

Legend: **Bold and underlined text** indicates new text
~~Strikethrough-text~~ indicates deleted text

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-0XX-ZO

BEING A BY-LAW to amend Comprehensive Zoning By-law
 2010-001-ZO of the Town of Whitchurch-Stouffville
 – Sections 3, 5, 5A, and 9

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 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 Zoning By-laws; and

WHEREAS Council for the Town desires to amend Comprehensive Zoning By-law 2010-001-ZO.

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:
 - 1) **Table 3.23.1 (Table of Parking Standards within Parking Standards)** be amended by replacing the minimum number of parking spaces as follows:

Use of Building or Lot	Minimum number of Parking Spaces
Detached Dwelling	2 parking spaces for each dwelling unit, <u>or 1 space for each dwelling unit if there is an Additional Residential Unit located on the same Lot as the Detached Dwelling</u>
Semi-Detached Dwelling	2 parking spaces for each dwelling unit, <u>or 1 space for each dwelling unit if there is an Additional Residential Unit located on the same Lot as the Semi-Detached Dwelling</u>
Street Townhouse Dwelling	2 parking spaces for each dwelling unit, <u>or 1 space for each dwelling unit if there is an Additional Residential Unit located on the same Lot as the Street Townhouse Dwelling</u>
Back-to-Back Townhouse Dwelling	2 parking spaces for each dwelling unit, <u>or 1 space for each dwelling unit if there is an Additional Residential Unit located on the same Lot as the Back-to-Back Townhouse Dwelling, plus 0.25 parking spaces reserved for visitors</u>
Townhouse Dwelling	2 parking spaces for each dwelling unit for residents, <u>or 1 space for each dwelling unit if there is an Additional Residential Unit located on the same Lot as the Townhouse Dwelling, plus 0.25 parking spaces reserved for visitors</u>
Stacked Townhouse Dwelling	2 <u>1.5</u> parking spaces for each dwelling unit, <u>or 1 space for each dwelling unit if there is an Additional Residential Unit located on the same Lot as the Stacked</u>

	<u>Townhouse Dwelling, plus 0.25 parking spaces reserved for visitors</u>
Apartment Building	4.25 1 parking space for each dwelling unit plus 0.25 parking spaces reserved for visitors
Dwelling Units over Commercial Uses	4.25 1 parking space for each dwelling unit plus 0.25 parking spaces reserved for visitors

2) Table 3.23.1 (Table of Parking Standards within Parking Standards) be amended by adding a new row in the appropriate alphabetical location and indicating the minimum number of parking spaces required as follows:

Use of Building or Lot	Minimum number of Parking Spaces
<u>Triplex Dwelling</u>	<u>1 parking space for each dwelling unit</u>
<u>Fourplex Dwelling</u>	<u>1 parking space for each dwelling unit</u>

3) Amend Section 3.23 (Parking Standards) by adding a new regulation as follows:

“3.23.4 Parking Minimums in Major Transit Station Areas (2026-0XX-ZO)

Notwithstanding any other provisions of this By-law to the contrary, for development or redevelopment on lands in a designated Major Transit Station Area, as identified on Schedule D – Stouffville Land Use Designations of the Town of Whitchurch-Stouffville Official Plan, there are no minimum parking requirements in accordance with the Planning Act.”

4) Amend Section 3.23 (Parking Standards) by adding a new regulation as follows:

“3.23.5 Compact Motor Vehicle Parking Spaces (2026-0XX-ZO)

Where 10 or more parking spaces are required for dwelling units, a maximum of 10 percent of the required residential parking spaces may be reduced to a minimum of 2.4 m in width and a minimum of 4.8 m in length and where reduced, shall be clearly identified, demarcated, and reserved for compact motor vehicles. Visitor parking spaces are to be provided in accordance with the space dimensions established in Section 3.24.”

5) Amend Regulation 3.24.6.1 (Location of Parking in Residential and New Residential Zones) by adding text to provision i. as follows:

i. Within a front, ~~or~~ rear, **interior** or exterior side yard, motor vehicle parking is only permitted on a driveway or a parking pad having a minimum unobstructed dimension of 2.75 m in width and 5.5 m in length. **(2026-0XX-ZO)**”

6) Amend Regulation 3.24.6.1 (Location of Parking in Residential and New Residential Zones) by adding provision viii. as follows:

viii. **Where parking is provided in a rear yard or interior side yard on a lot in a Traditional Residential or New Residential Zone:**
a) **A 1.0 m wide soft landscaped buffer shall be provided between the perimeter of the parking pad and parking aisle and any rear lot line and interior side lot line;**
b) **A 1.5m high opaque screen in accordance with the Town’s Fencing By-law shall be provided between the perimeter**

of the parking pad and parking aisle and the rear lot line and interior side lot line; and

c) **A minimum of 50% of the rear yard shall be soft landscaped area. (2026-0XX-ZO)**

- 7) Amend **Section 3.24 (General Parking Area Regulations)** by adding a new regulation as follows:

3.24.9 Tandem Parking (2026-0XX-ZO)

Notwithstanding any provisions of this By-law to the contrary, tandem parking for dwelling units shall be permitted where parking spaces are allowed on any driveway or in a private garage.

