Stouffville

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Comprehensive Zoning By-law 2010-001-ZO

As approved by the Council of the Town of Whitchurch-Stouffville on March 2, 2010

As approved by the Ontario Municipal Board Order Date: January 13, 2011 Subject to Modifications and Deferrals

This is an Office Consolidation is provided for convenience and ease of reference only. It comprises the Town of Whitchurch-Stouffville's Zoning by-law 2010-001-ZO and all amendments and modifications up to July 20, 2026. The official version of By-law 2010-001-ZO and all amending by-laws thereto are contained in the Clerk's Department. Any reliance upon the Office Consolidation is done at the sole risk of the user. The Corporation of the Town of Whitchurch-Stouffville does not verify the accuracy or completeness of the Office Consolidation and bears no responsibility or liability to any person or entity for any deficiencies, inaccuracies, errors or omissions contained in the Office Consolidation. This Office Consolidation only reflects amendments that have come into force and effect as of the date of this Consolidation.

Date of Consolidation:
Text: July 20 2026
Maps: July 20 2026

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
2010-153-ZO	09.07.10	09.07.10	RN3(1)(h) & RN4(2)(h) to RN3(1) & RN4(2)	Part Lot 34, Concession 9, Community of Stouffville, Schedule 56 / Mattamy (Ninth Line) Limited
2010-185-ZO		10.15.10 OMB PL090995	D to RN1(h), RN2(h), RN3(h), RN4(h), OS and FH	Part of Lots 2 & 3, Concession 10, Community of Stouffville, Schedule 48 / Courtney Valley Estates Inc. & Lillipad Developments Inc.
2011-043-ZO	04.19.11	04.19.11	RV(1)(h) to RV(1)	14920 & 14970 Highway 48 (Woodland Way Phase 1), Part Lots 18 & 19, Concession 7, Ballantrae, Schedule 27 / 2106444 Ontario Inc. (Savoia)
2011-079-ZO	05.17.11	05.17.11	D to RN1(h-22), RN1(h-23), RN2(h-22), RN2(h-23), RN4(h-22), RN4(2)(h-21), RN5(1)(h-20)	Part of Lots 2 & 3, Concession 8, Community of Stouffville, Schedule 47 / Geranium Homes (Ninth Line) Limited
2011-094-ZO	06.21.11	06.21.11	General Amendments - Accessory Buildings and Structures (15)	Town-wide / Town of Whitchurch-Stouffville
2011-103-ZO	07.19.11	07.19.11	D to CG(h-1) to permit office and studio use	15186 Highway 48, Part Lot 20, Concession 7, Schedule 27 / Mariani
2011-104-ZO	07.19.11	07.19.11	EX (1)(h-15) to EX(1)	13545 & 13639 Warden Ave., Part Lots 9 & 10 Concession 5, Schedule 38 / 1386143 Ontario Inc. & 2028290 Ontario Inc. Naylor/Forman Pit
2011-115-ZO	07.19.11	07.19.11	House Keeping Amendments – Sections 2, 3, 4, 5, 7, 8 9 & Zoning Schedule 30	Town wide / Town of Whitchurch-Stouffville
2011-116-ZO	07.19.11	07.19.11	House Keeping Amendments – Sections 4, 5 ,6, 9 & Zoning Schedules 11 & 20	Town wide / Town of Whitchurch-Stouffville
2011-117-ZO	07.19.11	07.19.11	Housekeeping Amendments –Schedules	Town wide / Town of Whitchurch-Stouffville
2011-118-ZO	07.19.11	07.19.11	General Amendments – Section 9 (Definitions)	Town of Whitchurch-Stouffville
2011-121-ZO	08.23.11	08.23.11	EBP(6)(h) to EBP(6) to permit an industrial mall	30 Innovator Avenue, Block 7, Plan 65M-4142, Community of Stouffville, Schedule 55 / Gottardo Construction Limited
2011-122-ZO	08.23.11	08.23.11	EBP(w)(h) to EBP(w)	11 Gordon Collins Drive (Global EMC Site), Gormley, Schedule 50 / Gottardo Construction Limited
2011-123-ZO	08.23.11	08.23.11	General Amendments - Accessory Buildings and Structures Provisions	Town wide / Town of Whitchurch-Stouffville
2011-151-ZO	10.18.11	10.18.11	Creation of New Zones in Gormley Area Employment Business Park-Gormley (EBP-G) Employment Heavy-Gormley (EH-G) Employment Light-Gormley (EL-G)	Gormley / Town of Whitchurch-Stouffville
2011-152-ZO	10.18.11	10.18.11	General Amendments – Employment Zones and Regulations	Gormley / Town of Whitchurch-Stouffville
2011-164-ZO	11.01.11	11.01.11	D to OS and RN1(3)(h-22)	11742 Tenth Line, Part Lot 32, Concession 9, north of WS/Markham Townline, Community of Stouffville, Schedule 56 / Sorbara & L&M G.P. Inc.
2011-171-ZO	11.15.11	11.15.11	I(h-9) to I I(h-9)/CL(2)(h-9) to I/CL(2) to permit a school	751 Hoover Park Drive, Block 69, Plan 65M-4234, Community of Stouffville, Schedule 56 / York Catholic District School Board
2011-179-ZO	12.13.11	01.10.12	ORM-NC to ORM-NC(3) to permit a farm retirement lot	16195 Ninth Line, Part Lot 27, Concession 9, Schedule 15 / Drysdale
2012-022-ZO	03.20.12	03.20.12	RN1(2)(h-15) to RN1(2) RN3(2)(h-15) to RN3(2) RN4(h-15) to RN4	Part Lot 34, Concession 10, Community of Stouffville, Schedule 57 / Hoover Thirty Developments Limited
2012-044-ZO	05.15.12	05.15.12	RV(2)(h-22), RV(3)(h-22), RV(3), ENV & ENV(5)	14862 Highway 48 (Woodland Way Phase 2), Part of Lot 18 Concession 7, Ballantrae, Schedule 27 / 2106444 Ontario Inc. (Savoia)

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
2012-048-ZO	06.05.12	06.05.12	RN1(h-22) to RN1 RN2(h-22) to RN2 RN4(h-22) to RN4	12558 Ninth Line, Community of Stouffville, Schedule 47 / Geranium Homes (Ninth Line)
2012-052-ZO	06.05.12	06.05.12	EBP(6)(h-17) to EBP(6) to permit a Soccer Sports Complex	Part of Block 6, Plan 65M-4142, southeast corner of Innovator Ave and Sandiford Dr., Community of Stouffville (Soccer City), Schedule 55 / Nocera Properties Ltd.
2012-070-ZO	01.08.12	01.08.12	RN1 to RN2(h-22) D to RN2(h-22) D to RN5(1)(h-20)	Plan 65M-4388, north of Millard Street, west of Ninth Line, Community of Stouffville, Schedule 47 / Pace Savings & Credit Union
2012-077-ZO	04.09.12	04.09.12	CM2(1)(h-10) to CM2(1)(h-30), CM2(9)(h-24), RN4(3)(h-24), RN4(4)(h-24) and RN4(5)(h-24)	5440, 5472 and 5508 Main Street, Community of Stouffville, Schedule 47 / Minto Stouffville Inc.
2012-083-ZO	04.09.12	04.09.12	RN1(h-23) to RN1 RN2(h-23) to RN2 RN4(2)(h-21) to RN4(2)	Plan 65M-4320, north of Millard Street, west of Ninth Line, Part of Lots 2 & 3, Concession 8, Community of Stouffville, Schedule 47 / Geranium Homes (Ninth Line) Limited
2012-084-ZO	18.09.12	18.09.12	D to RN3(h-22), RN4(h-22) and ENV	Part of Lot 3, Concession 9, west side of Ninth Line, north of Forsyth Farm Drive, Draft Plan of Subdivision 19T(W)-07.001, Community of Stouffville , Schedule 48 / Hillmount
2012-088-ZO	18.09.12	18.09.12	D to RN3(h-25), RN4 (h-25), OS, ENV, and FH	West side of Ninth Line, north of Millard, Draft Plan of Subdivision 19T(W)-11.003, Community of Stouffville, Schedule 47 / Villa Paraso Home Corp. (Fieldgate)
2012-089-ZO	18.09.12	18.09.12	D to RN1(h-25), RN3(h-25), RN3(2)(h-25), RN4(h-20), OS, FH and ENV	West side of Ninth Line, north of Millard, Draft Plan of Subdivision 19T(W)-11.005A (East of Creek), Community of Stouffville, Schedule 47 / Fairgate (Ninth Line) Inc.
2012-097-ZO	02.10.12	02.10.12	RN1(3)(h-22) to RN1(3)	11742 Tenth Line, Part Lot 32, Concession 9, Plan 65M-4369, north of WS/Markham Townline, Community of Stouffville, Schedule 56 / Sorbara & L&M G.P. Inc.
2012-108-ZO	20.11.12	20.11.12	ORM-NC to ORM-NC(4) to permit a farm retirement lot	3678 Vandorf Sideroad, Schedule 25 / Clarke
2012-134-ZO	18.12.12	18.12.12	EBP(6)(h-17) to EBP(6) to permit an industrial mall	175 Mostar Street, Community of Stouffville, Schedule 55 / Gottardo Construction Limited
2012-135-ZO	18.12.12	18.12.12	EBP(6)(h-17) to EBP(6) to permit an industrial mall	38 Innovator Avenue, Community of Stouffville, Schedule 55 / Gottardo Construction Limited
2012-145-ZO		09.10.12 OMB PL091143	D, ENV and FH to RPS(4)(h-26), OS and FH	6237 Bloomington Road (north 19T-83015) & 13531 Ninth Line (south 19T-86101), Hamlet of Bloomington, Schedule 35 / 2022988 Ontario Inc (north) & 2036737 Ontario Inc. (south)
2013-012-ZO	12.02.13	10.29.13 OMB PL130288	D to ENV D to RN1(2)(h)	12098 York Durham Line, Community of Stouffville, Schedule 57 / Hoover Thirty Developments Limited
2013-017-ZO	26.02.13	26.02.13	RN2(h-22) to RN2	Plan 65M-4388, north of Millard Street, west of Glad Park Ave., Community of Stouffville, Schedule 47 / Pace Savings & Credit Union
2013-022-ZO	19.03.13	19.03.13	AG to AG(7) and AG(8)	3191 St. John's Sideroad, Schedule 18 / Smith
2013-037-ZO	16.04.13	16.04.13	AG to AG(9)(t) - temporary sales centre for Draft	12785 Ninth Line, Community of Stouffville,

Zoning By-law 2010-001-ZO and Amendments

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			Plan of Subdivision 19T(W)-11.003 (Villa Paraso)	Schedule 48 / Savena Cove Homes Inc.
2013-061-ZO	21.05.13	21.05.13	CM2(3)(h-11) to CM2(3) CM2(2) to CM2(2)	25 Baker Hill Blvd., Community of Stouffville, Schedule 47 / Belcomo Properties Limited & Belcomo Investments Limited
2013-071-ZO	18.06.13	18.06.13	R3 to CG(16) to permit office use	6043 Main Street, Community of Stouffville, Schedule 56 / JRB Real Estate Inc.
2013-073-ZO	18.06.13	18.06.13	RN5(1)(h-20) to RN4(7) RN5(1)(h-20) to RN2(1) RN2 to RN2(1)	Plan 65M-4388 and 65M-4320, southwest corner of Ninth Line and John Davis Gate, Part of Lots 2 & 3, Concession 8, Community of Stouffville, Schedule 47 / Pace Savings & Credit Union and Geranium Homes (Ninth Line) Limited
2013-088-ZO	16.07.13	16.07.13 OMB PL130976	D and RV to RV(4)(h)	5342, 5376 and 5410 Lakeshore Road, Ballantrae, Schedule 28 / Geranium Corporation (1778080 Ontario Inc. & 1778079 Ontario Inc.)
2013-100-ZO	13.08.13	13.08.13	R1(1) to I(3) to permit a private school	11873 Ninth Line, Community of Stouffville, Schedule 56 / Oxford Learning Centre
2013-109-ZO	03.09.13	03.09.13	Housekeeping Amendments – Section 2 (Zones)	Town wide / Town of Whitchurch-Stouffville
2013-110-ZO	03.09.13	03.09.13	Housekeeping Amendments – Section 3 (General Provisions)	Town wide / Town of Whitchurch-Stouffville
2013-111-ZO	03.09.13	03.09.13	Housekeeping Amendments – Section 4 (Rural & Environmental Zones)	Town wide / Town of Whitchurch-Stouffville
2013-112-ZO	03.09.13	03.09.13	Housekeeping Amendments – Section 5 & 5A (Traditional & New Residential Zones)	Town wide / Town of Whitchurch-Stouffville
2013-113-ZO	03.09.13	03.09.13	Housekeeping Amendments – Section 6 (Commercial Zones)	Town wide / Town of Whitchurch-Stouffville
2013-114-ZO	03.09.13	03.09.13	Housekeeping Amendments – Section 7 (Employment Zones) & 8 (Other Zones)	Town wide / Town of Whitchurch-Stouffville
2013-115-ZO	03.09.13	03.09.13	Housekeeping Amendments – Section 9 (Definition) & Zoning Schedules	Town wide / Town of Whitchurch-Stouffville
2013-116-ZO Under Appeal	03.09.13	OMB PL131143	Housekeeping Amendments – Section 3.27 (Home Occupation Provisions)	Town wide / Town of Whitchurch-Stouffville
2013-128-ZO	24.09.13	24.09.13	CM1 to CM1(1)(h-27) to permit a mixed use building	6223, 6237, 6241 and 6245 Main Street, Community of Stouffville, Schedule 56 / Pace Savings & Credit Union
2013-130-ZO	01.10.13	01.10.13	CM2(9)(h-24) to RN4(6)(h-28) RN4(3)(h-24) to RN4(3)(h-28) RN4(4)(h-24) to RN4(4)(h-28) RN4(5)(h-24) to RN4(5)(h-28) RN4(5)(h-24) to RN4(5)(h-29)	5440, 5472 and 5508 Main Street, Community of Stouffville, Schedule 47 / Minto Stouffville Inc.
2013-141-ZO	15.10.13	15.10.13	EBP(6)(h-17) to EBP(13)(h-17) to permit a Place of Worship and Day Care Centre	Northeast corner of Hoover Park Drive and Sandiford Drive, Schedule 55 / Stouffville Pentacostal Church
2013-157-ZO OPA#135	19.11.13	28.03.14	Commercial Policy Study Updates; General amendments to Sections 6 & 7; new definitions, EBP to EBP(14)	Community of Stouffville, Schedule 55 / Town of Whitchurch-Stouffville
2013-158-ZO	19.11.13	OMB PL131393	Housekeeping Amendment – Section 7 (Transportation Terminal in Employment Extractive (EX) Zone)	Town wide / Town of Whitchurch-Stouffville LPAT decision date August 9, 2020
2013-176-ZO	17.12.13	17.12.13	AG(6) – Establishment of a Garden Suite	3402 St. John's Sideroad, Schedule 11 / Brown

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2014-002-ZO	21.01.14	21.01.14	RN3(h-25) to RN3 RN4(h-25) to RN4	West side of Ninth Line, north of Millard, Draft Plan of Subdivision 19T(W)-11.003, Community of Stouffville, Schedule 47 / Villa Paraso Home Corp. (Fieldgate)
2014-007-ZO	21.01.14	31.01.25	Ballantrae-Musselman Lake Sec. Plan Updates; General amendments to Sections, 2, 3, and 6; addition of new CMB Zone	Ballantrae & Musselman Lake Sec. Plan Area / Town of Whitchurch-Stouffville
2014-009-ZO	21.01.14	21.01.14	RN1(2)(h) to RN1(2) to permit the development of 5 single detached dwellings	12098 York Durham Line, Community of Stouffville, Schedule 57 / Hoover Thirty Developments Limited
2014-022-ZO	18.02.14	18.02.14	EBP(6)(h-17) to EBP(6) to permit an industrial mall	50 Innovator Avenue, Community of Stouffville, Schedule 55 / Gottardo Construction Limited
2014-038-ZO	18.03.14	18.03.14	RV(2)(h-22) to RV(2) RV(3)(h-22) to RV(3)	Plan 65M-4397, 14862 Highway 48 (Woodland Way Estates Phase 2), Part of Lot 17 &18 Concession 7, Ballantrae, Schedule 27 / 2246696 Ontario Inc. (Savoia)
2014-042-ZO OPA#138	15.04.14	15.04.14	EBP to EBP(15)(h) to permit additional uses on the subject site	5769 Main Street, Community of Stouffville, Schedule 55 / Southwire Company & Corebridge Corporation
2014-053-ZO	06.05.14	06.05.14	EBP(6)(h-17) to EBP(6) to permit an elementary private school	160 Mostar Street, Block 10 of Plan 65M-4142, Community of Stouffville, Schedule 55 / Royal Cachet Montessori School
2014-056-ZO	06.05.14	06.05.14	RN4(5)(h-29) to RN4(5) to permit the development of townhouse dwellings	5440, 5472 and 5508 Main Street, Community of Stouffville, Schedule 47 / Minto Stouffville Inc.
2014-071-ZO OPA#139	03.06.14	03.06.14	D to RPS(5)(h-26), RPS(5)(h-26) subject to 5.4.1.5.2, OS, FH and ENV to permit the development of 31 estate residential dwellings	Draft Plan of Subdivisions 19T-86075 & 19T(W)-97004 (Logan Homes), Hamlet of Bloomington, Schedule 35 / Logan Homes Limited
2014-072-ZO	03.06.14	03.06.14	D to I(4) to permit a place of worship	9 Hunters Road, Vandorf-Preston Lake, Schedule 24 / Aurora Living Water Faith Fellowship
2014-073-ZO	03.06.14	03.06.14	AG to AG(11)(h) to permit a single detached dwelling	11737 McCowan Road, Schedule 54 / Willowgrove
2014-091-ZO	22.07.14	22.07.14	EBP(13)(h-17) to EBP(13) to permit a place of worship	197 Sandiford Drive, Community of Stouffville, Schedule 55 / Stouffville Pentecostal Church
2014-094-ZO	22.07.14	22.07.14	D to RN3(h-30), RN3(3)(h-30), RN3(4)(h-30), RN3(h-31)/OS, I(h-30)/RN3(h-30), RN4(h-30), OS and ENV to permit a total of 288 dwelling units	Draft Plan of Subdivision 19T(W)-11.004, Community of Stouffville, Schedule 47 / Stouf Con Eight Development Ltd.
2014-095-ZO	22.07.14	22.07.14	D to RN1(h-30), RN3(h-30), RN4(h-30), I(h-30)/RN3(h-30), OS and FH a total of 85 dwelling units	Draft Plan of Subdivision 19T(W)-11.005B, Community of Stouffville, Schedule 47 / Fairgate (Ninth Line) Inc.
2014-096-ZO	22.07.14	22.07.14	D to RN2(h-30), RN2(2)(h-30), RN4(h-30), RN4(8)(h-30), RN4(h-30)/RN5(h-30), RN4(h-31)/RN5(h-31)/OS and OS a total of 141 dwelling units	Draft Plan of Subdivision 19T(W)-13.001 (Tovtel Phase IV), Community of Stouffville, Schedule 47 / Tovtel Enterprise Inc. c/o Geranium Corporation
2014-103-ZO	19.08.14	19.08.14	I(h) to I to permit an elementary school	130 Hoover Park Drive, Block 387 of Plan 65M-4311, Community of Stouffville, Schedule 57 / York Region District School Board
2014-105-ZO	19.08.14	19.08.14	RN1(h-25) to RN5(1)(h-28) to permit the development of a 4 storey residential apartment	West side of West Lawn Crescent, Draft Plan of Subdivision 19T(W)-11.005, Community of Stouffville, Schedule 47 / Fairgate (Ninth Line) Inc.

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2014-109-ZO	09.09.14	09.09.14	RN3(h-22) to RN3 RN4(h-22) to RN4	Part of Lot 3, Concession 9, west side of Ninth Line, north of Forsyth Farm Drive, Draft Plan of Subdivision 19T(W)-07.001, Community of Stouffville, Schedule 48/ Hillmount
2014-110-ZO	09.09.14	09.09.14	RN1(h-25) to RN1 RN3(h-25) to RN3 RN3(2)(h-25) to RN3(2) RN4(h-25) to RN4	West side of Ninth Line, north of Millard, Draft Plan of Subdivision 19T(W)-11.005A (East of Creek), Community of Stouffville, Schedule 47 / Fairgate (Ninth Line) Inc.
2014-111-ZO	09.09.14	09.09.14	RN4(3)(h-28) to RN4(3) RN4(4)(h-28) to RN4(4) RN4(5)(h-28) to RN4(5) RN4(6)(h-28) to RN4(6) to permit the development of townhouse dwellings	5440, 5472 and 5508 Main Street, Community of Stouffville, Schedule 47 / Minto Stouffville Inc.
2014-113-ZO OPA#140	09.09.14	09.09.14	D and ENV to RPS(6)(h-26) and OS to permit the development of 15 estate residential dwellings	Draft Plan of Subdivision 19T(W)-14.001 (Geranium Bloomington), Hamlet of Bloomington, Schedule 35 / 1078498 Ontario Inc.
2014-117-ZO	09.09.14	09.09.14	D(1) to CMB(1)(h-33) to permit a commercial plaza	5292 Aurora Road, 15307 & 15283 Highway 48, Ballantrae, Schedule 21 / 1609972 Ontario Ltd. and LK Aurora Inc
2014-118-ZO	09.09.14	09.09.14	EBP(3) to EBP(16)(h-34) to permit additional uses including a gas bar and associated convenience store and car wash	Part of Block 4, Plan 65M-4117, Parts 1 & 2, Plan 65R-34542, Northeast of Norman Jones Place and Highway 48, Community of Stouffville, Schedule 47 / 1266786 Ontario Ltd.
2014-129-ZO	16.12.14	16.12.14	RV(4)(h) to RV(4) **Mapping Change**	5342, 5376 and 5410 Lakeshore Road, Ballantrae, Schedule 28 / Geranium Corporation (1778080 Ontario Inc. & 1778079 Ontario Inc.)
2015-097-ZO	16.06.15	16.06.15	EBP(16)(h-34) to EBP(16) **Mapping Change**	Part of Block 4, Plan 65M-4117, Parts 1 & 2, Plan 65R-34542, Northeast of Norman Jones Place and Highway 48, Community of Stouffville, Schedule 47 / 1266786 Ontario Ltd.
2015-098-ZO **Repealed**	16.06.15	16.06.15	Places of Worship Interim Control By-Law (Period of 1 year until June 16, 2016)	Certain Employment Business Park Zoned Lands in Community of Stouffville / Town of Whitchurch-Stouffville
2015-146-ZO	06.10.15	06.10.15	RV to RV(5)(h-35) to establish regulations for potential land severance	27 Windsor Drive, Musselman Lake, Schedule 28 / James Spratley
2015-151-ZO	03.11.15	03.11.15	EBP(6)(h-17) to EBP(6) **Mapping Change**	60 & 70 Innovator Ave, Community of Stouffville, Schedule 55 / Gottardo Construction Limited
2015-152-ZO	20.10.15	20.10.15	EBP(6)(h-17) to EBP(6) **Mapping Change**	180 Mostar Street, Community of Stouffville, Schedule 55 / 2113470 Ontario Limited
2015-174-ZO	01.12.15	01.12.15	FH to FH(2) to permit an office use within the existing building	14721 Woodbine Avenue, Schedule 24 / Ming Jia Li
2015-176-ZO	01.12.15	01.12.15	ORM-C to EL(5)(t)(h-1) to permit a temporary tent structure and office trailers on subject lands until December 1, 2018	2005 Bethesda Road, Schedule 43 / DiCostanzo
2016-022-ZO	22.03.16	22.03.16	EBP(h) to EBP **Mapping Change**	159 Sandiford Drive, Community of Stouffville, Schedule 55 / Canadian Mar Thoma Church Toronto
2016-037-ZO	19.04.16	19.04.16	CMB(1)(h-33) to CMB(1) **Mapping Change**	5292 Aurora Road, 15307 & 15283 Highway 48, Ballantrae, Schedule 21 / 1609972 Ontario Ltd. and LK Aurora Inc.
2016-038-ZO	19.04.16	19.04.16	ORM-C to ORM-C(8) to establish regulations for potential land severance	3769 Stouffville Road, Stouffville, Schedule 52 / 767916 Ontario Inc.

