

Section 2

Zones, Zoning Schedules, Zone Boundaries and Regulations

2.1 Zones

2.1.1 For the purposes of this By-law, the following zones are established, and each zone may be referred to by the name or by the symbol set opposite the name of the zone below:

AG	-	Agricultural
ENV	-	Environmental
FH	-	Flood Hazard
ORM-C	-	Oak Ridges Moraine - Countryside
ORM-L	-	Oak Ridges Moraine - Linkage
ORM-NC	-	Oak Ridges Moraine - Natural Core
RPS	-	Residential Private Services
RV	-	Residential Village
R1	-	Residential 1
R2	-	Residential 2
R3	-	Residential 3
R4	-	Residential 4
RM1	-	Residential Multiple 1
RM2	-	Residential Multiple 2
RN1	-	New Residential 1
RN2	-	New Residential 2
RN3	-	New Residential 3
RN4	-	New Residential 4
RN5	-	New Residential 5
CM1	-	Commercial Residential Mixed - Community Core Area
CM2	-	Commercial Residential Mixed - Western Approach

CMB	-	Commercial Residential Mixed – Ballantrae (2014-007-ZO)
CG	-	General Commercial
CL	-	Local Commercial
CR	-	Recreational Commercial
CV	-	Village Commercial
EL	-	Employment Light
EL-G	-	Employment Light - Gormley
EH	-	Employment Heavy
EH-G	-	Employment Heavy - Gormley
EX	-	Employment Extraction
ED	-	Employment Disposal
EBP	-	Employment Business Park
EBP-G	-	Employment Business Park – Gormley
EV	-	Employment Vandorf
I	-	Institutional
OS	-	Open Space
D	-	Development Reserve
h	-	Holding
f	-	Flood Vulnerable
w	-	Water Restriction
WDA	-	Waste Disposal Area
t	-	Temporary

2.2 Zoning Schedules

2.2.1 A key of Zoning Schedules forms Schedule 1 to this By-law. The extent and boundaries of all zones are set out on Schedules 2 to 57. A key map of Wellhead Protection Areas forms Schedule 58. Schedules 59, 60 and 61 show Wellhead Protection Areas and Time of Travel areas, as referenced in Section 2.11.1. Schedule 62 shows Landform Conservation Areas referenced in Section 2.11.3. Schedule 63 shows areas of High Aquifer Vulnerability as referenced in Section 2.11.2. Schedule 64 shows the area subject to the Downtown Parking Reduction Area referenced in Section 3.24.5. Schedule 65 shows the areas subject to the Oak Ridges Moraine Conservation Plan. Schedule 66 shows the different areas which do and do not permit Additional Residential Unit(s).

2.2.2 Any streets, addresses, names, notes, property boundaries or physical features shown on the Schedules are for reference purposes only and do not form part of this By-law. This information may be administratively amended from time to time without a by-law amendment.

2.2.3 Schedules with alphanumeric extensions may be administratively added, deleted or substituted to provide enhanced clarity, legibility or improved scale to any Schedule to this By-law without a by-law amendment, provided that any such additions, deletions or substitutions do not change the zoning of any lands.

2.3 Determining Zone Boundaries

2.3.1 Boundaries of zones shall be determined wherever possible to be concurrent with the following:

- i) the lot line of any lot, except that where the lot line is a street line, is the centre line of the street
- ii) the centre line of a lane, railway right of way, transmission line, pipeline or watercourse
- iii) when shown to be running substantially parallel to a street line, where the distance from the street line is not indicated and the circumstances described in sub-clauses i) and ii) do not apply, the boundary is parallel to the street line and the distance there from shall be determined according to the scale shown on the Zoning Schedule
- iv) in the case of FH (Flood Hazard) Zones, the regulatory flood line, as determined by the Conservation Authority having jurisdiction, or 30 m from each side of the meanderbelt of the watercourse, as applicable in the circumstances. Where the boundary represents the regulatory flood line, the boundary may be refined and interpreted in accordance with any approved change in the regulatory flood line and any related permit from the Conservation Authority having jurisdiction. Where an FH Zone is reduced or removed, the zoning of the land formerly within the FH Zone shall be interpreted to be in accordance with the immediately abutting zone(s)

2.3.2 Boundaries of Oak Ridges Moraine (ORM) Zones

The boundaries of the ORM-C, ORM-L and ORM-NC Zones have been established using the Schedules dated April 17, 2002 included in the Oak Ridges Moraine Conservation Plan (the “ORMCP Schedules”).

