

Section 8 Other Zones

No person shall, within any Institutional (I), Open Space (OS), or Development Reserve (D) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

8.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	I	OS	D
Additional Residential Unit			✓(2)(4)
Agricultural Uses, Buildings and Structures			✓
Cemetery	✓		
Day Care Centre	✓		
Existing Buildings and Structures			✓(1)
Golf Course or Driving Range		✓	
Group Home	✓		
Hospital	✓		
Home Occupation			✓(3)
Library	✓		
Long Term Care Facility	✓		
Park	✓	✓	
Place of Worship	✓		
School	✓		
Senior Citizens' Home	✓		
Single Detached Dwelling			✓(2)
Unserviced Park		✓	

(2013-144-ZO) (2016-144-ZO) (2017-102-ZO)

8.1.1 Qualifying Notes to Permitted Uses

- (1) Only lawfully existing uses, buildings and structures existing as of March 2, 2010 are permitted. Enlargement of lawfully existing buildings and structures are permitted subject to the regulations in Section 8.2 **(2011-115-ZO) (2013-114-ZO)**
- (2) A single detached dwelling is permitted on an existing lot of record if the property was zoned to permit a single detached dwelling on November 15,

2001 and on the day prior to the effective date of this By-law, subject to the provisions of 3.18, 3.19 and 3.20.

- (3) Home Occupations are subject to the regulations in section 3.27.
(2016-144-ZO)

- (4) Additional Residential Units are subject to the regulations in Section 3.28.

8.2 Regulations

	I	OS	D
Minimum Lot Area	0.185 ha	0 ha	(2)
Minimum Lot Frontage	30 m	0 m	(2)
Minimum Front Yard	4.5 m	15 m	(1)(2)
Minimum Exterior Side Yard	4.5 m	15 m	(1)(2)
Minimum Interior Side Yard	4.5 m	9 m	(2)
Minimum Rear Yard	15 m	15 m	(1)(2)
Maximum Height of Buildings	12 m	9 m	(2)
Minimum Landscaped Area	20% of lot area	n/a	(2)
Maximum Lot Coverage	30% of lot area	n/a	(2)

(2011-115-ZO) (2013-114-ZO)

8.2.1 Qualifying Notes to Regulations

- (1) Any yard abutting an AG, OS, ENV, ORM or RN zone must be landscaped.
(2011-115-ZO)
- (2) Expansion of lawfully existing buildings and structures, or the erection of a new single detached dwelling, shall be in accordance with the applicable zone regulations of the Zoning By-law to which the lot was subject to on the day prior to the effective date of this By-law. **(2013-114-ZO) (2016-144-ZO)**

8.3 Exceptions

8.3.1 Exceptions to the I Zone

8.3.1.1 I(1)(h) 15457 and 15473 Highway 48, Schedule 21

1. Permitted Uses

Senior Citizens' Home and Accessory Uses

2. Regulations

Zone requirement in accordance with Table 8.2, except as follows:

- | | | |
|------|-------------------------|------------------------------------|
| i) | Minimum Rear Yard | 7.5 m |
| ii) | Maximum Building Height | 14 m |
| iii) | Indoor Amenity Area | 2 m ² per dwelling unit |

8.3.1.2 I(2)(w)(h-1) 12116 Woodbine Avenue, Draft Plan of Subdivision 19T-90022, Schedule 50

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Place of Worship
- ii) Day Care Centre
- iii) School
- iv) Accessory Uses

8.3.1.3 I(3) 11873 Ninth Line, Schedule 56 (2013-100-ZO)

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) School
- ii) Accessory Uses

2. Regulations

- | | | |
|------|-----------------------------|-------|
| i) | Minimum Front Yard | 8 m |
| ii) | Minimum Northerly Side Yard | 4.5 m |
| iii) | Minimum Southerly Side Yard | 2.7 m |
| iv) | Minimum Rear Yard | 15 m |

8.3.1.4 I(4) 9 Hunters Road, Schedule 24 (2014-072-ZO) (2025-047-ZO)

1. Permitted Uses

The only permitted uses on the subject lands shall be the following:

- i) Place of Worship
- ii) Commercial School

2. Regulations

- i) Minimum number of parking spaces devoted to the place of worship use 37
- ii) Maximum seating within Chapel Area 128
- iii) For a 'Commercial School' use, the parking rate shall be as follows:
 - a) Where there are fixed classrooms the parking rate shall be 2 parking spaces for every 1 classroom
 - b) Where there are no fixed classrooms, the parking rate shall be 5 parking spaces per every 100 square metres of Gross Floor Area

