

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-055-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 12762 Tenth Line.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, (the “*Planning Act*”) permits the councils 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 councils 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 known municipally as 12762 Tenth Line.

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:
 - i. By amending Schedule 48 to rezone the lands at 12762 Tenth Line from Agricultural (AG) to Residential New Four Exception 29 (RN4(29)); and Residential New Five Exception Eight Holding Symbol [RN5(8)(h-48)], as set out in Schedule 1 of this By-law;
 - ii. By amending Section 2.8.5.48 to add a new address as set out in Schedule 2 to this By-law;
 - iii. By amending Section 5A.3.4 (Exceptions to the RN4 Zone) to add a new Section 5A.3.4.29 as set out in Schedule 2 of this By-law; and
 - iv. By amending Section 5A.3.5 (Exceptions to the RN5 Zone) to add a new Section 5A.3.5.8 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 2 TO BY-LAW 2025-055-ZO

2.8.5.48

(h-48) Zone RN5(8), 12762 Tenth Line – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 48 (2025-055-ZO)

Conditions for Removing (h-48)

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

5A.3.4.29 RN4(29), 12762 Tenth Line – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 48 (2025-055-ZO)

For the purposes of this Exception Zone, the boundary limits of the zone will be considered as the limits of a single lot. Therefore:

- i. The front lot line shall be the western property line;
- ii. The exterior side lot lines shall be the northern and southern property lines; and
- iii. The rear lot line shall be the eastern limit of the RN4(29) Zone.

1. Definitions

For the purposes of this exception zone:

- i. ‘Stacked, Back to Back Townhouse Dwelling’ means a building containing a minimum of four dwelling units that are stacked vertically and horizontally and divided by common walls. Each dwelling unit has an independent direct entrance to grade.

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 Dwelling

3. Regulations

For Stacked, Back to Back Townhouse Dwellings

- | | |
|--|--|
| a. Lot Area | Not applicable |
| b. Lot Frontage | Not applicable |
| c. Width of Dwelling Unit | 5.5 metres (minimum) |
| d. Yard Setback, to a Public Street Line | 3 metres (minimum)
7.5 metres (maximum) |
| e. Exterior (south) Yard Setback | 3 metres (minimum) |

- | | | |
|----|---|----------------------|
| f. | Rear Yard Setback | 8 metres (minimum) |
| g. | Separation distance between townhouse buildings for the front main wall to front main wall condition, and for the front main wall to sidewall condition | 16 metres (minimum) |
| h. | Separation distance between townhouse buildings for a side wall to side wall condition | 4.5 metres (minimum) |
| i. | Building Height (maximum) | 15 metres |
| j. | Outdoor amenity area (minimum) | 400 square metres |

4. **Special Regulations**

- i. Notwithstanding Section 3.11, the minimum required setback from a lot line adjacent to a sight triangle shall be 2.5 metres to the main building and 0.6 metres to a porch.
- ii. Notwithstanding Section 3.22, porches are permitted to encroach into any yard provided that a minimum setback of 0.6 metres is provided from a property line and/or a sidewalk or walkway.
- iii. Notwithstanding Section 3.22, all entrance stairs are permitted to encroach into any yard provided that a minimum setback of 1 metre is provided from a property line and/or a sidewalk or walkway.
- iv. Notwithstanding Section 3.22, all entrance stairs are permitted to encroach into any yard provided that a minimum setback of 1 metre is provided from a property line and/or a sidewalk or walkway, or a minimum setback of 0.6 metres from a sight triangle property line and/or a sidewalk or walkway.
- v. Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule 3, in accordance with the *Planning Act*.

5A.3.5.8 RN5(8)(h-48), 12762 Tenth Line – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 48 (2025-055-ZO)

For the purposes of this Exception Zone, the boundary limits of the zone will be considered as the limits of a single lot. Therefore:

- (1) The front lot line shall abut Tenth Line;
- (2) The exterior side lot lines shall be the northern and southern property lines; and
- (3) The rear lot line shall be the western limit of the RN5(8) Zone.

1. **Definitions**

For the purposes of this exception zone:

- i. 'Amenity Space' means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN5 Zone, the following additional uses shall be permitted:

- i. Stacked Townhouse Dwelling
- ii. Stacked, Back to Back Townhouse Dwelling
- iii. Street Townhouse Dwelling except along the frontage of Tenth Line
- iv. Laneway Townhouse Dwelling except along the frontage of Tenth Line
- v. Combined Live/Work Use
- vi. Connected Live/Work Use
- vii. Dwelling Unit above a Commercial Use
- viii. Additional uses within an Apartment Building:
 - a. Animal Grooming Centre
 - b. Business Service
 - c. Clinic
 - d. Convenience Store
 - e. Day Care Centre
 - f. Dry Cleaning Establishment
 - g. Financial Institution
 - h. Fitness and Recreation Facilities
 - i. Library
 - j. Medical Office
 - k. Office
 - l. Personal Service Establishment
 - m. Restaurant
 - n. Restaurant, Take-Out
 - o. Retail Store
 - p. Studio
 - q. Veterinary Clinic