2.3.3 Boundaries of Environmental (ENV) Zones (2013-109-ZO)

The Environmental Zones represent Key Natural Heritage Features and Hydrologically Sensitive Features which refine and complement the provisions of the Town of Whitchurch-Stouffville Official Plan. The extent of these features is based on information available from the Province of Ontario, Regional Municipality of York, the Conservation Authorities, and other sources. The extent of the natural heritage system in the Ballantrae and Musselman's Lake settlement areas is based on the Ballantrae-Musselman's Lake and Environs Environmental Management Strategy adjusted where development has already occurred or has been approved to reflect existing and/or approved conditions.

Refinements, adjustments and corrections to the Environmental (ENV) Zone boundaries, including Key Natural Heritage Features and Hydrologically Sensitive Features, are permitted without amendment to this By-law, based upon a Natural Heritage Evaluation and/or Hydrological Evaluation produced in consultation with and accepted by the governmental authority having jurisdiction, where applicable.

Where an ENV Zone has been reduced, the zoning of the land formerly within the ENV Zone shall be interpreted to be in accordance with the immediately abutting zone(s). Conversely, where a Natural Heritage Evaluation and/or a Hydrological Evaluation accepted by the governmental authority having jurisdiction establishes the existence of a Key Natural Heritage Feature or Hydrologically Sensitive Feature situated wholly or partially on lands outside the boundaries of an ENV Zone, the zoning of the land upon which the said Feature is situated shall be interpreted to be within the ENV Zone.

2.4 Use and Regulatory Tables

The uses permitted in each zone and the regulations for each zone are set out in tables within the section of this By-law that applies to the zone, which tables form part of this By-law.

- 2.4.1 Qualifying statements for uses and regulations appear under the heading "Qualifying Notes to Permitted Uses" and "Qualifying Notes to Regulations". These qualifying statements are indicated by a number in brackets in the table to which such statements relate and indicate the conditions under which certain uses are permitted or specific modifications to certain regulations, as the case may be.

2.5 Exception Zones

Where a zone symbol is followed by a number within brackets (e.g. R3 (1)), there are special provisions that apply to the zone, which are set out in an

Exception. These Exceptions are found in the section of this By-law that applies to the zone denoted by the zone symbol and apply to the subject lands identified in the Exceptions, notwithstanding anything else in this By-law.

2.6 Water Restriction Zones (2023-111-ZO)

Uses of certain lands subject to this By-law are restricted due to water consumption and disposal conditions. These areas are noted by the suffix “w” following the zone notation on Zoning Schedules 2 to 57. All uses on lands so noted are subject to the restriction set out in Section 2.6.1.

- 2.6.1 Within a Water Restriction Zone, no person shall use land or erect or use any building or structure for any industrial use other than a Dry Industrial Use or any other permitted use that utilizes water for any purpose other than general maintenance of the premises, hygiene and drinking water for occupants.

2.7 Flood Vulnerable Areas

Development of certain lands subject to this By-law is restricted due to their vulnerability to flooding. These areas are noted by the suffix “f” following the zone notation on Zoning Schedules 2 to 57. On lands so noted, new buildings or additions to existing buildings may only be permitted, if written approval is obtained from the Conservation Authority having jurisdiction.

2.8 Holding Zones

- 2.8.1 Notwithstanding any other provision of this By-law, where a zone symbol is followed by the Holding (h) Symbol along with a number referencing the specific condition(s) to be satisfied prior to the removal of the Holding (h) Symbol on Zoning Schedules 2 to 57, the lands subject to the Holding (h) Symbol shall be used only for the uses that existed at the effective date of this By-law, unless specific Holding (h) provisions provide for temporary uses.
- 2.8.2 Council may pass a by-law pursuant to Section 36 of the *Planning Act* to remove the Holding Symbol (h), thereby placing the affected lands in the zone indicated by the zone symbol, when the applicable requirements have been met.
- 2.8.3 Once a by-law to remove the Holding Symbol (h) has been passed, the applicable provisions in this By-law relating to the Holding Symbol (h) that have been removed may be administratively deleted from this By-law without amendment.
- 2.8.4 Where lands are zoned with the Holding Symbol (h) and are not subject to a site-specific holding provision, the conditions for removing the Holding

