

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-052-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
12724 and 12822 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 12724 and 12822 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 48 to rezone the lands at 12724 and 12822 Tenth Line from Agricultural (AG) and Environmental (ENV) to Residential New Four Exception Twenty Seven holding symbol forty eight [RN4(27)(h-48)], Residential New Four Exception Twenty Eight [RN4(28)], Residential New Five Exception Five [RN5(5)], Residential New Five Exception Six holding symbol forty eight [RN5(6)(h-48)], Residential New Five Exception Seven holding symbol forty eight [RN5(7)(h-48)], Open Space (OS) and Environmental (ENV) as set out in Schedule 1 of this By-law;
 - ii. By amending Section 2.8.5 to add a new section 2.8.5.48 as set out in Schedule 2 to this By-law;
 - iii. By amending Section 5A.3.4 to add new section 5A.3.4.27 as set out in Schedule 2 to this By-law;
 - iv. By amending Section 5A.3.4 to add new section 5A.3.4.28 as set out in Schedule 2 to this By-law;
 - v. By amending Section 5A.3.5 to add new section 5A.3.5.5 as set out in Schedule 2 to this By-law.
 - vi. By amending Section 5A.3.5 to add new section 5A.3.5.6 as set out in Schedule 2 to this By-law.
 - vii. By amending Section 5A.3.5 to add new section 5A.3.5.7 as set out in Schedule 2 to this By-law.
2. That this By-law shall come into force in accordance with Section 34 of the *Planning Act* R.S.O. 1990 c.P.13, as amended.

READ a first and second time this 18th day of June, 2025

READ a third time and passed this 18th day of June, 2025

Iain Lovatt, Mayor

Becky Jamieson, Clerk

Schedule 2

2.8.5.48

(h-48) Zone RN4(27),RN5(6) and RN5(7) 12724 and 12822 Tenth Line
19T(W)19.002, Schedule 48 (2025-052-ZO)

Conditions for Removing (h-48)

- i. Satisfactory arrangements for Sanitary Sewer Capacity and Water Servicing Allocation with the Town of Whitchurch-Stouffville.
- ii. Authority to execute a Site Plan Agreement with the Town of Whitchurch-Stouffville.

5A.3.4.27 RN4(27)(h-48) 12724 and 12822, Schedule 48 (2025-052-ZO)

1. Definitions

- i) For the purpose of this exception, ‘Private Street Curb’ means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

- i) Stacked, Back to Back Townhouse Dwellings
- ii) Combined Live Work Use (1)
- iii) Connected Live Work Use (1)

3. Qualifying Notes to permitted Uses

(1) Uses permitted where buildings front onto collector road or Tenth Line

4. Regulations

a) For Back to Back Townhouse Dwellings

- | | | |
|------|---|--------|
| i) | Minimum Setback from a Public Street Line | 3.0 m |
| ii) | Minimum Setback from a Private Street Curb | 4.5 m |
| iii) | The minimum separation between block townhouse buildings for a front wall to front wall condition | 9.5 m |
| iv) | The minimum separation between block townhouse buildings for a sidewall to sidewall condition | 2.0 m |
| v) | Minimum Setback from the ENV zone | 4.0 m |
| vi) | Minimum Setback from the OS zone | 4.5 m |
| vii) | Maximum Building Height | 12.0 m |

b) For Stacked Back to Back Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	3.0 m
ii)	Minimum Setback from a Public Street Line when abutting a roundabout	0.5 m
iii)	Minimum setback from a Private Street Curb	3.5 m
iv)	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 m
v)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 m
vi)	Minimum Setback from the ENV zone	4.0 m
vii)	Minimum Setback from the OS zone	4.5 m
viii)	Maximum Building Height	14.0 m
c)	For Stacked Townhouse Dwellings	
i)	Minimum Setback from a Public Street Line	0.5 m
ii)	Minimum Setback from a Private Street Curb	3.5 m
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 m
iv)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 m
v)	Minimum Setback from the ENV zone	4.0 m
vi)	Minimum setback from the OS zone	4.5 m
vii)	Maximum Building Height	14.0 m

5. **Special Regulations**

- (1) Minimum density shall be 45 units per gross hectare (55 units per net hectare)
- (2) Maximum density shall be 400 units per gross hectare (450 units per net hectare)
- (3) The vehicular access door of any garage shall have a minimum setback of 4.5 m from a public street line.
- (4) 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*.

