

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-011-RD

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 5194, 5208, 5222, 5232 Aurora Road, and 15288, 15300, 15310, 15322 Highway 48.

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 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; and

WHEREAS Section 34(10) of the *Planning Act* 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 5194, 5208, 5222, 5232 Aurora Road, and 15288, 15300, 15310, 15322 Highway 48.

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 20 to rezone the lands located at 5194, 5208, 5222, 5232 Aurora Road, and 15288, 15300, 15310, 15322 Highway 48, from Residential Village (RV) to Residential New Four – Exception Thirty Zone [RN4(30)], as specifically set out in Schedule 1 of this By-law; and,
 - ii. By amending Section 5A.3.4 "Exceptions to the RN4 Zone" to add a new Section 5A.3.4.30 as set out in Schedule 2 to this By-law.
2. That this By-law shall come into force and effect on the date of passage by Council.

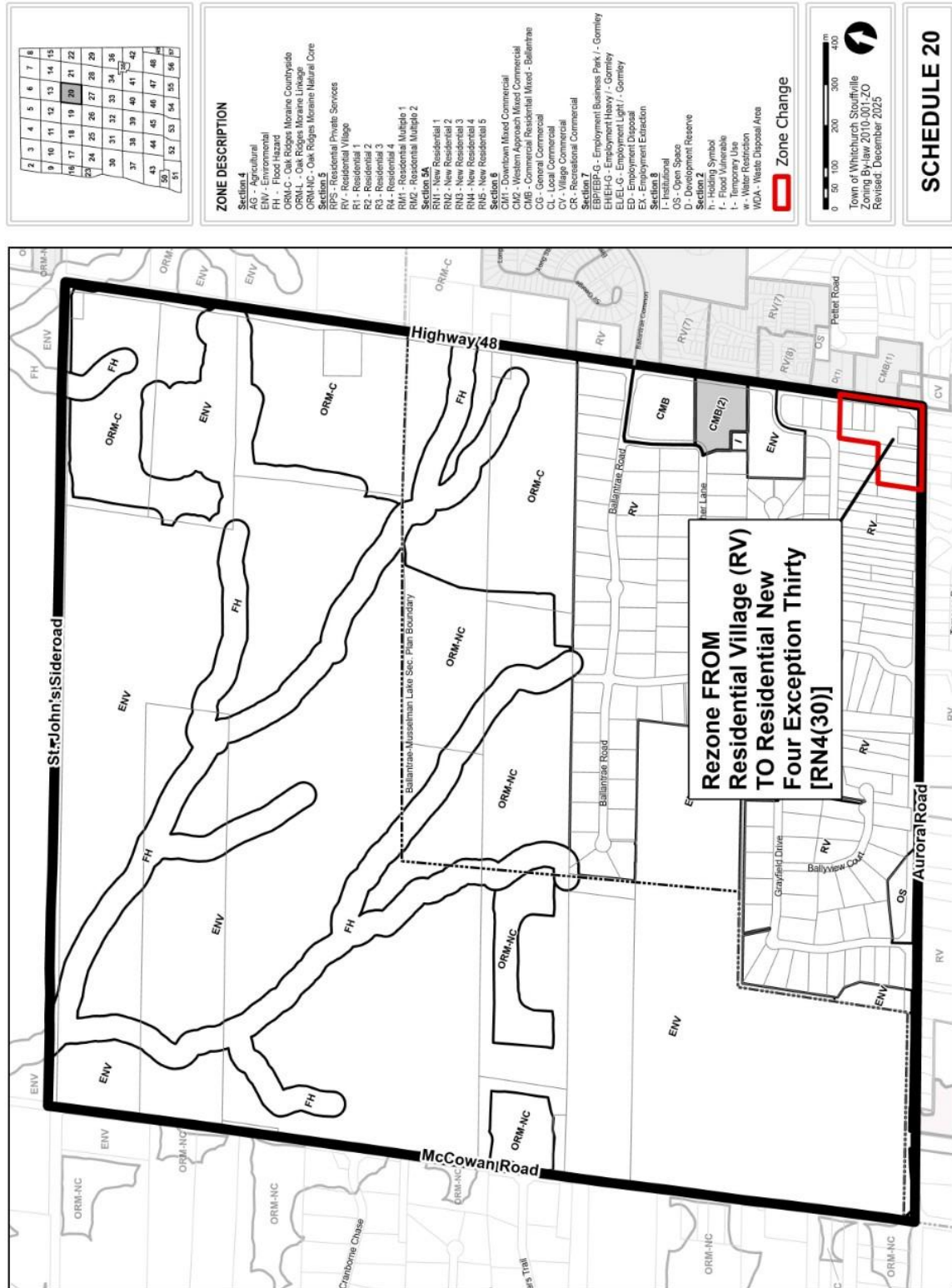
READ a first and second time this 18th day of February, 2026.