Symbol (h) shall be the following, as applicable: **(2011-152-ZO) (2016-143-ZO)**

- i) Authorization to Execute a Site Plan Control Agreement with the Town
- ii) Authorization to Execute a Subdivision Agreement with the Town
- iii) Satisfactory arrangements for the provisions of services

2.8.5. Site Specific Holding Zone Provisions

2.8.5.1

h-1 Zone 4.3.4.14[AG(14)(h-1)]17019 Woodbine Avenue, Schedule 3 **(2025-056)**

5A.3.4.17 [RN4(17)(h-1)] 6461, 6465, 6481 and 6487 Main Street, Schedule 56 (2023-077-ZO)

~~6.4.1.6 CG(6)(h-1) northwest Stouffville Road and Highway 48, Schedule 46 (2018-137-ZO)~~

6.4.1.11 CG(11)(h-1) 5241 Stouffville Road, Schedule 54

6.4.1.15 CG(15)(h-1) 15186 Highway 48, Schedule 27 **(2011-103-ZO)**

6.4.3.1 CV(1)(h-1) 15532 Highway 48, Lot 22, Concession 7, Schedule 20

6.4.3.3 CV(3)(h-1) 14620 Woodbine Avenue, Schedule 23

7.3.1.2 EL(2)(h-1) Lot 33(M) Concession 8, south of Hoover Park Drive, Schedule 55

~~7.3.1.5 EL(5)(t)(h-1) 2005 Bethesda Road, Schedule 43 (2018-090-ZO)~~

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

Conditions for Removing the Holding Symbol (h-1)

- i) Authorization to Execute a Site Plan Control Agreement with the Town **(2016-143-ZO)**

2.8.5.2

h-2 Zone **(2010-096-ZO) (2013-115-ZO)(2021-105-ZO)**

Conditions for Removing the Holding Symbol (h-2)

- i) Provision of Sanitary capacity, subject to the satisfaction of the Town Engineer
- ii) Appropriate access and traffic mitigation requirements be provided in accordance with the findings of a Traffic Impact Study, subject to the satisfaction of the Town Engineer

- iii) Parking will be provided in accordance with the findings of a Parking Study required, subject to the satisfaction of the Town's Engineer

2.8.5.3
h-3 Zone (2011-151-ZO)(2012-077-ZO)(2016-143-ZO)(2020-041-ZO)
7.3.6.1 EBP(1)(h-3) Lot 34(M), Concession 8, south of Hoover Park Drive, Schedule 55

7.3.6.10 EBP(10)(h-3) east side of Highway 48, Schedule 55 **(2011-151-ZO)**

Conditions for Removing the Holding Symbol (h-3)

- i) Authorization to Execute a Subdivision Agreement with the Town**(2016-143-ZO)**
- ii) Authorization to Execute a Site Plan Control Agreement with the Town

2.8.5.4
h-4 Zone RN2(h-4), RN3(h-4), RN4(h-4), east side of Tenth Line, north of Main Street, west of Regional Road No. 30, Schedule 49 **(OMB PL100392) (2010-185-ZO)**

Conditions for Removing the Holding Symbol (h-4)

- i) Authorization to Execute a Subdivision Agreement with the Town
(2016-143-ZO)
- ii) The Region of York advises in writing that it is no earlier than six (6) months prior to expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project; or, the Town of Whitchurch-Stouffville approves a transfer of servicing allocation to this development that is not dependent upon the construction of the aforementioned infrastructure

2.8.5.5
h-5 Zone 6.4.1.14 CG(14)(h-5) east side of Tenth Line, north of Main Street, Schedule 49 **(OMB PL100392) (2010-185-ZO)**

Conditions for Removing the Holding Symbol (h-5)

