

**THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE**

**BY-LAW NUMBER 2026-030-ZO**

BEING A BY-LAW to amend Comprehensive Zoning By-law  
2010-001-ZO of the Town of Whitchurch-Stouffville  
– Sections 3, 5, 5A, 9, and 11

**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) **Residential Dwellings portion of Table 3.23.1 (Table of Parking Standards within Parking Standards)** be replaced with the following:

<b>Use of Building or Lot</b>	<b>Minimum Number of Parking Spaces</b>
<b>Residential Dwellings</b>	
Detached Dwelling (3)	2 parking spaces for each dwelling unit
Accessory Residential Unit (3)(5)	1 parking space for each dwelling unit
Bed and Breakfast Establishment	1 parking space per guest suite in addition to the parking required for the detached dwelling. The additional parking spaces may be located in tandem with other parking spaces.
Semi-Detached Dwelling (3)	2 parking spaces for each dwelling unit
Converted Dwelling	1 parking space for each dwelling unit
Duplex Dwelling (4)	3 parking spaces for each Duplex Dwelling
Triplex Dwelling (4)	4 parking spaces for each Triplex Dwelling
Fourplex Dwelling (4)	5 parking spaces for each Fourplex Dwelling
Group Home	1 parking space for each dwelling unit
Street Townhouse Dwelling (3)	2 parking spaces for each dwelling unit
Back-to-Back Townhouse Dwelling (3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Townhouse Dwelling (3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Stacked Townhouse Dwelling (1)(3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Apartment Building (2)	1.25 parking spaces per dwelling unit for residents plus 0.25 parking spaces reserved for visitors
Dwelling Units over Commercial Uses (2)	1.25 parking spaces per dwelling unit for residents plus 0.25 parking spaces reserved for visitors
Long Term Care Facility	1 parking space for every 3 beds
Senior Citizens' Home	1 parking space for every 3 beds

- 2) A new qualifying notes Section 3.23.1.1 is hereby added after Table 3.23.1 as follows:

**3.23.1.1 “Qualifying Notes to Parking Regulations (2026-030-ZO)”**

1) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 zones, a minimum of 1.5 parking spaces per dwelling unit plus 0.25 visitor parking spaces per unit are required for a Stacked Townhouse if located at an identified lot within Schedule 70 – HAF 1.

2) In the RM1, RM2, RN5, CG, CL, CV, CM1, and CM2, zones, a minimum of 1 parking spaces per dwelling unit plus 0.25 visitor parking spaces per unit are required for a dwelling unit within an Apartment and a Dwelling Unit over Commercial Uses if located on an identified lot within Schedule 70 – HAF 1.

3) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 zones, no parking space is required for the first Additional Residential Unit if located at an identified lot within Schedule 71 – HAF 2.

4) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 zones, the minimum number of parking spaces required is reduced by 1 if located at an identified lot within Schedule 71 – HAF 2.

5) Additional Residential Units are subject to the regulations in Section 3.28.

- 3) **Section 3.23 (Parking Standards)** is hereby amended by adding a new regulation as follows:

**“3.23.4 Parking Minimums in Major Transit Station Areas (2026-030-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) **Section 3.23 (Parking Standards)** is hereby amended by adding a new regulation as follows:

**“3.23.5 Compact Motor Vehicle Parking Spaces (2026-030-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) Section **3.24.6.1 (Location of Parking in Residential and New Residential Zones)** is hereby amended by replacing the text in provision 3.24.6.1 i. as follows:

i. Within a front, 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. **(2026-030-ZO)”**

- 6) Section **3.24.6.1 (Location of Parking in Residential and New Residential Zones)** is hereby amended by adding a new provision 3.24.6.1 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 1.2 m wide soft landscaped area 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 privacy fence 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. (2026-030-ZO)”

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

**“3.24.9 Tandem Parking (2026-030-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 three tandem parking spaces may be provided, for a total of six 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) **Section 3.28 (Additional Residential Units)** is hereby amended by replacing 3.28 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:

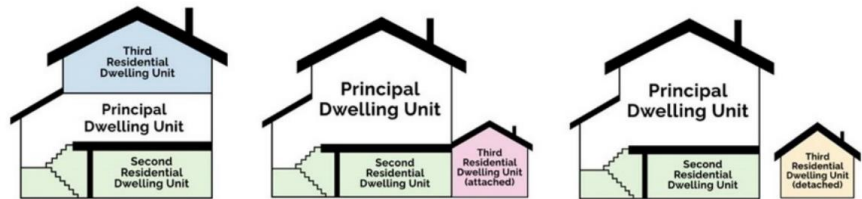
- i. A maximum of two (2) ‘integrated’ ARUs are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling, or Townhouse Dwelling Unit; or,
- ii. A maximum of one (1) ‘integrated’ ARU and one (1) ‘ancillary’ ARU are permitted in addition to the principal Dwelling located 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. (2026-030-ZO)”

- 9) **Section 3.28 (Additional Residential Units)** is hereby amended by adding new provisions 3.28 iii) and 3.28 iv) as follows, and renumbering existing provisions 3.28 iii) to 3.28 xiv) to 3.28 v) to 3.28 xvi):

“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. (2026-030-ZO)"



- iv) Three (3) ARUs are only permitted on lots with a minimum frontage of 15 m and a minimum lot area of 555 m<sup>2</sup> subject to the zoning regulations for the Principal Dwelling Unit on the lot. (2026-030-ZO)"

10) **Section 3.28 (Additional Residential Units)** is hereby amended by replacing provision 3.28 xii) as follows:

"xii) Any required parking space for the ARU must be located on private property and comply with all other applicable provisions of this By-law.