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2016-057-ZO	17.05.16	17.05.16	CM1(1)(h-27) to CM1(1) **Mapping Change**	6223, 6237, 6241 and 6245 Main Street, Community of Stouffville, Schedule 56 / Pace Savings & Credit Union
2016-063-ZO	07.06.16	07.06.16	EBP(6)(h-17) to EBP(6) **Mapping Change**	155 Mostar Street, Community of Stouffville, Schedule 55 / Norstar Whitchurch Inc.
2016-065-ZO	07.06.16	07.06.16	RPS(6)(h-26) to RPS(6) **Mapping Change**	Draft Plan of Subdivision 19T(W)-14.001 (Geranium Bloomington), Hamlet of Bloomington, Schedule 35 / 1078498 Ontario Inc.
2016-066-ZO	07.06.16	07.06.16	RN3 to RN3(5) to permit a maximum building length of 20m and a reduced rear yard setback of 6.5m	Certain Lots within Plan of Subdivision 65M-4459 (Forsyth), Community of Stouffville, Schedule 48 / Conservatory Group
2016-074-ZO **Repealed**	07.06.16	07.06.16	Places of Worship Interim Control By-Law (5-Month Extension until November 15, 2016)	Certain Employment Business Park Zoned Lands in Community of Stouffville / Town of Whitchurch-Stouffville
2016-105-ZO	06.09.16	06.09.16	RN4(h-30)/RN5(h-30) to RN4(9)(h-36)/RN5(2)(h-36) RN4(h-31)/RN5(h-31)/OS to RN4(9)(h-37)/RN5(2)(h-37)/OS	West of Baker Hill Boulevard, North of Millard Street / Community of Stouffville, Schedule 47 / Tovtel Enterprises Inc.
2016-128-ZO	01.10.16	01.10.16	Places of Worship Study By-law	Certain Employment Business Park Zoned Lands in Community of Stouffville / Town of Whitchurch-Stouffville
2016-130-ZO **Repealed**	01.11.16	01.11.16	Places of Worship Interim Control By-Law (7-Month Extension until June 15, 2017)	Certain Employment Business Park Zoned Lands in Community of Stouffville / Town of Whitchurch-Stouffville
2016-143-ZO	06.12.16	06.12.16	House Keeping Amendments – Sections 2, 3 & 4	Town wide / Town of Whitchurch-Stouffville
2016-144-ZO	06.12.16	06.12.16	House Keeping Amendments – Sections 5, 5A, 6, 7 & 8	Town wide / Town of Whitchurch-Stouffville
2016-145-ZO	06.12.16	06.12.16	House Keeping Amendments – Sections 9	Town wide / Town of Whitchurch-Stouffville
2016-146-ZO	06.12.16	06.12.16	House Keeping Amendments – Zoning Schedules **Mapping Change**	Town wide / Town of Whitchurch-Stouffville
2016-167-ZO	20.12.16	20.12.16	Repeal of Interim Control By-laws 2015-098-ZO, 2016-074-ZO and 2016-130-ZO	Certain Employment Business Park Zoned Lands in Community of Stouffville / Town of Whitchurch-Stouffville
2017-044-ZO	02.05.17	02.05.17	removing the Holding Symbol (h) on Part of Lot 2, Concession 8, and Block 1, Plan 65M-4117	Part of Lot 2, Concession 8, and Block 1, Plan 65M-4117
2017-063-ZO	20.06.17		Removing the Holding Symbol (h-35) from schedule 28 to show the area delineated as RV(5)(h-35) to RV(5) Residential Village exception five.	27 Windsor Drive and 36 Valley Road. Mussleman's Lake – James Spratley
2017-090-ZO	22.08.17		Re-zone lands from D, FH, and ENV to OS, D, I, RN3(h-38), RN4(h-38). And amending site specific Holding provisions to reflect h-38.	11742 Tenth Line – Sorbara
2017-096-ZO	12.09.17	Appealed	Changing OS to RV(6) Residential Village exception six	2 Pleasant Valley (Appealed)
2017-102-ZO	10.10.17		Adding Public Service Facilities as a definition in Section 9 of the Zoning By-law. And removing Government Services.	Town initiated Definition change.
2018-017-ZO	20.02.18		RPS(5)(h-26) – RPS(5) *Mapping Change	from 19T-86075 and 19T(w)97004 Part of lot 11 Con. 9
2018-026-ZO	06.03.18		Re-Zone from Agricultural(AG) and Flood	11750 and 11782 Ninth Line

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
			Hazard (FH) to Residential New Five exception (3)) and Environmental to accommodate the construction of a 246-unit apartment complex	
2018-028-ZO	06.03.18		Re-Zone from Institutional Exception 1 holding (I(1)(h) and Development Reserve Exception 1(D (1)) **to** Residential Village Exception six – Holding39 (RV(6)(h-39), Residential Village – Exception 7 with Holding 39 (RV(7)(h-39)) and Open Space (OS) to permit the Draft Plan of Subdivision for Ballymore Developments (Ballantrae) Corp. 19T(W)-16.001	15381,15437,15457 and 15473 Highway 48.
2018-137-ZO	11.09.18	11.09.18	Re-zone lands from FH and CG(6)(H-1) to CM2(10) and FH.	5182, 5192 and 5226 Stouffville Rd
2018-046-ZO	3.04.18		RN4(9) (h-36)/RN5(2) (h-36) to RN4(9)/RN5(2) and RN4(9) (h-37)/OS to RN4(9)/RN5(2)/OS to allow the construction of 120 stacked Townhouse Units.	Part of Lot 2 Concession 8 (West Side of Baker Hill Boulevard north of Millard Street)
2018-047-ZO	03.04.18		Amending Section 7.3.6.15 to Change From; EBP(15)(h) to EBP (15) To facilitate construction of a Employment Plaza with 8000 m2 of Commercial.	5769 Main Street
2018-048-ZO	03.04.18		Amending Section 2.8.5.16 from; EBP-G(w)(h-16) to EBP-G(w) to facilitate the construction of an EMS station	Lot 1, concession 3, west of woodbine avenue, north of Gordon Collins Drive.
2018-073-ZO	01.05.18		Amending section 5.4.1 (Exceptions to the RPS Zone) to apply Exception 7 to allow the creation of a new lot and change the designation from D to RPS(7)	14577 and 14597 Woodbine Ave
2018-090-ZO	05.06.18		EL(5)(t)(h-1) to EL(5) to permit a temporary use	2005 Bethesda Rd
2018-091-ZO	05.06.18		Amends amending By-law 2015-176-ZO to permit temporary uses until December 1, 2021	2005 Bethesda Rd
2018-098-ZO	19.06.18		EBP(h) to EBP(17)	162 and 176 Sandiford Drive
2018-099-ZO	19.06.18		EBP(6)(h-17) to EBP(18)	188 Sandiford Drive
2018-101-ZO	19.06.18		RV(6)(h-39)/RV(7)(h-39) to RV(6) and RV(7)	Part of Lots 21 & 22, Concession 8 (15381, 15457 and 15473 Highway 48)
2018-107-ZO	19.06.18		I/RN5 to RN4(14)	6853 & 6871 Main St
2018-108-ZO	19.06.18		D and FH to RN3(5), RN4(11), RN4(12), RN4(13) and OS	11731 Tenth Line
2018-109-ZO	19.06.18		CM2(8) to CM2(9)	5827 Main St
2018-116-ZO	17.07.18		FH, AG and ENV to RN2(3), RN2(3)(h-40), RN2(4), I(5), FH, ENV, OS and D	12785 Ninth Line
2018-121-ZO	17.07.18		EBP (15) to EBP(19)(h)	5769 Main St
2018-123-ZO	28.08.18		EBP-G(w)(h-18) to EBP-G(20)(w)(h-18)	7 Brillinger Industrial Place
2018-125-ZO	17.07.18		Subject to 6.4.5.1.2(iii)[CM2(1)(h-3) 6.4.5.1.2(iii) to [CM2(1)(h-3)]	5472 Main St
2019-050-ZO	16.04.19	16.04.19	R4 to RM1(2)	6656 Main St
OMB PL131393		08.09.19	13422 Woodbine Ave – From EX to EX (2)(h-41)	
2019-096-ZO	10.09.19		EBP-G(w)(h-16) to EBP-G(w)	10 Gordon Collins Drive
2019-099-ZO	08.10.19		Changing the reference for (h-17) from "EBP(6)(h-17) at Mostar Street North of Hoover	195 Mostar Street

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
			Park Drive" to "EBP(6)(h-17) at 185 Mostar Street	
2019-100-ZO	08.10.19		h-40 - RN2(3)(h-40) to h-40 NOT IN USE	12785 Ninth Line
2019-101-ZO	08.10.19		h-38 Zone RN3(h-38)/RN4(h-38) by replacing with "h-38 Zone RN3(h-38) Conditions for Lifting the Holding Symbol (h-38)	11742 Tenth Line
2019-130-ZO	03.12.19		Amending the EBP (17) zone	162 & 176 Sandiford Drive
2020-005-ZO	21.01.20		7.3.6.19 EBP (19)(h) 5769 Main Street, Schedule 55 (2018-121-ZO)" to replace with "7.3.6.19 EBP (19) 135 Mostar Street, Schedule 55	135 Mostar Street
2020-026-ZO	24.03.20		Adding section 6.4.5.11 CM2(11)	5917 Main Street
2020-041-ZO	05.05.20		CM2(1)(h-3) east of Baker Hill Boulevard, north of Main Street Schedule 47" and replacing it with "CM2(1) east of Baker Hill Boulevard, north of Main Street Schedule 47	Block 19, Registered Plan 65M-4419
2020-058-ZO	16.06.20		Housekeeping By-law (section 3-general provisions)	Town wide housekeeping amendments
2020-059-ZO	16.06.20		Housekeeping By-law (Sections 4, 5 &6)	Town wide housekeeping amendments
2020-060-ZO	16.06. 20		Housekeeping By-law (Section 9)	Town wide housekeeping amendments
2020-061-ZO	16.06.20		Housekeeping By-law (Section 11 schedule 56)	Town wide housekeeping amendments
2020-100-ZO	20.10.20		RN3 and RN4 (Section 5A) 19T(W)-17.001	Live/Work Units – 19T(w)-17.001
2021-023-ZO	23.03.21		Interim Control By-law – Cannabis (Marijuana) Production Facility	Town wide interim control by-law
2021-045-ZO	04.05.21	27.05.21	Adding new section 6.4.5.12 CM2 (12)	5531 Main Street -
2021-048-ZO	18.05.21	22.06.21	Amending Schedule 57 Amending Section 5A.3.3 – exceptions to the RN3 Zone to add section 5A.3.3.7 Amending Section 5A.3.4 – Exceptions to the RN4 Zone to add section 5A.3.4.16	11731 Tenth Line. 19T(W)20.002 Schedule 57
2021-068-ZO	20.07.21	12.08.21	Amending Section 4.3.4 – exceptions to the AG zone by adding section 4.3.4.12 Amending Schedule 9 AG(12)	16110 Woodbine Ave
2021-069-ZO	20.07.21	23.08.21	Amending Schedule 36 Amending Section 7.3.4 – exceptions to the EX zone to add section 7.3.4.3 (EX(3)(t) – Temporary use expires on July 20, 2024	14385 Ninth Line
2021-073-ZO	20.07.21	12.08.21	Temporary Zoning – 2005 Bethesda Road – December 2024	2005 Bethesda Side Road
2021-105-ZO	07.12.21	01.07.22	Amending schedule 55 Amending Section 6.4.5 to add a new exception Amending Section 3.40.xii Height Requirement	1020 Hoover Park Drive – Schlegel Villages
2022-018-ZO	02.03.22		Interim Control By-law - Cannabis Production – amend by-law 2021-023-ZO	Town Wide Interim Control to extend deadline to March 23, 2023
2022-019-ZO	02.03.22	29.03.22	Amended Section 7.3.1 to add a new special permissions subsection 7.3.1.6	2159 Aurora Road – SARIT R & D Facility
2022-067-ZO	15.06.22	19.07.22	Housekeeping Amendments	Town Wide

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
2022-079-ZO	20.07.22	16.08.22	Amend Section 7.3.1 to add a new Special Provisions Subsection 7.3.1.6	2 Stalwart Industrial Drive
2022-086-ZO	17.08.22		H Removal	Bloomington and Ninth Line 19T-86101
2022-099-ZO	21.09.22		Land use planning policies and regulations related to cannabis production facilities and cultivation	Town Wide
2022-125-ZO	13.12.22	11.01.23	Amendments to Section 6.4.5.12 to revise the Special Provision for CM(12)	5531 Main Street, Stouffville
2022-126-ZO	13.12.22	11.01.23	Amendment to Section 4.3.4 to add an additional special provision AG(13)	16529 Woodbine Avenue
2022-130-ZO	13.12.22	11.01.23	Amendment to section 7.3.3 to add a new special provision 7.3.3.6 EH-G(6)	56 Gordon Collins Drive
2022-133-ZO	13.12.22	11.01.23	Amend Section 7.3.3 to add a new special provisions section 7.3.3.10	15123 Woodbine Avenue
2023-009-ZO	15.02.23	17.03.23	Amend Section 5.4 to add a new Exception Zone to 5.4.2 – Exceptions to the Residential Village (RV) Zone	14622 Ninth Line
2023-050-ZO	05.03.23	07.06.23	Amend Section 4.3.2- Exceptions to the ORM-L Zone to add a new section 4.3.2.6	6482 Bloomington Road
2023-075-ZO	06.21.23	23.07.23	Amend section 6.4.5.4 to add a -new section 6.4.5.14	5945 and 5047 Main Street
2023-077-ZO	06.21.23		Amend Section 2.8.5.1 to add new Section 5A.3.4.17 Amend Schedule 56 Amend Section 2.8.5.1 to add Section 5A.3.4. [RN4(17) (h-1)]	6461, 6465, 6481 and 6487 Main Street
2023-079-ZO	06.21.23	23.07.23	Amend Section 7.3.6 and Exception 18 to add changes to the subject lands.	188 Sandiford Drive
2023-111-ZO	10.18.23	14.11.23	Housekeeping Amendments Changes to Section 2, Section 3, and Section 9.	Town Wide
2023-117-ZO	10.18.23	20.11.23	Amendment to Section 6.4.1.11 and Schedule 54	5241, 5223 and 5211 Stouffville Road
2023-141-ZO	12.06.23	12.06.24	h-Removal EBP(6)	185 Mostar Street
2020-096-ZO	06.10.20		h-Removal EBP-G(20)(w)	7 Brillanger Industrial Place
2024-008-ZO	31.01.24	03.03.24	h-Removal from EBP at 150 Sandiford Drive	150 Sandiford Drive
2024-013-ZO	07.02.24	10.07.24	Amend Section 6.4 to add a new Exception Zone to 6.4.1 – Exceptions to the General Commercial (CG) Zone. Amend Schedule 48	6082 Main Street
2024-048-ZO	01.05.24	29.07.24	Amend Schedule 16 Amend Section 7.3 to add a new Exception Zone to 7.3.1 – Exceptions to the Employment Light (EL) Zone.	15450 Woodbine Avenue
2024-058-ZO	15.05.24	12.06.24	Amend Section 7.3.4.3 Sub 3 by deleting and replacing the clause.	14245 and 14395 Ninth Line
2024-059-ZO	15.05.24	12.06.24	Amend Schedule 47 Amend Section 2.8.5 to add new Section 2.8.5.42 Amend Section 5A.3 to add a new Exception Zone to 5A.3.3 – Exceptions to the New Residential 3 (RN3) Zone.	5481 and 5551 Bethesda Sideroad

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
			Amend Section 5A.3 to add a new Exception Zone to 5A.3.4 – Exceptions to the RN4 Zone.	
2024-060-ZO	15.05.24	12.06.24	Amend Schedule 49 Amend Section 5A.3 to add a new Exception Zone to 5A3.3 – Exceptions to the New Residential 3 (RN3) Zone Amend Section 5A.3 to ad a new Exception Zone to 5A3.4 – Exceptions to the New Residential 4 (RN4) Zone	376 and 386 Cam Fella Boulevard
2024-061-ZO	15.05.24	12.06.24	Amend Schedule 49 Amend Section 5A.3 to add a new Exception Zone to 5A.3.3 – Exceptions to the New Residential 3 (RN3) Zone Amend Section 5A.3 to add a new Exception Zone to 5A.3.4 – Exceptions to the New Residential 4 (RN4) Zone	268, 276, 284, and 296 Cam Fella Boulevard
2024-078-ZO	19.06.24	19.06.24	Additional Residential Unit By-law	Town Wide
2024-079-ZO	19.06.24	16.07.24	Amend Schedule 57 Amend Section 2.8.5 to add new Section 2.8.5.43 Amend Section 5A.3 to add a new Exception Zone to 5A.3.3 – Exceptions to the New Residential 3 (RN3) Zone Amend Section 5A.3 to add a new Exception Zone to 5A.3.4.21 – Exceptions to the New Residential 4 (RN4) Zone Zone to 5A.3.4.22 – Exceptions to the New Residential 4 (RN4) Zone Zone to 5A.3.4.23 – Exceptions to the New Residential 4 (RN4) Zone	5731 Bethesda Sideroad
2024-087-ZO	26.06.24	26.06.24	Amend Schedule 55 h-Removal (EL(2))	211 Sam Miller Way
2024-097-ZO	11.09.24	12.10.24	Amend Schedule 56 Amend Section 5A.3 to add new Section 5A.3.5 – Exceptions to the Residential New Five (RN5) Zone	6745 Main Street
2024-115-ZO	02.10.24	11.11.24	Amend Schedule 47 Amend Section 6.4.5 to add three new Exception Zones to 6.4.5 – Exceptions to the Commercial Residential Mixed – Western Approach (CM2) Zone Amend Section 8.3 to add new Exception Zone to 8.3.3 – Exceptions to the Open Space (OS) Zone	5262, 5270, 5286 and 5318 Main Street 12371 Highway 48
2024-132-ZO	06.11.24	09.12.24	Amend Section 7.3.1.5 by deleting and replacing the clause (Temporary Use Extension)	2005 Bethesda Road
2024-143-ZO	11.12.24	09.01.25	Amend Schedule 24 Amend Section 7.3.3 to add new Exception Zone to 7.3.3 – Exceptions to the Employment Heavy (EH) Zone	15021 Woodbine Avenue

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
2025-002-ZO	15.01.25	14.02.25	Amend Schedule 57 Amend Section 2.8.5 to add new Section 2.8.5.44 Amend Section 5A.3.4 to add new Exception Zones to 5A.3.4 – Exceptions to the New Residential Four (RN4) Zone	6835 Main Street 447 Loretta Crescent
OLT-24-000813	13.01.25	13.01.25	Amend Schedule 47 Amend Section 2.8.5 to add new Section 2.8.5.45 Amend Section 6.4.5 to add new Exception Zone to 6.4.5	5964 Main Street 28 Fairview Avenue
2025-026-ZO	02.04.25	05.05.25	Amend Schedule 56 Amend Section 2.8.5 to add new Section 2.8.5.46 Amend Section 5.4.8 to add new Exception Zone 5.4.8.2	6031 & 6037 Main Street
2025-029-ZO	16.04.25	14.05.25	Amend Schedule 54 h-removal CG(11)	5211, 5223, 5241 Stouffville Road
2025-035-ZO	07.05.25	10.06.25	Amend Schedule 27 Amend Section 2.8.5 to add new Section 2.8.5.47 Amend Section 5.4.2 to add new Exception Zone 5.4.2.10	4597 Aurora Road
2025-043-ZO	04.06.25	04.07.25	Amend Schedule 55	100, 110, 120 Weldon Road
2025-045-ZO	04.06.25	04.07.25	Amend Schedule 20 Amend Section 6.4.7 to add new Exception Zone 6.4.7.2	15400 Highway 48
2025-045-ZO	04.06.25	04.07.25	Housekeeping Amendments Changes to Section 2, Section 3, Section 5, Section 5A, Section 6, and Section 9	Town Wide
2025-047-ZO	04.06.25	26.06.25	Amend Section 8.3.1.4	9 Hunters Road
2025-052-ZO	18.06.25	22.07.25	Amend Section 48 Amend Section 2.8.5 to add new Section 2.8.5.48 Amend Section 5A.3.4 to add new Exception Zone 5A.3.4.27 Amend Section 5A.3.4 to add new Exception Zone 5A.3.4.28 Amend Section 5A.3.5 to add new Exception Zone 5A.3.5.5 Amend Section 5A.3.5 to add new Exception Zone 5A.3.5.6 Amend Section 5A.3.5 to add new Exception Zone 5A.3.5.7	12724 and 12822 Tenth Line
2025-053-ZO	18.06.25	22.07.25	Amend Schedule 24 Amend Section 5.4.1 to add new Exception Zone 5.4.1.9 Amend Section 5.4.1 to add new Exception Zone 5.4.1.10	14609 Woodbine Avenue
2025-055-ZO	18.06.25	22.07.25	Amend Schedule 48 Amend Section 2.8.5 to add new Exception	12762 Tenth Line

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
			Zone 2.8.5.48 Amend Section 5A.3.4 to add new Exception Zone 5A.3.4.29 Amend Section 5A.3.5 to add new Exception Zone 5A.3.5.8	
2025-056-ZO	18.06.25	08.07.25	Amend Schedule 3 Amend Section 2.8.5.1 Amend Section 4.3.4 to add new Exception Zone 4.3.4.14	17019 Woodbine Avenue
OLT-22-004513	01.03.24	01.03.24	Amend Schedule 3 Amend Section 6.4.6.2.1 Amend Section 6.4.6.2.2	17321 Woodbine Avenue
2025-069-ZO	09.17.25	10.08.25	Amend Schedule 50 Amend Section 7.3.6 to add new Exception Zone 7.3.6.21	35-45 Gordon Collins Drive
2025-098-ZO	03.12.25	12.25.25	Amend Schedule 21 Amend Section 6.4.1 to add new Exception Zone 6.4.1.18	5262 & 5272 Aurora Road
OLT-24-000448 2025-104-ZO	27.11.25	11.27.25	Amend Schedule 21 Amend Section 8.3.1 to add new Exception Zone 8.3.1.6	5310 & 5322 Aurora Road
2026-011-ZO	18.02.26	16.03.26	Amend Schedule 20 Amend Section 5A.3.4 to add new Exception Zone 5A.3.4.30	15288, 15300, 15310, 15322 Highway 48
2026-012-ZO	18.02.26	10.03.26	Amend Schedule 50 Amend Section 7.3.3 to replace Exceptions 7.3.3.1 and 7.3.3.9 Amend Section 7.3.6 to replace Exception 7.3.6.8 and 7.3.6.9	12131 Woodbine Avenue
2026-030-ZO	15.04.26	11.03.26	HAF 1 + 2 Amendments: Changes to Section 3, Section 5, Section 5A, Section 9 and Section 11	Town Wide
2026-035-ZO	06.05.26	03.06.26	Amend Schedule 35 Amend Section 2.8.5 to add new Section 2.8.5.50 Amend Section 5.4.1 to add new Exception Zone 5.4.1.11	13531 Ninth Line
2026-037-ZO	06.05.26	31.05.26	Amend Schedule 36 Amend Section 4.3.2 to add new Exception Zone 4.3.2.7	6432 Bloomington Road
2026-056-ZO	17.06.26	07.07.26	Amend Schedule 21 Amend Section 4.3.1 to add new Exception Zone 4.3.1.9	5485 St. John's Sideroad
2026-057-ZO	17.06.26	07.07.26	Amend Schedule 16 Amend Schedule 3.23.1 to add new parking regulations Amend Schedule 7.1 to add new Zone Category, Employment Vandorf (EV) Amend Schedule 7.2 to add new Zone regulations and qualifying notes for EV Zone	15640 Woodbine Avenue 15518 Woodbine Avenue 15374 Woodbine Avenue 2154 Aurora Road

Zoning By-law 2010-001-ZO and Amendments

BY-LAW NUMBER	DATE ENACTED DD.MM.YY	DATE IN FORCE DD.MM.YY	NATURE OF AMENDMENT	LOCATION / APPLICANT OR OWNER
			Amend Schedule 9 to add new definitions	
2026-058-ZO	17.06.26	14.07.26	Amend Schedule 47 Amend Section 2 to replace 2.8.5.30	Plan 65M-4756

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Section 1

Administration

1.1 Title

The title of this By-law is “The Comprehensive Zoning By-law of the Town of Whitchurch-Stouffville”.

1.2 Area Affected

This By-law applies to all lands within the Town of Whitchurch-Stouffville.

1.3 Existing Zoning By-laws

Notwithstanding Section 1.2, this By-law shall only affect those lands in respect of which the Town’s By-law Nos. 72-7 and 87-34 are repealed.

1.4 Enforcement

Any person convicted of a violation of this By-law is liable to the penalties prescribed in the *Planning Act*, as may be amended from time to time.

1.5 Coming into Force

This By-law shall come into force in accordance with Section 34 of the *Planning Act*.

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-Z0)**

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 7.3.4.2 EX (2) Part of Lot 9, Concession 4, 13422 Warden Avenue **(PL131393)**

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 Lighting 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

Section 3

General Provisions

3.1 Application

No person shall use or occupy any land, or erect, alter, or occupy any building or structure, except in accordance with the provisions of this By-law.

3.2 Frontage on a Street

All lots shall front on a street.

3.3 Services

No buildings or structures may be erected, used or occupied unless the building or structure has been approved by the appropriate approval authority for water and wastewater service connections.

3.4 One Dwelling Per Lot (2013-110-ZO)

Subject to Section 3.5, not more than one single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse or back-to-back townhouses with frontage on a street shall be erected on a lot, except as established on a Plan of Condominium.

3.5 Accessory Farm Dwelling Unit (2013-110-ZO)

An accessory farm dwelling unit is permitted as an accessory use to a permitted agricultural use, provided that:

3.5.1 The farm is greater than 10 ha in area.

3.5.2 In ORM-C, ORM-L, ORM-NC or ENV Zones within the Oak Ridges Moraine Area, the accessory farm dwelling unit shall be subject to the execution of a Development Agreement with the Town specifying the conditions and duration of the use in accordance with the Oak Ridges Moraine Conservation Plan. **(2016-143-ZO)**

3.5.3 The accessory farm dwelling unit is used by the owner of the farm or farm help engaged full time in the farm enterprise.

3.5.4 The accessory farm dwelling unit is located to the rear and within 50 m of the main dwelling unit on the farm.

3.5.5 The accessory farm dwelling unit complies with all other applicable provisions of this By-law.

3.5.6 No severance of land associated with an accessory farm dwelling unit shall be permitted from the remainder of the farm.

3.6 Accessory Buildings and Structures (2011-094-ZO) (2011-123-ZO) (2013-110-ZO)(2014-117-ZO)(2022-067-ZO)

3.6.1 Buildings and structures accessory to a lawful use are permitted in any zone, subject to this Section 3.6, and in the case of ORM-C, ORM-L, ORM-NC, ENV and FH Zones to Sections 3.14, 3.18 and 3.20. Notwithstanding the foregoing, human habitation of an accessory building or structure is not permitted except in accordance with Section 3.5.

3.6.2 A pergola or open sports court (e.g. tennis) is deemed to be an accessory structure for the purposes of this section and shall not be included in the calculation of lot coverage. **(2020-058-ZO)(2022-067-ZO)**

3.6.3 An accessory building or structure shall not be located closer to a street than the main building on a lot. In the case of through lots, an accessory building or structure may be located closer to a street than the main building in the rear yard provided that it is not located closer to the rear lot line than 50% of the distance of the main building to the rear lot line. **(2016-143-ZO)**

3.6.4 An accessory building or structure shall not exceed 4 m in height in R1, R2, R3, R4, RM1, RM2, RN1, RN2, RN3, RN4, RN5, CM1, CM2 and CMB Zones, and shall not exceed 5 m in height in all other zones.

3.6.5 An accessory building or structure shall be set back a minimum of 1.2 m from a rear lot line.

3.6.6 Notwithstanding Section 3.6.3 and 3.6.4 and the definition of height to the contrary, in any RN1, RN2, RN3, RN4, RN5, R1, R2, R3, R4, RM1 or RM2 zone, an accessory building may be permitted in an interior side yard, exterior side yard and that portion of a rear yard which extends from an abutting street to a depth less than the required minimum exterior side yard depth provided that it is no closer than 0.6 m to any side lot line and provided it has a maximum height of 2.2 m for flat roofed, domed and Quonset structures and 2.5 m for pitched, or mansard roofed structures. Such structures shall be permitted to a maximum ground floor area not exceeding 12 m^2 or 5% of the lot area whichever is the lesser. For the purposes of this Section, the height of a pitched or mansard roof shall be the greatest vertical distance between the average grade level and the ridge of the roof.

3.6.7 An accessory building or structure shall comply with all other provisions of this By-law relating to the zone in which it is located.

3.6.8 Notwithstanding Section 3.6.3 of this By-law, in any AG, ENV, ORM-C, ORM-L, ORM-NC, RPS, RV, EH, EBP, EX or EL zone, an entrance/ security gatehouse related to a permitted use is permitted in a front or exterior side yard with a maximum ground floor area of 15 m^2 provided it is located a minimum 3 m from any lot line.

3.7 Utilities and Public Service Facilities ((2023-111-ZO)

Nothing in this By-law shall prevent the use of any land, building or structure for the provision of any utilities or public service facilities, provided that:

3. 7 .1 All such buildings and structures comply with the provisions of this By-law relating to the zone in which they are located.