- i) Authorization to Execute a Subdivision Agreement with the Town
(2016-143-ZO)
- ii) Authorization to execute a Site Plan Control Agreement with the Town
- iii) The Region of York advises in writing that it is no earlier than six (6) months prior to expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow Control Structures project; or, the Town of Whitchurch-Stouffville approves a

transfer of servicing allocation to this development that is not dependent upon the construction of the aforementioned infrastructure

2.8.5.6

h-6 Zone

RN2(h-6), RN3(h-6), RN4(h-6), east side of Tenth Line, north of Main Street, west of Regional Road No. 30, Schedule 49 (**OMB PL100392**) (**2010-185-ZO**)

Conditions for Removing the Holding Symbol (h-6)

- i) Street “A” from Tenth Line to Regional Road No. 30 is commissioned as a public highway
- ii) Authorization to Execute a Subdivision Agreement with the Town (**2016-143-ZO**)
- iii) The Region of York advises in writing that it is no earlier than six (6) months prior to expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow control Structures project; or, the Town of Whitchurch-Stouffville approves a transfer of servicing allocation to this development that is not dependent upon the construction of the aforementioned infrastructure

2.8.5.7

h-7 Zone

RN1(h-7), RN3(h-7), east side of Tenth Line, north of Main Street, west of Regional Road No. 30, Schedule 49 (**OMB PL100392**) (**2010-185-ZO**)

Conditions for Removing the Holding Symbol (h-7)

- i) Securement of a servicing easement or servicing corridor for Sanitary Sewer Trunk No. 1 to the satisfaction of the Town
- ii) Authorization to Execute a Subdivision Agreement with the Town (**2016-143-ZO**)
- iii) The Region of York advises in writing that it is no earlier than six (6) months prior to expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow control Structures project; or, the Town of Whitchurch-Stouffville approves a transfer of servicing allocation to this development that is not dependent upon the construction of the aforementioned infrastructure

2.8.5.8

h-8 Zone

RN4(h-8) east side of Tenth Line, north of Main Street, west of Regional Road No. 30, Schedule 49 (**OMB PL100392**) (**2010-185-ZO**) (**2016-143-ZO**)

Conditions for Removing the Holding Symbol (h-8)

- i) Confirmation to the satisfaction of the Town that the right of way as identified on Part 5 of Plan 65R-25684 has been released
- ii) Authorization to Execute a Subdivision Agreement with the Town
- iii) The Region of York advises in writing that it is no earlier than six (6) months prior to expected completion of the Duffin Creek Water Pollution Control Plant expansion project and the YDSS Flow control Structures project; or, the Town of Whitchurch-Stouffville approves a transfer of servicing allocation to this development that is not dependent upon the construction of the aforementioned infrastructure

2.8.5.9

h-9 Zone NOT IN USE (**2023-141-ZO**) (**2025-029-ZO**)

2.8.5.10

h-10 Zone NOT IN USE (**2012-077-ZO**)

2.8.5.11

h-11 Zone NOT IN USE (**2013-061-ZO**)

2.8.5.12

h-12 Zone 7.3.1.4 EL(4)(h-12) east side of Highway 48, north of Markham – Whitchurch-Stouffville Boundary, Schedule 55 (**2011-115-ZO**) (**2016-143-ZO**)

7.3.6.7 EBP(7)(h-12) east side of Highway 48, north of Markham – Whitchurch-Stouffville Boundary, Schedule 55

Conditions for Removing the Holding Symbol (h-12)

- i) Authorization to Execute a Site Plan Control Agreement with the Town
- ii) Construction of Bruels Lane across the easterly portion of the subject lands and the establishment of same as a public highway; or an alternative public road access to the satisfaction of the Town be provided
- iii) Arrangements satisfactory to the Town having been made for the extension of municipal water, sanitary services and stormwater controls to the subject lands

2.8.5.13

h-13 Zone EBP-G(w)(h-13) north of Stouffville Road, west of Woodbine Avenue Lot 5 and Block D Subdivision file No. 19T-89032, Schedule 50 (**2011-151-ZO**)

Conditions for Removing the Holding Symbol (h-13)

- i) The construction of Brillinger Industrial Avenue from Gordon Collins Drive through to and intersecting with Stouffville Road and the acknowledgement from the Town that this is public highway
- ii) Authorization to Execute a Site Plan Control Agreement for the affected Lot or Block