11) **Section 3.28 (Additional Residential Units)** is hereby amended by adding a new provisions 3.28 xvii) and 3.28 xviii) as follows:

"xvii) 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. (2026-030-ZO)"

xviii) 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. (2026-030-ZO)"

12) **Section 3.28 - Table 1 – Ancillary Additional Residential Unit (ARU) Regulations (Qualifying Notes to Regulations)** is hereby amended by adding a qualifier (5) as follows:

5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)"

13) **Section 3.28 - Table 1 – Ancillary Additional Residential Unit (ARU) Regulations** is hereby amended by adding qualifier (5) to the Minimum Rear Yard column.

14) **Section 3.28 - Table 2 – Integrated Additional Residential Unit (ARU) Regulations (Qualifying Notes to Regulations)** is hereby amended by adding a qualifier (5) as follows:

5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)"

15) **Section 3.28 - Table 2 – Integrated Additional Residential Unit (ARU) Regulations** is hereby amended by adding qualifier (5) to the Minimum Rear Yard column.

16) **Table 5.1 (Permitted Uses, Buildings and Structures within Traditional Residential Zones)** is hereby amended by adding and 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			✓	✓	✓	✓		
Triplex Dwelling			✓	✓	✓	✓		
Fourplex Dwelling			✓	✓	✓	✓		
Street Townhouse Dwelling			✓(5)	✓(5)	✓(5)	✓	✓	

17) **Section 5.1.1 (Qualifying Notes to Permitted Uses within Traditional Residential Zones)** is hereby amended by adding a qualifier (5) as follows:

- 5) Street Townhouse Dwellings are limited to a maximum of three units. (2026-030-ZO)

18) **Table 5.2 (Regulations within Traditional Residential Zones)** is hereby amended by replacing the existing table with a 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 (6)	0.8 ha	45 m	12 m	12 m	6 m		12 m	15%	11 m	
RV (6)	0.5 ha	35 m	10 m	4.5 m	3.5 m		12 m	15%	11 m	
R1 Detached Dwelling (6)	555 m <sup>2</sup>	18 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Semi-Detached Dwelling (6)	525 m <sup>2</sup>	17.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Duplex & Triplex Dwelling	555 m <sup>2</sup>	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 Fourplex	600 m <sup>2</sup>	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Detached Dwelling (6)	370 m <sup>2</sup>	12 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	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
R2 and R3 Semi-Detached Dwelling (6)	315 m <sup>2</sup>	10.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 and R3 Duplex & Triplex Dwelling	370 m <sup>2</sup>	12 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Fourplex	600 m <sup>2</sup>	15m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 – R3 Street Townhouse Dwelling (3)(6)	222 m <sup>2</sup> per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m		10 m	
R4 Detached & Semi-Detached Dwelling (6)	200 m <sup>2</sup>	6 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (semi-detached) 0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 Duplex & Triplex Dwelling	200 m <sup>2</sup>	6 m	Max - 9.5 m Min - 7.5 m (4)	3 m 4-m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10m	
R4 Townhouse Dwellings (6)	200 m <sup>2</sup> per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	0m	3 m	7 m		10 m	
R4 Fourplex Dwelling	555 m <sup>2</sup>	15 m	4.5 m	3 m	1.2 m		4.5 m (5)	45%	10m	
R4 Street Townhouse Dwelling (6)	222 m <sup>2</sup> per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m		10 m	
RM1 Apartment Buildings	222 m <sup>2</sup> (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		12 m	10 m <sup>2</sup> per dwelling unit
RM1 Long Term Care Facility & Senior Citizens' Home	400 m <sup>2</sup>	20 m	6 m	6 m	6 m		6 m		12 m	
RM1 Street Townhouse Dwellings (6)	150 m <sup>2</sup> 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 <sup>2</sup> 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 (6)	145 m <sup>2</sup> 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) (2026-030-ZO)**

19) **Section 5.2.1 (Qualifying Notes to Regulations)** is hereby amended 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)

20) **Section 5.2.1 (Qualifying Notes to Regulations)** is hereby amended by adding new qualifiers (3) to (5) as follows:

- 3) Street Townhouse Dwellings are limited to a maximum of three units. (2026-030-ZO)
- 4) 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. (2026-030-ZO)
- 5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)”
- 6) See Section 3.28 for granted regulations when including Accessory Dwelling Unit. (2026-030-ZO)