(5) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

5A.3.4.28 RN4(28) 12724 and 12822, Schedule 48 (2025-052-ZO)

1. Definitions

- i) For the purpose of this exception, ‘Private Street Curb’ means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

- i) Stacked, Back-to-Back Townhouse Dwellings

3. Regulations

a) For Back-to-Back Townhouse Dwellings

- | | | |
|------|--|--------|
| i) | Minimum Setback from a Public Street Line | 3.0 m |
| ii) | Minimum Setback from a Private Street Curb | 4.5 m |
| iii) | The minimum separation between block townhouse buildings for a front wall to front wall condition and a front wall to sidewall condition | 9.5 m |
| iv) | The minimum separation between block townhouse buildings for a sidewall to sidewall condition | 2.0 m |
| v) | Minimum Setback from the ENV zone | 4.0 m |
| vi) | Minimum Setback from the OS zone | 4.5 m |
| vii) | Maximum Building Height | 12.0 m |

b) For Stacked Back-to-Back Townhouse Dwellings

- | | | |
|------|---|--------|
| i) | Minimum Setback from a Public Street Line | 3.0 m |
| ii) | Minimum Setback from a Public Street Line when abutting a roundabout | 0.5 m |
| iii) | Minimum setback from a Private Street Curb | 4.5 m |
| iv) | The minimum separation between block townhouse buildings for a front wall to front wall condition | 13.5 m |
| v) | The minimum separation between block townhouse buildings for a sidewall to sidewall condition | 2.0 m |

vi)	Minimum Setback from the ENV zone	4.0 m
vii)	Minimum Setback from the OS zone	4.5 m
viii)	Maximum Building Height	14.0 m

c) For Stacked Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	0.5 m
ii)	Minimum Setback from a Private Street Curb	4.5 m
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 m
iv)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 m
v)	Minimum Setback from the ENV zone	4.0 m
vi)	Minimum setback from the OS zone	4.5 m
vii)	Maximum Building Height	14.0 m

4. Special Regulations

- (1) The vehicular access door of any garage shall have a minimum setback of 4.5 m from a public street line.
- (2) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply.
- (3) The following minimum parking rates shall apply for back-to-back townhouses, stacked townhouses, and stacked back-to-back townhouses:
 - a. 1.25 resident spaces per dwelling unit
 - b. 0.25 visitor parking spaces per dwelling unit

5A.3.5.5 RN5(5)12724 and 12822 Tenth Line, 19T(W)19.002, Schedule 48 (2025-052-ZO)

1. Definitions

- i) For the purpose of this exception, ‘Private Street Curb’ means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

- i) Apartment Building
- ii) Mixed Use buildings (Commercial and Residential)
- iii) Stacked, Back-to-Back Townhouse Dwellings

- iv) Back-to-Back Townhouse Dwellings
- v) Combined Live Work Use (1)
- vi) Connected Live Work Use (1)
- vii) Additional uses permitted in a Mixed-use Apartment Building:
 - a. Animal Grooming Centre
 - b. Business Services
 - c. Convenience Store
 - d. Day Care Centre
 - e. Dry Cleaning Establishment
 - f. Dwelling Unit above a Commercial Use
 - g. Financial Institution
 - h. Fitness and Recreation Facilities
 - i. Hotel
 - j. Library
 - k. Office
 - l. Personal Service Establishment
 - m. Restaurant
 - n. Retail Store
 - o. Studio
 - p. Take-out Restaurant
 - q. Veterinary Clinic