2.8.5.14

h-14 Zone NOT IN USE

2.8.5.15

h-15 Zone NOT IN USE (2010-107-ZO) (2012-022-ZO)

2.8.5.16

h-16 Zone (2011-151-ZO) (2013-109-ZO) (2016-143-ZO) (2018-048-ZO) (2019-096-ZO)

NOT IN USE

2.8.5.17

h-17 Zone "(h-17) Not in Use (2014-022-ZO) (2014-053-ZO) (2014-091-ZO) (2015-152-ZO) (2016-063-ZO) (2016-143-ZO) (2018-099-ZO) (2019-099-ZO) (2023-141-ZO)"

2.8.5.18

h-18 Zone 35-45 Gordan Collins Drive, Schedule 50 (2011-151-ZO)(2016-143-ZO) (2025-046-ZO)

Conditions for Removing the Holding Symbol (h-18)

- i. Authorization to execute a Subdivision Agreement with the Town
- ii. Authorization to execute a Site Plan Control Agreement with the Town for the affected Lot or Block
- iii. The construction of a road across the affected Lot or Block and the acknowledgement from the Town that this is a public highway

2.8.5.19

h-19 Zone NOT IN USE

2.8.5.20

h-20 Zone RN4(h-20) west side of Ninth Line, north of Millard Street, Plan of Subdivision 19T(W)-11.005a, Schedule 47 (2012-089-ZO) (2016-143-ZO)

Conditions for Removing the Holding Symbol (h-20)

- i) Authorization to Execute a Subdivision Agreement with the Town
- ii) Authorization to Execute a Site Plan Control Agreement with the Town

- iii) Satisfactory arrangements with the Town for Sanitary Sewer and Water Servicing Allocation

2.8.5.21

h-21 Zone NOT IN USE (2012-079-ZO) (2012-083-ZO)

2.8.5.22

h-22 Zone NOT IN USE (2012-044-ZO) (2012-084-ZO) (2014-038-ZO) (2014-109-ZO)

2.8.5.23

h-23 Zone NOT IN USE (2011-079-ZO) (2012-083-ZO)

2.8.5.24

h-24 Zone NOT IN USE (2012-077-ZO) (2013-130-ZO)

2.8.5.25

h-25 Zone NOT IN USE (2012-088-ZO) (2012-089-ZO) (2014-002-ZO) (2014-105-ZO) (2014-110-ZO)

2.8.5.26

h-26 Zone 5.4.1.4 RPS(4)(h-26) Part of Lots 8 & 9, Concession 9, Draft Plan of Subdivision 19T-83015 and 19T-86101, Schedule 35 (OMB PL1091143) (2012-145-ZO) (2016-143-ZO)

~~RPS(5)(h-26) Part of Lot 11, Concession 9, Plan of subdivision 19T-86075 and 19T(W)-97004, Schedule 35~~ NOT IN USE (2014-071-ZO) (2018-017-ZO)

~~5.4.1.6 RPS(6)(h-26) Part of Lot 11, Concession 8, Draft Plan of Subdivision 19T(W)-14-001 Schedule 35~~ (2014-113-ZO) (2016-065-ZO)

Conditions for Removing the Holding Symbol (h-26)

- i) Authorization to Execute a Subdivision Agreement with the Town
- ii) Satisfactory completion of the Groundwater Monitoring Program

2.8.5.27

h-27 Zone NOT IN USE (2013-128-ZO) (2016-057-ZO) (2016-143-ZO)

2.8.5.28

h-28 Zone 5A.3.5.1 RN5(1)(h-28) west side of West Lawn Crescent, Draft Plan of Subdivision 19T-(W)11.005, Schedule 47 (2013-130-ZO) (2014-105-ZO) (2014-111-ZO) (2016-143-ZO)

Conditions for Removing the holding Symbol (h-28)

- i) Authorization to Execute a Site Plan Control Agreement with the Town
- ii) Authorization to Execute a Subdivision Agreement with the Town

- iii) Satisfactory arrangements with the Town for Sanitary Sewer and Water Service Allocation

