THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-XXX-ZO

BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 55 Busato Drive.

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 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 Corporation of the Town of Whitchurch-Stouffville desires to amend Comprehensive Zoning By-law 2010 001-ZO in respect to the lands known municipally as 55 Busato Drive.

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

1. That Comprehensive Zoning By-law 2010-001-ZO is hereby amended as follows:

    i. By amending Schedule 56C to rezone the lands at 55 Busato Drive from Institutional [I] to New Residential 4 Exception XX [RN4(XX)] as set out on Schedule A of this By-law; and

    ii. Adding new section 5A.3.4.XX as set out on Schedule B to this By-law.

2. That this By-law shall come into force in accordance with Section 36 of the Planning Act.

READ a first and second time this XX day of XX 2026

READ a third time and passed this XX day of XX 2026

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Mayor

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Clerk

Schedule A – By-law 2026-XXX-ZO

Schedule B – By-law 2026-XXX-ZO

5A.3.4.XX RN4 (XX), Block 140, PLAN 65M-4688, Schedule 56C

55 Busato Drive

1. Permitted Uses

i. All uses permitted in the RN4 Zone under Section 5A.1

2. Regulations

Street Townhouse Dwelling

Notwithstanding regulations to the contrary for the RN4 zone in table 5A.2 or Section 3, the following regulations will apply for street townhouse dwellings within the RN4(XX) zone.

i.	Minimum Lot Area	115 m2
ii.	Minimum Width of Street Townhouse Dwelling Unit	5.5 m
iii.	Minimum Front Yard (1)	2.5 m
iv.	Minimum Exterior Side Yard (1)	1.5 m
v.	Minimum Rear Yard	5.5 m
vi.	Maximum Building Height	12 m
vii.	Minimum Width of Paved Laneway (Traveled surface)	6.5 m
viii.	Maximum Extension of an Elevated Open Deck Situated Above a Parking Pad from the Main Rear Wall of a Street Townhouse Dwelling Unit, but in no case shall any building element extend beyond the property line containing the building.	6 m

Back to Back Townhouse Dwelling

Notwithstanding regulations to the contrary for the RN4 zone in table 5A.2 or Section 3, the following regulations will apply for back to back townhouse dwellings within the RN4(XX) zone.

i.	Minimum Exterior Side Yard (1)	1.5 m
ii.	Maximum Front Yard Setback (1)	7.5 m
iii.	Maximum Building Height	12 m
iv.	Minimum width of Paved Laneway (Traveled surface)	6.5 m
v.	Minimum parking spaces per unit (including visitor)	2

3. **Qualifying Notes to Regulations**

(1) Notwithstanding any other provision in this By-law, an unenclosed porch and stairs may protrude into a front or exterior side yard of a street townhouse dwelling and back-to-back townhouse dwelling provided that they are located a minimum of 1 metre from the lot line.