21) **Table 5A.1 (Permitted Uses, Buildings and Structures)** is hereby amended by adding and replacing the following rows’ checkmarks and qualifiers indicating potential permission as follows:

<b>Permitted Uses, Buildings and Structures</b>	RN1	RN2	RN3	RN4	RN5
Semi-Detached Dwelling	✓	✓	✓	✓	
Duplex Dwelling	✓	✓	✓	✓	
Triplex Dwelling	✓	✓	✓	✓	
Fourplex Dwelling	✓	✓	✓	✓	
Street Townhouse Dwelling	✓(5)	✓(5)	✓(5)	✓	

22) **Section 5A.1.1 (Qualifying Notes to Permitted Uses)** is hereby amended by adding a qualifier (5) as follows:

- 5) “Street Townhouse Dwellings are limited to a maximum of three units. (2026-030-ZO)”

23) **Table 5A.2 (Regulations)** is hereby 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
RN1 Detached Dwelling (4)(15)	370 m <sup>2</sup>	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
RN1 Semi-Detached Dwelling (4)(15)	315 m <sup>2</sup> per dwelling unit	10.5 m per dwelling unit	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) (0 m along common wall)		10 m	7 m
RN1 Duplex and Triplex (4)(17)	370 m <sup>2</sup>	12 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN2 Detached Dwelling (4)(15)	300 m <sup>2</sup>	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)	285 m <sup>2</sup> per dwelling unit	9.5 m per dwelling unit	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) (0 m along common wall)		10 m	7 m
RN2 Duplex and Triplex (4)(17)	300 m <sup>2</sup>	11 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN3 Detached Dwelling (4)(15)	235 m <sup>2</sup>	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)	195 m <sup>2</sup> per dwelling unit	7.5 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)(13) (0 m along common wall)		10 m	7 m
RN3 Duplex & Triplex Dwelling (4)(17)	235 m <sup>2</sup>	9 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN1 – RN3 Street Townhouse Dwelling (4)(15)(16)	150 m <sup>2</sup> 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)	1.2 m (2)(3) (0 m along common wall)		10 m	7 m
RN1 – RN4 Fourplex (4)(17)	555 m <sup>2</sup>	15 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN4 Semi-Detached Dwelling (4)(15)	195 m <sup>2</sup> per dwelling unit	7.5 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)(13) (0 m along common wall)		10 m	7 m
RN4 Back to Back Townhouse Dwelling (4)(15)	80 m <sup>2</sup> 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
RN4 Stacked Townhouse Dwellings (4)(15)	145 m <sup>2</sup> 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 <sup>2</sup> 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) (0 m along common wall)		10 m	7 m
RN4 Townhouse Dwellings (4)(15)	153 m <sup>2</sup> 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)  
(2026-030-ZO)**

- 24) **Section 5A.2.1 (Qualifying Notes to Regulations)** is hereby amended by adding new qualifiers (15) to (18) as follows:
- 15) See Section 3.28 for granted regulations when including Accessory Dwelling Unit. (2026-0XX-ZO)
- 16) Street Townhouse Dwellings are limited to a maximum of three units. (2026-0XX-ZO)
- 17) 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. (2026-030-ZO)
- 18) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard. (2026-030-ZO)
- 25) **Section 9 – Definitions** is hereby amended by replacing the definition for “Duplex Dwelling” as follows:
- “**Duplex Dwelling**: 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. (2026-030-ZO)”
- 26) **Section 9 – Definitions** is hereby amended 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. (2026-030-ZO)”
- 27) **Section 9 – Definitions** is hereby amended 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. (2026-030-ZO)”
- 28) **Section 11 – Schedules** is hereby amended by adding a new Schedules 70 and 71 as shown on Schedule 1 of this By-law.

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 15th day of April, 2026.

READ a third time and passed this 15th day of April, 2026.

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Iain Lovatt, Mayor

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Jenn Peplinski, Clerk

DRAFT

### Schedule 70



**HAF 1 Schedule**

- Major Transit Station Area (MTSA)
- HAF1 Parking Reduction Area

Advisory Note: This schedule identifies only those lots that may be eligible for parking reductions for apartments, dwellings above commercial uses, and stacked townhouses. Notwithstanding all development must still comply with the applicable requirements, area designations and site-specific provisions of the Official Plan and Zoning By-law.

**SCHEDULE 70**

### Schedule 71



**HAF 2 Parking Reduction and Use Permission Area**

- Major Transit Station Area (MTSA)
- HAF 2 Use Permission Area
- HAF 2 Parking Reduction and Use Permission Area

Advisory Note: This schedule identifies only those lots that are eligible missing middle housing forms and associated regulations. Further among those identifies a portion of lots that can qualify for parking reductions. Notwithstanding all development must still comply with the applicable requirements, area designations and site-specific provisions of the Official Plan and Zoning By-law.

**SCHEDULE 71**