3. Regulations

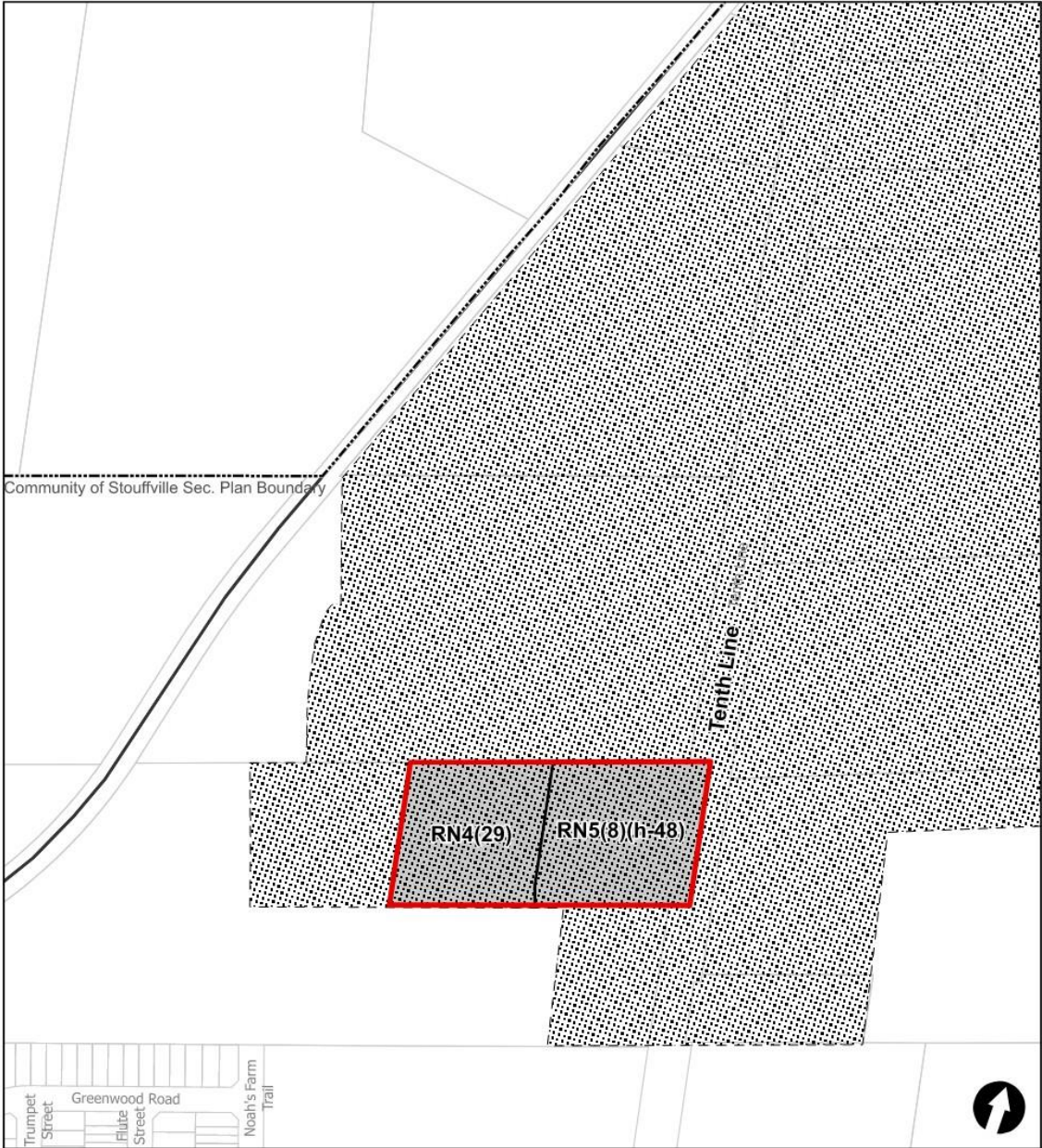
For an Apartment Building with additional uses

a.	Front Yard Setback, to a Public Street Line	3 metres (minimum) 12 metres (maximum)
b.	Exterior Yard Setback, to a Public Street Line	3 metres (minimum) 8 metres (maximum)
c.	Yard Setback, to a Sight Triangle	4.5 metres (minimum) 11 metres (maximum)
d.	Exterior (southern) Yard Setback	4.5 metres (minimum)
e.	Rear Yard Setback	15 metres (minimum) 20 metres (maximum)
f.	Building Height	10 storeys
g.	Indoor Amenity Area	2 square metres per dwelling unit (minimum)
h.	Outdoor Amenity Area (surface)	1,000 square metres (minimum)
i.	Lot Coverage	45% (maximum)
j.	Landscape Area	30% (minimum)
k.	Landscape Area of Yard abutting Tenth Line	50% (minimum)

4. Special Regulations

- i. Maximum density shall be 450 units per net hectare (400 units per gross hectare).
- ii. Minimum density shall be 80 units per net hectare (70 units per gross hectare).
- iii. A minimum total of 160 square metres of floor area for commercial uses with frontage on Tenth Line shall be provided on the lands zoned RN5(8).
- iv. Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule 3, in accordance with the *Planning Act*.
- v. Notwithstanding Section 3.40 (xii), the height requirements of this By-law shall not apply to elevator or stair enclosures and rooftop mechanical equipment and enclosures, provided it does not exceed 5.0 metres in height.
- vi. Notwithstanding Section 5A.2.1, Qualifying Note (15), an angular plane, as defined by Zoning By-law 2010-001-ZO, is required from the rear only.

SCHEDULE 3 TO BY-LAW 2025-055-ZO



SCHEDULE 'C'

 Major Transit Station Area

JUNE 2025