

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

**BY-LAW NUMBER 2024-059-ZO**

BEING A BY-LAW to amend By-Law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-Law), as amended for the lands located at 5481 and 5551 Bethesda Sideroad.

**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 in respect of the lands known as 5481 and 5551 Bethesda Sideroad.

**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 47 to delete the AG – Agricultural, FH- Flood Hazard and ENV- Environmental to show thereon the lands RN3(8) – New Residential Three Exception Eight Zone, RN3(8)(h-42)– New Residential Three Exception Eight Zone Holding Provision Forty-two, New Residential Four Zone, RN4(18) - New Residential Four, Exception Eighteen Zone, OS- Open Space, FH-Flood Hazard, I- Institutional, and ENV- Environmental as shown on Schedule 1 to this By-law;
  - ii. By amending Section 2.8.5 Site Specific Holding Zone Provisions by adding a new Section 2.8.5.42 as shown on Schedule 2 to this By-law;
  - iii. By amending 5A.3.3 (Exceptions to the RN3 Zone) by adding a new section 5A.3.3.8, as shown on Schedule 2 to this By-law; and
  - iv. By amending 5A.3.4 (Exceptions to the RN4 Zone) by adding a new section 5A.3.4.18, as shown on Schedule 2 to 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 15<sup>th</sup> day of May, 2024

READ a third time and passed this 15<sup>th</sup> day of May, 2024

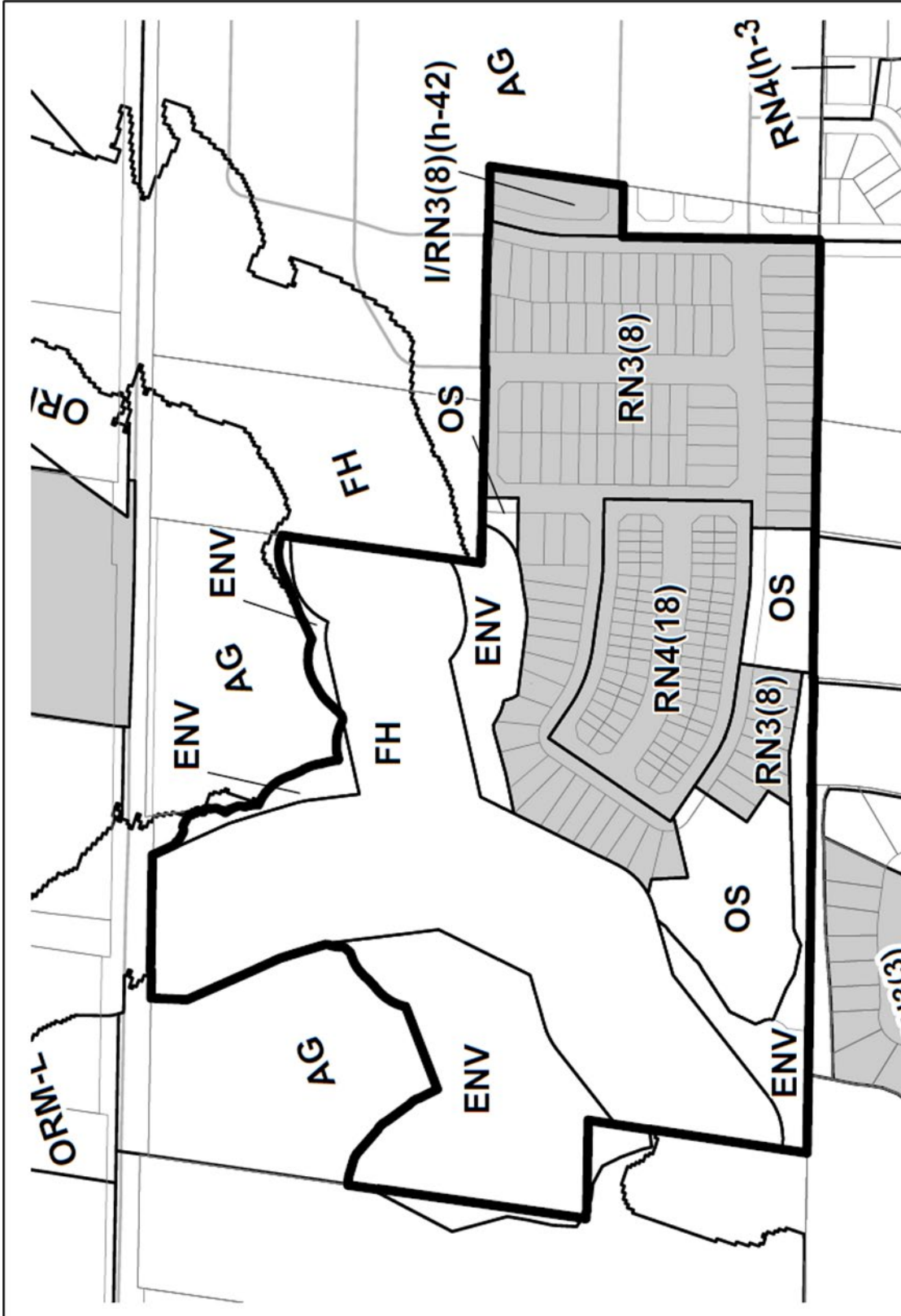
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Iain Lovatt, Mayor

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Becky Jamieson, Clerk

Schedule 1 to By-Law 2024-059-ZO



**SCHEDULE 2 TO BY-LAW 2024-059-ZO**

**2.8.5.42**

**h-42 Zone      5A.3.3.8      5481 and 5551 Bethesda Road, Draft Plan of Subdivision  
19T(W)22.001, schedule 57**

**Conditions for Lifting the Holding Symbol (h-42)**

- i) That Block 109 shall only be developed with residential uses if it is confirmed that the Block is not required for the purpose of a school.

**5A.3.3.8      RN3(8) 5481 and 5551 Bethesda Road, Draft Plan of Subdivision  
19T(W)22.001, Schedule 57**

**1. Permitted Uses**

The only use permitted shall be Single Detached Dwellings.

**2. Regulations**

- i) Maximum Building Height      11.0 metres
- ii) Minimum Rear Yard      6.0 metres

**3. Qualifying Note to Regulations**

- (1) Notwithstanding Section 3.24.6.2 i), the maximum driveway width within the property boundary shall be equal to the garage width plus 3 m, provided that a minimum soft landscaped area of 20% in the front and/or exterior side yard is provided, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.
- (2) For the purpose of this By-Law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.
- (3) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the side lot line and a 0.6 metre stair encroachment shall be permitted within an interior or exterior side yard that is at least 1.2 metres wide.

**5A.3.4.18      RN4(18) 5481 and 5551 Bethesda Road, Draft Plan of Subdivision  
19T(W)22.001, Schedule 57**

**1. Permitted Uses**

The only use permitted shall be Back-to-Back Townhouse Dwellings.

**2. Regulations**

- i) Maximum Building Height      13.0 metres

**3. Qualifying Note to Regulations**

- (1) The vehicular access door of any garage, attached or detached, shall have a minimum setback of 5.5 m from the front lot line or exterior side lot line.
- (2) For the purpose of this By-Law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.
- (3) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the side lot line and a 0.6 metre stair encroachment shall be permitted on end unit townhouses within an interior or exterior sideyard that is at least 1.2 metres wide.