3.7.2 In any Traditional Residential Zone as set out in Section 5, or any New Residential Zone as set out in Section 5A, outdoor storage of goods, materials or equipment is not permitted.

3.7.3 Transportation, infrastructure or utilities are only permitted in the Oak Ridges Moraine Conservation Plan Area subject to Section 41 of the Oak Ridges Moraine Conservation Plan as identified in Schedule 65. (2016-143-**20)**

3.7.4 Notwithstanding, any other requirement of the by-law, any land utilized for a Public Service Facility shall provide a minimum of 50% of the front yard as landscaped and shall provide a minimum of 3 metres of landscaping at the property limits.

3.7.5 Notwithstanding, 3.7.1, 3.7.2 & 3.7.3 any land, buildings or structures constructed on behalf of, in partnership with or for operation by the Town of Whitchurch-Stouffville or the Regional Municipality of York shall comply with all minimum or maximum yard regulations for the zone in which it is located."

3.8 Mechanical Systems (2011-115-ZO)

3.8.1 Mechanical systems are permitted in any zone, except Flood Hazard (FH) Zones and Open Space (OS) Zones.

3.8.2 In all R and RN zones, mechanical systems may only be located in interior side yards and rear yards. Mechanical systems permitted by this By-law are not to exceed a manufacturer’s sound rating of 76 dBA.

3.8.3 Notwithstanding Section 3.8.2, mechanical systems may also be located in the front yard and exterior side yard for lots containing Back-to-Back Townhouse Dwellings and Stacked Back-to-Back Townhouse Dwellings. **(2016-143-ZO)**

3.9 Temporary Construction Uses/Other Temporary Buildings (2013-110-ZO)

Temporary uses accessory to construction, such as a construction camp, a temporary tool shed, scaffold, or other temporary building or structure otherwise permitted by the Zoning By-law that is to be constructed on the

same lot, are permitted only for as long as the same are necessary for work in progress, which has neither been finished nor abandoned, and for which a building permit has been issued.

3.10 Household Sales

No more than two household sales per annum may be conducted at one location and no sale shall exceed two days' duration.

3.11 Road Reserves

Any yard which abuts a 0.3 m reserve or a sight triangle shall be deemed to abut the street adjacent to such 0.3 m reserve or sight triangle. Yard requirements shall be measured from the property line and shall not include the 0.3 m reserve or sight triangle.

3.12 Storage of Recreational Vehicles and Equipment (2013-110-ZO)

The outdoor storage of any boat, tourist trailer, snowmobile or other similar vehicle on any lot in a zone permitting residential use is limited to one such vehicle per lot, and such vehicle may be stored only in a rear yard.

No storage containers, trucks, bus, coach, streetcar, caboose, boat, or part thereof, whether original or modified, shall be used for any purpose other than that for which it was originally designed and intended, and except for recreational vehicles in Commercial Recreation (CR) zoned lands, shall not in any case be used for human habitation.

3.13 Non-conforming Buildings, Uses and Lots

3.13.1 Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by this By-law, if such land, building or structure was lawfully used for such purpose on the effective date of this By-law, so long as it continues to be used for that purpose.

3.13.2 Non-Conforming Vacant Lots (2016-143-ZO)

In any RN Zone as set out in Section 5A or any RPS or RV Zone as set out in Section 5, a building and/or accessory building may be constructed on any lot or block contained within a draft approved plan of subdivision or legally created prior to the effective date of this By-law, provided that any building and/or accessory building so constructed complies with the provisions of the zoning by-law to which such lot or block was subject on the day prior to the effective date of this By-law, subject to any Committee of Adjustment minor variance, Holding (h) provisions or Development (D) provisions then applicable to such lot or block. Once such building and/or accessory building has been constructed, the provisions of this By-law that are applicable to such lot or block shall govern any redevelopment thereof.

3.14 Restoration to a Safe Condition

Nothing in this By-law shall prevent the strengthening, restoration or reconstruction of any building, structure or part thereof which is used for a use, or in a manner not conforming to, or complying with the provisions of this By-law, so long as the strengthening, restoration or reconstruction does not increase the height, footprint or GFA of the building or structure.

3.15 Existing Undersized Lots

Notwithstanding any other provisions of this By-law, a lot held in separate ownership from adjoining lots on the effective date of this By-law, or a lot for which a consent to severance has been granted and is still in force prior to the effective date of this By-law, having less than the minimum frontage or less than the minimum lot area required by this By-law, or both, may be used for a purpose permitted in the zone in which the said lot is located, provided that all other applicable provisions of this By-law are complied with.

3.16 Existing Buildings (OMB PL100392) (2011-115-ZO) (2013-110-ZO)

Notwithstanding Section 3.14, but subject to the provisions of Section 3.18, 3.19 and 3.20 relating to ORM, ENV and FH zones, where a building has been erected prior to the effective date of this By-law on a lot having less than the minimum frontage, lot area, front yard, side yard, rear yard or other such requirement established by this By-law, the building may be enlarged, reconstructed, repaired or renovated, provided that the enlargement, reconstruction, repair or renovation does not further increase the extent of the non-compliance with any such requirement.

3.17 Lots Reduced by Government Action (2011-115-ZO)

Where a lot does not comply with one or more of the lot specifications stipulated in this By-law as a result of expropriation, highway widening, or other land acquisition by the Town, The Regional Municipality of York, Her Majesty in Right of Ontario, or Her Majesty in Right of Canada, a building or structure may be erected, altered, repaired or used on such lot, provided that such erection, alteration or repair does not further increase the extent of such non-compliance.

3.17.1 Existing Lots Without Frontage

Notwithstanding Section 3.2 of this by-law, for any lot not fronting on a street but having a lot line abutting a legal right-of-way providing access to the lot, the lot shall, for the purposes of this By-law, be deemed to front on a street, and the lot line abutting the right-of-way shall be the front lot line.

3.18 Non-Conforming Buildings and Uses in the Oak Ridges Moraine Conservation Plan Area (ENV, FH and ORM Zones) (2013-110-ZO) (2020-058-ZO)

3.18.1 In this Section 3.18, "existing" means lawfully in existence on November 15, 2001 and does not include a use, building or structure that is in existence on that date without being lawful, and "institutional use" includes, without limitation, a long-term care facility, hospital, school, university or college.

3.18.2 Where this By-law requires that the ecological integrity of the Oak Ridges Moraine Plan Area or of land within an ORM Zone shall not be adversely affected, such determination shall be made by the Town based on a Natural Heritage Evaluation and/or a Hydrological Evaluation, as the case may be, in accordance with the relevant provisions of the Oak Ridges Moraine Conservation Plan, as amended from time to time. The Natural Heritage Evaluation and/or Hydrological Evaluation shall be prepared by the applicant and filed with the Town, and shall assess to the Town's satisfaction the impact of the proposed development on the ecological integrity of the Oak Ridges Moraine Plan Area.

3.18.3 In an ORM-C, ORM-L, ORM-NC or ENV Zone in the Oak Ridges Moraine Conservation Plan Area, nothing in this By-law shall prevent:

i) the use of any land, building or structure for a purpose prohibited in that zone, if the land, building or structure was lawfully used for that purpose on November 15, 2001, and continues to be used for that purpose; or

ii) the erection or use, for a purpose prohibited in that zone, of a building or structure for which a permit has been issued under subsection 8 (2) of the *Building Code Act, 1992* on or before November 15, 2001, if,

a) the permit has not been revoked under subsection 8(10) of the *Building Code Act, 1992*; and

b) the building or structure, when erected, is used and continues to be used for the purpose for which it was erected

Such uses shall remain subject to the development regulations tables only, of the zoning by-law to which the land, building or structure was subject on November 15, 2001 and as contained in Section 3.43 of this By-law.

3.18.4 In any ORM-C, ORM-L, ORM-NC or ENV Zone in the Oak Ridges Moraine Conservation Plan Area **(2016-143-ZO) (2020-058-ZO)**

i) <u>Existing Residential Buildings and Structures</u>

A single detached dwelling lawfully existing prior to November 15, 2001 shall be permitted and may be expanded, provided that there will be no change in use and that such expansion does not intrude into a Key Natural Heritage Feature, a Hydrological Feature, or an

associated Minimum Vegetation Protection Zone required by the Oak Ridges Moraine Conservation Plan, and in which case the zone regulations applicable to such expansion shall be those contained in the development regulation tables only of the Zoning By-law on the day prior to the effective date of this By-law as contained in Section 3.43 of this By-law.

ii) Existing Non-Residential Buildings and Structures

A non-residential use, building or structure lawfully existing prior to November 15, 2001 shall be permitted and may be expanded, provided that there will be no change in use and that such use, building, structure or expansion does not intrude into a Key Natural Heritage Feature, a Hydrological Feature, or an associated Minimum Vegetation Protection Zone required by the Oak Ridges Moraine Conservation Plan, and in which case the zone regulations applicable to such expansion shall be those contained in Section 3.43 of this By-law.

iii) Accessory Uses, Buildings and Structures

New accessory uses, buildings and structures related to single detached dwellings, including swimming pools, shall be permitted and may be expanded, provided that any such new use, building, structure or expansion does not intrude into a Key Natural Heritage Feature, a Hydrological Feature, or an associated Minimum Vegetation Protection Zone required by the Oak Ridges Moraine Conservation Plan, and in which case the zone regulations applicable shall be those contained in the Zoning By-law on the day prior to the effective date of this By-law, as contained in Section 3.43 of this By-law Furthermore, the maximum lot coverage of all accessory buildings shall not exceed 5% of the lot area, to a maximum gross floor area of 200 m^2. **(2016-143-ZO)**

3.18.5 Notwithstanding Section 3.18.4, an existing mineral aggregate operation or existing wayside pit within an ORM-NC Zone may not be expanded beyond the boundary of the area under license or permit.

3.18.6 In any ORM-C, ORM-L, ORM-NC or ENV Zone, nothing in this By-law shall prevent the expansion of an existing institutional use, if the applicant demonstrates to the Town's satisfaction that:

i) there will be no change in land use

ii) the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine Plan Area

3.18.7 In any ORM-C, ORM-L, ORM-NC or ENV Zone, nothing in this By-law shall prevent the reconstruction, within the same location and dimensions, of an

existing building or structure that is damaged or destroyed, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in or intensification of the existing use.

3.18.8 In any ORM-C, ORM-L, ORM-NC or ENV Zone, nothing in this By-law shall prevent the conversion of an existing use to a similar use, if the applicant demonstrates to the Town's satisfaction that the conversion:

i) will bring the use into closer conformity with the provisions of this By-law that are applicable to the zone in which it is located

ii) will not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan Area

3.18.9 In any ORM-C, ORM-L, ORM-NC or ENV Zone, if an existing use has adverse effects on the ecological integrity of the Oak Ridges Moraine Conservation Plan Area, any application to expand the use, to expand a building or structure containing such use, or to convert the existing use to a similar use shall be considered with the objective of bringing the use into closer conformity with the Oak Ridges Moraine Conservation Plan Area.

3.19 Previously Authorized by Zoning in the Oak Ridges Moraine Conservation Plan Area (2013-110-ZO) (2020-058-ZO)

3.19.1 In any ORM-C, ORM-L, ORM-NC or ENV Zone, nothing in this By-law shall prevent the use, erection or location of a single detached dwelling (which shall, for the purposes of this Section 3.19.1, include buildings or structures accessory thereto), if:

i) the use, erection and location of such single detached dwelling would have been permitted by the applicable zoning by-law on November 15, 2001

ii) the applicant demonstrates to the Town's satisfaction that the use, erection and location of such single detached dwelling will not adversely affect the ecological integrity of the Oak Ridges Moraine Plan Area, in which case the zone regulations applicable to the said single detached dwelling shall be those contained in the Zoning By-law on the day prior to the effective date of this By-law, as contained in Section 3.43 of this By-law.

3.19.2 In any ORM-C, ORM-L, ORM-NC or ENV Zone, nothing in this By-law shall prevent the use, erection or location of a building or structure if:

i) the use, erection and location of such building or structure were authorized by the approval of an application that was commenced before November 17, 2001 and approved after that date; or

ii) the use, erection and location of such building or structure were authorized by the approval of an application that was commenced after November 17, 2001 and decided in accordance with Subsection 17 (1) of the *Oak Ridges Moraine Conservation Act, 2001.*

3.20 Environmental (ENV) and Flood Hazard (FH) Zones in the Oak Ridges Moraine Conservation Plan Area (2011-115-ZO) (2016-143-ZO)

3.20.1 Environmental (ENV) Zones identify Key Natural Heritage Features and Hydrologically Sensitive Features, as set out in the *Oak Ridges Moraine Conservation Plan.* The ENV Zones shown on Schedules 2 to 57 within the Oak Ridges Moraine Conservation Plan Area represent the Key Natural Heritage Features and the Hydrologically Sensitive Features, including adjacent 30 metre Minimum Vegetation Protection Zone, established by the *Oak Ridges Moraine Conservation Plan*. The extent of the natural heritage system in the Ballantrae and Musselman's Lake settlement areas is also 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. Outside of the Oak Ridges Moraine Conservation Plan Area, ENV Zones represent the extent of such features, based upon best available mapping.

3.20.2 No development, site alteration or change of use shall occur within 90 m of the boundaries of any Environmental (ENV) Zone shown on Schedules 2 to 57 within the Oak Ridges Moraine Conservation Plan Area, unless such development is in accordance with a Natural Heritage Evaluation and/or a Hydrological Evaluation, prepared by the applicant and filed with the Town, establishing to the Town's satisfaction that the development or site alteration will have no adverse effects on the Key Natural Heritage Feature or on the related ecological functions as required by the Oak Ridges Moraine Conservation Plan.

3.20.3 Notwithstanding any other provision of this By-law, for ENV and FH zones in the Ballantrae-Musselman's Lake and Community of Stouffville Secondary Plan areas, where the Secondary Plan, Official Plan, Zoning By-law, Master Environmental Servicing or Functional Servicing Plans (the "Approved Documents") are approved based on environmental studies, including the Ballantrae-Musselman's Lake and Environs Environmental Management Strategy, that have identified Minimum Vegetative Protection Zones or setbacks that are different from those in the Oak Ridges Moraine Conservation Plan Area, than the standards within the Approved Documents shall prevail, and the provisions of Section 3.20.2 and Section 3.20.5 shall not apply.

3.20.4 The Flood Hazard (FH) Zones conceptually represent the regulated floodplain limits established by the Conservation Authority having jurisdiction, as may be amended from time to time. In some cases, a Flood

Hazard (FH) Zone may contain erosion-prone or hazardous lands. In most cases, Flood Hazard (FH) Zones contain permanent or intermittent streams, which are Hydrologically Sensitive Features as established by the Oak Ridges Moraine Conservation Plan. Where detailed flood plain information is not available, FH Zones represent a 30 m setback from each side of the meanderbelt of the watercourses within such zones, representing the Minimum Vegetation Protection Zone established by the Oak Ridges Moraine Conservation Plan. No new building or structure shall be constructed less than 30 m from the meanderbelt of a watercourse, except as may be provided in Section 3.20.3.

3.20.5 Notwithstanding Section 2.3(iv), no development, site alteration or change of use shall occur within 120 m of the boundaries of the meanderbelt of any watercourse within a Flood Hazard (FH) Zone as shown on Schedules 2 to 57 unless such development is in accordance with a Hydrological Evaluation, prepared by the applicant and filed with the Town, establishing to the Town's satisfaction that the development or site alteration will have no adverse effects on Hydrologically Sensitive Features or on the related ecological functions, as required by the Oak Ridges Moraine Conservation Plan.

3.20.6 This By-law recognizes that due to the close proximity of Flood Hazard (FH) Zones and Environmental (ENV) Zones, proposed developments, site alterations or changes of use within 120 m of Key Natural Heritage Features or Hydrologically Sensitive Features may require both a Hydrological Evaluation and a Natural Heritage Evaluation establishing to the Town's satisfaction that the development or site alteration will have no adverse effects on the Key Natural Heritage Features or Hydrologically Sensitive Features and on the related ecological functions as required by the Oak Ridges Moraine Conservation Plan.

3.21 Sight Triangles (2011-115-ZO) (2013-110-ZO) (2016-143-ZO)

3.21.1 Notwithstanding any other provision in this By-law, in any RN1, RN2, RN3 and RN4 Zones, the required minimum setback from a sight triangle to the nearest point on a wall or any projecting element, excluding roof eaves of a building, shall be 1 m.

3.22 Permitted Yard Encroachments (2011-115-ZO) (2011-152-ZO) (2013-110-ZO) (2013-112-ZO) (2016-143-ZO) (2020-058-ZO)(2022-067-ZO)(2025-046-ZO)

These yard encroachments are permitted in accordance with the following table:

	Structure	Yard in which projection is permitted	Maximum Projection into the Required Yard
1.	Sill, belt courses, cornices, eaves, gutters, chimneys, pilasters, canopies, or similar non-structural architectural features	Front Rear Interior Side Exterior Side	0.7 m in addition to permitted encroachments in rows 2 to 7 inclusive
2.	Window Bays	Front Rear Interior Side Exterior Side	0.6 m over a maximum width of 3 m
3.	Non-street entrance stairs, landings, access ramps or fire escapes	Rear Interior Side Exterior Side	1.8 m over a maximum horizontal length of 5 m
4.	Street entrance stairs, landings or access ramps	Front Exterior Side	Subject to row 10 below
5.	Balconies for single detached dwellings, semi-detached dwellings, duplex dwellings and all types of townhouses	Front Rear Exterior Side	2 m
6.	Balconies for any other residential building, apartment building	Front Rear Interior Side Exterior Side	2 m
7.	Porches not exceeding one storey in height	Front Exterior Side	3 m including eaves and cornices
8.	Underground structures	Front Rear Interior Side Exterior Side	To the lot line
9.	Decks	Rear Interior Side Exterior Side	See (A)
10.	Notwithstanding row 1-9 above, no above grade projection is permitted closer than 1.5m to the front lot line and exterior side lot line.		
11.	Mechanical equipment, and swimming pool pumps/filters/heaters	Rear Interior Side Exterior Side	Unrestricted, but no closer than 0.6m from rear lot line, interior lot line and exterior

	Structure	Yard in which projection is permitted	Maximum Projection into the Required Yard
			side lot line, where the required setback is more than 0.6m.

(A) Deck Regulations

In all zones set out in Section 4, all Residential Zones set out in Section 5, and all New Residential Zones set out in Section 5A, where a deck adjoins a dwelling unit or accessory building, the following provisions shall apply:

i) a deck and associated stairs shall be set back at least 3 m from the rear lot line
ii) a deck shall not be permitted in a front yard or a minimum side yard

3.23 Parking Standards (2011-115-ZO) (2013-110-ZO) (2013-112-ZO) (2016-143-ZO) (2023-111-ZO) (2026-030-ZO)

3.23.1 Table of Parking Standards

For every building or structure to be erected or enlarged, off-street parking located in the same lot as the use and having unobstructed access to a street or lane shall be provided and maintained in conformity with the following table. The term "GFA", used in the table, means gross floor area.

Use of Building or Lot	Minimum Number of Parking Spaces
Residential Dwellings	
Detached Dwelling (3)	2 parking spaces for each dwelling unit
Accessory Residential Unit (3) (5)	1 parking space for each dwelling unit
Bed and Breakfast Establishment	1 parking space per guest suite in addition to the parking required for the detached dwelling. The additional parking spaces may be located in tandem with other parking spaces.
Semi-Detached Dwelling (3)	2 parking spaces for each dwelling unit
Converted Dwelling	1 parking space for each dwelling unit
Duplex Dwelling (4)	3 parking spaces for each Duplex Dwelling
Triplex Dwelling (4)	4 parking spaces for each Triple Dwelling
Fourplex Dwelling (4)	5 parking spaces for each Fourplex Dwelling
Group Home	1 parking space for each dwelling unit
Street Townhouse Dwelling (3)	2 parking spaces for each dwelling unit
Back-to-Back Townhouse Dwelling (3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Townhouse Dwelling (3)	2 parking spaces for each dwelling unit for residents plus 0.25 parking spaces reserved for visitors
Stacked Townhouse Dwelling (1) (3)	2 parking spaces for each dwelling unit plus 0.25 parking spaces reserved for visitors
Apartment Building (2)	1.25 parking spaces per dwelling unit for residents plus 0.25 parking spaces reserved for visitors
Dwelling Units over Commercial Uses (2)	1.25 parking spaces per dwelling unit for residents plus 0.25 parking spaces reserved for visitors

Use of Building or Lot	Minimum Number of Parking Spaces
Long Term Care Facility	1 parking space for every 3 beds
Senior Citizens' Home	1 parking space for every 3 beds
Non-Residential Uses	
Assembly Hall/ Space	4 spaces per 100 sq.m.
Athletic Court (Tennis/Racquet/Pickleball/Basketball)	6 spaces per court
Automotive Sales and Service Uses	4 parking spaces for each repair bay, stationary car wash bay or detailing bay, plus 5 parking spaces for each 100m^2 of GFA, exclusive of repair bays
Bowling Alley	4 parking spaces for each lane, plus for a restaurant, 1 parking space for each 4 persons seating capacity or 11 parking spaces for each 100 m^2 of GFA, whichever is greater
Cannabis Processing	3000.0 m^2 or less GFA: 1.6 parking spaces for each 100m^2 of GFA Greater than 3000m^2 of GFA: 1.6 parking spaces for each 100m^2 of GFA for the first 3000 m^2 of GFA and 1 parking space for each 100 m^2 of GFA in excess of 3000 m^2
Car Wash	5 parking spaces
Commercial School	5 parking spaces for each 100m^2 GFA
Community Centre	Assembly Hall parking rates to apply to all uses except for athletic courts, which are to be supplied at 6 parking spaces per court and for sports fields or rinks at 2.0 parking spaces per 100 m2 of GFA. Parking for accessory office uses are to be provided at the same rate as for the main use. Parking for any other uses are to be provided at that use's rate where provided within this B -law. (2023-111-ZO)
Curling Rink	4 parking spaces for each ice sheet, plus for a restaurant, 1 parking space for each 4 persons seating capacity or 11 spaces for each 100 m^2 of GFA, whichever is greater
Day Care Centre	1.5 parking spaces for each classroom plus 1 parking space for each 5 person capacity as determined by the total occupant load
Elementary School	2 parking spaces per classroom
Energy Generation Facility	3000 m^2 or less GFA: 1.6 parking spaces for each 100 m^2 of GFA Greater than 3000 m^2 of GFA: 1.6 parking spaces for each 100 m^2 of GFA for the first 3000 m^2 and 1 parking space for each 100 m^2 of GFA in excess of 3000 m^2
Farm Produce Sales Outlet	5 parking spaces for each 100 m² of sales area
Financial Institution	5 parking spaces for each 100 m² of GFA
Fitness and Recreational Facility	6 parking spaces per 100 m² of GFA plus 6 per racquet court

Use of Building or Lot	Minimum Number of Parking Spaces
Funeral Home	7.5 parking spaces per 100 m² of GFA
Gas Bar	3 parking spaces for each 100m² of GFA of the convenience store or 5 parking spaces, whichever is greater
Golf Course	27 parking spaces for each 9 holes of the golf course and 3.75 parking spaces for each 100m² of GFA for the clubhouse, pro shop and public use areas
Grocery Store, Supermarket	5 parking spaces for each 100 m² GFA
High School	3 parking spaces for each classroom
Hospitals	1 parking space for every 2 beds
Hotel or Motel	1 parking space for each guest suite, plus 10 parking spaces for each 100m² of GFA excluding guest suites and guest suite access hallways
Indoor Sports Field/Rink	2 spaces per 100 sq.m.
Industrial Mall	2 parking spaces for each 100 m² within each unit, provided that where an industrial unit has a GFA greater than 500 m², the individual parking requirement for the use in that unit shall apply to the GFA devoted to that use, in lieu of the foregoing.
Industrial Training School	1 parking space per 20 m² of GFA
Manufacturing, Processing or Assembly Use	3000 m² or less GFA: 1.6 parking spaces for each 100 m² of GFA Greater than 3000 m² of GFA: 1.6 parking spaces for each 100 m² of GFA for the first 3000 m² and 1 parking space for each 100 m² of GFA in excess of 3000 m²
Media Production Studio	3.5 parking spaces per 100 m² of GFA
Miniature Golf Course, Golf Driving Range	1.5 parking spaces for each tee
Motor Vehicle Body Repair Shop	4 parking spaces for each repair bay, stationary wash bay or any other work bay
Museums and Art Galleries	2.5 parking spaces for each 100 m² of GFA
Office	5 parking spaces for each 100 m² of GFA
Place of Amusement	1 parking space for each 4 persons capacity
Place of Worship, Commercial Recreation Use	1 parking space for each 5 seats or 3 m of bench space. Where there are no fixed seats, 10 parking spaces for each 100 m² of GFA devoted to public use. Where there is a combination of floor area containing fixed seating and floor area devoted to public use containing no fixed seating, 10 parking spaces for each 100 m² of GFA devoted to public use
Restaurant	1 parking space for each 4 persons seating capacity or 11 parking spaces for each 100 m² of GFA, whichever is greater. The required number of parking spaces may be reduced by a factor of 20% where a drive thru facility is present.

Use of Building or Lot	Minimum Number of Parking Spaces
Restaurant with Take-out Facilities	6 parking spaces, plus 1 space for each 4 persons seating capacity or 11 parking spaces for each 100 m² of GFA, whichever is greater
Retail Store, Personal Service Establishment, Service Establishment	1,200 m² or less of GFA - 3 parking spaces for each 100 m² of GFA. Greater than 1,200 m² of GFA - 2 parking spaces per 100 m² of GFA
Sawmill	3000 m^2 or less GFA: 1.6 parking spaces for each 100 m^2 of GFA Greater than 3000 m^2 of GFA: 1.6 parking spaces for each 100 m^2 of GFA for the first 3000 m^2 and 1 parking space for each 100 m^2 of GFA in excess of 3000 m^2
Shopping Centre	Maximum 6 parking spaces for each 100 m² of GFA; Minimum 3.3 parking spaces for each 100 m² of GFA
Veterinary Clinic	4 parking spaces for each 100 m² of GFA
Warehouse	2,000 m² or less of GFA: (1 parking space for each 100 m² of GFA) Greater than 2,000 m² of GFA: 0.6 parking space for each 100 m² of GFA
All other Commercial Uses	3.5 parking spaces for each 100 m² of GFA

(2026-057-ZO)

3.23.1.1 Qualifying Notes to Parking Regulations (2026-030-ZO)

1) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 zones, a minimum of 1.5 parking spaces per dwelling unit plus 0.25 visitor parking spaces per unit are required for a Stacked Townhouse if located at an identified lot within Schedule 70 – HAF 1.

2) In the RM1, RM2, RN5, CG, CL, CV, CM1, and CM2, zones, a minimum of 1 parking spaces per dwelling unit plus 0.25 visitor parking spaces per unit are required for a dwelling unit within an Apartment and a Dwelling Unit over Commercial Uses if located on an identified lot within Schedule 70 – HAF 1.