3. **Qualifying Notes to Permitted Uses**

(1) Uses permitted where buildings front onto collector road or Tenth Line

4. **Regulations**

a) **For Apartment and Mixed-Use Buildings**

i)	Minimum ground floor Height	4.5 m
ii)	Maximum Gross Floor Area of any individual Non-Residential use or unit	1,500 sq.m.
iii)	Minimum Setback to Tenth Line	3.0 m
iv)	Maximum Setback from Tenth Line	5.0 m
v)	Minimum Landscape Area of yard abutting Tenth Line	50%
vi)	Minimum Setback from a Public Street Line other than Tenth Line	5.0m
vii)	Minimum setback from a Private Street Curb	5.0 m
viii)	Maximum Building Height (excluding mechanical penthouse)	10 Storeys

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|-----|-----------------------------|------------------------------|
| ix) | Minimum indoor amenity area | 2 sq.m. per residential unit |
|-----|-----------------------------|------------------------------|

b) For Back to Back Townhouse Dwellings

- | | | |
|------|--|--------|
| i) | Minimum setback from a Public Street Line | 3.0 m |
| ii) | Minimum setback from a Private Street Curb | 4.5 m |
| iii) | Minimum Setback to Tenth Line | 3.0 m |
| iv) | Maximum Setback from Tenth Line | 5.0 m |
| v) | The minimum separation between a block townhouse building for a front wall to front wall condition | 9.5 m |
| vi) | The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition | 2.0 m |
| vii) | Maximum Building Height | 12.0 m |

c) For Stacked, Back-to-Back Townhouse Dwellings

- | | | |
|------|---|--------|
| i) | Minimum setback from a Public Street Line | 3.0 m |
| ii) | Minimum setback from a Private Street Curb | 4.5 m |
| iii) | Minimum Setback to Tenth Line | 3.0 m |
| iv) | Maximum Setback from Tenth Line | 5.0 m |
| v) | The minimum separation between block townhouse buildings for a front wall to front wall condition | 13.5 m |
| vi) | The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition | 2.0 m |
| vii) | Maximum building height | 14.0 m |

5. Special Regulations

- (1) Maximum density shall be 450 units per net hectare (400 units per gross hectare)
- (2) Minimum density shall be 80 units per net hectare (70 units per gross hectare)
- (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*.

- (4) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply.
- (5) Development along a lot’s frontage to Tenth Line will be at least 4 storeys.

**5A.3.5.6 RN5(6)(h-48)12724 and 12822 Tenth Line, 19T(W)19.002
Schedule 48 (2025-052-ZO)**

1. Definitions

- i) For the purpose of this exception, ‘Private Street Curb’ means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

- i) Apartment Building
- ii) Mixed Use buildings (Commercial and Residential)
- iii) Stacked, Back-to-Back Townhouse Dwellings
- iv) Back-to-Back Townhouse Dwellings
- v) Combined Live Work Use
- vi) Connected Live Work Use
- vii) Commercial uses permitted in a Mixed-use Apartment Building:
 - a. Animal Grooming Centre
 - b. Business Services
 - c. Convenience Store
 - d. Day Care Centre
 - e. Dry Cleaning Establishment
 - f. Dwelling Unit above a Commercial Use
 - g. Financial Institution
 - h. Fitness and Recreation Facilities
 - i. Hotel
 - j. Library
 - k. Office
 - l. Personal Service Establishment
 - m. Restaurant
 - n. Retail Store
 - o. Studio
 - p. Take-out Restaurant
 - q. Veterinary Clinic

3. Regulations

a) For Apartment and Mixed-Use Buildings

- i) Minimum ground floor Height 4.5 m
- ii) Maximum Gross Floor Area of any individual Non- Residential use or unit 1,500 sq.m.