2.8.5.29

h-29 Zone NOT IN USE (2013-130-ZO) (2014-056-ZO)

2.8.5.30

h-30 Zone RN3(h-30), RN3(3)(h-30), RN3(4)(h-30)RN4(h-30), I(h-30)/RN3(h-30) Lands Between the East and West Branch of the Little Rouge Creek, North of Millard Street, Draft Plan of Subdivision 19T(W)-11.004, Schedule 47 (2014-094-ZO)(2017-044-ZO) NOT IN USE

RN1(h-30), RN3(h-30), I(h-30)/RN3(h-30), RN4(h-30) Lands Between the East and West Branches of the Little Rouge Creek, North of Millard Street, Draft Plan of Subdivision 19T(W)-11.005B, Schedule 47 (2014-095-ZO)

RN2(h-30), RN2(2)(h-30), RN4(h-30), RN4(8)(h-30), RN4(h-30)/RN5(h-30) Lands Between the East and West Branches of the Little Rouge Creek, North of Millard Street, Draft Plan of Subdivision 19T(W)-13.001, Schedule 47 (2014-096-ZO)(2016-105-ZO)(2017-044-ZO)(2018-046-ZO) NOT IN USE

5A.3.4.8 RN4(8)(h-30) East of Baker Hill Boulevard, North of Millard Street, Draft Plan of Subdivision 19T(W)-13.001, Schedule 47 (2014-096-ZO)

Conditions for Removing the Holding Symbol (h-30) (2014-094-ZO)(2016-143-ZO)

- i) Authorization to Execute a Subdivision Agreement and/or Site Plan Control Agreement with the Town
- ii) Completion and commissioning of the Baker Hill Boulevard bridge structures over the East and West Branches of the Little Rouge Creek
- iii) Satisfactory arrangements for Sanitary Sewer and Water Servicing Allocation

2.8.5.31

h-31 Zone 5A.3.4.8 RN3(h-31)/OS Lands Between the East and West Branches of the Little Rouge Creek, North of Millard Street, Draft Plan of Subdivision 19T(W)-11.004, Schedule 47 (2014-094-ZO)(2017-044-ZO) NOT IN USE

RN4(h-31)/RN5(h-31)/OS Lands Between the East and West Branches of the Little Rouge Creek, North of Millard Street, Draft Plan of Subdivision 19T(W)-13.001, Schedule 47 (2014-096-ZO)(2016-105-ZO) NOT IN USE

Conditions for Removing the Holding Symbol (h-31)

- i) Authorization to Execute a Subdivision Agreement and/or Site Plan Control Agreement as applicable with the Town **(2016-143-ZO)**
- ii) Completion and commissioning of the Baker Hill Boulevard bridge structures over the East and West Branches of the Little Rouge Creek
- iii) Satisfactory arrangements for Sanitary Sewer and Water Servicing Allocation
- iv) Technical verification to the satisfaction of the Town that the subject lands are not required for stormwater management purposes

2.8.5.32

h-32 Zone NOT IN USE

2.8.5.33

h-33 Zone 6.4.7.1 CMB(1)(h-33) 5292 Aurora Road, 15283 and 15307 Highway 48, Schedule 21 **(2014-117-ZO)**

Conditions for Removing the Holding Symbol (h-33)

- i) Receipt of a Land Use Permit from the Ministry of Transportation
- ii) Authorization to Execute a Site Plan Control Agreement with the Town

NOT IN USE **(2014-117-ZO) (2016-037-ZO) (2016-143-ZO)**

2.8.5.34

h-34 Zone 7.3.6.16 EBP(16)(h-34) northeast corner of Norman Jones Place and Highway 48, Part of Block 4, Plan 65M-4117, Schedule 47 **(2014-118-ZO)**

Conditions for Removing the Holding Symbol (h-34)

- i) Issuance of a Land Use Permit by the Ministry of Transportation

NOT IN USE **(2014-118-ZO) (2015-097-ZO)**

2.8.5.35

h-35 Zone NOT IN USE RV(5)(h-35) Lot 19, Plan 182 & Lot 18, Plan 209 **(2015-146-ZO)(2017-063-ZO)**

Conditions for Removing the Holding Symbol (h-35)