3) In the R1, R2, R3, R4, RN2, RN3, and RN4 Zones, no parking space is required for the first Additional Residential Unit if located at an identified lot within Schedule 71 – HAF 2.

4) In the R1, R2, R3, R4, RN1, RN2, RN3, and RN4 Zones, the minimum number of parking spaces required is reduced by 1 if located at an identified lot within Schedule 71 – HAF 2.

5) Additional Residential Units are subject to the regulations in Section 3.28.

3.23.2 Barrier Free Parking Requirements (2016-143-ZO)

3.23.2.1 Minimum Barrier Free Parking Space Dimensions

Dimension	***Type A (large)***	***Type B (small)***
Minimum width	3.4 m	2.4 m
Minimum length	5.5 m	5.5 m
Minimum vertical clearance	2.75 m	2.75 m

3.23.2.2 The apportionment of barrier free parking spaces of the total parking spaces required is as follows:

Total Parking Space(s) Required	**Barrier Free Parking Space(s) Required**
1 to 25	1 *Type A* parking space
26 to 100	4% of total required parking
101 to 200	1 space + 3% of total required parking
201 to 1000	2 spaces + 2% of total required parking
1001+	11 spaces + 1% of total required parking

(All parking spaces shall be rounded up to the nearest whole number)

3.23.2.3 Where an even number of barrier free parking spaces are required, 50% of the required barrier free spaces must be *Type A* and 50% must be *Type B.*

Where an odd number of barrier free parking spaces are required, the additional parking space may be either a *Type A* or a *Type B.*

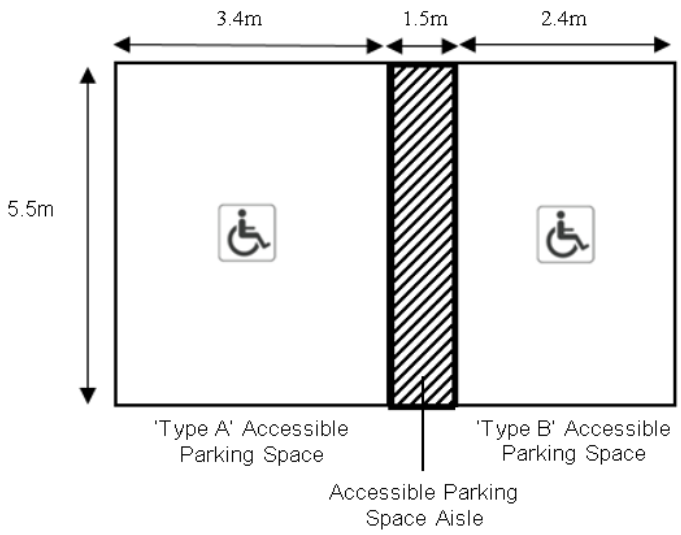
3.23.2.4 An access aisle must be provided for each barrier free parking space and shall meet the following requirements:

i) a minimum width of 1.5 m

ii) extends the full length of the parking space

iii) is marked with contrasting diagonal lines

iv) the required access aisle may be shared by two barrier free parking spaces



3.23.3 Multiple Uses (2016-143-ZO)

The parking requirements for a single lot or building containing more than one use shall be the sum total of all the parking requirements for each of the component uses, unless otherwise provided for in this By-law.

3.23.4 Parking Minimums in Major Transit Station Areas (2026-030-ZO)

Notwithstanding any other provisions of this By-law to the contrary, for development or redevelopment on lands in a designated Major Transit Station Area, as identified on Schedule D – Stouffville Land Use Designations of the Town of Whitchurch-Stouffville Official Plan, there are no minimum requirements in accordance with the *Planning Act.*

3.23.5 Compact Motor Vehicle Parking Spaces (2026-030-ZO)

Where 10 or more parking spaces are required for dwelling units, a maximum of 10 percent of the required residential parking spaces may be reduced to a minimum of 2.4 metres in width and a minimum of 4.8 metres in length and where reduced, shall be clearly identified, demarcated, and reserved for compact motor vehicles. Visitor parking spaces are to be provided in accordance with the space dimensions established in Section 3.24.

3.24 General Parking Area Regulations (2013-110-ZO) (2016-143-ZO)

3.24.1 Where the calculation of parking in Section 3.23.1 - Table of Parking Standards results in a fraction of a parking space, the fraction shall be rounded up to the nearest whole number of parking spaces.

3.24.2 Parking spaces shall be on the same lot as the building or use for which they are required.

3.24.3 Each parking space shall be clearly demarcated and shall have a minimum width, length and adjoining aisle width, as set out in the following table:

Parking Angle (degrees)	Parking Space Width (m)	Parking Space Length (m)	Aisle Width (m)
0 to 20	2.75	6.7	3.5
21 to 45	2.75	5.5	3.2
46 to 60	2.75	5.5	3.9
61 to 75	2.75	5.5	5.1
76 to 90	2.75	5.5	6.5

3.24.4 **The minimum width of a driveway leading to any parking area shall be 3 m for a one-way driveway and 6.5 m for a two-way driveway**.

3.24.5 Downtown Area Parking Reduction Area

For that part of the Downtown area on both sides of Main Street, between Albert Street and Park Drive, as shown on Schedule 64, the amount of parking required by Section 3.23.1 – Table of Parking Standards may be reduced to an amount equal to 60% of the standard shown in the Table of Parking Standards for all uses except residential uses and office uses exceeding 1,858 m^2.

3.24.6 Parking Provisions:

3.24.6.1 Location of Parking in Residential and New Residential Zones

In all Residential and New Residential Zones:

i. Within a front, rear, interior or exterior side yard, motor vehicle parking is only permitted on a driveway or a parking pad having a minimum unobstructed dimension of 2.75 m in width and 5.5 m in length.**(2026-030-ZO)**

ii. Parking is permitted within a garage having an unobstructed dimension of 2.75 min width and 6 min length.

iii. Parking is permitted in a garage having a dimension of 2. 75 m in width and 6 min length with up to 0.6 m of encroachment by stairs located within 1 m from the end of the parking space.

iv. Parking is permitted in a garage having a dimension of 3.25 m in width and 6 m in length if stairs intrude into the garage beyond 0.6 m., or are located more than 1 m away from the end of the parking space.

v. Parking is permitted in a garage having a dimension of 5.6 m in width and 6 m in length for a double vehicle garage, with up to 0.6 m of encroachment by stairs located within 1 m of the end of the parking space.

vi. Subject to the provisions for circular driveways, only one driveway or one parking pad is permitted per lot.

vii. No parking is permitted on any Residential Walkway or hardscaped outdoor amenity space.

viii. Where parking is provided in a rear yard or interior side yard on a lot in a Traditional Residential or New Residential Zone: **(2026-030-ZO)**

a. A 1.2 m wide soft landscaped area shall be provided between the perimeter of the parking pad and parking aisle and any rear lot line and interior side lot line;

b. A 1.5 m high privacy fence shall be provided between the perimeter of the parking pad and parking aisle and the rear lot line and interior side lot line; and

c. A minimum of 50% of the rear yard shall be soft landscaped area.

3.24.6.2 Maximum Driveway Width for All Residential Zones (2016-143-ZO)

In all Residential and New Residential Zones, the maximum driveway width within the property boundary shall be equal to the greater of:

i. The garage door width plus 2 m, provided that:

a) in the case of a lot with a lot frontage less than 11 m, a minimum of 20% soft landscaped area is provided in the front or exterior side yard in which the driveway is located

b) in the case of a lot with a lot frontage 11 m or greater, a minimum of 35% soft landscaped area is provided in the front or exterior side yard in which the driveway is located

or,

ii) 6 m, provided that a minimum of 35% soft landscaped area is provided in the front or exterior side yard in which the driveway is located

or,

iii) in the case of a lot with a three-bay garage, 9 m, provided that a minimum of 35% soft landscaped area is provided in the front or exterior side yard in which the driveway is located

3.24.6.3 Setbacks for Driveways or Parking Pads (2016-143-ZO)

3.24.6.3.1 In all Traditional Residential and New Residential Zones (excluding RPS, RV, RM1, RM2 and RN5 Zones):

i) Driveways or parking pads accessed from the front lot line shall be located:

a) No closer to the interior side lot line than the minimum interior side yard setback requirement for the main building

b) No closer to the exterior side lot line than the minimum exterior side yard setback requirement for the main building

ii) Driveways or parking pads accessed from the exterior side lot line shall be at least 6 m in depth and shall be located:

a) no closer than 1.2m from the rear lot line

b) no closer to the front lot line than the minimum front yard setback yard requirement for the main building

3.24.6.3.2 In RPS, RV, RM1, RM2, RN5 and all Zones set out in Section 4

Driveways or parking pads accessed from the front lot line shall be located:

a) no closer than 1.5 m from the interior side lot line

b) no closer to the exterior side lot line than the minimum exterior side yard setback requirement for the main building

i) Driveways or parking pads accessed from the exterior side lot line shall be at least 6 m in depth and shall be located:

a) no closer than 1.2m from the rear lot line

b) no closer to a front lot line than the minimum front yard setback requirement for the main building

3.24.6.3.4 Provisions for Circular Driveways

On lots with lot frontages greater than 19 m, a second minimum 3.7 m wide driveway is permitted, provided that:

i) the main building is at least 8 m from the street line

ii) the driveways are at least 7 m apart at the street line

iii) the second driveway connects the street to the other driveway that provides direct access to the street

3.24.6.3.5 Second Driveway – Corner Lots

A second driveway may be permitted on a corner lot to access a garage or accessory building provided:

i) the accessory building is a minimum of 6 m from the street line

ii) the second driveway is approved by the authority having jurisdiction for the road

3.24.7 Parking of Commercial Vehicles

i) No commercial vehicle, the net weight of which exceeds 4,000 kg, may be parked or stored on a lot in a zone referred to in Section 5 or Section 5A, except within a wholly enclosed building

ii) Not more than one commercially licensed vehicle, the net weight of which does not exceed 4,000 kg, may be parked or stored outside of a wholly enclosed building on a lot in a zone permitting a residential use

iii) No bus, the net weight of which exceeds 4,000 kg, may be parked or stored on a lot having a lot area less than 0.8 ha in any zone permitting a residential use

3.24.8 Maximum Length of Private Laneways

The maximum length of a private laneway shall be 150 m.

3.24.9 Tandem Parking (2026-030-ZO)

Notwithstanding any provision of this By-law to the contrary, tandem parking for dwelling units shall be permitted where parking spaces are allowed on any driveway or in a private garage.

Where a parking area serves four or fewer dwelling units, up to three tandem parking spaces may be provided, for a total of six parking spaces, in any configuration.

Where a parking area serves more than four dwelling units, including within a parking structure, tandem parking spaces shall only be permitted where each space in a tandem pair is legally tied to the same dwelling unit.

3.25 Loading Space Requirements

Off-street loading spaces shall be provided and maintained in accordance with the following provisions:

3.25.1 Location of Loading Spaces

i) Loading spaces must be located either within or abutting the building containing the use to which such loading space is appurtenant. No loading space shall be located within a front yard or exterior side yard. Loading spaces may only be located in interior side yards and rear yards.

ii) Loading spaces shall be located at least 10 m from a street and 10 m from the boundary of any Residential or New Residential Zone.

3.25.2 Minimum Loading Space Dimensions

Small Loading Space:	
Length	9 m
Width	3.6 m
Clear Height	4.25 m
Large Loading Space:	
Length	15 m
Width	3.6 m
Clear height	4.25 m

3.25.3 Minimum Number of Loading Spaces **(2016-143-ZO)**

The type and minimum number of loading spaces shall be provided in accordance with the following:

Uses	Required Loading Space
Multiple Unit Commercial or Industrial Buildings	1 small loading space per unit

Retail stores, shopping centres, restaurants, places of entertainment, long term care facilities, hospitals, hotels, and all industrial and manufacturing uses, warehouses or any other similar uses involving frequent shipping, loading and unloading:

i) up to 450m^2 of GFA	no loading space
ii) over 450m^2 up to 950m^2 of GFA	1 small loading space
iii) over 950m^2 up to 2,400m^2 of GFA	2 large loading spaces
iv) over 2,400m^2 up to 7,500m^2 of GFA	4 large loading spaces
v) over 7,500m^2 up to 9,000m^2 of GFA	5 large loading spaces

vi)	over 9,000m^2 of GFA	5 large loading spaces plus one large loading space for each 9,000 m² of GFA

3.25.4 Drive Thrus **(OMB PL100392)**

Subject to Section 3.25.4.1, the minimum number of queuing spaces shall be as follows:

Drive Thru Facility	**Minimum Required Spaces**
Financial Institution	5
Restaurant	12
Motor Vehicle Washing Establishment (Automatic)	12
Motor Vehicle Washing Establishment (Self Serve)	5
Motor Vehicle Service Station/Gas Bar	2
All Other Facilities	4

3.25.4.1 Traffic Impact Study

A Traffic Study is required to confirm the adequacy of the queuing requirements associated with a Drive Thru proposed in conjunction with a permitted use. A greater number of ingress and egress spaces are required, if so established by a Traffic Impact Analysis prepared in support of a Drive thru facility as accepted by the Town.

3.25.4.2 Exclusive Use of Queuing Space

Queuing lanes and spaces shall be exclusive of any other parking space and aisle requirements contained within this By-law.

3.25.4.3 Size of Queuing Space

All queuing spaces shall be rectangular in shape, with a minimum length of 5.5 m and width of 2.6 m.

3.25.4.4 Setbacks for Queuing Lanes **(2020-058-ZO)**

Queuing lanes shall be located in accordance with the following:

i) Queuing lanes shall not obstruct access to parking aisles or parking spaces on the lot

ii) No queuing lane shall be located closer than 4.5 m to any Residential Zone

iii) No part of a queuing lane or queuing space shall be located in the required minimum front yard or required minimum exterior side yard.

3.25.4.5 Calculation of Uses

Where the use of any land, building or structure is a component of a combination of a drive thru facility and any one or more other uses, these uses shall not be considered as accessory to one another and all provisions pertaining to each use shall apply.

3.26 Home Industry Uses

Home industry uses may include production of custom or artisanal products and services such as carpentry, metalworking, welding, electrical work, gardening or blacksmithing, primarily for the farming community. Home industry uses are permitted in all zones set out in Section 4 that permit a single detached dwelling, provided that the lot containing any such home industry use is a minimum of 5 ha in lot area, that the use complies with all of the provisions of this By-law relating to the zone in which it is located, and that:

i) In addition to persons living in the dwelling unit, a maximum of one person who is not resident in the dwelling unit may be engaged in the home industry use

ii) The home industry use may be located in part of a dwelling unit or in any accessory building or structure, provided that no more than 25% of the GFA of the dwelling unit or accessory building or structure shall be used for the home industry use to a maximum of 140 m^2

iii) There is no outdoor storage or display or signage associated with the home industry use

iv) A maximum of one home industry use is permitted on a lot

v) The home industry does not involve any changes to the outward appearance of the building except for any modifications required to accommodate barrier free access

vi) The single detached dwelling in which the home industry is located is the principal residence, as defined in the Income Tax Act, of the person or persons engaged in the home industry use

vii) No retail sales are permitted as part of a home industry use other than the sale of what is produced or repaired on site

viii) The home industry does not generate adverse effects such as that from electrical interference, excessive traffic, parking, noise, or odour

3.27 Home Occupations (2022-067-ZO)

Home occupations are permitted in single detached dwellings and/or accessory buildings in all Rural and Environmental Zones set out in Section 4, in single detached dwellings, and semi-detached dwellings, stacked townhouse dwellings, back to back townhouse dwellings and/or accessory buildings in all traditional Residential Zones set out in Section 5, and all New Residential Zones set out in Section 5A, provided that every home occupation complies with all of the provisions of this By-law relating to the zone in which it is located and provided that:

i) In addition to persons living in the dwelling, a maximum of one person who is not resident in the single detached dwelling may be engaged in the home occupation use;

ii) No more than 25% of the GFA of the dwelling or accessory building may be used for the home occupation use, to a maximum of 90 m²;

iii) There is no outdoor storage or display or signage associated with the home occupation use;

iv) The home occupation is clearly secondary to the use of the dwelling;

v) The home occupation does not involve any changes to the outward appearance of the building except for any modifications required to accommodate barrier free access;

vi) The dwelling in which the home occupation is located is the principal residence, as defined in the *Income Tax Act*, of the person or persons engaged in the home occupation use;

vii) No retail sales are permitted as part of a home occupation use other than the sale of what is produced or repaired on site;

viii) The home occupation does not generate adverse effects such as that from electrical interference, excessive traffic, parking, noise, or odour; and

ix) Home occupations do not include kennels, animal services, automotive sales and service uses, motor vehicle body repair shop, paint shops, medical offices, restaurants, taxi services, bed and breakfast establishment or distribution centres.

3.28 Additional Residential Units (2024-078-ZO)(2025-046-ZO)

Notwithstanding any other provisions of this By-law to the contrary, Additional Residential Units (ARUs) must comply with Section 3.28, Schedule 66 – Additional Residential Unit – Permission Map, and all other applicable provisions of this By-law.

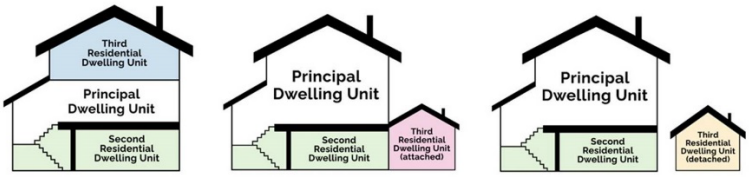
Refer to Schedule 66 – Additional Residential Unit – Permission Map for 3.28 (i) to (vii) to confirm locational use permissions as it relates to Provincial Plans and restrictive zones.

i) A Semi-Detached Dwelling or Townhouse Dwelling Unit on both Municipal Sewage Services and Municipal Water Services, may have one of the following ARU configurations in addition to a Principal Dwelling Unit:

i. A maximum of two (2) 'integrated' ARUs are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling or Townhouse Dwelling Unit; or,

ii. A maximum of one (1) 'integrated' ARU and one (1) 'ancillary ARU are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling, or Townhouse Dwelling Unit.

iii. A maximum of two (2) 'ancillary' ARU within a single building are permitted in addition to the principal Dwelling located within a Semi-Detached Dwelling or Townhouse Dwelling Unit. **(2026-030-ZO)**



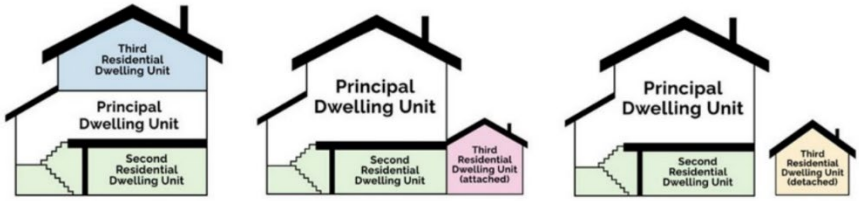
ii) For the purposes of this section only (section 3.28) a Townhouse Dwelling Unit shall include, Back-to-Back Townhouse Dwelling, Stacked Back-to-Back Townhouse Dwelling, Stacked Townhouse Dwelling, Street Townhouse Dwelling, and Townhouse Dwelling as defined by this By-law.

iii) A Single Detached Dwelling on both Municipal Sewage Services and Municipal Water Services, may have one of the following ARU configurations in addition to a Principal Dwelling Unit **(2026-030-ZO)**:

i. A maximum of three (3) 'integrated' ARUs are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling; or,

ii. A maximum of two (2) 'integrated' ARU and one (1) 'ancillary' ARU are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling; or,

iii. A maximum of one (1) 'integrated' ARU and two (2) 'ancillary' ARU within a single building are permitted in addition to the Principal Dwelling Unit located within a Single Detached Dwelling.



iv. Three (3) ARUs are only permitted on lots with a minimum frontage of 15 m and a minimum lot area of 555 m^2 subject to the zoning regulations for the Principal Dwelling Unit on the lot

iv) An ARU can only be permitted subject to availability of water and sanitary servicing and to the satisfaction of the Town.

v) A total of one (1) ARU in the form of an 'integrated' ARU or 'ancillary' ARU is permitted on an un-serviced or partially serviced Lot with a Single Detached Dwelling, Semi-Detached Dwelling or Townhouse Dwelling Unit within the settlement area boundaries of Vandorf, Gormley, Bloomington, Musselman's Lake and Ballantrae. This also applies to lands identified as New Urban Areas on Schedule A of the 2024 Town Official Plan until Municipal Sewage Services and Municipal Water Services are available.

vi) Within the Oak Ridges Moraine Conservation Countryside Zone (ORM-C), a total of one (1) 'integrated' ARU is permitted within a Single Detached Dwelling

vii) Outside a settlement area located within the greenbelt Plan's Protected Countryside Area, but outside it's Natural Heritage System a total of one (1) 'ARU is permitted as an 'integrated ARU' within a Single Detached Dwelling or as an 'ancillary ARU' within an existing Accessory Structure.

viii) An ARU is not permitted within lands zoned Flood Hazard (FH) and/or Environmental (ENV). Should use permission conflict occur in Section 3.28 this provision prevails.

ix) Ancillary ARUs must conform to 'Table 1 – Ancillary ARU – Regulations' and associated ' Qualifying Notes to Regulations'.

Table 1 – Ancillary Additional Residential Unit (ARU) Regulations

Lot Size	Maximum Lot Coverage (4)	Minimum 'Actual Rear Yard' 'Landscaped Area' Coverage (3)	Maximum Gross Floor Area	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Rear Yard (5)	Maximum Building Height
Lots with an area less than 500 sq. m	Parent Zone Maximum Lot Coverage + 10% (2)	50%	50% of the Gross Floor Area of the 'Principal Dwelling Unit' or 'Principal Dwelling Unit with Integrated ARU (2-dwelling units)' on the lot. An Ancillary ARU shall not exceed 56 sq. m in Gross Floor Area	Not Permitted in Front Yard	Refer to Parent Zone	Refer to Parent Zone	1.2 m	5.0 m
Lots with an area 500 to 1,499 sq. m	Parent Zone Maximum Lot Coverage + 5% (2)	60%	50% of the Gross Floor Area of the 'Principal Dwelling Unit' or 'Principal Dwelling Unit with Integrated ARU (2-dwelling units)' on the lot. An Ancillary ARU shall not exceed 140 sq. m in Gross Floor Area If 50% of the Gross Floor Area of the 'Principal Dwelling Unit' or 'Principal Dwelling Unit with Integrated ARU (2-dwelling units)' is less than 93 sq.m., then the lot is permitted to have an Ancillary ARU with up to 93 sq.m. of Gross Floor Area.	Not Permitted in Front Yard	Refer to Parent Zone	1.2 m if Gross Floor Area is 93 square metres or less. 4.5 m if Gross Floor Area is greater than 93 square metres.	1.2 m if Gross Floor Area is 93 square metres or less. 4.5 m if Gross Floor Area is greater than 93 square metres.	5.0 m if minimum 1.2 m Rear Yard is provided. 6.5 m if minimum 4.5 m Rear Yard is provided.
Lots with an area of 1,500 sq. m or more (1)%	Parent Zone Maximum Lot Coverage + 2.5% (2)	75%	Permitted to have an Ancillary ARU up to 233 sq. m in Gross Floor Area.	Refer to Parent Zone	Refer to Parent Zone	Refer to Parent Zone	6.0 m	6.5 m

Qualifying Notes to Regulations

1) Lots zoned AG or ORM-C are not granted any additional Lot Coverage.

2) If the Parent Zone does not have a Maximum Lot Coverage Provision, the Lot Coverage of existing Buildings and Structures is equal to the Maximum Lot Coverage plus permissions identified in Table 1

3) A swimming pool, hot tub, or water feature will be considered Landscaped Area.

4) Lots on both Municipal Sewage Services and Municipal Water Services are permitted to receive greater maximum lot coverage value between 45% or the calculation as determined in by Maximum Lot Coverage column.

5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard **(2026-030-ZO).**

x) Integrated ARUs must conform to 'Table 2 – Integrated ARU – Regulation' and associated 'Qualifying Notes to Regulations.'

Table 2 – Integrated Additional Residential Unit (ARU) Regulations

Lot Size	Maximum Lot Coverage (4)	Minimum 'Actual Rear Yard' 'Landscaped Area' Coverage (3)	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Rear Yard (5)	Maximum Building Height
Lots with an area less than 500 sq. m	Parent Zone Maximum Lot Coverage + 10% (2)	50%	Refer to Parent Zone	Refer to Parent Zone	Refer to Parent Zone	4.5 m	Refer to Parent Zone
Lots with an area 500 to 1,499 sq. m	Parent Zone Maximum Lot Coverage + 5% (2)	60%	Refer to Parent Zone	Refer to Parent Zone	Refer to Parent Zone	4.5 m	Refer to Parent Zone
Lots with an area of 1,500 sq. m or more (1)	Parent Zone Maximum Lot Coverage + 2.5% (2)	75%	Refer to Parent Zone	Refer to Parent Zone	Refer to Parent Zone	6.0 m	Refer to Parent Zone

Qualifying Notes to Regulations

1) Lots zoned AG or ORM-C are not granted any additional Lot Coverage.

2) If the Parent Zone does not have a Maximum Lot Coverage provision, the Lot Coverage of existing Buildings and Structures is equal to the Maximum Lot Coverage plus permissions identified in Table 2.

3) A swimming pool, hot tub, or water feature will be considered Landscaped Area.

4) Lots on both Municipal Sewage Services and Municipal Water Services are permitted to receive greater maximum lot coverage value between 45% or the calculation as determined in by Maximum Lot Coverage column.

5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard **(2026-030-ZO)**

xi) Balconies or rooftop patios are not permitted on 'ancillary' ARUs on lots with an area of less than 1500 square metres.

xii) Any required parking space for the ARU must be located on private property and comply with all other applicable provisions of this By-law. **(2026-030-ZO)**

xiii) One (1) Parking Space is required for each ARU in addition to parking requirements for the Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse Dwelling Unit in which the principal Dwelling is located. A Parking Space required for an ARU is permitted in a tandem Parking Space configuration. The Parking Space for the ARU must be located on private property and comply with all other applicable provisions of this By-law.

xiv) An ARU may be located above an attached or detached Garage. An attached Garage shall comply with the Parent Zone provisions and Table 2 – Integrated ARU Regulations. A detached Garage, containing an ARU above the required Parking Space in the Garage, may have a height 6.5m and shall comply with Table 1 – Ancillary ARU Regulations.

xv) An 'ancillary' ARU may be located within an existing Accessory Building and shall comply with Section 3.28 of this by-law, except Table 1 – Ancillary ARU Regulation's Maximum Gross Floor Area requirements.

xvi) An Ancillary ARU shall be at least 4 m from another building or structure on the parcel if the other building or structure contains a dwelling unit.

xvii) An Ancillary ARU shall be at least 4 m from another building or structure on the parcel if the other building or structure contains a dwelling unit. **(2026-030-ZO)**

xviii) Where the principal entrance to an ARU is located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 m shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance for the ARU unless the principal entrance to the ARU has direct unobstructed access having a minimum width of 1.2 m from a public street or private lane at the rear of the property **(2026-030-ZO)**

3.29 Conservation Uses

Fish, wildlife, forest management, conservation projects and flood and erosion control uses are permitted in all zones established by this By-law.

