

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-053-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 14609 Woodbine Avenue.

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 erecting, locating or using of buildings or structures for, or except for such purposes as may be set out in the by-law;

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

WHEREAS Council for the Town desires to amend Comprehensive Zoning By-law in respect of the lands municipally as 14609 Woodbine Avenue.

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

1. That Comprehensive Zoning By-law No. 2010-001-ZO is hereby amended as follows:
 - a. By amending Schedule 24 to rezone the lands at 14609 Woodbine from Development Reserve (D) to Residential Private Services Exception Nine (RPS(9)); Residential Private Services Exception Ten [RPS(10)]; and Environmental (ENV), as set out in Schedule 1 of this By-law;
 - b. By amending Section 5.4.1 (Exceptions to the RPS Zone) to add a new Section 5.4.1.9 as set out in Schedule 2 of this By-law; and
 - c. By amending Section 5.4.1 (Exceptions to the RPS Zone) to add a new Section 5.4.1.10 as set out in Schedule 2 of 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; and
3. That this By-law shall come into force and effect on the date of passage by Council.

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 1 TO BY-LAW 2025-053-ZO

5.4.1.9 RPS(9), 14609 Woodbine Avenue – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 24 (2025-053-ZO)

1. Regulations

i.	Lot Area (minimum)	1,340 square metres
ii.	Lot Frontage (minimum)	27 metres
iii.	Front Yard (minimum)	3.5 metres
iv.	Exterior Side Yard (minimum)	4 metres
v.	Interior Side Yard (minimum)	1.4 metres
vi.	Rear Yard (minimum)	13.5 metres
vii.	Lot Coverage (maximum)	40%
viii.	Parking Spaces (minimum)	1 space per unit; and tandem parking may be permitted.

5.4.1.10 RPS(10), 14609 Woodbine Avenue – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 24 (2025-053-ZO)

1. Regulations

i.	Lot Area (minimum)	780 square metres
ii.	Lot Frontage (minimum)	16 metres
iii.	Front Yard (minimum)	6 metres
iv.	Exterior Side Yard (minimum)	Not applicable.
v.	Interior Side Yard (minimum)	1.2 metres (1-storey building)
		1.8 metres (2-storey building)
vi.	Rear Yard (minimum)	14.5 metres
vii.	Lot Coverage (maximum)	30%
viii.	Building Height (maximum)	11 metres (pitched roof); and
		9.5 metres (to the parapet of flat roof)
ix.	Parking Spaces (minimum)	2 spaces per dwelling unit; and tandem parking may be permitted.

2. Special Regulations

- i. Notwithstanding Section 3.22, a garage may not project into the front yard setback.
- ii. Notwithstanding Section 3.22, the following shall apply:

	Structure	Yard in which projection is permitted	Maximum Projection into the Required Yard
1.	Window Bays	Front, Side(s), Rear	1 metre, to a maximum width of 4 metres
2.	Entrance stairs, landings	Front	3 metres
3.	Balconies for single detached dwellings	Front, Side(s), Rear	2 metres
4.	Porches not exceeding one storey in height	Front, Side(s), Rear	3 metres, including eaves and cornices (there may be enclosed space below this platform)
5.	Underground Structures	Front, Side(s), Rear	To the property line
6.	Notwithstanding rows 1-5 above, no above grade projection is permitted closer than 1.5 metres to the front lot line and exterior side lot line.		