8.3.1.5 I(5) 12785 Ninth Line, Draft Plan of subdivision 19T(W)-17.002, Schedule 48 **(2018-116-ZO)**

1. Permitted Uses

- i) School
- ii) Day Care Centre

2. Regulations

- i) Maximum Building Height 15.0 metres

8.3.1.6 I(6) 5310 and 5322 Aurora Road, Schedule 21 **(2025-104-ZO) (OLT-24-000448)**

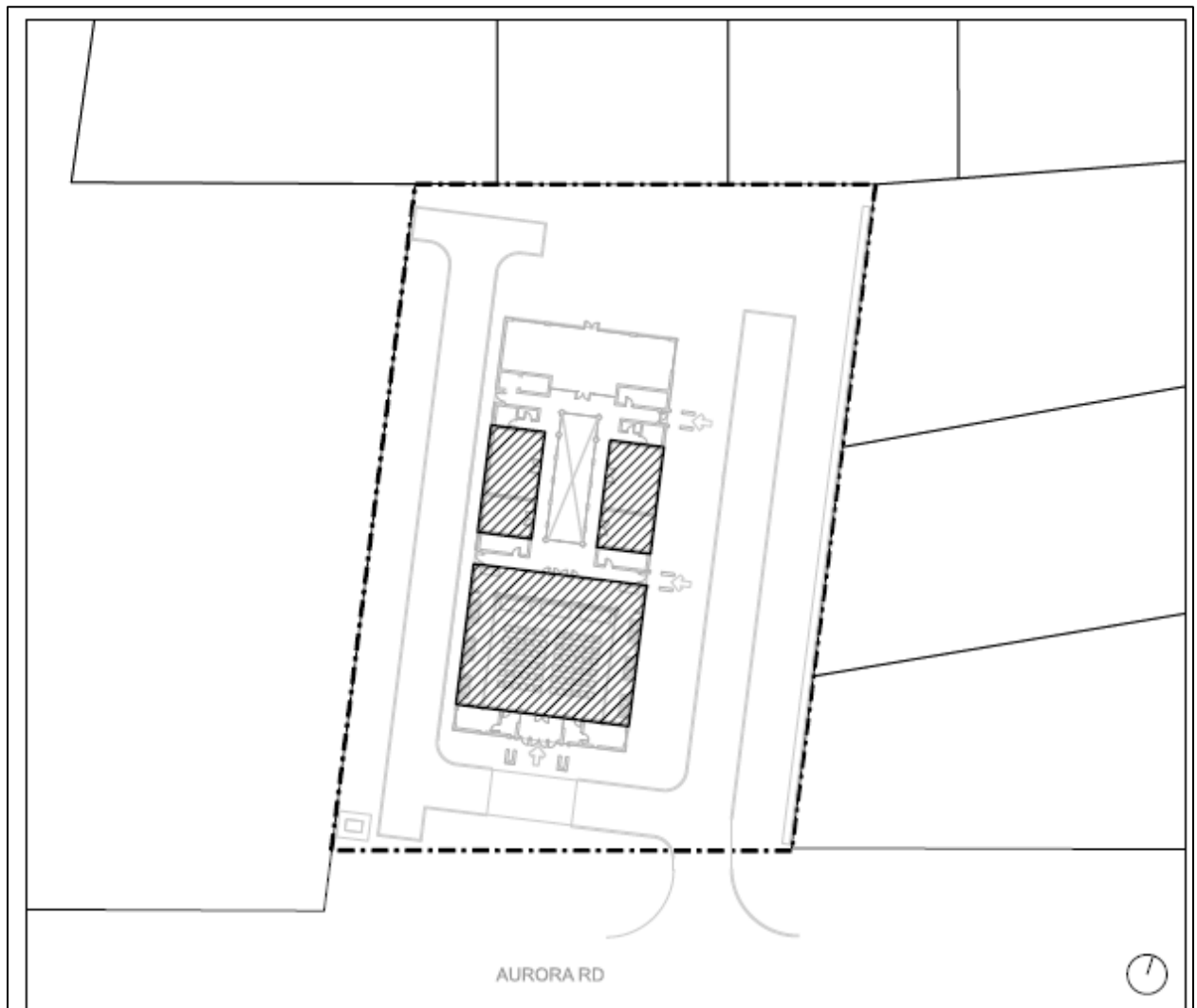
1. Notwithstanding Section 8.1, the only permitted uses shall be:
 - a. Place of Worship;
 - b. Residential Uses Accessory to the Place of Worship;
 - c. Retail uses, accessory to the Place of Worship, with a maximum gross floor area of 40 square meters and within a building only;
 - d. Accessory Uses.
2. The maximum Gross Floor Area for a Place of Worship and uses accessory to a Place of Worship shall be 2,400 square metres.
3. Residential uses, accessory to the Place of Worship, shall be permitted with a maximum gross floor area of 1,450 square metres.

4. No Dwelling Units shall be permitted within the Place of Worship building.
5. The worship hall shall be no greater than 430 square metres.
6. Parking Standards

Notwithstanding Section 3.23.1 the parking shall be provided as follows:

- a. A minimum of 9.5 spaces/100 sq.m shall be provided for 629 sq. m of Gross Floor Area for the public use spaces shown on Appendix A to this By-law.
 - b. A minimum of 1 space for every 3 bedrooms for residential uses, accessory to the Place of Worship.
 - c. The minimum width of a driveway leading to any parking area shall be 6.0 metres for two-way driveway.
7. A minimum landscaped area of 3.0 metres in width shall be provided along the east lot line.

Appendix A to 8.3.1.6



APPENDIX A - PUBLIC USE SPACE *

--- Site Boundary

 Public Use Space: Maximum of 629 m²

* Disclaimer: The site plan and floor plan are for illustration only. Detail design is subject to Site Plan Control.

Location:

5310-5322 AURORA ROAD
WHITCHURCH-STOUFFVILLE

Date:

2025-06-26

8.3.2 Exceptions to the D Zone

8.3.2.1 D(1) north of Aurora Road, east of Highway 48, Schedule 21

Special Regulations

Uses, accessory uses, buildings and structures lawfully existing on the subject lands on the day prior to the effective date of this By-law may be permitted to expand in accordance with the zoning by-law applicable to the subject lands on that day.

8.3.3 Exceptions to the OS Zone

8.3.3.1 OS(1) Part of Lot 1, Concession 8, Schedule 47. 19T(w)16.003, 5262, 5270, 5286, and 5318 Main Street and 12371 Highway 48 **(2024-115-ZO)**

1. Permitted Uses

- i. Notwithstanding the permitted uses of the OS Zone listed in Section 8.1, a structure used for stormwater management purposes shall also be a permitted use.