

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-XXX-ZO

BEING A BY-LAW to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 6031 and 6037 Main Street.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, (the “*Planning Act*”) permits the Council 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 Section 34(10) of the *Planning Act*, permits the councils of local municipalities to amend such zoning by-laws; and

WHEREAS Council for the Town desires to amend Zoning By-law 2010-001-ZO in respect of the lands known municipally 6031 and 6037 Main Street (the “Subject Lands”).

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

1. By amending Schedule 56 to rezone the Subject Lands from (R3) Residential Three, to RM2(X) Residential Multiple Two Exception Two as shown on Schedule 2 of this By-law;
2. By amending Section 2.8.5 Site Specific Holding Zone Provisions by adding a new section 2.8.5.45 as set out in Schedule 1 of this By-law;
3. By amending Section 5.4.8 Exceptions to the RM2 Zone by adding a new section 5.4.8.2. as shown on Schedule 1 of this By-law;
4. That this By-law shall come into force and effect on the XXth day of MONTH, 2025.

READ a first and second time this XXth day of MONTH, 2025.

READ a third time and passed this XXth day of MONTH, 2025.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

SCHEDULE 1 TO BY-LAW 2025-XXX-ZO

2.8.5.45 RM2(X)(h-XX) 6031 and 6037 Main Street, Schedule 56 (2025-XXX-ZO)

Conditions for Removing (h-XX)

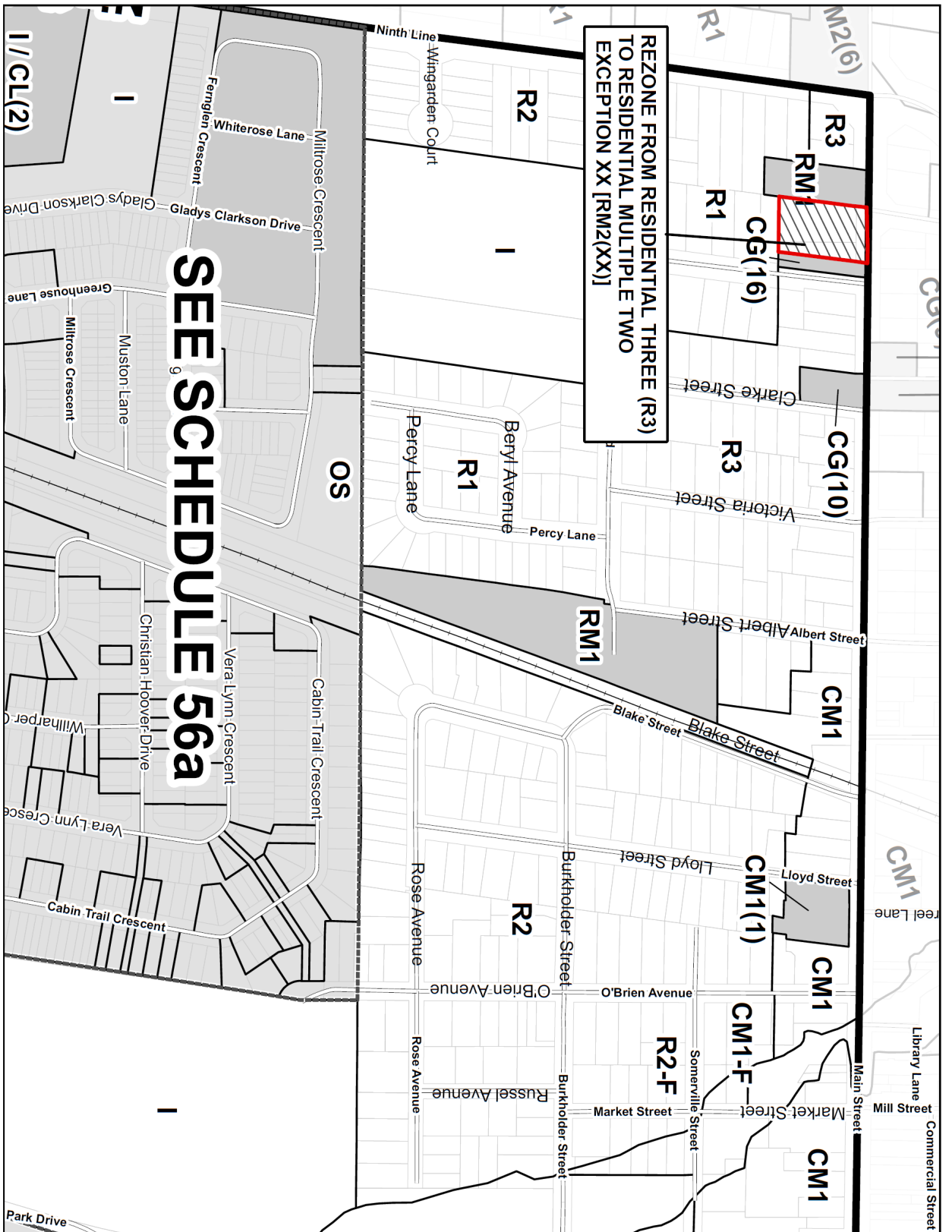
Arrangements, satisfactory to the Town, are provided for the onsite stormwater management controls and sewer outfall for the subject lands.

5.4.8.2 RM2(2) 6031 and 6037 Main Street, Schedule 56 (2025-XXX-ZO)

1. Regulations

a) Minimum Lot Area	0.26 hectares
b) Minimum Front Yard Setback	4.5 metres
c) Minimum Interior Side Yard Setback (east) for Main Building	5.7 metres
d) Minimum Lot Coverage	45%
e) Maximum Building Height	21.0 metres
f) Maximum Storeys	7 storeys including mechanical penthouse
g) Minimum Interior Side Yard Setback for Utilities	1.0 metre

SCHEDULE 2 TO BY-LAW 2025-XXX-ZO



2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	32	33	34	35	36
37	38	39	40	41	42	43
44	45	46	47	48	49	50
51	52	53	54	55	56	57

- ZONE DESCRIPTION**
- Section 4**
 - AG - Agricultural
 - ENV - Environmental
 - FH - Flood Hazard
 - ORM-C - Oak Ridges Moraine Countryside
 - ORM-L - Oak Ridges Moraine Linkage
 - ORM-NC - Oak Ridges Moraine Natural Core
 - Section 5**
 - RPS - Residential Private Services
 - RV - Residential Village
 - R1 - Residential 1
 - R2 - Residential 2
 - R3 - Residential 3
 - R4 - Residential 4
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - Section 5A**
 - RN1 - New Residential 1
 - RN2 - New Residential 2
 - RN3 - New Residential 3
 - RN4 - New Residential 4
 - RN5 - New Residential 5
 - Section 6**
 - CM1 - Downtown Mixed Commercial
 - CM1-F - Downtown Mixed Commercial - Flood Hazard
 - CM1(1) - General Residential Mixed - Ballintrae
 - CG - General Commercial
 - CL - Local Commercial
 - CV - Village Commercial
 - CR - Recreational Commercial
 - Section 7**
 - EB/EPB/F-G - Employment Business Park / - Gormley
 - EH/EH-G - Employment Heavy / - Gormley
 - EL/EL-G - Employment Light / - Gormley
 - ED - Employment Disposal
 - EX - Employment Extraction
 - Section 8**
 - RS - Residential
 - OS - Open Space
 - D - Development Reserve
 - Section 9**
 - h - Holding Symbol
 - f - Flood Vulnerable
 - t - Temporary Use
 - w - Water Restriction
 - WDA - Waste Disposal Area



SCHEDULE 56