

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 12811 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 12811 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 12811 Tenth Line from Agricultural, Environmental (ENV) and Flood Hazard (FH) to Residential New Four exception X [RN4(~~X~~)], Residential New Five exception ~~X~~ [RN5 (~~X~~)], Open Space (OS), Environmental (ENV) and Development Reserve (D) as set out in Schedule A of this By-law;
 - ii. By amending Section 5A.3.4 to add new section 5A.3.4.X as set out in Schedule B 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 B

5A.3.4.X RN4(X) 12811 Tenth Line, Schedule 49 (2026-_____-ZO)

1. Permitted Uses

- i) Uses permitted in the RN4 Zone under Section 5A.1;
- ii) Laneway Townhouse Dwellings;
- iii) Open Space;
- iv) Stormwater Management Facilities.

2. Regulations

For Laneway Townhouse Dwellings:

- | | |
|--------------------------------------|--------------------------------------|
| i) Minimum Lot Area | 115 m ² per dwelling unit |
| ii) Minimum Lot Frontage | 5.6 metres per dwelling unit |
| iii) Front Yard (1)(2) | Min – 2.0 m |
| i) Minimum Exterior Side Yard (1)(2) | Min – 2.0 m |
| ii) Minimum Interior Side Yard | 0.0 m |
| iii) Minimum Yard Between Buildings | 3.0 m |
| iv) Maximum Building Height | 14.0 m |
| v) Minimum Rear Yard | 6.0 m |

For Back-to-Back Townhouse Dwellings:

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 m ² per dwelling unit |
| ii) Maximum Building Height | 14.0 m |
| iii) Minimum Exterior Side Yard (1)(2) | 2.0 m |

3. 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) Sections 3.23.1 Table of Parking Standards of Comprehensive Zoning By-law, 2010-001-ZO, as amended, shall not apply.

5A.3.4.X RN5(X) 12811 Tenth Line, Schedule 49 (2026-_____-ZO)

1. Permitted Uses

- i) Uses permitted in the RN5 Zone under Section 5A.1;
- ii) Mixed-Use Buildings;
- iii) Open Space;
- iv) 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

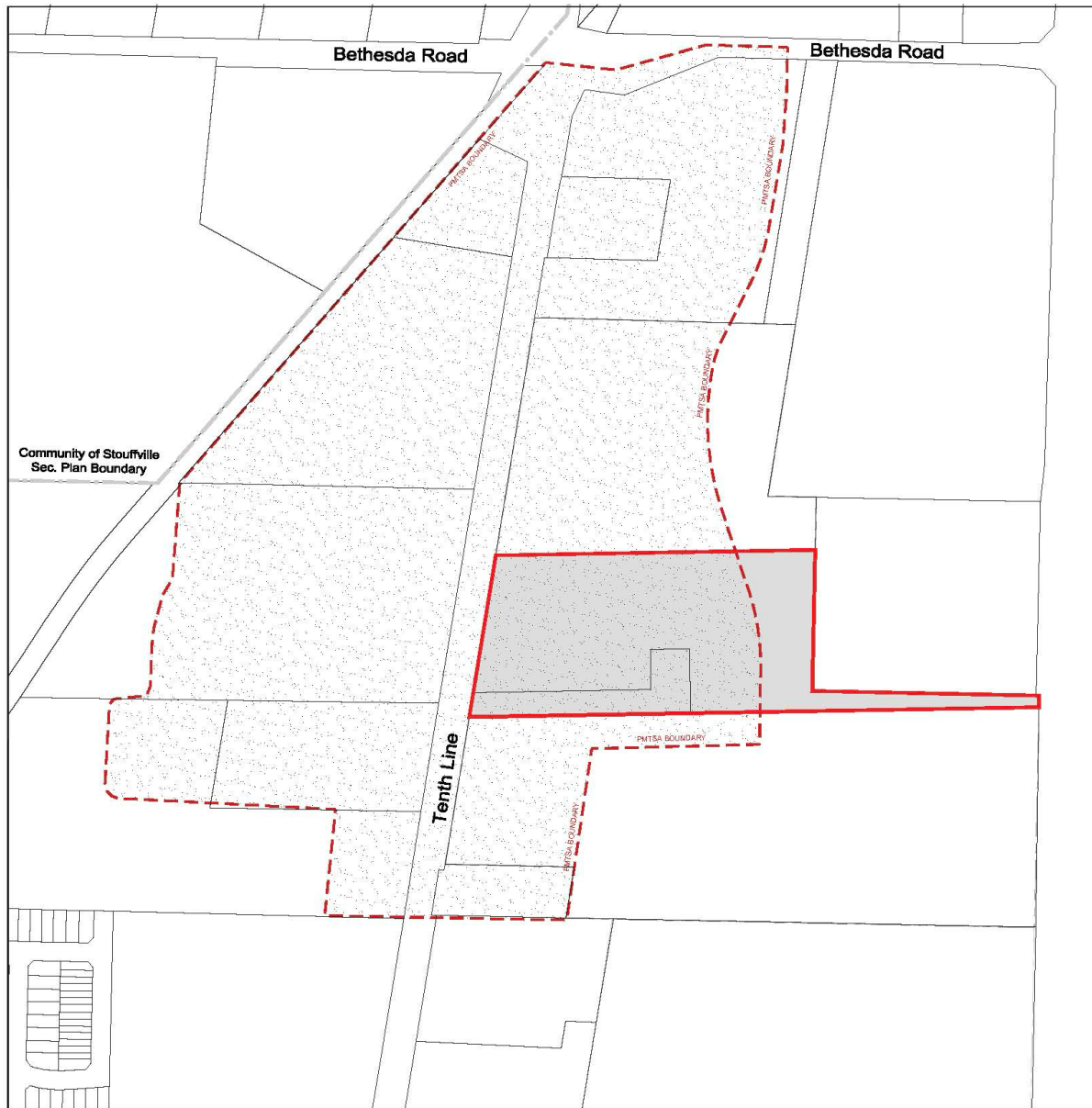
2. Regulations

For Apartment Dwellings and Mixed Use Dwellings

- 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 4.5 m
- v) Minimum Interior Side Yard 6.0 m

vi)	Minimum Rear Yard	6.0 m
vii)	Minimum Height of Building	26.0 m
viii)	Minimum Indoor Amenity Area for Apartment Buildings containing 18 dwelling units or more	2m ² per dwelling unit
ix)	Landscape Area	N/A
x)	Maximum Lot Coverage	N/A

DRAFT

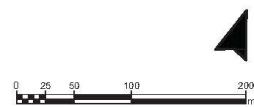


SCHEDULE "A" TO BY-LAW 2026 - _____
AMENDING BY-LAW 2010-001-ZO
 12811 Tenth Line, Whitchurch-Stouffville
 Regional Municipality of York

Location Map



Subject Lands





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

12811 Tenth Line, Whitchurch-Stouffville, Regional Municipality of York



Subject Lands



Lands to be rezoned from Agricultural - AG
to New Residential 5 - RN5(X)



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



Lands to be rezoned from Agricultural - AG
to Future Development (D)



Lands to be rezoned from Agricultural - AG
to Open Space - OS



Lands to be rezoned from Agricultural - AG
to Environmental - ENV



Flood Hazard