3.30 Deck Regulations

In all zones set out in Section 4, all Residential Zones set out in Section 5, and all New Residential Zones set out in Section 5A, where a deck adjoins a dwelling unit or accessory building, the following provisions shall apply:

iii) Notwithstanding any other provision of this By-law, a deck shall be set back at least 3 m from the rear lot line

iv) a deck shall not be permitted in a front yard or a minimum side yard

3.31 Lot Coverage Exemptions (2020-058-ZO)(2022-067-ZO)

The following structures shall not be considered to be buildings for the purpose of calculating lot coverage:

i) a deck;

ii) an open sports court (e.g. tennis court);and

iii) all permitted yard encroachments, with the exception of porches; and

iv) a pergola

3.32 Residential Setback from Rail Corridors

No residential building shall be located less than 30 m from any operating rail corridor right-of-way.

3.33 Temporary Sales Centres and Model Homes (2013-110-ZO) (2016-143-ZO)(2022-067-ZO)

3.33.1 Temporary Property Sales Centre

i) In accordance with this clause, at the Town's discretion and subject to the execution of a Temporary Property Sales Centre Agreement, nothing in this By-law shall apply to prevent the issuance of building permits for the erection and use of a Temporary Property Sales Centre used exclusively for the sale of lots and/or units in a proposed plan of subdivision or condominium which has received draft plan approval.

ii) A Temporary Property Sales Centre shall be located on lands within the approved draft plan of subdivision or condominium and shall be removed when the sales have concluded.

iii) A Temporary Property Sales Centre Agreement shall have the same force and effect of a Conditional Building Permit Agreement;

iv) If Section 3.33.1 ii) cannot be complied with, a Temporary Property Sales Centre may be located within two(2) kilometers of the related approved draft plan of subdivision or condominium, as approved by Town staff, and shall be removed when the sales have concluded.

3.33.2 Temporary Model Home

i) In accordance with this clause, at the Town's discretion and subject to the execution of a Temporary Model Home Agreement, nothing in this By-law shall apply to prevent the issuance of building permits for the erection and use of Temporary Model Homes in a proposed plan of subdivision which has received draft plan approval.

ii) The proposed location of a Temporary Model Home must comply with the applicable provisions for a dwelling in the applicable zone category as approved at the time of draft plan approval.

iii) Detached dwellings may be temporarily physically connected while they are used as Temporary Model Homes.

iv) A Temporary Model Home Agreement shall have the same force and effect of a Conditional Building Permit Agreement.

3.33.3 Temporary Commercial Sales Centre

i) In accordance with this clause, at the Town's discretion and subject to the execution of a Temporary Commercial Sales Centre Agreement, nothing in this By-law shall apply to prevent the issuance of a building permit for the erection and use of a Temporary Commercial Sales Centre to facilitate the transition of business to a permanent building.

ii) A Temporary Commercial Sales Centre shall be located on the same lot as the proposed permanent facility.

iii) The Temporary Commercial Sales Centre shall be either removed or satisfactorily re-purposed into the site when the permanent building is ready to be occupied.

iv) No Temporary Commercial Sales Centre shall remain on the lands longer than 2 years from the issuance date of the temporary building permit.

v) A Temporary Commercial Sales Agreement shall have the same force and effect of a Conditional Building Permit Agreement.

3.34 Multiple Zoned Properties – Access

Notwithstanding any other provision of this By-law, road or driveway access may be permitted from a portion of a lot zoned to permit a use related to the access across a zone on which the use is not permitted, provided that no alternative exists for access on the lands zoned to permit the use.

3.35 Multiple Zoned Properties – Uses and Regulations (2013-110-ZO) (2016-143-ZO)

i) Except as provided in Section 2.10 or by Exception, on a lot containing two or more zones, permitted uses are confined to the respective portions of such lot which are zoned to permit such uses.

ii) The zone regulations relating to each zone shall apply to the portion of the lot that is within that zone, and each zone boundary within the lot shall be deemed to be a lot line for the purpose of satisfying required zone regulations.

iii) Notwithstanding Section 3.35 (ii), where a property is partially zoned ENV or FH, the ENV or FH zone boundaries shall not be deemed to be lot lines for the purpose of satisfying required zone regulations.

iv) Notwithstanding Section 3.35 (ii), where a property contains only a combination of ENV, FH, AG, ORM-C, ORM-L or ORM-NC zones, the zone boundaries shall not be deemed to be lot lines for the purpose of satisfying required zone regulations.

3.36 Conditional Building Permit Issuance in any Zone

No Holding provision or required property division shall prevent the issuance of a Conditional Building Permit if it is so authorized by the Town through the execution of a Conditional Building Permit Agreement.

3.37 Temporary Buildings or Structures (2013-110-ZO)

Nothing in this By-law shall prevent the erection of a temporary seasonal bug shelter or sun shelter on a lot associated with a residential dwelling having a maximum structure area of 20 m^2 and located only in a rear or interior side yard.

Nothing in this By-law shall prevent the lawful erection, in connection with a special event, of a temporary building or structure for a period of time not exceeding 1 week in duration, once per calendar year, subject to the following provisions:

i) that the use is ancillary and related to the main lawful use of the lot upon which the temporary building or structure is to be erected

ii) that adequate sanitary facilities are made available on the lot

iii) that compliance with the *Ontario Building Code* is maintained

iv) that the lot is restored to its original state after the event has concluded

3.38 Height and Density Bonuses (2011-115-ZO)

Notwithstanding any provisions of this By-law to the contrary, an agreement entered into under Section 37 of the *Planning Act* may provide for increased density for medium or high-density residential development in excess of the maximum otherwise permitted for in the zoning by-law to a maximum density bonus of 20% and a maximum height bonus of 3 storeys. The provisions of the agreement with the Town relating to a bonus shall be deemed to be the zoning provisions for height and density under this By-law, as applicable.

3.39 Minimum Distance Separation Formulae (2013-110-ZO) (2016-143-ZO)

New residential land uses and new or expanding livestock facilities shall comply with the Minimum Distance Separation (MDS) formulae as follows:

i) No new building shall be constructed on a lot which is adjacent to a property containing any buildings or structures used for the raising of livestock, except in accordance with the requirements of the MDS One (MDS I). This provision shall not apply to a dwelling on the same property as the livestock use, additions to existing dwellings, or new dwellings on lots within a registered plan of subdivision.

ii) No building or structure used or intended to be used for the raising of livestock shall be constructed or enlarged, except in accordance with the requirements of the MDS Two (MDS II).

3.40 Exceptions to Height requirement (2020-058-ZO)

The height requirements of this By-law shall not apply, but are not limited to, the following structures:

i) a spire or steeple or other ornamental feature associated with a place of worship;

ii) a belfry;

iii) a flag pole;

iv) a clock tower;

v) a cupola;

vi) a chimney;

vii) a parapet and other ornamental features;

viii) a water tank or water tower;

ix) a radio, communications or television tower or antenna;

x) an air conditioner duct;

xi) a ventilator or skylight;

xii) elevator or stairwell enclosures and rooftop mechanical equipment, provided it does not exceed 4.0m in height;

xiii) a windmill; and

xiv) a grain elevator or silo related to an agricultural use

3.41 Accessory Outdoor Storage (2020-058-ZO)

Where permitted by this By-law, accessory outdoor storage shall be in accordance with the following provisions:

i) accessory outdoor storage shall only be permitted as an accessory use where it is permitted by this By-law. For the purposes of clarity and without limiting the generality of the foregoing, accessory open storage shall not be permitted on a vacant lot;

ii) accessory outdoor storage shall be prohibited in the actual front yard and actual exterior side yard;

iii) accessory outdoor storage shall be prohibited in any yard abutting a Residential Zone found in Section 5 and 5A of this By-law or Institutional Zone found in Section 8 of this By-law;

iv) accessory outdoor storage shall not apply to prevent the parking of motor vehicles or commercial vehicles for sale or awaiting repair in association with a permitted use;

v) accessory outdoor storage shall be prohibited within any of the required yards in the applicable zone. Notwithstanding this provision, where a interior side yard or rear yard abuts an Employment or Commercial zone, the minimum distance between the accessory outdoor storage and the rear or interior side lot line shall be 3.0m; and,

vi) accessory outdoor storage areas shall be screened on all sides with an opaque fence or Landscaped Area or a combination of both. Any such fence shall be in accordance with the Town's Fence By-law.

3.42 Swimming Pool and Hot Tub (2020-058-ZO)

i) a swimming pool or hot tub shall be permitted as an accessory use to a residential use;

ii) a swimming pool or hot tub shall not be permitted in the actual front yard in any zone;

iii) a swimming pool or hot tub shall be permitted in the actual or required rear yard, exterior side yard, or interior side yard of any lot provided that the edge of the water of the swimming pool shall not be located any closer to any lot line or street line than 1.2m; and,

iv) notwithstanding any other provision of this By-law, a swimming pool or hot tub shall be excluded in the calculation of lot coverage.

3.43 Development Regulation Tables from Town's Former By-law 87-34 (2020-058-ZO)

Table 4A
Rural Residential Zone Regulations

Rural Residential Zones	Min. Lot Area	Min. Frontage	Minimum Yards					Max. Lot Coverage
			Front	Rear	One Side/Other side/ Exterior Side			
1	0.1855 ha	30 m	10 m	12 m	1.5m	3.5 m	3.5 m	15%
2	0.8 ha	45m	15 m	22.5 m	9m	9m	9m	15%
3	2 ha	60 m	15 m	22.5 m	9m	9m	9m	5%
4	4 ha	60 m	15 m	22.5 m	9m	9m	9m	5%
5	0.35 ha	39 m	15 m	18 m	9m	9m	9m	15%
6	1.9 ha	51 m	15 m	22.5 m	9m	9m	9m	5%
7	0.2785 ha	30 m	10 m	12 m	1.5m	3.5 m	3.5 m	15%
7S	0.2785 ha	30 m	7.5 m	7.5 m	1.5m	3.5 m	3.5 m	35%
8	0.2785 ha	30 m	15 m	12 m	1.5m	3.5 m	3.5 m	15%
9	6 ha	20 m	10 m	12 m	1.5m	3.5 m	3.5 m	15%
10	1.6 ha	60 m	15 m	22.5 m	9m	9m	9m	5%
11	0.49 ha	52 m	15 m	22.5 m	9m	9m	9m	15%
12	0.31 ha	36 m	10 m	12 m	1.5m	3.5 m	3.5 m	15%
14	0.43 ha	21 m	15 m	22.5 m	9m	9m	9m	15%

Table 5B
Commercial Zone Regulations
With Municipal Water and Sanitary Sewer/With Municipal Water Only/ Without Municipal Water or Sanitary Sewers

	Minimum Lot Area	Minimum Frontage	Minimum Yards			Maximum Lot Coverage
			Front	Rear	Side	
GC	0ha/0.695ha/0.139 ha	0 / 18 m/ 24 m	3 m	7.5 m/ 7.5 m/ 9 m	0/3 m/ 3 m	75%/ 50%/ 40%
HC	0ha/ 0.695 ha/ 0.139 ha	22 m/ 22 m/30 m	7.5 m	7.5 m	6 m	30%
LC	0ha/ 0.695 ha/ 0.139 ha	0 / 18 m/ 24 m	7.5 m	7.5 m	0 m	50%/50%/40%
SC	O ha	60 m	7.5 m	7.5 m	7.5 m	35%
RC	10 ha	120 m	15 m	22.5 m	15 m	5%

Table 6B
Industrial Zone Regulations

	Minimum Lot Area	Minimum Frontage	Minimum Yards			Maximum Lot Coverage
			Front	Rear	Side	
IP	0.4 ha	60 m	30 m	15 m	15 m	35%
IL	0.4 ha	30 m	15 m	10 m	6 m	50%
IG		18 m	15 m	10 m	3 m	65%
IE			15 m	15 m	15 m	
IS		18 m	15 m	10 m	6 m	65%

Table 7B
Regulations Applicable to Other Zones

	Minimum Lot Area	Minimum Frontage	Minimum Yards			Maximum Lot Coverage
			Front	Rear	One Side/Other Side/Exterior Side	
RA	10 ha	180 m	15 m	22.5 m	9 m	5%
RU - Detached Dwelling Units	10 ha	180 m	15 m	22.5 m	9 m	5%
RU - Detached Dwelling Units on lots less than 2 ha existing on the effective date of the 87-34 By-law		180 m	10.5 m	12 m	1.5 m/3.5 m/4.5 m	15%
RU - All other uses	0.28 ha	30 m	18 m	22.5 m	4 m	20%
I	0.185 ha	30 m	10.5 m	15 m	The greater of ½ the height of the main Building and 4.5 m	30%
OS	O ha	0 m	9 m	9 m	9 m	20%

Table 8B
Open Space Environmental Zones

	Minimum Lot Area	Minimum Frontage	Minimum Yards			Maximum Lot Coverage
			Front	Rear	Side	
OSE			18 m	22.5 m	9 m	10%

Section 4
Rural and Environmental Zones

No person shall, within any Agricultural (AG), Environmental (ENV), Flood Hazard (FH), Oak Ridges Moraine - Countryside (ORM-C), Oak Ridges Moraine - Linkage (ORM-L), or Oak Ridges Moraine - Natural Core (ORM-NC) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

4.1 Permitted Uses, Buildings and Structures

Permitted Uses, Buildings and Structures	AG (1)	ENV Outside Oak Ridges Moraine Area (1)	ENV Oak Ridges Moraine Area	ENV Stouffville/ Ballantrae Musselman's Lake Settlement Area (11)	FH (11)	ORM-C	ORM-L	ORM-NC
Accessory Farm Dwelling Unit	✓(5)	✓(5)				✓(5)	✓(5)	✓(5)
Accessory Residential Unit	✓(22)					✓(22)		
Accessory uses, buildings and structures	✓	✓	✓(4)			✓(14)	✓(14)	✓(14)
Agricultural uses, buildings and structures	✓(9)	✓(9)	✓(1)(4)		✓(1)(9)	✓(1)	✓(1)	✓(1)
Agricultural uses, no buildings or structures	✓	✓	✓(4)		✓(1)	✓	✓	✓
Bed and Breakfast Establishment	✓(8)	✓(8)	✓(7)(8)			✓(7)(8)	✓(7)(8)	✓(7)(8)
Cannabis, Indoor Cultivation (15)(16)(17)(21)								
Cannabis, Outdoor Cultivation (15)(16)(17)(20)(21)								
Cannabis Processing (15)(16)(17)(18)(19) (21)								
Farm Produce Sales Outlet	✓(10)	✓(10)				✓(10)	✓(10)	✓(10)
Farm Vacation Home	✓	✓	✓(7)			✓(7)	✓(7)	✓(7)
Fish, Wildlife, Forestry Management		✓	✓	✓		✓	✓	✓
Group Home	✓(3)	✓(3)	✓(3)(7)			✓(3)(7)	✓(3)(7)	✓(3)(7)
Home Industry	✓(12)	✓(12)	✓(12)			✓(12)	✓(12)	✓(12)
Home Occupation	✓(13)	✓(13)	✓(13)			✓(13)	✓(13)	✓(13)
Low Intensity Recreation uses				✓		✓	✓	✓
Park				✓				
Plant Nursery	✓(1)	✓(1)				✓(1)	✓(1)	✓(1)
Private Home Daycare	✓	✓	✓(7)			✓(7)	✓(7)	✓(7)
Single Detached Dwelling	✓	✓	✓(4)			✓(4)	✓(4)	✓(4)
Unserviced Park					✓(6)	✓	✓	✓

(2011-115-ZO) (2013-111-ZO) (2020-059-ZO)

4.1.1 Qualifying Notes to Permitted Uses

(1) No agricultural use, building or structure, including a plant nursery, shall be permitted on any lot less than 0.8 ha in area or on any lot within a registered plan of subdivision or on a lot or taking access from a road in a registered plan of subdivision.
(2011-152-ZO)

(2) NOT IN USE **(2013-111-ZO)**

(3) No group home shall be located within 800 m of another group home.

(4) The indicated uses are permitted subject to Sections 3.18, 3.19 and 3.20.

(5) Accessory farm dwellings shall, subject to Section 3.5, be permitted, provided that they do not negatively impact the ecological integrity of the area.

(6) i) Permitted Uses

No building or structure shall be erected, nor shall any existing building or structure be modified or changed, nor shall the placing or removal of fill be permitted in any area zoned Flood Hazard (FH) except where such building, structure or fill is used for purposes of flood or erosion control.

ii) Land Partially Zoned

Where land under one ownership is only partially zoned Flood Hazard (FH), the part of such land that is so zoned may be used in the calculation of the minimum lot area and lot frontage requirements for another zone on that land.

(7) The indicated uses are permitted only in single detached dwellings permitted by Sections 3.18, 3.19 and 3.20 of this By-law.
(2013-111-ZO)

(8) i) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services.

ii) Every bed and breakfast establishment must provide a minimum of 37 m^2 of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof. **(2013-111-ZO)**

(9) The indicated uses are permitted subject to obtaining a permit from the Conservation Authority having jurisdiction.

(10) The maximum size of a farm produce sales outlet shall be 100 m² and is subject to a minimum lot area of 25 ha. A maximum of 25%

of the sales area of a farm produce sales outlet may be devoted to the sale of produce and food products produced off the farm.

(11) ENV and FH Zones in Stouffville and Ballantrae – Musselman's Lake are subject to Section 3.20.3 of this By-law.

(12) Home industries are subject to the regulations in Section 3.26. **(2011-115-ZO)**

(13) Home occupations are subject to the regulations in Section 3.27. **(2011-115-ZO)**

(14) The maximum lot coverage of all accessory buildings shall not exceed 5% of the lot area, to a maximum gross floor area of 200m^2 **(2016-143-ZO)**

(15) **(2022-099-ZO)**

i) Retail as accessory to cannabis indoor cultivation, cannabis outdoor cultivation, or cannabis processing shall be prohibited.
ii) Cannabis cultivation shall not be permitted on any lot containing a dwelling unit.
iii) Indoor cannabis cultivation and outdoor cannabis cultivation shall not be permitted on a lot with a lot area less than 0.8 ha.

(16) This use shall not be permitted within 1000.0 m of the following uses, as measured from the nearest lot line **(2022-099-ZO)**:

i) Any Traditional Residential Zone
ii) Day Care Centre
iii) Group Home
iv) Hospital
v) Library
vi) Long Term Care Facility
vii) Low intensity Recreational Uses
viii) Park
ix) Place of Worship
x) Private Home Daycare
xi) Private Park
xii) School
xiii) Senior Citizens Home; and
xiv) Unserviced Park

(17) This use shall not be permitted within 1000.0 m from the nearest lot line of any New Residential Zone (**(2022-099-ZO)**

(18) In no care shall this use be located closer than 1000.0 m from another Indoor Cannabis Cultivation, Outdoor Cannabis Cultivation, or Cannabis Processing use, as measured between the nearest lot lines. **(2022-099-ZO)**

(19) This use shall only be permitted as accessory to Indoor Cannabis Cultivation and Outdoor Cannabis Cultivation. **(2022-099-ZO)**

(20) A maximum of one accessory building that is required to support outdoor cultivation uses for the packing, labelling, storage, sampling, disposing, and testing for pesticides shall be permitted. Accessory buildings shall be subject to Section 3.6 of this by-law. **(2022-099-ZO)**

(21) Outdoor Storage shall be prohibited as accessory to cannabis cultivation and processing uses

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

4.2 Regulations

ZONE	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height
AG (1)(2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less -10% more than 2 ha - 5%	12 m
ORM – C (2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
ORM – L (2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
ORM-NC (2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
ENV (1) (2)	N/A	N/A	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
FH (2)	N/A	N/A	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m

(2011-115-ZO) (2020-059-ZO)

4.2.1 Qualifying Notes to Regulations

(1) In an AG (Agricultural) Zone and ENV Zones outside the Oak Ridges Moraine Conservation Plan Area, the following regulations shall apply to single detached dwellings on lots less than 2 ha:

i) Minimum Interior Side Yard shall be 4.5 m

Minimum Exterior Side Yard shall be 4.5 m

Minimum Rear Yard shall be 15 m

ii) Maximum building height for a dwelling shall be 11 m

iii) A dwelling legally existing prior to the passage of this by-law, and/or an accessory building, shall be permitted to expand, provided that the dwelling or accessory building, as enlarged, complies with all other provisions of this By-law that are applicable to the zone in which it is located.

iv) Accessory uses, buildings and structures shall be permitted to expand, provided that the maximum lot coverage of all accessory buildings or structures shall not exceed 5% of the lot area.

(2) The following regulations shall apply to cannabis outdoor cultivation, cannabis indoor cultivation and cannabis processing: **(2022-099-ZO)**

i) Minimum Interior Side Yard shall be 30.0 m
ii) Minimum Exterior Side Yard shall be 30.0 m
iii) Minimum Front Yard shall be 30.0 m
iv) Minimum Rear Yard shall be 30.0 m

4.3 Exceptions

4.3.1 Exceptions to the ORM-C Zone

4.3.1.1 ORM–C(1) Lot 5, Concession 8, 5572 Bethesda Road, Schedule 47

1. Permitted Uses

   The retail sale of wine, produced from fruit, including grapes, grown or processed on the subject lands shall be an additional use permitted on the subject lands.

4.3.1.2 ORM–C(2) Lot 2, Con 6, 12442 McCowan Road, Schedule 45

1. Permitted Uses

   The retail sale of wine, produced from fruit, including grapes, grown or processed on the subject lands shall be an additional use permitted on the subject lands.

4.3.1.3 ORM–C(3) Lot 5, Concession 7, 12917 McCowan Road, Schedule 46

1. Permitted Uses

   A motor vehicle body repair shop and motor vehicle repair shop shall be additional uses permitted on the subject lands.

2. Regulations

   i) The total GFA of the motor vehicle body repair shop and the motor vehicle repair shop shall not exceed 541 m²

   ii) The minimum lot area shall be 9.6 ha

4.3.1.4 ORM–C(4) Lot 34, Concession 7, 12045 McCowan Road, Schedule 54

1. Permitted Uses

   An office in an accessory building shall be an additional use permitted on the subject lands.

2. Prohibited Uses

   Retail Stores are prohibited on the subject lands.

3. Regulations

   i) The accessory building shall be located no closer to McCowan Road than 400 m, and no closer to the northerly lot line than 150 m

   ii) The land area supporting the accessory building shall not exceed 2612 m^2, having dimensions not exceeding 61 m by 43 m.

iii) The maximum GFA of the office shall be 326 m²

iv) Outdoor storage of goods, materials or equipment associated with the office shall not be permitted on the subject land

v) The parking area shall have a paved surface of asphalt or concrete or similar material

vi) A minimum of 18 parking spaces shall be provided for the office

vii) Home industry uses and home occupations are not permitted in the dwelling on the subject lands

viii) Only one office is permitted on the subject lands

4.3.1.5 ORM–C(5) Lot 2, Concession 3, Woodbine Ave, Schedule 43

1. Permitted Uses

The only permitted uses on the subject lands shall be a cemetery and the following accessory uses: office, chapel, columbarium, crematorium, mausoleum, reception centre and service building.

2. Regulations

i) The minimum side yard shall be 3.6 m plus an additional 1.2 m for every storey above 2 storeys

ii) The maximum lot coverage shall be 15%

iii) In-ground graves containing interred human remains shall be located at least 30 m from all property boundaries

iv) A minimum of 80 parking spaces shall be provided on the subject lands. The location of the parking will not necessarily be coincident with the building or use for which it is required

3. Definitions

In this Section:

i) Cemetery means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium, and other structures intended for the interment of human remains

ii) Chapel means a building or part of a building used for services, introspection, reflection or worship

iii) Columbarium means a building or part of a building designed for the purpose of interring cremated human remains in sealed compartments

iv) Crematorium means a building or part of a building fitted with appliances for the purpose of cremating human remains and includes everything incidental and ancillary thereto

v) Mausoleum means a building or part of a building or structure other than a columbarium, used as a place for the interment of human remains in crypts or compartments

vi) Reception centre means a building or part of a building used for the purposes of receiving or entertaining an assembly of people at, or in connection with, a cemetery and related uses

vii) Service building means a building or part of a building in which vehicles and machinery required for the maintenance and operation of the cemetery and related uses located on site are stored

4. Co-incident Exceptions

The provisions of this Section shall also apply to Exceptions ORM-L(2) and ENV(2) (also shown on Schedule 43).

4.3.1.6 ORM–C(6) 6165 Vivian Road, Schedule 8

1. Permitted Uses

A medical assessment facility located within the dwelling existing as of April 15, 2003, which facility includes an attached indoor swimming pool and the grounds of the property on which the dwelling is located, but does not include the garage and second floor of the dwelling, shall be an additional use permitted on the subject lands.

2. Regulations

i) The dwelling shall provide accommodation only for the owner and/or employees of the medical assessment facility

ii) The maximum number of medical practitioners shall be two physicians

iii) The maximum GFA of the medical assessment facility, including the indoor swimming pool, shall be 775 m²

3. Definition

In this Section, a medical assessment facility shall be a building or structure where members of the medical profession, including support staff, provide assessment and diagnosis of the physical and mental ability of individuals and their cognitive awareness and ability to function in a home-style environment. Overnight accommodation and the preparation or serving of meals for clients or patients are not permitted activities. No surgical procedures are permitted within the facility. The facility shall include the swimming pool and ancillary uses and the grounds of the property on which the building or structure is located.

4.3.1.7 ORM–C(7) north side of Stouffville Road, west of Highway 48, Schedule 46

1. Permitted Uses

An office shall be an additional permitted use on the subject lands.