- i) Approval of a consent application consistent with the Special Regulations for the lands.
- ii) Execution of a Development Agreement with the Town

2.8.5.36

h-36 Zone NOT IN USE (2016-105-ZO) (2018-046-ZO)

2.8.5.37

h-37 Zone NOT IN USE (2016-105-ZO) (2018-046-ZO)

2.8.5.38

h-38 Zone NOT IN USE (2017-090-ZO)(2020-130-ZO)

2.8.5.39

h-39 Zone NOT IN USE (2018-028-ZO) (2018-101-ZO)

2.8.5.40

h-40 Zone NOT IN USE (2018-116-ZO)(2019-100-ZO)

2.8.5.41

h-41 Zone (PL131393) 7.3.4.2 EX (2) Part of Lot 9, Concession 4, 13422 Warden Avenue

Conditions for Lifting the Holding Symbol (h-41)

- i. Execution of a Site Plan Control Agreement with the Town

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

2.8.5.43

h-43 Zone RN3(11)(h-43) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002

Conditions for Removing (H-43)

That Block 182 shall only develop with residential uses if it is confirmed, to the Town's satisfaction, that the Block is not required for a school.

2.8.5.44

h-44 Zone RN4(25) 6835 Main Street & 447 Loretta Crescent, Draft Plan of Subdivision File No. 19T(W)-22.003 (2025-002-ZO)

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.

2.8.5.45

h-45 Zone CM2(18) 5964 Main Street and 28 Fairview Avenue, Schedule 47 (**OLT-24-000813**)

Conditions for Removing (h-45)

- i. Satisfactory arrangements for Sanitary Sewer and Water Servicing Allocation with the Town of Whitchurch-Stouffville; and
- ii. Appropriate access and traffic mitigation requirements to be provided in accordance with required plans and studies to the satisfaction of the Town of Whitchurch-Stouffville and the Region of York.

2.8.5.46

h-46 Zone RM2(2)(h-46) 6031 and 6037 Main Street, Schedule 56 (**2025-025-ZO**)

Conditions for Removing (h-46)

- i. Arrangements, satisfactory to the Town, are provided for the onsite stormwater management controls and sewer outfall for the subject lands.

2.8.5.47

h-47 Zone RV(10)(h-47) 4597 Aurora Road – Draft Plan of Subdivision, File No. 19T(W)-22.005, Schedule 27 (**2025-035-ZO**)

Conditions for Removing the Holding Symbol (h-47)

- i. That satisfactory arrangements be made to provide access easement over Sandy Lane to Lot 14

2.8.5.48

h-48 Zone RN4(27), RN5(7) 12724 and 12822 Tenth Line 19T(W)19.002, Schedule 48 (**2025-052-ZO**)

Conditions for Removing (h-48)

- i. Satisfactory arrangements for Sanitary Sewer Capacity and Water Servicing Allocation with the Town of Whitchurch-Stouffville.
- ii. Authority to execute a Site Plan Agreement with the Town of Whitchurch-Stouffville.

2.8.5.49

h-49 Zone I(6) 5310-5322 Aurora Road, Schedule 21 (**2025-104-ZO**)

Conditions for Removing (h-49)

- i. Satisfactory arrangement for water and sanitary service, so the lands municipally addressed as 5310 and 5322 Aurora Road on May 7, 2025, can be serviced by private water and sanitary service, to the satisfaction of the Town.

2.8.5.50

h-50 Zone RPS(11) 13531 Ninth Line (ZBA24.008) **(2026-035-ZO)**

Conditions for Removing (h-50)

- i. Submission and approval of a Functional Servicing Report (FSR) and Storm Water Management Report (SWM), to the satisfaction of the Town in accordance with applicable Town, Region and Ministry of the Environment, Conservation and Parks requirements.
- ii. Submission and approval to the satisfaction of the Town in accordance with applicable Town, Region and Ministry of the Environment, Conservation and Parks requirements, of an updated, scoped, single season Environmental Impact Study (EIS) Addendum including targeted field verification, to demonstrate that the proposed development will not result in negative or unmitigated impacts to natural features and their associated hazard lands and is consistent with the previously approved development limits.
- iii. Authority to enter into a Subdivision Agreement with the Town of Whitchurch-Stouffville.