READ a third time and passed this 18th day of February, 2026.

Iain Lovatt, Mayor

Jennifer Peplinski, Deputy Clerk

Schedule 1



Schedule 2

5A.3.4.30 RN4(30), 5194, 5208, 5222, 5232 Aurora Road, and 15288, 15300, 15310, 15322 Highway 48., CON 7 PT LOT 21 – Draft Plan of Subdivision File No. 19T(w)-15.002, Schedule 20 (2026-011-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 southern lot line abutting Aurora Road shall be the *Front Lot Line*;
- ii. The northern lot line shall be the *Rear Lot Line*;
- iii. The eastern lot line abutting Highway 48 shall be the *Exterior Side Lot Line*; and
- iv. The western lot line shall be the *Interior Side Lot Line*, and for greater clarity:
 - b. The lot line that abuts Aurora Road and runs north-south shall be referenced as (A) within this By-law;
 - c. The line that abuts (A) and runs east-west shall be referenced as (B) within this By-law; and
 - d. The line that abuts (B) and runs north-south shall be referenced as (C) within this By-law.

1. Regulations

Notwithstanding the regulations for the Townhouse and Street Townhouse Dwellings in Section 5A.2, the following shall apply:

a.	Lot Area (per dwelling unit)	100 square metres (minimum)
b.	Front & Exterior Yard	2.5 metres (minimum) No maximum
c.	Interior Side Yard (A & C)	7 metres (minimum)
d.	Interior Side Yard (B)	7 metres (minimum); or 1.6 metres (minimum) only where the lot line abuts a side wall
e.	Rear Yard	40 metres (minimum)
f.	Separation distance between townhouse buildings for a front main wall to front main wall condition, and for a front main wall to side wall condition	14.5 metres (minimum)
g.	Separation distance between townhouse buildings for a side wall to side wall condition	3 metres (minimum)
h.	Separation distance between townhouse buildings for a side wall to rear wall condition	8.5 metres (minimum)
i.	Building Height	12 metres (maximum)
j.	Outdoor Amenity Area	365.8 square metres

2. Special Regulations

- i. Notwithstanding Section 3.6.6, in any RN4 zone, a structure associated with the communal septic system may be permitted in an interior side yard (C) with a minimum setback of 3.5 metres; and may be permitted in a rear yard and/or exterior side yard with a minimum setback of 5 metres; provided that the structure has a maximum height of 3 metres and a maximum ground floor area not exceeding 35 square metres.
- ii. Section 5A.2.1 (1) and (2) shall not apply.
- iii. Notwithstanding Section 3.21, the minimum setback from a sight triangle to the nearest point on a wall or any projecting element, excluding roof eaves of a building, shall be 0.8 metres.
- iv. Notwithstanding Section 3.22 and Section 5A.2.1 (5), porches are permitted to project from the front wall and encroach into any yard provided that a minimum setback of 2.5 metres is provided from a property line.
- v. Notwithstanding Section 3.22, all street entrance stairs shall have a minimum 0.85 metre setback from a walkway or sidewalk.
- vi. Notwithstanding Section 3.22, unenclosed balconies for townhouses shall be permitted to encroach within the minimum side yard (A), (B) and (C) by 3 metres.
- vii. Notwithstanding Section 3.22(A) ii) and Section 3.30 (iv.), a deck shall be permitted to encroach within the minimum side yards (A), (B) and (C) by 3 metres.