4.3.1.8 ORM–C(8) 3769 Stouffville Road, Schedule 52 **(2016-038-ZO)**

1. Permitted Uses

The existing uses, within the buildings and structures existing on the subject lands on April 19, 2016 shall be additional uses permitted on the subject lands

2. Regulations

The following regulations shall apply to the portion of the subject lands comprising the westerly 72 m of frontage on Stouffville Road:

i)	Minimum Lot Area	0.6 ha
ii)	Minimum Lot Frontage	72 m
iii)	Minimum Easterly Interior Side Yard	7.5 m
iv)	Minimum Westerly Interior Side Yard	44 m
v)	Maximum Lot Coverage	16%

The following regulations shall apply to the portion of the subject lands comprising the easterly 48 m of frontage on Stouffville Road:

vi)	Minimum Lot Area	0.6 ha
vii)	Minimum Lot Frontage	48 m
viii)	Minimum Easterly Interior Side Yard	20 m
ix)	Minimum Westerly Interior Side Yard	7.5 m
x)	Maximum Lot Coverage	16%

4.3.1.9 ORM-C(9) 5485 St John's Sideroad, CON 8 PT LOT 25, Schedule 21 **(2026-056-ZO)**

Notwithstanding any other provision of this By-law to the contrary, the following shall apply to the lands shown in Schedule 1 of this By-law:

1. Permitted Uses:

   i. All permitted uses listed in Section 4.1 in the ORM-C Zone

   ii. Kennel

   iii. Veterinary clinic

2. Special Regulations:

   i. The parking required for a kennel shall be 2 parking spaces for each 100 square metres of GFA.

   ii. The following regulations shall apply to any building or structure used for the purposes of a kennel, including any outdoor dog run area:

a.	Minimum easterly interior side yard setback	21 metres
b.	Minimum westerly interior side yard setback	30 metres
c.	Minimum rear yard setback	30 metres
d.	Minimum front yard setback	60 metres

4.3.2 Exceptions to the ORM–L Zone

4.3.2.1 ORM-L(1) Lots 6 and 7, Concession 6, 4280 Bethesda Road, Schedule 39

1. Regulations

   The subject lands shall not be required to front on a street.

4.3.2.2 ORM-L(2) Lot 2, Concession 3, Woodbine Ave, Schedule 43

See ORM-C(5)

4.3.2.3 ORM-L(3) 13441 Highway 48, Schedule 41

1. Regulations

   A single detached dwelling may be constructed on the subject lands, subject to the following regulations:

xi)	Minimum Lot Area	1800 m²
xii)	Minimum Frontage	30 m
xiii)	Minimum Front Yard Setback	10 m
xiv)	Minimum Rear Yard Setback	12 m
xv)	Minimum Side Yard Setbacks	1.5 m on one side 3.5 m on other side
xvi)	Maximum Lot Coverage	15%

4.3.2.4 ORM-L(4) 5538 Bloomington Road, Schedule 34

1. Permitted Uses

   A farm produce sales outlet with a maximum GFA of 150 m^2, of which up to 25% of the sales area may be devoted to the sale of produce and food products, not grown or produced on the subject lands, shall be an additional use permitted on the subject lands.

4.3.2.5 ORM-L(5) 13835 Kennedy Road, Schedule 32 **(2013-111-ZO)**

1. Permitted Uses

An antique outlet with a maximum GFA of 450 m^2 shall be an additional permitted use. No outdoor storage or display shall be permitted.

2. Parking and Loading Areas Relating to the Antique Outlet

   i) Maximum number of parking spaces – 26 parking spaces

   ii) Driveway access shall be off of Kennedy Road

3. Building Location of Antique Outlet

   i) Distance from Kennedy Road:
   Minimum - 151 m
   Maximum - 187 m

   ii) Distance from Bloomington Road
   Minimum - 27 m
   Maximum - 70 m

4.3.2.6 ORM-L(6) 6482 Bloomington Road, (Schedule 36) **(2023-050-ZO)**

1. Permitted Uses

   i) A Rehabilitation Treatment Centre with respect to the property municipally known as 6482 Bloomington Road shall be an additional permitted use on the subject property.

2. Regulations

   i. Minimum Lot Area 6.0 hectares
   ii. Minimum Lot Frontage 29 metres

3. Definitions

   For the property municipally known s 6482 Bloomington Road the

   Following definition shall apply

   i. Rehabilitation Treatment Centre:

   A single detached dwelling which offers supervised specialized care, treatment and/or rehabilitation services on an in-patient basis for individuals who are addicted to chemical substances and/or alcohol and require 24-hour residential accommodation, and sheltered, specialized group care

4.3.2.7 ORM-L(7) 6432 Bloomington Road, CON 9 PT LOT 11, Schedule 36 **(2026-037-ZO)**

1. Permitted Uses

   Notwithstanding any other provisions of this By-law to the contrary, the following shall apply to the lands shown in Schedule 1 of this By-law:

i. All permitted uses listed in Section 4.1 of the ORM-L Zone; and

ii. An Animal Rehabilitation Facility shall be considered an on-farm diversified use and shall be an additional permitted use with respect to the property municipally known as 6432 Bloomington Road

2. Special Regulations

i. An Animal Rehabilitation Facility shall only be permitted as an accessory use to an agricultural use.

ii. The maximum permitted lot area devoted to the Animal Rehabilitation Facility is 2,140 square metres.

a. A 50% deduction to the calculation for the permitted lot area devoted to the Animal Rehabilitation Facility may be applied to buildings existing prior to 2014

b. Existing or shared driveways may be deducted from the calculation for the permitted lot area devoted to the Animal Rehabilitation Facility.

iii. The maximum combined gross floor area of all buildings used for an Animal Rehabilitation Facility shall be no more than 428 square metres.

iv. The parking required for an animal rehabilitation facility shall be 2 parking spaces for each 100 square metres of gross floor area

3. Definitions

For the property municipally known as 6432 Bloomington Road the following definition shall apply:

i. Animal Rehabilitation Facility

A facility which provides accommodation, care and veterinary assessment of animals in need, and is not open to the public.

4.3.3 Exceptions to the ORM–NC Zone

4.3.3.1 ORM-NC(1) Lot 26, Concession 8, 5276 St John's Road, Schedule 14

1. Permitted Uses

An office shall be permitted as an additional use in the accessory building existing on the subject lands as of February 27, 1990, provided that:

i) Not more than one person who is not a resident in the dwelling on the subject land is engaged in the business

ii) Not more than one business purpose is permitted

iii) The accessory building may not be enlarged beyond that which existed on February 27, 1990

iv) The rural character and appearance of the accessory building and the subject lands are maintained

2. Regulations

i) Four parking spaces shall be provided for the office use, and the parking area shall have a paved surface of asphalt or concrete or other similar material

ii) Home occupations shall not be permitted in the dwelling on the subject lands

iii) The GFA of the accessory building used for the office shall not exceed 165 m²

4.3.3.2 ORM-NC(2) 6165 Vivian Road, Schedule 8

See ORM-C(6)

4.3.3.3 ORM-NC(3) 16283 Ninth Line, formerly part of 16195 Ninth Line, Schedule 15 **(2011-179-ZO)**

1. Regulations

The following regulations shall apply to the subject land:

i)	Minimum Lot Area	1.2 ha
ii)	Minimum Lot Frontage	91.4 m

4.3.3.4 ORM-NC(4) 3610 Vandorf Sideroad, formerly part of 3678 Vandorf Sideroad, Schedule 25 **(2012-108-ZO)**

1. Permitted Uses

Permitted buildings and structures – all buildings and structures existing on October 30, 2012.

2. Regulations

The following regulations shall apply to the subject land:

i)	Minimum Lot Area	2.95 ha
ii)	Minimum Lot Frontage	122 m

4.3.4 Exceptions to the AG Zone

4.3.4.1 AG(1) Lot 29, Concession 3, 16586 Woodbine Ave, Schedule 9

1. Permitted Uses

   The only uses permitted on the subject lands shall be:

   i) An office with a maximum GFA of 1394 m²

   ii) An animal care centre with a maximum GFA of 1394 m²

   iii) A veterinary clinic with a maximum GFA of 465 m²

   iv) A livestock barn

   v) Agricultural uses, buildings and structures

   vi) Forestry uses

   vii) A public trail

   viii) A wildlife centre with a maximum GFA of 465 m²

2. Prohibited Uses

   Cemeteries and incinerators are prohibited on the subject lands.

4.3.4.2 AG(2) Lot 5, Concession 10, 12875 Tenth Line, Schedule 49

1. Permitted Uses

   Notwithstanding the definition of farm produce sales outlet, a fruit/ vegetable stand operating on a year round basis and selling produce not grown on the farm, in combination with produce grown on the farm, shall be an additional use permitted on the subject lands.

4.3.4.3 AG(3) Lots 34 & 35, Concession 3, 17166 Woodbine Avenue, Schedule 2

1. Permitted Uses

   The only uses permitted on the subject lands shall be a cemetery and accessory uses, consisting of an office, chapel, columbarium, crematorium, mausoleum, reception centre and service building.

2. Regulations

   i) The minimum side yard shall be 3.6 m plus an additional 1.2 m for every storey above 2 storeys

   ii) The maximum lot coverage shall be 15%

   iii) Required parking areas shall be situated in close proximity to the buildings they are intended to serve

   iv) Parking in areas reserved for burials shall be accommodated within the driveways that meander through the subject lands

3. Definitions

   In this Section:

i) Cemetery means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium, and other structures intended for the interment of human remains

ii) Chapel means a building or part of a building used for services, introspection, reflection or worship

iii) Columbarium means a building or part of a building designed for the purpose of interring cremated human remains in sealed compartments

iv) Crematorium means a building or part of a building fitted with appliances for the purpose of cremating human remains and includes everything incidental and ancillary thereto

v) Mausoleum means a building or part of a building or structure other than a columbarium, used as a place for the interment of human remains in crypts or compartments

vi) Reception centre means a building or part of a building used for the purposes of receiving or entertaining an assembly of people at, or in connection with, a cemetery and related uses

vii) Service building means a building or part of a building in which vehicles and machinery required for the maintenance and operation of the cemetery and related uses located on site are stored

4.3.4.4 AG(4) 12045 McCowan Road, Schedule 54

1. Permitted Uses

A business office in the existing building shall be an additional use permitted on the subject lands.

4.3.4.5 AG(5) 3622 Vivian Road, Schedule 4

1. Permitted Uses

The existing uses, within the buildings and structures existing on the subject lands, shall be additional uses permitted on the subject lands on the effective date of this By-law.

4.3.4.6 AG(6) 3402 St. John's Sideroad, Schedule 11 **(2011-116-ZO) (2013-176-ZO)**

1. Permitted Use

In addition to the permitted uses as set out in the Agricultural (AG) Zone classification, a Garden Suite, shall be permitted as an additional use on the subject lands until December 17, 2033. Upon the garden suite being vacated by the occupants, the only other permitted use of the building will be for the purposes of an accessory structure.

2. Regulations

i) Access to the principal dwelling and the Garden Suite shall be limited to one driveway from St. John's Sideroad

ii) The Garden Suite shall be located within the same building envelope as existing

iii) In addition to the provision of two off-street parking spaces for the principal dwelling, one additional off-street parking space shall be provided for the Garden Suite

iv) That the Garden Suite be converted into an accessory structure in accordance with Ontario Building Code requirements, upon being vacated by the occupants

4.3.4.7 AG(7) 3171 St. John's Sideroad, Schedule 18 **(2013-022-ZO)**

1. Regulations

i)	Minimum Lot Area	4 ha
ii)	Minimum Lot Frontage	48 m
iii)	Minimum Interior Side Yard	10 m
iv)	Maximum GFA of all Buildings or Structures	500 m²
v)	Minimum Distance for any Building or Structure to an ENV zone	30 m
vi)	Minimum Distance for any Private Septic System to a watercourse	100 m

All buildings, structures and side yards existing on March 19, 2013 are permitted.

For the purposes of this exception, the provisions of Section 3.35 of the By-law shall not apply to lands that were municipally known as 3191 St. John's Sideroad on March 19, 2013.

4.3.4.8 AG(8) 3191 St. John's Sideroad, Schedule 18 **(2013-022-ZO)**

1. Regulations

i)	Minimum Lot Area	0.80 ha
ii)	Minimum Lot Frontage	55 m
iii)	Minimum Interior Side Yard (East)	10 m
iv)	Minimum Interior Side Yard (West)	5 m
v)	Maximum GFA of all Buildings or Structures	500 m^2

All buildings, structures and side yards existing on March 19, 2013 are permitted.

For the purposes of this Exception, the provisions of Section 3.35 of the By-law shall not apply to lands that were municipally known as

3191 St. John's Sideroad on March 19, 2013.

4.3.4.9 AG(9)(t) 12785 Ninth Line, Schedule 48 **(2013-037-ZO)**

1. Permitted Uses

   i) All AG uses

   ii) A temporary sales office for homes in Draft Plan of Subdivision 19T(W)-11.003 until April 16, 2016

2. Regulations

   The following additional regulations shall apply to the subject land:

i)	Minimum Lot Area	0.2 ha
ii)	Minimum Interior Side Yard (northerly)	6 m
iii)	Minimum Rear Yard	2.5 m
iv)	Maximum Coverage	11.0%
v)	Minimum Frontage	47 m
vi)	Maximum GFA of all Buildings or Structures	190 m^2

4.3.4.10 AG(10) 13081 Tenth Line, Schedule 42 **(2013-111-ZO)**

Notwithstanding any provision of this By-law to the contrary, the existing industrial use is permitted to continue, and is permitted to expand in accordance with the Industrial General (IG) zone regulations under Zoning By-law 87-34.

4.3.4.11 AG(11)(h) 11737 McCowan Road, Schedule 54 **(2014-073-ZO)**

Permitted Uses

A single detached dwelling and accessory uses

1. Regulations

i)	Minimum Lot Area	0.8 ha
ii)	Minimum Lot Frontage	80 m

4.3.4.12 AG(12) 16110 Woodbine Avenue, Schedule 9 **(2021-068-ZO)**

1. Qualifying Notes to Permitted Uses

(1) Notwithstanding section 4.1.1 (10), the maximum size of a farm produce sales outlet shall be 465 m2 and is subject to a minimum lot area of 19 hectares. A maximum of 25% of the sales area of a farm produce sales outlet may be devoted to the sale of produce and food products produced off the farm.

2. Regulations

i) Maximum Lot Coverage 16.5%

3. Qualify Notes to Regulations

i) For the purposes of this regulation, lot coverage is to be calculated based on the entirety of the subject lands lot area, and not limited to the portion of the subject property that falls within the site-specific exception zone AG(12).

4.3.4.13 AG (13) Part of Lots 28, 29 and 30, Concession 4, east side of Woodbine Avenue, 16529 Woodbine Avenue, Schedule 10 **(2022-126-ZO)**

In addition to regulations/provisions of this by-law, the following shall apply to the subject lands:

1. Permitted Uses

The following shall be additional permitted uses on the subject property:

(1) An Agri-Education Space Accessory to the agricultural use of the lands.

2. Regulations

(1) The maximum size of a farm produce sales outlet shall be 750 square metres.

(2) A maximum of four (4) accessory farm dwelling units to be permitted within the building/structure housing the farm produce sales outlet.

(3) For the purpose of this by-law, section 3.5.4 shall not apply.

(4) For the purposes of this by-law section 4.1.1(10) shall not apply.

3. Definitions

(1) Agri-Education Space shall be defined as: Premises used as an educational space related to agricultural or farm-related uses, practices or operations.

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

In addition to the regulations and provisions of this By-law, the following shall apply to the Subject Lands:

1. Permitted Uses

The following shall be an additional permitted use on the Subject Lands:

(1) Agri-Education Space
(2) Dwelling Unit above a non-residential use

2. Regulations

a) Minimum Front Yard Setback 12.93 metres

3. Definitions

(1) Agri-Education Space shall be defined as: Premises used as an educational space accessory to agricultural or farm-related uses, practices, or operations.

4.3.5 Exceptions to the ENV Zone

4.3.5.1 ENV(1) Lots 32 and 33, Concession 8, 16983 Highway 48, Schedule 7

1. Permitted Uses

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

i) Recreational facilities

ii) A clubhouse

iii) A chapel

iv) 42 accessory cottages providing short-term residential accommodation for those using the recreational facilities on the subject lands

4.3.5.2 ENV(2) Lot 2, Concession 3, Woodbine Ave, Schedule 43

See ORM-C(5)

4.3.5.3 ENV(3) east side of Preston Lake, Schedule 30 **(2013-111-ZO)**

Existing residential lots, buildings and structures are permitted to continue and are subject to the applicable provisions of the Zoning By-law 87-34, as amended, on the day prior to the effective date of this By-law. The expansion of existing residential buildings and accessory structures and the development of new residential uses and accessory uses are permitted subject to the regulations and provisions of By-law 87-34 exclusive of the Development Symbol (D) and are also subject to the provisions of Section 3.18, 3.19 and 3.20 of this By-law.

4.3.5.4 ENV(4) west side of Highway 48, south of Bloomington Road, Schedule 40 **(2010-082-ZO)**

1. Permitted Uses

One single detached dwelling

2. Regulations

i) Minimum Front Yard Setback 10.5 m

ii) Minimum Rear Yard Setback 12 m

iii) Minimum (westerly) Side Yard Setback 12 m

4.3.5.5 ENV(5) west side of Highway 48, Part of Lot 17, Concession 7, Schedule 27 **(2012-044-ZO)**

1. Permitted Uses

   Storm water management facility

4.3.6 Exceptions to the FH Zone

4.3.6.1 FH(1) north of Millard Street, east of Highway 48, Schedule 47

1. Permitted Uses

   No buildings or structures can be constructed, and no soil disturbance/site alteration/excavation can occur, on the subject lands without the written permission of the Ministry of Culture.

   A Stage 3 Archeological Study has been completed in the vicinity of the subject lands, and has disclosed the possibility that a pioneer cemetery may be present on the subject lands. This Exception has therefore been established to protect the integrity of the potential archeological resource from disturbance.

4.3.6.2 FH(2) 14721 Woodbine Avenue, Schedule 24 **(2015-174-ZO)**

1. Permitted Uses

   An office within a building as it existed on the date of this By-law. The office use excludes medical office as defined by Zoning By-law No. 2010-001-ZO

2. Regulations

Minimum Number of Parking Spaces	8
Minimum Width of One Way Driveway Aisle	2.6 m

   An accessory structure not more than 10 m^2 in size shall be permitted no closer than 2.3 m from the easterly lot line and 4 m from the northerly lot line.

Section 5
Traditional Residential Zones

No person shall, within any Residential Private Services (RPS), Residential Village (RV), Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), Residential Multiple One (RM1), or Residential Multiple Two (RM2) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

5.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	RPS	RV	R1	R2	R3	R4	RM1	RM2
Single Detached Dwelling	✓	✓	✓	✓	✓	✓		
Semi-Detached Dwelling			✓	✓	✓	✓		
Duplex Dwelling			✓	✓	✓	✓		
Triplex Dwelling			✓	✓	✓	✓		
Fourplex Dwelling			✓	✓	✓	✓		
Street Townhouse Dwelling			✓(5)	✓(5)	✓(5)	✓	✓	
Townhouse Dwelling						✓	✓	
Stacked Townhouse Dwelling								✓
Apartment Building							✓	✓
Long Term Care Facility							✓	✓
Senior Citizens' Home							✓	✓
Accessory Residential Unit	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)
Accessory Uses, Buildings and Structures	✓	✓	✓	✓	✓	✓	✓	✓
Bed and Breakfast Establishment	✓(2)	✓(2)	✓(2)	✓(2)	✓(2)	✓(2)		
Group Home	✓(1)	✓(1)	✓(1)	✓(1)	✓(1)	✓(1)		
Home Occupation	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)		
Private Home Daycare	✓	✓	✓	✓	✓	✓		
Park	✓	✓	✓	✓	✓	✓	✓	✓

(2011-115-ZO) (2013-112-ZO)

5.1.1 Qualifying Notes to Permitted Uses

(1) No group home shall be located within 800 m of another group home.

(2) i) Bed and breakfast establishments are permitted only in single detached dwellings

ii) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services

iii) Every bed and breakfast establishment must provide a minimum of 37 m^2 of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof

(3) Home occupations are subject to the regulations in Section 3.27. **(2011-115-ZO)**

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

(5) Street Townhouse Dwellings are limited to a maximum of three units.

5.2 Regulations

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
RPS (6)	0.8 ha	45 m	12 m	12 m	6 m		12 m	15%	11 m	
RV (6)	0.5 ha	35 m	10 m	4.5 m	3.5 m		12 m	15%	11 m	
R1 Detached Dwelling (6)	555 m^2	18 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Semi-Detached Dwelling (6)	525 m2	17.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Duplex & Triplex Dwelling	555 m2	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 Fourplex	600 m2	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Detached Dwelling (6)	370 m^2	12 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 and R3 Semi-Detached Dwelling (6)	315 m2	10.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 and R3 Duplex & Triplex Dwelling	370 m2	12 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Fourplex	600 m2	15m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 – R3 Street Townhouse Dwelling (3)(6)	222 m^2 per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m		10 m	
R4 Detached & Semi-Detached Dwelling (6)	200 m^2	6 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m-(semi-detached 0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 Duplex & Triplex Dwelling	200 m^2	6 m	Max - 9.5 m Min - 7.5 m (4)	3 m ~~4 m~~ (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10m	
R4 Townhouse Dwellings (6)	200 m^2 per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	0m	3 m	7 m		10 m	
R4 Fourplex Dwelling	555 m^2	15 m	4.5 m	3 m	1.2 m		4.5 m (5)	45%	10m	
R4 Street Townhouse Dwelling (6)	222 m^2 per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m		10 m	
RM1 Apartment Buildings	222 m2 (2)	20 m	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)		6 m	6 m		12 m	10 m^2 per dwelling unit
RM1 Long Term Care Facility & Senior Citizens' Home	400 m^2	20 m	6 m	6 m	6 m		6 m		12 m	

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
RM1 Street Townhouse Dwellings ~~(6)~~	150 m^2 per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)	1.2 m (street townhouse 0 m) along common wall		6 m		10 m	
RM1 All other Permitted Uses, Buildings & Structures	222 m^2 per dwelling unit (2)	6 m per dwelling unit	Max - 9 m Min - 7.5 m	4.5 m (to front of garage 6 m)	1.2 m (for townhouse 0 m along common wall)		7.5 m		12 m	
RM2 Apartment Buildings	0.3 ha	20 m	6 m	6 m	6 m		6 m	35%	20 m	(1)
RM2 Stacked Townhouse Dwelling (6)	145 m^2 per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m	Max - 7.5 m Min - 3 m	0 m	3 m	6 m		12 m	

(2011-116-ZO) (2013-112-ZO) (2016-143-ZO) (2026-030-ZO)

5.2.1 Qualifying Notes to Regulations

(1) Minimum indoor amenity area for all apartment buildings in RM2 Zones with 18 dwelling units or more shall be 2 m^2 per dwelling unit. **(2013-112-ZO)**

(2) Minimum density shall be 20 units per net ha.

(3) Street Townhouse Dwellings are limited to a maximum of three units. **(2026-030-ZO)**

(4) For a Duplex, Triplex, or Fourplex Dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to **(2026-030-ZO)**:

i) The average of the yards abutting the same street on either side of the lot;
ii) Where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and
iii) Despite clauses (4) i) and ii), the depth of the front yard must be at least 4.5 m.

(5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard **(2026-030-ZO).**

(6) See Section 3.28 for granted regulations when including Accessory Dwelling Unit **(2026-030-ZO).**

5.3 Special Regulations

5.3.1 NOT IN USE **(2011-094-ZO) (2016-144-ZO)**

5.3.2 NOT IN USE **(2016-144-ZO)**

5.3.3 An accessory building shall not exceed 5% of the lot area except for a private detached garage. **(2011-094-ZO)**

5.4 Exceptions

5.4.1 Exceptions to the RPS Zone

5.4.1.1 RPS(1) Part Lots 21, 22 and 23, Concession 8, Ballantrae, Schedule 21

Notwithstanding any provision of this By-law, 2002-121-ZO, 2003-035-ZO, 2003-167-ZO, 2004-070-ZO, 2005-058-ZO and 2008-070-ZO shall remain applicable to the subject lands.

5.4.1.2 RPS(2) Emerald Hills, Lot 14 Concession 5, Schedule 31

Notwithstanding any provision of this By-law, 2003-073-ZO, 2005-162-ZO, 2007-176-ZO and 2007-225-ZO shall remain applicable to the subject lands.

5.4.1.3 RPS(3) 11 Union Street, Schedule 50

1. Permitted Uses

   A Day Care Centre is an additional permitted use.

5.4.1.4 RPS(4)(h-26) Part of Lots 8 & 9, Concession 9, Draft Plan of Subdivision19T-83015 and; RPS(4) Part of Lot 10, Concession 9, Part 1 65R-26909, Draft Plan of Subdivision 19T-86101, Schedule 35 **(OMB PL091143) (2012-145-ZO)(2022-086-ZO)**

1. Regulations

i)	Minimum Lot Area	0.30 ha
ii)	Minimum Lot Frontage	21 m
iii)	Minimum Front Yard	10 m
iv)	Minimum Exterior Side Yard	4.5 m
v)	Minimum Interior Side Yard	3.5 m
vi)	Minimum Rear Yard	10 m
vii)	Maximum Lot Coverage	15%
viii)	Maximum Building Height	11 m

5.4.1.5 RPS(5) Part of Lot 11, Concession 9, Draft Plan of Subdivision

19T-86075 and 19T(W)-97004, Schedule 35 **(2014-071-ZO)(2018-017-ZO)**

1. Regulations

Minimum Lot Area	0.40 ha
Minimum Lot Frontage	35 m
Minimum Front Yard	10 m
Minimum Interior Side Yard	3.5 m
Minimum Exterior Side Yard	4.5 m
Minimum Rear Yard	10 m
Minimum Building Height	11 m
Maximum Lot Coverage	15%

2. Special Regulations

Applying to the existing dwelling on Lot 20 as shown on Draft Plan of Subdivision 19T-86075.

Minimum Rear Yard	4.8 m

5.4.1.6 RPS(6) Part of Lot 11, Concession 8, Draft Plan of Subdivision 19T(W)-14.001, Schedule 35 **(2014-113-ZO) (2016-065-ZO)**

1) Regulations

Minimum Lot Area	0.30 ha
Minimum Lot Frontage	21 m
Minimum Front Yard	10 m
Minimum Interior Side Yard	3.5 m
Minimum Exterior Side Yard	4.5 m
Minimum Rear Yard	10 m
Maximum Building Height	11 m
Maximum Lot Coverage	15 %

5.4.1.7 RPS(7) 14577 and 14597 Woodbine Ave., Schedule 24 **(2018-073-ZO)**

1. Regulations

i)	Minimum Lot Area	1169m^2
ii)	Minimum Lot Frontage	17.8m
iii)	Minimum Interior Side Yard	1.5m/3.5m (One Side/Other

Side)

5.4.1.8 RPS(8) 2159 Aurora Road, Schedule 23 **(2022-019-ZO)**

1. Regulations

i)	Minimum Lot Area	0 hectares
ii)	Minimum Lot Frontage	0 metres

5.4.1.9 RPS(9), 14609 Woodbine Avenue – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 24 **(2025-053-ZO)**

1. Permitted Uses

In addition to the permitted uses of the RPS Zone, the following may be additional permitted uses:

i. Convenience Store

ii. Day Care Centre

iii. Dwelling Unit above a Commercial Use

iv. Live Work Use

v. Office

vi. Personal Service Establishment

vii. Restaurant

viii. Restaurant, Take-out

ix. Retain Store

x. Studio

xi. Veterinary Clinic

2. Regulations

i.	Lot Area (minimum)	1,340 square metres
ii.	Lot Frontage (minimum)	27 metres
iii.	Front Yard (minimum)	3.5 metres
iv.	Exterior Side Yard (minimum)	4 metres
v.	Interior Side Yard (minimum)	1.4 metres

vi.	Rear Yard (minimum)	13.5 metres
vii.	Lot Coverage (maximum)	40%
viii.	Parking Spaces (minimum)	1 space per unit; and tandem parking may be permitted

5.4.1.10 RPS(10), 14609 Woodbine Avenue – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 24 **(2025-053-ZO)**

1. Regulations

i.	Lot Area (minimum)	780 metres
ii.	Lot Frontage (minimum)	16 metres
iii.	Front Yard (minimum)	6 metres
iv.	Exterior Side Yard (minimum)	Not applicable.
v.	Interior Side Yard (minimum)	1.2 metres (1-storey building) 1.8 metres (2-storey building)
vi.	Rear Yard (minimum)	14.5 metres
vii.	Lot Coverage (maximum)	30%
viii.	Building (maximum)	11 metres (pitched roof); and 9.5 metres (to the parapet of flat roof)
ix.	Parking Spaces (minimum)	2 spaces per dwelling unit; and tandem parking may be permitted

2. Special Regulations

i. Notwithstanding Section 3.22, a garage may not project into the front yard setback

ii. Notwithstanding Section 3.22, the following shall apply:

	Structure	Yard in which project is permitted	Maximum Project into the Required Yard
1.	Window Bays	Front, Side(s), Rear	1 metre, to a maximum width of 4 metres
2.	Entrance stairs, landings	Front	3 metres
3.	Balconies for single detached dwellings	Front, Side(s), Rear	2 metres
4.	Porches not exceeding one storey in height	Front, Side(s), Rear	3 metres, including eaves and cornices (there may be enclosed space below this platform)
5.	Underground Structures	Front, Side(s), Rear	To the property line
6.	Notwithstanding rows 1-5 above, no above grade projection is permitted closer than 1.5 metres to the front lot line and exterior side lot line.		

