

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2024-126-ZO

BEING A BY-LAW to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 6835 Main Street and 447 Loretta Crescent.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, (the “*Planning Act*”) permits the Council of local municipalities to pass zoning by-laws for 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 such zoning by-laws; and

WHEREAS Council for the Town desires to amend Zoning By-law 2010-001-ZO in respect of the lands known municipally 6835 Main Street and 447 Loretta Crescent.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. By amending Schedule 57 to rezone the subject lands from (R1) Residential One and (R2) Residential Two, to RN4(24) Residential New Four Exception Twenty-Four, RN4(25)(h-44) Residential New Four Exception Twenty-Five Holding Zone Forty-Four, and RN4(26) Residential New Four Exception Twenty-Six as shown on Schedule 2 of this By-law;
2. By amending Section 2.8.5 Site Specific Holding Zone Provisions by adding a new section 2.8.5.44 as set out in Schedule 1 of this By-law;
3. By amending Section 5A.3 Exceptions to the RN4 Zone by adding a new section 5A.3.4.24 as shown on Schedule 1 of this By-law;
4. By amending Section 5A.3 Exceptions to the RN4 Zone by adding a new section 5A.3.4.25 as shown on Schedule 1 of this By-law;
5. By amending Section 5A.3 Exceptions to the RN4 Zone by adding a new section 5A.3.4.26 as shown on Schedule 1 of this By-law; and

6. That this By-law shall come into force and effect on the 6th day of November, 2024.

READ a first and second time this 6th day of November, 2024.

READ a third time and passed this 6th day of November, 2024.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

SCHEDULE 1 TO BY-LAW 2024-126-ZO**2.8.5.44 RN4(25)(h-44) 6835 Main Street & 447 Loretta Crescent, Draft Plan of Subdivision File No. 19T(W)-22.003**Conditions for Removing (h-44)

That required agreements and associated permanent easements for water and sanitary servicing construction and maintenance, and unrestricted pedestrian and vehicular access and circulation be provided along and upon Eastern Gate Crescent, as required under Section 53 of the *Planning Act*, subject to the satisfaction of the Town.

5A.3.4.24 RN4(24) 6835 Main Street – Draft Plan of Subdivision File No. 19T(W)-22.003, Schedule 57 (2024-126-ZO)1. Regulations

- | | |
|---------------------------------------|--|
| a) Minimum Lot Area per Dwelling Unit | 169 square metres |
| b) Minimum Setback to Sight Triangle | 0 metres to porch projection |
| c) Maximum Building Height | 12.75 metres |
| d) Minimum Rear Yard Setback | 5.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouses to the south, in which case it shall be 2.0 metres |

5A.3.4.25 RN4(25)(h-44) 6835 Main Street & 447 Loretta Crescent – Draft Plan of Subdivision File No. 19T(W)-22.003, Schedule 57 (2024-126-ZO)1. Regulations

- | | |
|---------------------------------------|-------------------|
| a) Minimum Lot Area per Dwelling Unit | 135 square metres |
| b) Maximum Building Height | 11.75 metres |
| c) Minimum Rear Yard Setback | 4.6 metres |
| d) Barrier-Free Parking | 0 spaces required |

2. Qualifying Notes to Regulations

- a) For the purposes of this Zone, the front lot line is determined to be Eastern Gate Crescent, a private road within a registered Plan of Condominium.

5A.3.4.26 RN4(26) 447 Loretta Crescent – Draft Plan of Subdivision File No. 19T(W)-22.003, Schedule 57 (2024-126-ZO)