iii)	Minimum Gross Floor Area of Non-Residential uses on the ground floor fronting Tenth Line (1)	900 sq.m.
iv)	Minimum Setback to Tenth Line	3.0 m
v)	Maximum Setback from Tenth Line	5.0 m
vi)	Minimum Landscape Area of yard abutting Tenth Line	50%
vii)	Minimum Setback from a Public Street Line other than Tenth Line	5.0m
viii)	Minimum setback from a Private Street Curb	5.0 m
ix)	Minimum Building Height along Tenth Line	4 Storeys
x)	Maximum Building Height (excluding mechanical penthouse)	10 Storeys
xi)	Minimum indoor amenity area	2m ² per residential unit
b)	For Back-to-Back Townhouse Dwellings	
i)	Minimum setback from a Public Street Line	3.0 m
ii)	Minimum setback from a Private Street Curb	4.5 m
iii)	The minimum separation between a block townhouse building for a front wall to front wall condition	9.5 m
iv)	The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition	2.0 m
v)	Maximum Building Height	12.0 m
c)	For Stacked, Back-to-Back Townhouse Dwellings	
i)	Minimum setback from a Public Street Line	3.0 m
ii)	Minimum setback from a Public Street Line when abutting a roundabout	0.5 m
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 m
iv)	The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition	2.0 m
v)	Maximum building height	14.0 m

4. **Special Regulations**

- (1) Maximum density shall be 450 units per net hectare (400 units per gross hectare).
- (2) Minimum density shall be 80 units per net hectare (70 units per gross hectare).
- (3) A total minimum of 2,400 sq.m of non-residential uses shall be provided on lands RN5(6) and RN5(7)
- (4) 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*.
- (5) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply.
- (6) Only Mixed-Use Buildings (Commercial and Residential) are permitted along a lot's frontage to Tenth Line.
- (7) Development will be built within a 60 degree angular plane measured at grade from the centre line of Tenth Line.
- (8) Section 5A.2.1(14) of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

5A.3.5.7 RN5(7)(h-48) 12824 and 12822 Tenth Line, 19T(W)19.002, Schedule 48 (2025-052-ZO)

1. **Definitions**

- i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. **Permitted Uses**

- i) Mixed Use buildings (Commercial and Residential)
- ii) Commercial uses permitted in a mixed-use apartment building:
 - a. Animal Grooming Centre
 - b. Business Services
 - c. Convenience Store
 - d. Day Care Centre
 - e. Dry Cleaning Establishment
 - f. Dwelling Unit above a Commercial Use
 - g. Financial Institution
 - h. Fitness and Recreation Facilities
 - i. Hotel
 - j. Library
 - k. Office
 - l. Personal Service Establishment
 - m. Restaurant
 - n. Retail Store
 - o. Studio
 - p. Take-out Restaurant
 - q. Veterinary Clinic

3. **Regulations**

a) **For Apartment and Mixed-Use Buildings**

i)	Minimum ground floor height	4.5 m
ii)	Maximum Gross Floor Area of any individual Non-Residential use or unit	1,500 m ²
iii)	Minimum Gross Floor Area of Non-Residential uses on the ground floor fronting Tenth Line (1)	1,500 m ²
iv)	Minimum setback from Tenth Line	3.0 m
v)	Maximum setback from Tenth Line	5.0 m
vi)	Minimum landscape area within yards abutting tenth line	50%
vii)	Minimum setback from a private street curb	3.5 m
viii)	Minimum setback from OS and ENV Zones	6.0 m
ix)	Minimum building height	5 storeys
x)	Maximum building height (excludes mechanical penthouse)	12 storeys
xi)	Minimum indoor amenity area	2m ² per dwelling unit

4. **Special Regulations**

- (1) Minimum density shall be 175 units per gross hectare (200 units per net hectare)
- (2) Maximum density shall be 450 units per gross hectare (520 units per net hectare)
- (3) A total minimum of 2,400 sq.m of non-residential uses shall be provided on lands RN5(6) and RN5(7)
- (4) 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*.
- (5) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply
- (6) Development will be built within a 60 degree angular plane measured at grade from the centre line of Tenth Line.
- (7) Section 5A.2.1(14) of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

5. **Qualifying note**

- (1) Commercial uses are required on the ground floor within the portion of a mixed-use building that is adjacent to Tenth Line.

Schedule A