5.4.1.11 RPS(11)(h-50) 13531 Ninth Line, Schedule 35 **(2026-035-ZO)**

1. Permitted Uses

   i. Townhouse Dwellings

2. Regulations

i.	Minimum Lot Area	140 sq. m.
ii.	Minimum Lot Frontage	6.0 m. per dwelling unit
iii.	Minimum Front Yard – Through lot Townhouse Dwellings	3.0 m
iv.	Minimum Front Yard – Townhouse Dwellings	3.0 m (1)

v.	Minimum Rear Yard – Through Lot Townhouse Dwellings	3.0 m
vi.	Minimum Rear Yard – Townhouse Dwellings	6.0 m
vii.	Minimum Interior Side Yard between Townhouse Blocks	1.5 m (each unit for a total of 3.0 m between two blocks)
viii.	Minimum Interior Side Yard – Common Wall	0 m
ix.	Maximum Lot Coverage	N/A
x.	Minimum Exterior Side Yard	3.0 m
xi.	For Through Lot Townhouse Dwellings, Minimum distance for front wall to front wall where no public or private road separates the Townhouse Blocks as shown on **Figure 1** of this By-law	12.5 m
xii.	Maximum Building Height	12.0 m
xiii.	Minimum Width of a Private Street	6.5 m
xiv.	Permitted encroachment of stairs, balconies and porches into the minimum front yard	1.5 m from property line
xv.	Permitted encroachment of stairs, balconies and porches into the minimum rear yard for Through Lot Townhouse Dwellings.	1.5 m from rear property line
xvi.	Permitted encroachment of an elevated open deck into the required rear yard for Through Lot Townhouse Dwellings	Min 1.0 m from property line

3. Qualifying Notes to Permitted Uses:

(1) The vehicular access door of any garage, attached or detached, shall have a minimum setback of 6 metres from the front lot line or exterior side lot line.

4. Special Regulations

i. For the purposes of the RPS(11) zone, a Through Lot Townhouse Dwellings means a “Townhouse dwelling having a rear lot line abutting a street that provides vehicular access and a front lot line where principal pedestrian access is provided from a street or common element walkway. The yard abutting the street providing vehicular access shall be deemed a rear yard”.

ii. For all other townhouse dwellings in the RPS(11) zone, the front lot line shall be the lot line which provides the principal means of vehicular access.

iii. Notwithstanding any other provision of this By-law, for the purposes of the RPS(11) zone, in the case of a Corner Lot with corner rounding:

(a) The minimum front, rear, or exterior side yard (as the case may be) may be reduced to a minimum of 0.6 metres where it abuts a rounded corner lot line as shown on **Figure 2** of this By-law. For greater certainty, the main building, stairs, balconies, decks and porches may be located a minimum of 0.6 metres from a lot line with corner rounding.

Figure 1

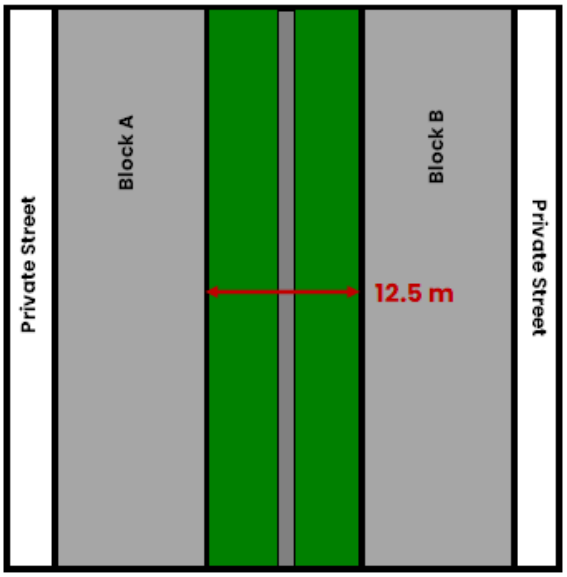
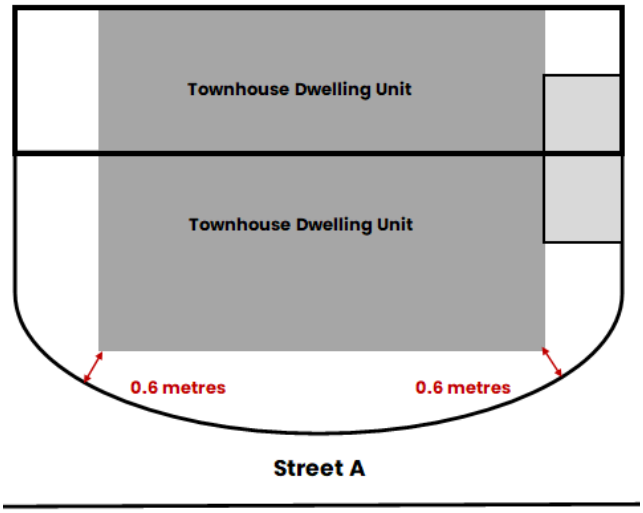


Figure 2



5.4.2 Exceptions to the RV Zone

5.4.2.1 RV(1) Part of Lots 18 and 19, Concession 7, Draft Plan of Subdivision 19T(W)-06.002, Schedule 27 and 27a **(OMB PL061218) (2010-108-ZO)**

1. Permitted Uses

The only use permitted on the subject lands shall be Single Detached Dwellings.

2. Regulations

i)	Minimum Lot Area	4,000 m^2
ii)	Minimum Frontage	35 m
iii)	Minimum Front Yard Setback	10 m
iv)	Minimum Exterior Side Yard Setback	4.5 m
v)	Minimum Interior Side Yard	3.5 m
vi)	Minimum Rear Yard Setback	12 m
vii)	Maximum Lot Coverage	15%
viii)	Maximum Building Height (Principal Building)	11 m

3. Special Regulations

i)	Minimum Lot Area (For Lot 22, Lots 28 to 40 inclusive)	3,640 m^2
ii)	Minimum Interior Side Yard (for all Buildings and Structures)	5 m
iii)	Minimum Rear Yard (for Accessory Buildings and Structures)	5 m

5.4.2.2 RV(2) Part of Lot 18, Concession 7, Draft Plan of Subdivision 19T(W)-11.001, Schedule 27 and 27a **(2012-044-ZO) (2014-038-ZO)**

1. Regulations

i)	Minimum Lot Area	3,200 m^2
ii)	Minimum Lot Frontage	30 m
iii)	Minimum Front Yard	10 m
iv)	Minimum Exterior Side Yard	4.5 m
v)	Minimum Interior Side Yard	3.5 m
vi)	Minimum Rear Yard	10 m
vii)	Maximum Lot Coverage	15%
viii)	Maximum Height	11 m

5.4.2.3 RV(3) Part of Lot 18, Concession 7, Draft Plan of Subdivision 19T(W)-11.001, Schedule 27 and 27a **(2012-044-ZO) (2014-038-ZO)**

1. Regulations

i)	Minimum Lot Area	2,900 m^2

ii)	Minimum Lot Frontage	30 m
iii)	Minimum Front Yard	10 m
iv)	Minimum Exterior Side Yard	4.5 m
v)	Minimum Interior Side Yard	3.5 m
vi)	Minimum Rear Yard	10 m
vii)	Minimum Rear Yard for all Buildings and Structures for Lots abutting Highway 48	14 m
viii)	Maximum Lot Coverage	15%
ix)	Maximum Height	11 m

5.4.2.4 RV(4)(h) 5342, 5376 and 5410 Lakeshore Road, Schedule 28 **(2013-088-ZO)(2014-129-ZO)**

1. Regulations

i)	Minimum Lot Area	0.2 ha
ii)	Minimum Lot Frontage	16 m
iii)	Maximum Lot Coverage	20%
iv)	Minimum Interior Side Yard	2 m

5.4.2.5 RV(5) 27 Windsor Drive, Lot 19, Plan 182 & Lot 18, Plan 209, Schedule 28 **(2015-146-ZO)(2017-063-ZO)**

1. Special Regulations (Lot 19, Plan 182)

Minimum Lot Area	465 m^2
Minimum Lot Frontage	15.24 m
Maximum Lot Coverage	23%

2. Special Regulations (Lot 18, Plan 209)

Minimum Lot Area	423 m^2
Minimum Lot Frontage	15.24 m
Minimum Rear Yard	11.9 m

5.4.2.6 RV(6) 2 Pleasant Valley Drive, Schedule 27a (**2017-096-ZO**)

1. Regulations

i)	Minimum Lot area	3000m^2
ii)	Minimum Lot Frontage	29 metres

5.4.2.7 RV(7) east side of Highway No. 48, north of Aurora Road, Draft Plan of Subdivision 19T(W)-16.001, Schedule 21. **(2018-028-ZO)**

1. Permitted Uses

i) Single detached dwellings

2. Qualifying Notes to Permitted Uses

Notwithstanding the provisions of Section 5.1.1:

1. For the purposes of this zone category, a lot shall be deemed to mean the whole of one lot comprising a single building parcel on a registered plan of subdivision fronting on a private right-of-way, as shown on a registered plan of condominium pursuant to the Condominium Act 1998.

2. In addition, for the purposes of this zone category, a public street or road shall also include a private road, lane and/or right-of-way or block intended to be used as a private road, lane and/or right-of-way as shown and/or designated on a registered plan of subdivision registered pursuant to Section 51 of the Planning Act and/or plan of condominium, registered pursuant to the Condominium Act 1998.

3. Notwithstanding any provisions to the contrary, for the purposes of this by-law where an application for a building permit has been submitted for a single detached dwelling on one lot comprising a single building parcel on a registered plan of subdivision, such lands shall be considered to constitute a “lot” and the yard requirements and other provisions of this by-law shall be applied as if the unit was one lot.

3. Regulations

i) Minimum Lot Area	370m^2
ii) Minimum Lot Frontage	12m
iii) Front Yard	Max – 7.5m (1)(3)
	Min – 4.5m (1)(3)
iv) Exterior Side Yard	Max – 7.5m (1)(3)
	Min - 3m (1)(3)
v) Minimum Interior Side Yard	1.2m (2)(5)
vi) Maximum Building Height	11m
vii) Minimum Rear Yard	7m
viii) Maximum Lot Coverage	(6)(4)

4. Qualifying Notes to Regulations

1. The vehicular access door of any garage, attached or detached, shall have a minimum setback of 6m from the front lot line or exterior side lot line.
2. Where an attached garage abuts a side driveway on the adjacent lot that provides access to a rear garage, the side yard for the attached garage shall be a minimum of 0.6m for the garage portion. The remaining habitable portions of the dwelling shall be set back a minimum if 1.2m.
3. Notwithstanding any other provisions of this By-law, an unenclosed porch may protrude into a front or exterior side yard provided that it is located a minimum of 1.5m from the lot line. **(2011-116-ZO)**
4. All accessory buildings other than a detached private garage shall maintain a maximum lot coverage of 5% of the lot area. **(2011-152-ZO)**
5. Where the Town has entered into a subdivision agreement pursuant to the Planning Act, which provides for the location of municipal services in a manner which would permit the reduction of the minimum side yard beyond that set out in this By-law, and which also provides for the construction and maintenance of grading and drainage services to facilitate such side yard reduction, the following minimum side yards shall apply:
   a) The minimum required side yard shall be 1.5m on one side and 0.6m on the attached garage side. **(2016-144-ZO)**

   b) The minimum required side yard of 1.5m allowed in (a) above may be reduced to 1.2m if:
      1. There are no doors in any wall adjacent to the side lot line; or
      2. Any door in any wall adjacent to the side lot line is recessed into the wall and no stairs project beyond the main wall into the minimum required side yard.
6. Maximum Lot Coverage shall not ally in this zone category.

5.4.2.8 RV(8) east side of Highway No. 48, north of Aurora Road, Draft Plan of Subdivision 19T(W)-16.001, Schedule 21.**(2018-028-ZO)**

1. Permitted Uses
   i) Street Townhouse Dwellings

2. Qualifying Notes to Permitted Uses

   Notwithstanding the provisions of Section 5.1.1:

   i) For the purposes of this zone category, a lot shall be deemed to mean the whole of one lot comprising a single building parcel on a registered plan of subdivision fronting on a private right-of-way, as

shown on a registered plan of condominium pursuant to the Condominium Act 1998.

ii) In addition, for the purposes of this zone category, a public street or road shall also include a private road, land and/or right-of-way or block intended to be used as a private road, lane and/or right-of-way as shown and/or designated on a registered plan of subdivision registered pursuant to Section 51 of the Planning Act and/or plan of condominium, registered pursuant to the Condominium Act 1998.

iii) Notwithstanding any provisions to the contrary, for the purposes of this by-law where an application for a building permit has been submitted for street townhouse dwelling(s) on one lot comprising a single building parcel on a registered plan of subdivision, such lands shall be considered to constitute a "lot" and the yard requirements and other provisions of the by-law shall be applied as if the unit was one lot.

3. Regulations

i) Minimum Lot Area	300m^2
ii) Minimum Lot Frontage	11m
iii) Minimum Front Yard	Max – 7.5m (1)(3)
	Min – 3m (1)(3)
iv) Minimum Exterior Side Yard	Max – 7.5m (1)(3)
	Min – 3m (1)(3)
v) Minimum Interior Side Yard	1.2m (street townhouse)
	0m (along common wall)
vi) Maximum Building Height	11m
vii) Minimum Rear Yard	6m
viii) Maximum Lot Coverage	(4)(2)

ix) Minimum front yard setback for Block 80 shall be 5.0m

x) Minimum exterior side yard setback for Block 79 shall be 1.5m

xi) For the purposes of this zone, the front lot line is determined as follows:

a) For Blocks 77 and 78 – street 'A'

b) For Blocks 79 – Landscape Buffer Block adjacent to Highway 48

c) For Block 80 – Lane 'B' opposite the Public Park

xii) For the purposes of this zone, each dwelling unit shall have an attached garage and vehicular access to a private right-of-way adjacent to the rear lot line.

4. Qualifying Notes to the Regulations

1. The vehicular access door of any garage shall have a minimum setback of 6m from the rear lot line.

2. All accessory buildings shall maintain a maximum lot coverage of 5% of the lot area **(2011-152-ZO)**

3. Notwithstanding any other provision of this By-law, an unenclosed porch may protrude into a front or exterior side yard provided that it is located a minimum of 1.5m from the lot line. **(2011-116-ZO)**

4. Maximum lot coverage shall not apply in this zone category.

5.4.2.9 RV (9) west side of Ninth Line, north of Windsor Drive, 14622 Ninth Line, Schedule 28 (2023-09-ZO)

1. Permitted Uses

All uses permitted in the RV zone

2. Regulations

i) Minimum Lot Area	500 sq.m.
ii) Minimum Lot Frontage	10.0 m
iii) Minimum Exterior Side Yard	3.2 m
iv) Minimum Interior Side Yard	1.8 m / 3.2 m
v) Maximum Lot Coverage	20%
vi) Minimum front yard to detached garage where the front lot line abuts a turning circle	1.8 m

vii) A detached garage may be located closer to the street than the main dwelling on the lot

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

1. Permitted Uses

a) The only permitted use on the subject lands shall be Single Detached Dwellings by a 14-lot residential plan of subdivision

2. Regulations

a) Minimum Lot Area 0.20 hectares

b)	Minimum Lot Frontage	17.5 metres
c)	Minimum Front Yard Setback	6 metres
d)	Minimum Exterior Side Yard Setback	5 metres
e)	Minimum Interior Side Yard Setback	2 metres
f)	Maximum Rear Yard Setback	6 metres
g)	Maximum Lot Coverage	30%
h)	Maximum Building Height (principal building)	12 metres

3. For the purposes of Lots 1 to 13, the required lot frontage shall be along the proposed Street 'A'.
4. For the purposes of Lot 14:
   a. The required lot frontage shall be along Sandy Lane; and
   b. Section 3.24.8 of this By-law shall not be applicable.

5.4.3 Exceptions to the R1 Zone

5.4.3.1 NOT IN USE **(2013-100-ZO)**

5.4.4 Exceptions to the R2 Zone

5.4.5 Exceptions to the R3 Zone

5.4.6 Exceptions to the R4 Zone

5.4.6.1 R4(1) east of Tenth Line, north of Main Street, Schedule 49

1. Permitted Uses

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

   i) Semi-Detached Dwelling Units
   ii) Townhouse Dwelling Units
   iii) Private Open Space
   iv) Ancillary uses which will include recreational, resource and community facilities designed to serve the residents of this seniors/adult lifestyle community

2. Regulations

i) Minimum Yards:

For all residential and ancillary uses, 4.5 m, except for the southerly and easterly yards, which shall be 9 m.

ii) Minimum Front Yard Setback:

a) No sidewalk - 6 m from the back edge of the closest curb of a private road in front of a building or the dwelling

b) Sidewalk - 6 m from the back edge of the sidewalk located between a private road and a building or dwelling

iii) Minimum Separation Distance:

a) 3 m between buildings where there is no common wall

b) where there is a common wall, 0 m will be permitted

iv) Maximum Height:

a) Residential uses, 7.5 m

b) Ancillary residential, resource and/or community facilities, 11 m

v) Minimum Parking Requirements:

a) 2 parking spaces for each dwelling unit

b) 1 parking space for every 4 dwelling units to be used as visitor parking. These parking areas will be clustered throughout the development

c) Ancillary Residential, Resource and/or Community Facility Parking shall be in accordance with Section 3.24

5.4.6.2 R4(2) 6052 Main Street, Schedule 48 **(PL210023)**

1) Permitted Uses

i) Street Townhouse Dwellings

2) Regulations

A) Lot 1

i)	Minimum Lot Area	287.63 sq.m
ii)	Minimum Lot Frontage	6.25m per unit
iii)	Min. Front Yard Setback	4.5 m
iv)	Min. Exterior Side Yard on Main Street	8.0 m
v)	Maximum Building Height	10 m
vi)	Minimum Rear Yard	4.25 m

vii)	Max. encroachment of 2nd floor balconies in the required rear yard	1.7 m
ix)	Maximum Driveway Width	3.35 m
x)	Minimum width and length of garage	3.38 m width x 5.89 m length
B)	Lots 2,3,4,5,6,7	
i)	Minimum Lot Area	124.17 sq. m
ii)	Minimum Lot Frontage	6.25 m per unit
iii)	Min. Front Yard Setback	4.5 m
iv)	Maximum Building Height	10 m
v)	Minimum Rear Yard	4.25 m
vi)	Maximum Lot Coverage	58.6%
vii)	Max. encroachment of 2nd floor balconies in the required rear yard	1.7 m for lots 2,3,4 &5 1.5 m for lots 6 & 7
ix)	Minimum width and length of garage	3.38 width x 5.89 m length
C)	Lot 8	
i)	Minimum Lot Area	183.98 sq. m
ii)	Minimum Lot Frontage	6.25 per unit
iii)	Min. Front Yard Setback	4.5 m
iv)	Min. Exterior Side Yard on Second Street	3.0 m
v)	Maximum Building Height	10 m
vi)	Minimum Rear Yard	4.25 m
vii)	Maximum Lot Coverage	38.8%
viii)	Max. encroachment of 2nd floor balconies in the required rear yard	1.7 m
ix)	Maximum driveway width	3.35 m
x)	Minimum width and length of garage	3.38 m x 5.89 m length

5.4.7 Exceptions to the RM1 Zone

5.4.7.1 RM1(1) east of Ninth Line, south of Mitchell Avenue, Schedule 29 **(2013-112-ZO)**

1. Permitted Uses

   A maximum of 6 apartment buildings units

2. Regulations

An apartment building unit on the ground floor shall have a GFA of between 43 m^2 and 98.65 m^2.

5.4.7.2. RM1(2) 6656 Main Street, Schedule 48 (**2019-050-ZO**)

Notwithstanding Section 3.24.4, Section 3.24.6.2, Section 3.24.6.3.2 and Section 5.2, the following shall apply:

1. Regulations

i)	Minimum lot area	1,800m^2
ii)	Minimum lot frontage	20m
iii)	Maximum density	5 dwelling units
iv)	Minimum front yard	4.5m (to front of garage, 6m)
v)	Minimum interior side yard:	
	i. East lot line	4m
	ii. West lot line	2.3m
vi)	Minimum rear yard	40m
vii)	Maximum building height	12m
viii)	Minimum outdoor amenity area	10m^2 per dwelling unit

ix) Minimum width of a two-way driveway leading to any parking area shall be 3.5m

x) There is no maximum driveway width requirement provided a minimum 35% of soft landscaped area is provided in the front yard.

xi) A driveway accessed from the front lot line may have a 0m setback from the east property line.

5.4.8 Exceptions to the RM2 Zone

5.4.8.1 RM2(1) west side of Baker Hill Blvd, north of Main Street, Schedule 47 **(2013-112-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Apartments and Residential Condominium Buildings

ii) Townhouse Dwellings

iii) Uses accessory, incidental and subordinate to the foregoing permitted uses

2. Regulations

i)	Density	min. 30 units per net ha max. 65 units per net ha
ii)	Maximum Lot Coverage	35%
iii)	Minimum Rear Yard	10 m (measured from FH Zone)
iv)	Minimum Dwelling Unit Size	
	a) Townhouses	80 m^2
	b) Apartments/Condominium Buildings:	
	Studio	45 m^2
	Single bedroom	60 m^2
	Two bedrooms	70 m^2
	Three or more bedrooms	90 m^2
v)	Maximum Height	
	a) Townhouses	11 m
	b) Apartments/Condominium Buildings	20 m
vi)	Parking Requirements:	
	a) Minimum off-street parking	1.5 spaces per dwelling unit
	b) Parking stalls permitted at surface level	max. 50% of required parking
vii)	Minimum Indoor Amenity Area	2 m^2 per dwelling Unit

5.4.8.2 RM2(2) 6031 and 6037 Main Street, Schedule 56 **(2025-026-ZO)**

1. Regulations

a)	Minimum Lot Area	0.26 hectares
b)	Minimum Front Yard Setback	4.5 metres
c)	Minimum Interior Side Yard Setback (east) for Main Building	5.7 metres
d)	Minimum Lot Coverage	45%
e)	Maximum Building Height	21.0 metres

f)	Maximum Storeys	7 storeys including mechanical penthouse
g)	Minimum Interior Side Yard Setback for Utilities	1.0 metre

Section 5A

New Residential Zones

No person shall, within any Residential New One (RN1), Residential New Two (RN2), Residential New Three (RN3), Residential New Four (RN4), Residential New Five (RN5) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

5A.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	RN1	RN2	RN3	RN4	RN5
Single Detached Dwelling	✓	✓	✓		
Semi-Detached Dwelling	✓	✓	✓	✓	
Duplex Dwelling	✓	✓	✓	✓	
Triplex Dwelling	✓	✓	✓	✓	
Fourplex Dwelling	✓	✓	✓	✓	
Street Townhouse Dwelling	✓ (5)	✓ (5)	✓ (5)	✓	
Townhouse Dwelling				✓	
Back-to-Back Townhouse Dwelling				✓	
Stacked Townhouse Dwelling				✓	
Apartment Building					✓
Accessory Residential Unit	✓(4)	✓(4)	✓(4)	✓(4)	
Accessory Uses, Buildings and Structures	✓	✓	✓	✓	✓
Bed and Breakfast Establishment	✓(2)	✓(2)	✓(2)	✓(2)	
Group Home	✓(1)	✓(1)	✓(1)	✓(1)	
Home Occupation	✓(3)	✓(3)	✓(3)	✓(3)	

Private Home Daycare	✓	✓	✓	✓	
Park	✓	✓	✓	✓	✓

(2011-116-ZO) (2013-112-ZO) (2026-030-ZO)

5A.1.1 Qualifying Notes to Permitted Uses

(1) No group home shall be located within 800 m of another group home.

(2) i) Bed and breakfast establishments are permitted only in single detached dwellings.

ii) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services.

iii) Every bed and breakfast establishment must provide a minimum of 37 m^2 of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof.