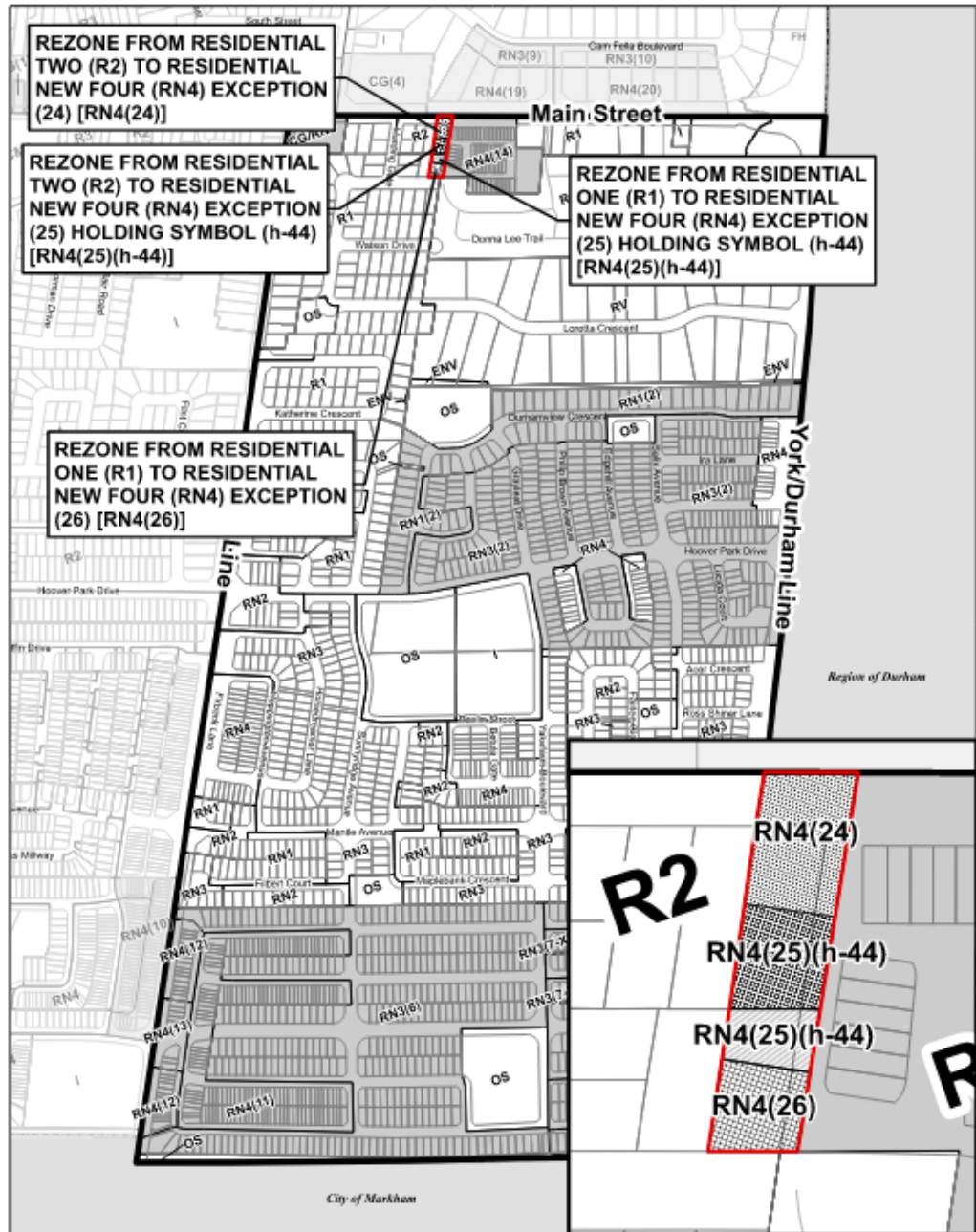
1. Regulations

- a) Minimum Lot Area per Dwelling Unit 190 square metres
- b) Minimum Exterior Side Yard Setback 3.0 metres, except where a dwelling abuts a transformer (public utility) in which case it shall be 0.0 metres
- c) Minimum Rear Yard Setback 5.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouses to the north, in which case it shall be 2.0 metres

2. Qualifying Notes to Regulations

- a) Notwithstanding Section 3.8.2, mechanical systems may be located in the exterior side yard for lots containing semi-detached dwellings.

SCHEDULE 2 TO BY-LAW 2024-126-ZO



SCHEDULE 57

Zone of Municipality: Scarborough
By-law Number: 2024

CHANGE AREA

- AG - Agriculture
- BI - Business
- CG - Community General
- CG1 - Community General - Single-Family Residential
- CG2 - Community General - Multi-Family Residential
- CG3 - Community General - Office
- CG4 - Community General - Retail
- CG5 - Community General - Industrial
- CG6 - Community General - Entertainment
- CG7 - Community General - Civic
- CG8 - Community General - Institutional
- CG9 - Community General - Religious
- CG10 - Community General - Educational
- CG11 - Community General - Cultural
- CG12 - Community General - Recreational
- CG13 - Community General - Health
- CG14 - Community General - Government
- CG15 - Community General - Other
- CG16 - Community General - Unspecified
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SCHEDULE 57