2.9 Temporary Use Zones

2.9.1 Notwithstanding any other provision of this By-law, where a zone symbol is followed by the suffix (t), along with a number referencing the specific condition(s) relating to the temporary zoning on Zoning Schedules 2 to 57, the lands subject to the temporary zoning shall be used only for the uses that are specified in the temporary zoning by-law affecting those lands, and only for the time period for which the temporary zoning by-law is in effect.

2.10 Compound Zones

2.10.1 Notwithstanding any other provision of this By-law, where two or more zoning symbols divided by an oblique line ("/") are shown on the Zoning Schedules as applying to any lands, or where two or more zones are expressed to apply to the same lands pursuant to an Exception to this By-law, those lands may be used for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses permitted in any of the zones included in the compound zone symbol, subject to compliance with the provisions of Sections 2.10.2 and 2.10.3.

2.10.2 Where lands are developed for a use permitted in one of the zones in a compound zone symbol, the regulations prescribed in this By-law for the selected zone in the compound zone symbol in which the use is permitted

shall be complied with. Where lands are developed for a combination of uses from two or more zones within a compound zone symbol, the zone regulations applicable to each use shall be complied with.

- 2.10.3 The parking facilities and loading spaces required by this By-law for each of the uses included in the development of lands affected by a compound zone symbol shall be provided.

2.11 Overlay Zones

Schedules 58 to 63 identify overlay zones for Wellhead Protection Areas, Areas of High Aquifer Vulnerability and Landform Conservation Areas. On lands subject to these overlay zones, the provisions of the overlay zone apply notwithstanding the provisions of the underlying zone or zones.

2.11.1 Wellhead Protection Areas

- 2.11.1.1 Notwithstanding any other provision of this By-law, in a Wellhead Protection Area, the following shall be prohibited:

- i) Storage, except by an individual for personal or family use, of:
 - a) Petroleum fuels
 - b) Petroleum solvents and chlorinated solvents
 - c) Pesticides, herbicides and fungicides
 - d) Construction equipment
 - e) Inorganic fertilizers
 - f) Road salt
 - g) Contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the *Revised Regulations of Ontario 1990*, as amended from time to time
- ii) Generation and storage of hazardous waste or liquid industrial waste
- iii) Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities

- 2.11.1.2 Notwithstanding any other provision of this By-law, the following shall be prohibited with respect to land in the two year Time of Travel area within every Wellhead Protection Area, unless utilized by an individual for personal or family use:

- i) Storage of animal manure

- ii) Animal agriculture
- iii) Storage of agricultural equipment

2.11.2 Areas of High Aquifer Vulnerability

Notwithstanding any other provision of this By-law, in an area of High Aquifer Vulnerability, as shown on Schedule 63, the following shall be prohibited:

- i) Generation and storage of hazardous waste or liquid industrial waste
- ii) Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities
- iii) Underground and above ground storage tanks that are not equipped with an approved secondary containment device
- iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the *Revised Regulations of Ontario, 1990*, as amended from time to time

2.11.3 Landform Conservation Areas (2013-109-ZO) (2025-046-ZO)

NOT IN USE

2.12 Waste Disposal Areas and Waste Disposal Areas of Influence (2013-109-ZO)

Notwithstanding any other provision of this By-law, where a zone symbol is followed by the suffix (WDA) on Schedules 2 to 57, the lands subject to that zone shall be used only for the uses, buildings and structures that lawfully existed on the effective date of this By-law. New uses, buildings and structures are subject to the underlying zone district regulations and the completion of hydrogeology/engineering studies that demonstrate to the satisfaction of the Town that development is compatible and can safely take place.

2.13 Consolidation and Correction (2011-115-ZO)

In the process of update, consolidation, and correction to this By-law, the following changes are permitted administratively without any public notice or amendment:

- i) changes to the numbering, order and organization of sections provided that, except for as permitted by Section 2.8, such changes do not add or delete permitted uses or regulations

- ii) consolidations of previously approved amendments into a new document without altering any approved policies or maps
- iii) correcting grammatical or typographical errors
- iv) changing references to legislation where the legislation has changed