Where a parking area serves four or fewer dwelling units, up to two tandem parking spaces may be provided, for a total of four parking spaces, in any configuration.

Where a parking area serves more than four dwelling units, including within a parking structure, tandem parking spaces shall only be permitted where each space in a tandem pair is legally tied to the same dwelling unit.

- 8) Amend **Section 3.28 (Additional Residential Units)** by replacing regulation i) as follows:

"i) **A Semi-Detached Dwelling or Townhouse Dwelling Unit on both Municipal Sewage Services and Municipal Water Services, may have one of the following ARU configurations in addition to a Principal Dwelling Unit:**

i. **A maximum of two (2) 'integrated' ARUs are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling, or Townhouse Dwelling Unit; or,**

ii. **A maximum of one (1) 'integrated' ARU and one (1) 'ancillary' ARU are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling or Townhouse Dwelling Unit; or,**

iii. **A maximum of two (2) 'ancillary' ARU within a single building are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling or Townhouse Dwelling Unit. (2026-0XX-ZO)**

- 9) Amend **Section 3.28 (Additional Residential Units)** by adding a new provision iii) and iv) as follows, and renumbering existing provisions iii) to xiv):

iii) A Single Detached Dwelling on both Municipal Sewage Services and Municipal Water Services, may have one of the following ARU configurations in addition to a Principal Dwelling Unit:

i. **A maximum of three (3) 'integrated' ARUs are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling; or,**

ii. **A maximum of two (2) 'integrated' ARU and one (1) 'ancillary' ARU are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling; or,**

iii. A maximum of one (1) ‘integrated’ ARU and two (2) ‘ancillary’ ARU within a single building are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling. (2026-0XX-ZO)”

iv) Three (3) ARUs are only permitted on lots with a minimum frontage of 15 m and a minimum lot area of 555 m² subject to the zoning regulations for the Principal Dwelling Unit on the lot. (2026-0XX-ZO)”

10) Amend **Section 3.28 (Additional Residential Units)** by adding a new regulation xvi) and xvii) as follows:

“xvi) An Ancillary ARU shall be at least 4 m from another building or structure on the parcel if the other building or structure contains a dwelling unit. (2026-0XX-ZO)

xvii) Where the principal entrance to an ARU is located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 m shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance for the ARU unless the principal entrance to the ARU has direct unobstructed access having a minimum width of 1.2 m from a public street or private lane at the rear of the property. (2026-0XX-ZO)”

11) Table **5.1 (Permitted Uses, Buildings and Structures within Traditional Residential Zones)** be amended by replacing the following rows’ checkmarks and qualifiers indicating potential permission as follows:

Permitted Uses, Buildings and Structures	RPS	RV	R1	R2	R3	R4	RM1	RM2
Semi-Detached Dwelling			✓	✓	✓	✓		
Duplex Dwelling			✓	✓	✓	✓		
<u>Triplex Dwelling</u>			✓	✓	✓	✓		
<u>Fourplex Dwelling</u>			✓	✓	✓	✓		
Street Townhouse Dwelling			✓(5)	✓(5)	✓(5)	✓	✓	
Apartment Building							✓(6)	

12) Amend **Section 5.1.1 (Qualifying Notes to Permitted Uses within Traditional Residential Zones)** by adding qualifiers (5) and (6) as follows:

5) Street Townhouse Dwellings are limited to a maximum of three units. (2026-0XX-ZO)

6) Apartment Buildings are limited to a floor space index (FSI) of 1.5. (2026-0XX-ZO)”

13) Table **5.2 (Regulations within Traditional Residential Zones)** be amended by replacing the existing table with the new table as follows:

5.2 Regulations

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
RPS	0.8 ha	45 m	12 m	12 m	6 m		12 m	15%	11 m	
RV (3)(4)	0.5 ha	35 m	10 m	4.5 m	3.5 m		12 m	15%	11 m	
R1 (3)(4) Detached Dwelling	555 m ²	18 m	Max - 9.5 m Min - 7.5 m	3 m 4m (to front of garage 6 m)	1.2 m 1.5 m		<u>7 m</u> 7.5m	up to 5 m in height 42%; over 5 m in height 35% (3)	10 m	
<u>R1</u> Semi-Detached Dwelling	<u>525 m²</u>	<u>17.5 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)	-	<u>7 m</u>	<u>up to 5 m in height 42%;</u> <u>over 5 m in height 35%</u> (3)	<u>10 m</u>	-
<u>R1</u> Street Townhouse Dwelling	<u>222 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)		<u>7 m</u>	<u>up to 5 m in height 42%;</u> <u>over 5 m in height 35%</u> (3)	<u>10 m</u>	
<u>R1</u> Duplex & Triplex Dwelling	<u>555 m²</u>	<u>18 m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m (7)</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m (8)</u>	<u>45%</u>	<u>10 m</u>	
<u>R1</u> Fourplex	<u>600 m²</u>	<u>18 m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m (7)</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m (8)</u>	<u>45%</u>	<u>10 m</u>	
R2 (3)(4) Detached Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	3 m 4m (to front of garage 6 m)	1.2 m 1.5 m		<u>7 m</u> 7.5m	up to 5 m in height 42%; over 5 m in height 35% (3)	10 m	
<u>R2</u> Semi-Detached Dwelling	<u>315 m²</u>	<u>10.5 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)	-	<u>7 m</u>	<u>up to 5 m in height 42%;</u> <u>over 5 m in height 35%</u> (3)	<u>10 m</u>	-
<u>R2</u> Street Townhouse Dwelling	<u>222 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)		<u>7 m</u>	<u>up to 5 m in height 42%;</u> <u>over 5 m in height 35%</u> (3)	<u>10 m</u>	
<u>R2 (3)(7)</u> Duplex & Triplex Dwelling	<u>370 m²</u>	<u>12 m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m (3)</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m (8)</u>	<u>45%</u>	<u>10 m</u>	
<u>R2</u> Fourplex	<u>600 m²</u>	<u>15m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m (7)</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m (8)</u>	<u>45%</u>	<u>10 m</u>	
R3 (3)(4) Detached, Semi-Detached & Duplex Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	3 m 4m (to front of garage 6 m)	1.2 m 1.5 m (semi-detached 0 m along common wall)		<u>7 m</u> 7.5m	up to 5 m in height 42%; over 5 m in height 35% (3)	10 m	
<u>R3</u> Semi-Detached Dwelling	<u>315 m²</u>	<u>10.5 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)	-	<u>7 m</u>	<u>up to 5 m in height 42%;</u> <u>over 5 m in height 35%</u> (3)	<u>10 m</u>	-
<u>R3</u> Street Townhouse Dwelling	<u>222 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)		<u>7 m</u>	<u>up to 5 m in height 42%;</u> <u>over 5 m in height 35%</u> (3)	<u>10 m</u>	
<u>R3</u> Duplex & Triplex Dwelling	<u>370 m²</u>	<u>12 m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m (3)</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m (8)</u>	<u>45%</u>	<u>10 m</u>	
<u>R3</u> Fourplex	<u>600 m²</u>	<u>15m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m (7)</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m (8)</u>	<u>45%</u>	<u>10 m</u>	
R4 (3)(4) Detached & Semi-Detached Dwelling	200 m ²	6 m	Max - 9.5 m Min - 7.5 m	3 m 4m (to front of garage 6 m)	1.2 m 1.5 m (semi-detached 0 m along common wall)		<u>7 m</u> 7.5m	up to 5 m in height 42%; over 5 m in height 35% (3)	10 m	

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
R4 (3)(4) Duplex & Triplex Dwelling	200 m² 222 m ²	6 m	Max - 9.5 m Min - 7.5 m (7)	3 m 4 m (to front of garage 6 m)	1.2 m 1.5 m		4.5 m (8) 7.5 m	45% up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 Street Townhouse Dwelling	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m 4 m (to front of garage 6 m)	1.2 m (street townhouse 0 m along common wall)		7 m 7.5 m		10 m	
R4 Townhouse Dwellings	200 m ² per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m 4.5 m (to front of garage 6 m)	0 m	3 m	7 m 7.5 m		10 m	
R4 Fourplex Dwelling	555 m²	15 m	4.5	3 m	1.2 m		4.5 m (8)	45%	10 m	
RM1 (4) Apartment Buildings	222 m² (2) 600 m ²	20 m	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)		6 m	6 m	(5)	13 m 12 m	10 m ² per dwelling unit
RM1 Long Term Care Facility & Senior Citizens' Home	400 m ²	20 m	6 m	6 m	6 m		6 m		12 m	
RM1 Street Townhouse Dwellings	150 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)	1.2 m (street townhouse 0 m along common wall)		6 m		10 m	
RM1 All other Permitted Uses, Buildings & Structures	222 m ² per dwelling unit (2)	6 m per dwelling unit	Max - 9 m Min - 7.5 m	4.5 m (to front of garage 6 m)	1.2 m (for townhouse 0 m along common wall)		7.5 m		12 m	
RM2 Apartment Buildings	0.3 ha	20 m	6 m	6 m	6 m		6 m	35%	20 m	(1)
RM2 Stacked Townhouse Dwelling	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m	Max - 7.5 m Min - 3 m	0 m	3 m	6 m		12 m	

