THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-___-ZO

A By-law to amend By-law No. 2010-001-ZO, as amended of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 5061 Stouffville Road

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, C.P.13, as amended, (The Act) permits the Councils of local municipalities to pass zoning by-law 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

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, as amended, is hereby amended as follows:

    a. By amending Schedule 54 to change the zoning of the lands shown on Schedule 1 from “Oak Ridges Moraine - Countryside (ORM-C),” “Development Reserve (D),” and “Flood Hazard (FH)” to “Commercial Residential Mixed - Western Approach with Exception (CM2(X))”.
    b. To incorporate site specific development regulations, as outlined in Schedule 2, attached to this by-law.

READ a first and second time this ___ th day of _____, 2026.

READ a third time and passed this ___ th day of _____, 2026.

_____

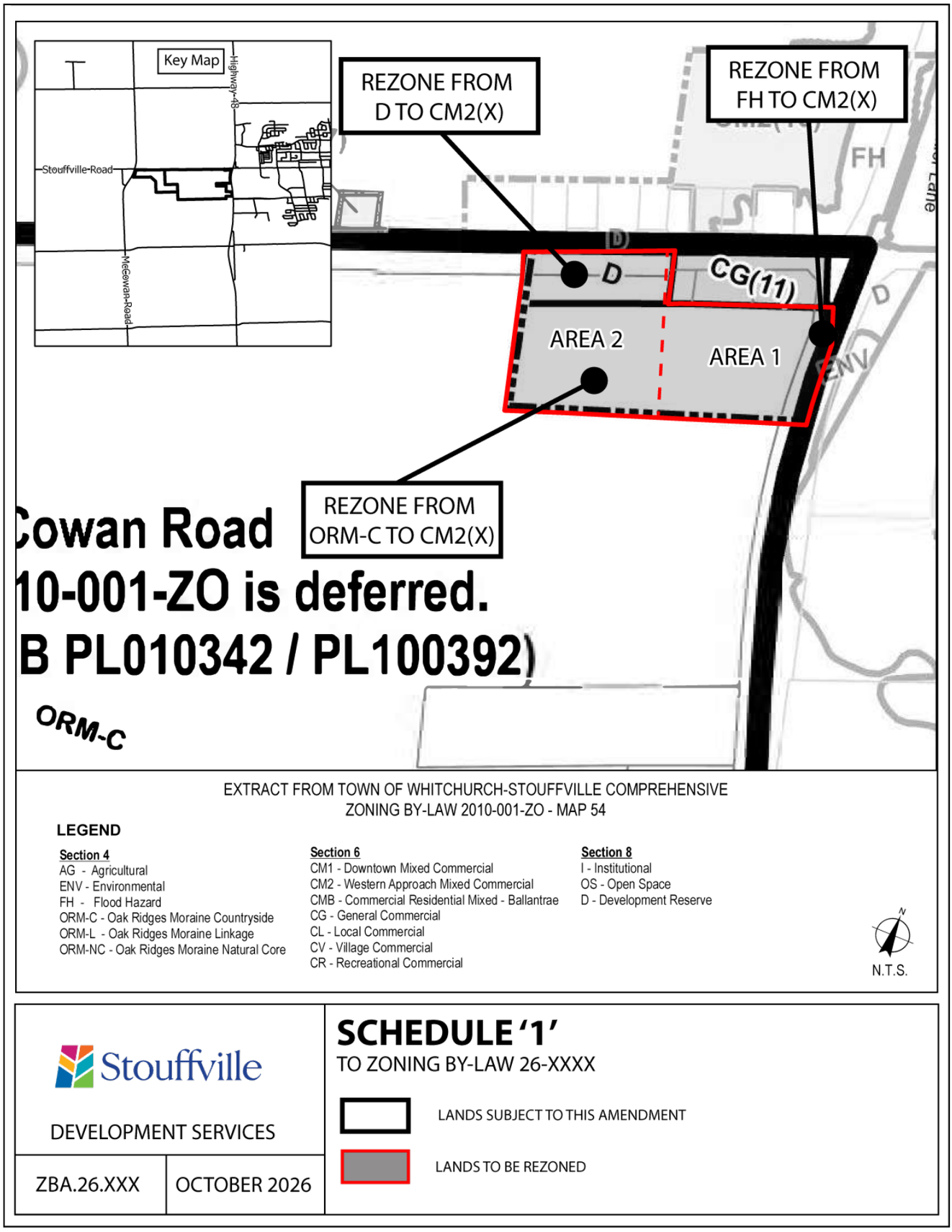
Iain Lovett, Mayor

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Gillian Angus-Traill, Clerk

SCHEDULE 1 TO BY-LAW 2026-___-ZO

The area indicated below will be changed from "Oak Ridges Moraine - Countryside (ORM-C)" to "Commercial Residential Mixed - Western Approach with Exception (CM2- X)".



SCHEDULE 2 TO BY-LAW 2026-___-ZO

Section 7.3 Exceptions – 5061 Stouffville Road (and shown on Schedule 1)

1. **Regulations (only the following shall apply):**

For the purposes of this By-law, the following regulations shall apply to the boundaries of the CM2(X) zone;

i)	The Stouffville Road streetline shall be deemed to be the Front Lot Line	
ii)	Minimum Front Yard	3m
iii)	Minimum ~~Terrace~~ Setback to the Front Lot Line	0m
iv)	Minimum Setback to Highway 48	14m
v)	Maximum Floor Space Index (FSI)	5.0
vi)	Maximum Building Height	
	a. Area 1	90m
	b. Area 2	70m
vii)	Minimum Landscaped Area (may include soft and hard landscaped areas)	5%
viii)	Minimum Amenity Area (apartment buildings, blended indoor and outdoor)	$3m^2$/unit (including private balconies)

frontage

of Building Terrace

Exterior SY Setback (Highway 48)

Maximum Exterior Sideyard Setback (Highway 48) - N/A

Maximum Front Yard Setback - N/A

Minimum FSI - 0.5

Minimum Exterior Sideyard Setback (West) - 0 metres

Maximum Exterior Sideyard Setback (West) - N/A

2. **Special Regulations:**

(1) Any provided visitor parking on the lands subject to this By-law shall be shared between residential and non-residential uses, including a day care centre.

(2) Section 6.3.1 ii) shall not apply.

6.2.1 (4) shall not apply.