yard | Max - 3.0 m
Min – 1.0 m |
| v. | Minimum Interior Side Yard | 0.0 m |
| vi. | Minimum Building Height | 14.0 m |
| vii. | Minimum Rear Yard | 0.0 m |
| viii. | 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 Apartment Dwellings and Mixed Use Dwellings:

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|------|----------------------|-------|
| i. | Minimum Lot Area | N/A |
| ii. | Minimum Lot Frontage | 0.0 m |
| iii. | Minimum Front Yard | 3.0 m |

iv.	Minimum Exterior Side Yard	3.0 m
v.	Minimum Interior Side Yard	6.0 m
vi.	Minimum Rear Yard	6.0 m
vii.	Minimum Height of Building	5 Storeys
viii.	Maximum Height of Building	12 Storeys
ix.	Front and Exterior Side Yard Parking	N/A
x.	Minimum Indoor Amenity Area for Apartment Buildings containing 18 dwelling units or more	2m ² per dwelling unit
xi.	Landscape Area	N/A
xii.	Maximum Lot Coverage	N/A
xiii.	Minimum Gross Floor Area of Non- Residential uses on the ground floor fronting Tenth Line in one (1) mixed-use building within the RN5(X) Zone	550 m ²

3. Special Regulations

1. 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.