(2011-116-ZO) (2013-112-ZO) (2016-143-ZO) (2026-0XX-ZO)

14) Amend Section 5.2 (Qualifying Notes to Regulations within Traditional Residential Zones) by removing qualifiers (3) and (4) as follows:

- ~~3) On a lot with an interior side yard less than 3.5m, the maximum building length of any single detached dwelling, duplex dwelling, or semi-detached dwelling shall be 17 m, measured from main front wall to main rear wall. (2016-144-ZO).~~
- ~~4) Notwithstanding Qualifying Note (3) to Section 5.2.1, on a lot with an interior side yard less than 3.5m and a lot depth greater than 35 m, the maximum building length may exceed 17 m, to a maximum of 19 m. Additional building length between 17 m and 19 m shall be calculated on the basis of a ratio of 1 m of additional building length for each additional 5 m of lot depth. (2016-144-ZO)~~

15) Amend Section 5.2 (Qualifying Notes to Regulations within Traditional Residential Zones) by adding qualifiers (3) to (8) as follows:

- 3) **“Where there are two or more dwelling units on a lot with both Municipal Sewage Services and Municipal Water Services, a maximum lot coverage of 45% is permitted. (2026-0XX-ZO)”**
- 4) **Where an Apartment Building abuts a lot in the R1 – R4 or RN1 – RN4 Zones, an additional 3 m interior side yard or rear yard setback is required. (2026-0XX-ZO)**
- 5) **In the RM1 Zone, an Apartment Building is permitted to have a maximum Floor Space Index (FSI) of 1.5. (2026-0XX-ZO)**

- 6) **Street Townhouse Dwellings are limited to a maximum of three units. (2026-0XX-ZO)**
- 7) **For a Duplex, Triplex, or Fourplex dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to:**
 - i) **the average of the yards abutting the same street on either side of the lot;**
 - ii) **where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and**
 - iii) **despite clauses (7) i) and ii), the depth of the front yard must be at least 4.5 m. (2026-0XX-ZO)**
- 8) **Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-0XX-ZO)”**

16) Table 5A.1 (Permitted Uses, Buildings and Structures within New Residential Zones) be amended by revising and adding a new row in the appropriate alphabetical location with checkmarks and qualifiers indicating potential permission as follows:

Permitted Uses, Buildings and Structures	RN1	RN2	RN3	RN4	RN5
Semi-Detached Dwelling	✓	✓	✓	✓	
Duplex Dwelling	✓	✓	✓	✓	
<u>Triplex Dwelling</u>	✓	✓	✓	✓	
<u>Fourplex Dwelling</u>	✓	✓	✓	✓	
Street Townhouse Dwelling	✓(6)	✓(6)	✓(6)	✓	

17) Amend Section 5A.1.1 (Qualifying Notes to Permitted Uses within New Residential Zones) by adding qualifier (5) as follows:

- 5) **“Street Townhouse Dwellings are limited to a maximum of three units. (2026-0XX-ZO)”**

18) Table 5A.2 (Regulations within New Residential Zones) be amended by revising and adding a new row in the appropriate alphabetical location with checkmarks and qualifiers indicating potential permission as follows:

5A.2 Regulations

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
<u>RN1 Detached Dwelling (4)(1)(5)</u>	370 m ²	12 m	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN1 Semi-Detached Dwelling (4)(15)	<u>315 m² per dwelling unit</u>	<u>10.5 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 4.5 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN1 Street Townhouse Dwelling (4)(15)(17)	<u>150 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN1 Duplex and Triplex (15)	<u>370 m²</u>	<u>12 m</u>	<u>Max - 7.5 m</u> <u>Min - 4.5 m</u> <u>(1)(5)(18)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u>	-	<u>10 m</u>	<u>4.5 m (19)</u>
RN2 Detached Dwelling (4)(15)	300 m ²	11 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)	-	10 m	7 m
RN2 Semi-Detached Dwelling (4)(15)	<u>285 m² per dwelling unit</u>	<u>9.5 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 4.5 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN2 Street Townhouse Dwelling (4)(15)(17)	<u>150 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN2 Duplex and Triplex (15)	<u>300 m²</u>	<u>11 m</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)(18)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u>	-	<u>10 m</u>	<u>4.5 m (19)</u>
RN3 Detached Dwelling (4)(15)	235 m ²	9 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)	-	10 m	7 m
RN3 Semi-Detached Dwelling (4)(15)	<u>195 m² per dwelling unit</u>	<u>7.5 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN4 Semi-Detached Dwelling (4)	<u>195 m²</u>	<u>7.5 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u> <u>(semi-detached 0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN3 Street Townhouse Dwelling (4)(15)(17)	<u>150 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN3 Duplex & Triplex Dwelling (4)(15)(18)	<u>235 m²</u>	<u>9 m</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)(18)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u>	-	<u>10 m</u>	<u>4.5 m (19)</u>
RN1 - RN4 Fourplex (4)(15)(18)	<u>555 m²</u>	<u>15 m</u>	<u>Max - 7.5 m</u> <u>Min - 4.5 m</u> <u>(1)(5)(18)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u>	-	<u>10 m</u>	<u>4.5 m (19)</u>
RN4 Semi-Detached Dwelling (4)(15)	<u>195 m² per dwelling unit</u>	<u>7.5 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN4 Street Townhouse Dwelling (4)(15)(17)	<u>150 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN4 Back to Back Townhouse Dwelling (4)	80 m ² per dwelling unit	6 m per dwelling unit	Max - 7 m Min - 3 m (1)(5)	Max - 6 m Min - 3 m (1)(5)	0 m	3 m	10 m	n/a

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN4 Stacked Townhouse Dwellings (4)	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	12 m	6 m
RN4 Street Townhouse Dwelling (4)(15)	153 m ² per dwelling unit (8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (street townhouse 0 m along common wall)		10 m	7 m
RN4 Townhouse Dwelling (4) (15)	153 m ² per dwelling unit (8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	10 m	7 m
RN5 Apartments (4)(9)(10)(12)(14)	0.3 ha	20 m	6 m	6 m	6 m		20 m	6 m

(2011-116-ZO) (2011-152-ZO) (2013-112-ZO) (2016-0144-ZO) (2025-046-ZO) (2026-0XX-ZO)

19) Amend Section 5A.2 (Qualifying Notes to Regulations within New Residential Zones) by adding qualifiers (15) to (19) as follows:

15) Where there are two or more dwelling units on a lot with both Municipal Sewage Services and Municipal Water Services, the lot is permitted to have a maximum lot coverage of 45%. (2026-0XX-ZO)

16) Where an Apartment Building abuts a lot in the RN1 – RN4 or R1 – R4 Zones, an additional 3 m interior side yard or rear yard setback is required. (2026-0XX-ZO)

17) Street Townhouse Dwellings are limited to a maximum of three units. (2026-0XX-ZO)

18) For a Duplex, Triplex, or Fourplex dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to:

- i) the average of the yards abutting the same street on either side of the lot;
- ii) where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and
- iii) despite clauses (18) i) and ii), the depth of the front yard must be at least 4.5 m. (2026-0XX-ZO)

19) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-0XX-ZO)

20) Amend Section 9 – Definitions by replacing the definition for “Apartment Building” as follows:

“Apartment Building means a building containing five or more dwelling units, external access to which is through a common vestibule and/or a common corridor or corridors. (2026-0XX-ZO)”

21) Amend **Section 9 – Definitions** by replacing the definition for “Duplex” as follows:

“Duplex means a detached building on one freehold lot, divided into two separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Duplex is not a Semi-Detached Dwelling or a dwelling with Additional Residential Units. (2026-0XX-ZO)”

22) Amend **Section 9 – Definitions** by adding a new definition for “Triplex” as follows:

“Triplex means a detached building on one freehold lot, divided into three separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Triplex is not a Street Townhouse Dwelling or a dwelling with Additional Residential Units. (2026-0XX-ZO)”

23) Amend **Section 9 – Definitions** by adding a new definition for “Fourplex” as follows:

“Fourplex means a detached building on one freehold lot, divided into four separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Fourplex is not a Street Townhouse, Townhouse, or a dwelling with Additional Residential Units. (2026-0XX-ZO)”

2. That this By-law shall come into force in accordance with Section 34 of the *Planning Act*.

READ a first and second time this _th day of Month, 2026.

READ a third time and passed this _th day of Month, 2026.

Iain Lovatt, Mayor

Becky Jaimeson, Clerk