(3) Home occupations are subject to the regulations in Section 3.27. **(2011-115-ZO)**

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

(5) Street Townhouse Dwellings are limited to a maximum of three units **(2026-030-ZO).**

5A.2 Regulations

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN1 Detached Dwelling (4)(15)	370 m^2	12 m	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN1 Semi-Detached Dwelling (4)(15)	315 m^2 per dwelling unit	10.5 m per dwelling unit	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN1 Duplex and Triplex (4)(17)	370 m^2	12 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN2 Detached Dwelling (4)(15)	300 m^2	11 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN2 Semi-Detached Dwelling (4)(15)	285 m^2 per dwelling unit	9.5 m per dwelling unit	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN2 Duplex and Triplex (4)(17)	300 m^2	11 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN3 Detached Dwelling (4)(15)	235 m^2	9 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN3 Semi-Detached Dwelling (4)(15)	195 m^2 per dwelling unit	7.5 m per dwelling unit	Max – 7.5 m Min – 3 m (1)(5)	Max – 7.5 m Min – 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN3 Duplex & Triplex Dwelling (4)(17)	235 m^2	9 m	Max - 7.5 m Min - 3 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN1 – RN3 Street Townhouse Dwelling (4)(15)(16)	150 m^2 per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (0 m along common wall)		10 m	7 m
RN1 – RN4 Fourplex (4)(17)	555 m^2	15 m	Max - 7.5 m Min - 4.5 m (1)(5)(17)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	4.5 m (18)
RN4 Semi-Detached Dwelling (4)(15)	195 m^2 per dwelling unit	7.5 m per dwelling unit	Max – 7.5 m Min – 3 m (1)(5)	Max – 7.5 m Min – 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN4 Back to Back Townhouse Dwelling (4) (15)	80 m^2 per dwelling unit	6 m per dwelling unit	Max - 7 m Min - 3 m (1)(5)	Max - 6 m Min - 3 m (1)(5)	0 m	3 m	10 m	n/a

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN4 Stacked Townhouse Dwellings (4)(15)	145 m^2 per dwelling unit	6 m per dwelling unit	Max – 7.5 m Min 3 m (1)(5)	Max – 7.5 m Min – 3 m (1)(5)	0 m	3 m	12 m	6 m
RN4 Street Townhouse Dwelling (4)(15)	153 m^2 per dwelling unit(8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (0 m along common wall)		10 m	7 m
RN4 Townhouse Dwellings (4)(15)	153 m^2 per dwelling unit (8)	6 m per dwelling unit	Max – 7.5 m Min 3 m (1)(5)	Max – 7.5 m Min – 3 m (1)(5)	0 m	3 m	10 m	7 m
RN5 Apartments (4)(9)(10) (12)(14)	0.3 ha	20 m	6 m	6 m	6 m		20 m	6 m

(2011-116-ZO) (2011-152-ZO) (2013-112-ZO) (2016-0144-ZO)(2025-046-ZO)(2026-030-ZO)

5A.2.1 Qualifying Notes to Regulations

(1) The vehicular access door of any garage, attached or detached, shall have a minimum setback of 6 m from the front lot line or exterior side lot line.

(2) Where an attached garage abuts a side driveway on the adjacent lot that provides access to a rear garage, the side yard for the attached garage shall be a minimum of 0.6 m for the garage portion. The remaining habitable portions of the dwelling shall be set back a minimum of 1.2 m.

(3) Where the rear lot line of a lot abuts a street and vehicular access is taken from that street, the following shall apply:

i) Minimum Side Yard for a detached garage
(interior side) 0 m
(other side) 2.7 m

ii) Minimum Rear Yard for a detached garage 1.5 m

(4) All accessory buildings other than a detached private garage shall maintain a maximum lot coverage of 5% of the lot area. **(2011-152-ZO)**

(5) Notwithstanding any other provision of this By-law, an unenclosed porch may protrude into a front or exterior side yard provided that it is located a minimum of 1.5 m from the lot line. **(2011-116-ZO)**

(6) NOT IN USE (2016-144-ZO)

(7) NOT IN USE (2016-144-ZO)

(8) Minimum density shall be 30 units per net ha.

(9) Maximum density shall be 65 units per ha.

(10) Minimum indoor amenity area in RN5 Zones with 18 dwelling units or more shall be 2 m^2 per dwelling unit.

(11) NOT IN USE **(2013-112-ZO)**

(12) Maximum lot coverage is 35% and minimum landscaped area is 35%. **(2011-116-ZO)**

(13) Where the Town has entered into a subdivision agreement pursuant to the *Planning Act*, which provides for the location of municipal services in a manner which would permit the reduction of the minimum side yard beyond that set out in this By-law, and which also provides for the construction and maintenance of grading and drainage services to facilitate such side yard reduction, the following minimum side yards shall apply:

i) The minimum required side yard shall be 1.5m on one side and 0.6m on the attached garage side of the dwelling. **(2016-144-ZO)**

ii) The minimum required side yard of 1.5 m allowed in (i) above may be reduced to 1.2 m if:

a) there are no doors in any wall adjacent to the side lot line; or

b) any door in any wall adjacent to the side lot line is recessed into the wall and no stairs project beyond the main wall into the minimum required side yard.

(13) NOT IN USE **(2013-112-ZO)**

(14) All buildings with a height of 10 m or greater shall be built within the Angular Plane as defined by this By-law. **(2011-116-ZO)**

(15) See Section 3.28 for granted regulations when including Accessory Dwelling Unit **(2026-030-ZO).**

(16) Street Townhouse Dwellings are limited to a maximum of three units **(2026-030-ZO).**

(17) For a Duplex, Triplex, or Fourplex dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to **(2026-030-ZO)**:

i) The average of the yards abutting the same street on either side of the lot;

ii) Where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and

iii) Despite clauses (18) i) and ii), the depth of the front yard must be at least 4.5 m

5A.3 Exceptions

5A.3.1 Exceptions to the RN1 Zone

5A.3.1.1 RN1(1) Millard Street and Sandaled Road, Schedule 47 **(2010-044-ZO)**

1. Regulations

i)	Minimum setback of Accessory Buildings and Structures to Rear Lot line as Identified on Schedule 2 of 2010-044-ZO	4.5 m
ii)	Maximum Building Height for Lots as Identified on Schedule 2 of 2010-044-ZO	6.5 m

5A.3.1.2 RN1(2) west side of Regional Road 30, east of Sunnyridge Avenue, Schedule 57 **(2010-107-ZO) (2012-022-ZO) (2013-012-ZO) (2014-009-ZO)**

1. Regulations

i)	Maximum Length of a Single Detached Dwelling on a Lot with a Lot Depth of 33.5 m or greater	19 m

5A.3.1.3 RN1(3) east side of Joseph Todd Road, north of the Whitchurch-Stouffville/Markham Townline, Schedule 56 **(2011-164-ZO) (2012-097-ZO)**

1. Regulations

i)	Maximum Encroachment of a porch into the Front Yard	2.4 m
ii)	Maximum Front Yard Setback	n/a
iii)	Maximum Length of a Single Detached Dwelling on a Lot with a Lot Depth of 33.5 m or greater	19 m

5A.3.2 Exceptions to the RN2 Zone

5A.3.2.1 RN2(1) east side of Glad Park Avenue, approximately 40 m north of Millard Street, Schedule 47 **(2013-073-ZO)**

1. Regulations

i)	Minimum Exterior Side Yard	1.2 m

5A.3.2.2 RN2(2) East of Baker Hill Boulevard, north of Millard Street, Draft Plan of Subdivision 19T(W)-13.001, Schedule 47 **(2014-096-ZO) (2017-044-ZO)**

1. Regulations

i)	Minimum Exterior Side Yard	2.4 m
ii)	Notwithstanding Section 5A.2.1.(5), an unenclosed porch may intrude into a front yard or exterior side yard provided that it is	

located a minimum of 1.5 m from the front lot line and a minimum of 0.9 m from the exterior side lot line

5A.3.2.3 RN2(3) 12785 Ninth Line, Draft Plan of Subdivision 19T(W)-17.002, Schedule 48 **(2018-116-ZO)**

1. Permitted Uses

   i) Single Detached Dwelling

2. Regulations

   i) Maximum Building Height 11.00 metres

   ii) Minimum Rear Yard 6.0 metres

3. Qualifying Notes to Regulations

   (1) Notwithstanding Section 3.22, bay and boxed windows are permitted a maximum projection of 1 metre over a maximum width of 4 metres into any required yard.

   (2) For the purpose of this By-law, the bay and boxed windows are defined as a multi-sided structure that projects outwards from an exterior wall of a building, which may have a foundation and/or include a door (sliding or swinging) and/or may or may not have windows on either side of the structure's projections.

   (3) Notwithstanding Section 3.22, the permitted yard encroachment for balconies in any rear yard shall be 3 metres.

   (4) Notwithstanding Section 3.24.6.2 i) b), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

5A.3.2.4 RN2(4) 12785 Ninth Line, Draft Plan of Subdivision 19T(W) – 17.002, Schedule 48 **(2018-116-ZO)**

1. Permitted Uses

   i) Single Detached Dwelling

2. Regulations

   i) Maximum Building Height 11.0 metres
   ii) Minimum Rear Yard 6.0 metres

iii) Minimum Exterior Side Yard 2.0 metres

3. Qualifying Notes to Regulations

(1) Notwithstanding Section 5A.2.1 (5), an unenclosed porch may project into a front yard or exterior side yard provided that it is located a minimum of 1.5 metres from the front lot line and a minimum of 0.9 metres from the exterior side lot line.

(2) Notwithstanding Section 3.22, bay and boxed windows are permitted a maximum project 1 metre over a maximum width of 4 metres into any required yard.

(3) For the purposes of this By-law, the bay and boxed windows are defined as: a milti-sided structure that projects outwards from an exterior wall of a building, which may have a foundation and/or include a door (sliding or swinging) and/or may or may not have windows on wither side of the structure's projections.

(4) Notwithstanding section 3.22, the permitted yard encroachment for balconies in any rea yard shall be 3 metres.

(5) Notwithstanding Section 3.24.6.2 i) b), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

5A.3.3 Exceptions to the RN3 Zone

5A.3.3.1 RN3(1) east of Ninth Line, north of Hoover Park Drive, Schedule 56 and 56a **(2010-153-ZO)**

1. Regulations

i) For lots with a frontage between 11 m and 12.2 m, a minimum of 45% and a maximum of 65% of the lots across the block face shall include two car garages.

5A.3.3.2 RN3(2) west side of Regional Road 30, east of Sunnyridge Avenue, Schedule 57 **(2010-107-ZO) (2012-022-ZO)**

RN3(2) west side of Ninth Line, north of Millard Street, Draft Plan of Subdivision 19T(W)-11.005a, Schedule 47 **(2012-089-ZO) (2014-110-ZO)**

1. Regulations

i) Minimum frontage - semi-detached dwelling 7.5 m

ii) Minimum lot area - semi-detached dwelling 195 m²

5A.3.3.3 RN3(3) Lands in the vicinity of Baker Hill Boulevard, Draft Plan of Subdivision 19T(W)-11.004, Schedule 47 **(2014-094-ZO)(2017-044-ZO)**

1. Regulations
   Lands in this zone are within a "Class 4 Area" as defined in the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline.

5A.3.3.4 RN3(4) Lands along Baker Hill Boulevard, Draft Plan of Subdivision 19T(W)-11.004 Schedule 47 **(2014-094-ZO)(2017-044-ZO)**

1. Regulations

   i) Lots on northwest and southeast corners of roundabout

Maximum Building Length	18.5 m

   ii) Lots on northeast and southwest corners of roundabout

Maximum Building Length	3.3 m
Minimum Rear Yard	0.6 m

5A.3.3.5 RN3(5) Forsyth Reg. Plan of Subdivision 65M-4459, Schedule 48 **(2016-066-ZO)**

Lots 13, 14, 17, 19, 23, 26, 42, 43, 44, 111 & 115 are subject to Special Regulation i).

Lots 116, 118, 119, 120, 122, 123, 124 & 125 are subject to Special Regulations i) and ii).

1. Special Regulations

   i) Maximum Building Length 20 m

   ii) For lots on the north side of Greenwood Road above Trumpet and Flute Streets

Minimum Rear Yard Setback	6.5 m

RN3(5) 11732 Tenth Line, Draft Plan of Subdivision 19T(W) – 17.001, Schedule 57 **(2018-108-ZO)**

1. Permitted Uses

   The only use permitted shall be Single Detached Dwellings

2. Regulations

i)	Maximum Number of Dwelling Units	317 units
ii)	Minimum Lot Frontage	11.0 metres
iii)	Maximum Building Height	11.0 metres
iv)	Minimum Rear Yard	6.0 metres
v)	Maximum Building Length for Corner	

	Lots Adjacent to Roundabouts	19.5 metres
vi)	Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	0.6 metres

Qualifying Notes to Regulations

(1) Notwithstanding Section 3.24.6.2 i), the required minimum soft landscaped area shall be 20%in the front yard and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

(2) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard is 1.0 metre over a maximum width shall be 4.0 metres

(3) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

(4) For the purpose of this by-law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.3.6 RN3(6) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-17.001, Schedule 57(2020-100-ZO)

1. Permitted Uses

The only use permitted shall be Single Detached Dwellings.

2. Regulations

i)	Maximum Number of Dwelling Units	319 units
ii)	Minimum Lot Frontage	11.0 metres
iii)	Maximum Building Height	11.0 metres
iv)	Minimum Rear Yard	6.0 metres
v)	Maximum Building Length for Corner Lots Adjacent to Roundabouts	19.5 metres
vi)	Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	0.6 metres

Qualifying Note to Regulations

(1) Notwithstanding Section 3.24.6.2 i), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural

elements.

(2) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.

(3) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

(4) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.3.7 RN3(7-X) and RN3(7-Y) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-20.002, Schedule 57 Lands zoned RN3(7-X) are subject to: 1. Permitted Uses; 2. Regulations (i) to (iv); and Qualifying Notes (1) to (6). Lands zoned RN3(7-Y) are subject to: 1. Permitted Uses; 2. Regulations (ii) and (iii); and Qualifying Notes (1) to (4). **(2021-048-ZO)**

1. Permitted Uses

The only use permitted shall be Single Detached Dwellings.

2. Regulations

i)	Minimum Lot Frontage	11.0 metres
ii)	Maximum Building Height	11.0 metres
iii)	Minimum Rear Yard	6.0 metres
iv)	Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	0.6 metres

Qualifying Notes to Regulations

(1) Notwithstanding Section 3.24.6.2 i) a), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

(2) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.

(3) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

(4) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall

of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

(5) For Lot 3012 identified with an "*" on Schedule 2, the front lot line shall be deemed to be York Durham Line, the exterior side lot line shall be deemed to be the southern property line on the south side of Lot 3012 bordering Kester Farm Court.

(6) For Lot 3012, the vehicular access door of any garage, attached or detached, shall have a minimum setback of 6m from the exterior side lot line and the main garage wall shall be setback 3m from the front lot line.

5A.3.3.8 RN3(8) 5481 and 5551 Bethesda Road, Draft Plan of Subdivision 19T(W)22.001, Schedule 47

1. Permitted Uses

The only use permitted shall be Single Detached Dwellings.

2. Regulations

i) Maximum Building Height	11.0 metres
ii) Minimum Rear Yard	6.0 metres

3. Qualifying Note to Regulations

(1) Notwithstanding Section 3.24.6.2 i), the maximum driveway width within the property boundary shall be equal to the garage width plus 3m, provided that a minimum soft landscaped area of 20% in the front and/or exterior side yard is provided, whereby soft landscaped area include any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

(2) For the purpose of this By-law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

(3) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the side lot line and a 0.6 metre stair encroachment shall be permitted within an interior or exterior side yard that is at least 1.2 metres wide.

5A.3.3.9 RN3(9) 268, 276, 284, and 296 Cam Fella Boulevard, Schedule 49 **(2024-061-ZO)**

1. Permitted Uses

   i) Single Detached Dwelling

2. Regulations

i)	Minimum Lot Area	330 square metres
ii)	Minimum Lot Frontage	14.5 metres (1)
iii)	Front Yard Setback	Minimum 5.5 metres Maximum 7.5 metres
iv)	Exterior Side Yard Setback	Minimum 2.5 metres(2) Maximum 7.5 metres
v)	Interior Side Yard Setback	The minimum required interior side yard shall be 0.6 m on one side and 1.2 m on the opposite side of the dwelling
vi)	Minimum Rear Yard	6.0 metres
vii)	Maximum Building Height	11.5 metres

3. Qualifying Notes

   (1) The minimum lot frontage abutting an easement may be 10.2 m.

   (2) The minimum exterior side yard setback to a daylighting triangle may be 2.0 m.

5A.3.3.10 RN3(10) 316, 328, 340, 352, 364, 376 and 386 Cam Fella Boulevard, Schedule 49 **(2024-060-ZO)**

1. Permitted Uses

   i) Single Detached Dwelling

2. Regulations

RN3 (10) Zone

i)	Minimum Lot Area	330 square metres
ii)	Minimum Lot Frontage	14.5 metres (1)
iii)	Front Yard Setback	Minimum 5.5 metres Maximum 7.5 metres
iv)	Exterior Side Yard Setback	Minimum: 2.5 m (1) Maximum 7.5 m
v)	Interior Side Yard Setback	The minimum required interior side yard shall be 0.6 m on the one side and 1.2 m on the opposite side of the dwelling.
vi)	Minimum Rear Yard	6.0 metres
vii)	Maximum Building Height	11.5 metres

3. Qualifying Notes

(1) Abutting the bulb at Cam Fella Boulevard, the minimum lot frontage shall be 10 m and the minimum exterior side yard setback to the bulb shall be 1.8m

5A.3.3.11 RN3(11) (H-43) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57 **(2024-079-ZO)**

1. Regulations

i)	Maximum Building Height	11.0 metres
ii)	Minimum Rear Yard	6.0 metres
iii)	Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	0.6 metres

2. Special Regulations

(1) Notwithstanding Section 3.24.6.2 i), the required minimum Landscaped Area shall be 20% in the Front and/or Exterior Side

Yard, whereby Landscaped Area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.

(2) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required Yard 1.0 metre over a maximum width shall be 4.0 metres.

(3) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any Front, Rear and Exterior Side Yards shall be 3.0 metres.

(4) Notwithstanding Section 3.22.10, stairs may be located a minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.

(5) For the purpose of this By-Law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of projections.

(6) Notwithstanding Section 5A.2.1.(13), a door in any wall adjacent to the Side Lot Line and 0.6 metre stair encroachment shall be permitted within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

5A.3.4 Exceptions to the RN4 Zone

5A.3.4.1 RN4(1) Millard Street and Sandale Road, Schedule 47 **(2010-044-ZO)**

1. Regulations

i)	Minimum frontage - street townhouse dwelling	5.5 m
ii)	The minimum unobstructed dimension of a parking space within a garage	width 3 m length 5.5 m

5A.3.4.2 RN4(2) west side of Ninth Line, north of Millard, Schedule 47 **(2011-079-ZO) (2012-083-ZO)**

1. Regulations

i)	Minimum Exterior Side Yard (eastern side)	1.6 m
ii)	Minimum Exterior Side Yard (western side)	2 m
iii)	Maximum Encroachment for an unenclosed porch into the eastern Exterior Side Yard	1.65 m from the main building

5A.3.4.3 RN4(3) east side of Baker Hill Boulevard, north of Main Street, Schedule 47 **(2012-077-ZO) (2013-130-ZO) (2014-111-ZO)**

1. Permitted Uses

   The only use permitted on the subject lands shall be Townhouse Dwellings.

2. Regulations

   For the purposes of this zone, the front lot line is determined as follows:

   - For dwelling units facing west – Baker Hill Boulevard
   - For dwelling units facing east – Street "B" Plan of Subdivision 19T(W)-11.002

i)	Maximum Number of Dwelling Units	78
ii)	Minimum Lot Area per Dwelling Unit	115 m^2
iii)	Minimum Width of Dwelling Unit	5.5 m
iv)	Minimum Front Yard	3 m
v)	Minimum Exterior Side Yard	3 m
vi)	Minimum Rear Yard	6 m
vii)	Minimum Distance Between Buildings (where no common wall exists)	2.5 m
viii)	Maximum Height	12 m
ix)	Maximum Length of Paved Laneway	255 m
x)	Minimum Width of Laneway Right-of-Way	8.5 m
xi)	Minimum Width of Paved Laneway (travelled surface)	6.5 m
xii)	Minimum Parking Requirements	2 spaces per unit exclusive of visitor parking
xiii)	Required Visitors' Parking	minimum 0.4 spaces per unit
xiv)	Encroachment of stairs and porches not exceeding one storey in height into the Minimum Front Yard	1 metre from property line
xv)	Maximum encroachment for an elevated open deck situated above a parking pad into the Minimum Rear Yard	6 m

5A.3.4.4 RN4(4) east side of Baker Hill Boulevard, north of Main Street, Schedule 47 **(2012-077-ZO) (2013-130-ZO) (2014-111-ZO)**

1. Permitted Uses

   The only use permitted on the subject lands shall be Townhouse Dwellings.

2. Regulations

   For the purposes of this zone, the front lot line is determined as follows:

   - For dwelling units facing west – Baker Hill Boulevard
   - For dwelling units facing south – Street "C" Plan of Subdivision 19T(W)-11.002
   - For dwelling units facing north – northern property line

i)	Maximum Number of Dwelling Units	55
ii)	Minimum Lot Area per Dwelling Unit	115 m^2
iii)	Minimum Width of Dwelling Unit	5.5 m
iv)	Minimum Front Yard	2 m
v)	Minimum Interior Side Yard	1.25 m or 0 m along common wall
vi)	Minimum Side Yard	3 m
vii)	Minimum Rear Yard	6 m
viii)	Minimum Distance Between Buildings (where no common wall exists)	2.5 m
ix)	Maximum Height	12 m
x)	Minimum Width of Laneway Right-of-Way	8.5 m
xi)	Minimum Width of Paved Laneway (travelled surface)	6.5 m
xii)	Minimum Parking Requirements	2 spaces per unit exclusive of visitor parking
xiii)	Required Visitors' Parking	minimum 0.4 spaces per unit
xiv)	Encroachment of stairs and porches not exceeding one storey in height into the Minimum Front Yard	1 m from property line
xv)	Maximum encroachment for an elevated open deck situated above a parking pad	6 m

into the Minimum Rear Yard

5A.3.4.5 RN4(5) east side of Baker Hill Boulevard, north of Main Street, Schedule 47 **(2012-077-ZO) (2013-130-ZO) (2014-056-ZO) (2014-111-ZO)**

1. Permitted Uses

   The only use permitted on the subject lands shall be:

   i) Townhouse Dwelling

   ii) Street Townhouse Dwelling

   iii) Back-to-Back Townhouse Dwelling

2. Regulations

   For the purposes of this zone

i)	Maximum Number of Dwelling Units	118
ii)	Minimum Width of Dwelling Unit	6 m
iii)	Minimum Front Yard	3 m (or 6 m to front of garage)
iv)	Maximum Height	12 m
v)	Encroachment for stairs Into Minimum Front Yard	1.5 m from property line

   For Townhouse Dwellings and Street Townhouse Dwellings

   - The front lot line shall be the western property line

i)	Minimum Lot Area per Dwelling Unit	153 m^2
ii)	Minimum Interior Side Yard	1.25 m or 0 m along common wall
iii)	Minimum Exterior Side Yard and any Interior Side Yard adjacent to a Park or Open Space Block	2 m
iv)	Minimum Rear Yard	7 m
v)	Minimum Parking Requirements	
	For Townhouse Dwelling	3 spaces per unit
	For Street Townhouse Dwelling	2 spaces per unit

   For Back-to-Back Townhouse Dwellings

i)	Minimum Lot Area per Dwelling Unit	80 m^2
ii)	Minimum Distance Between Buildings	3 m

iii)	Minimum Rear Yard	0 m
iv)	Minimum Parking Requirements	2 spaces per unit

5A.3.4.6 RN4(6) east side of Baker Hill Boulevard, north of Main Street, Schedule 47 **(2013-130-ZO) (2014-111-ZO)**

1. Permitted Uses

   The only use permitted on the subject lands shall be Townhouse Dwellings.

2. Regulations

   For the purposes of this zone, the front lot line is determined as follows:

   - Block 22 and 23 of Draft Plan of Subdivision 19T(W)-11.002

i)	Maximum Number of Dwelling Units	20
ii)	Minimum Lot Area per Dwelling Unit	115 m^2
iii)	Minimum Width of Dwelling Unit	5.5 m
iv)	Minimum Front Yard	2 m
v)	Minimum Interior Side Yard	1.25 m or 0 m along common wall
vi)	Minimum Side Yard	3 m
vii)	Minimum Rear Yard	6 m
viii)	Minimum Distance Between Buildings (where no common wall exists)	2.5 m
ix)	Maximum Height	12 m
x)	Minimum Width of Laneway Right-of-Way	8.5 m
xi)	Minimum Width of Paved Laneway (travelled surface)	6.5 m
xii)	Minimum Parking Requirements	2 spaces per unit exclusive of visitor parking
xiii)	Required Visitors' Parking	minimum 0.4 spaces per unit
xiv)	Encroachment of stairs and porches not exceeding one storey in height into the Minimum Front Yard	1.5 m from property line
xv)	Maximum encroachment for an elevated	6 m

open deck situated above a parking pad into the Minimum Rear Yard

5A.3.4.7 RN4(7) southwest corner of Ninth Line and John Davis Gate, Schedule 47 **(2013-073-ZO)**

1. Permitted Uses

   i) Stacked Back-to-Back Townhouse Dwelling

   ii) Back-to-Back Townhouse Dwelling

2. Regulations

i) Maximum Number of Dwelling Units		134
ii) Minimum Stacked Back-to-Back Dwelling Width (at grade level)	3 m	
iii) Minimum Stacked Back-to-Back Dwelling Width (on 2nd and upper floors)	6 m	
iv) Minimum Back-to-Back Dwelling Width	6 m	
v) Minimum Yard Adjacent to Ninth Line	4.5 m	
vi) Minimum Yard Adjacent to John Davis Gate		3 m
vii) Minimum Yard Adjacent to Glad Park Ave		3 m
viii) Minimum Interior Side Yard		0 m
ix) Minimum Separation Between Buildings		3 m
x) Minimum Landscape Area Adjacent to RN2 Zone		6 m
xi) Minimum Landscape Area Adjacent to to RN2(1) Zone	2.4 m	
xii) Minimum Number of Parking Spaces (freehold site)		2 spaces per unit
xiii) Minimum Number of Visitor Parking Spaces		0.25 spaces per unit
xiv) Minimum Width of Laneway Right-of-Way		8.5 m
xv) Minimum Width of Paved Laneway (travelled surface)		6.5 m
xvi) Maximum Height	11 m (Note 1)	

Note 1: For the purposes of this By-law, maximum height shall not include any mechanical room and stairwell accessing the rooftop amenity area.

5A.3.4.8 RN4(8) East of Baker Hill Boulevard North of Millard Street, Draft Plan of

Subdivision 19T(W)-13.001, Schedule 47 **(2014-096-ZO) (2017-044-ZO)**

1. Regulations

   i) Minimum Rear Yard on a Corner Lot 6.5 m

   ii) Section 5A.2.1(8) regarding minimum density shall not apply to the subject lands

5A.3.4.9 RN4(9) West of Baker Hill Boulevard, North of Millard Street, Schedule 47 **(2016-105-ZO)(2018-046-ZO)**

1. Permitted Uses

   i) Stacked, Back to Back Townhouses

   ii) Apartments

2. Regulations

i)	Maximum number of dwelling units	135 units per hectare
ii)	Maximum number of units in a building, notwithstanding the definition of Stacked, Back to Back Townhouse Dwelling	24 units
iii)	Minimum lot frontage	75 metres on Baker Hill Boulevard
iv)	Minimum width of paved laneway	6.4 metres
v)	Minimum front yard	1.15 metres
vi)	Maximum front yard	N/A
vii)	Minimum interior side yard	1.15 metres
viii)	Minimum rear yard	1.15 metres
ix)	Maximum building height	14 metres
x)	Minimum separation distance between buildings	4 metres
xi)	Minimum parking requirement	1.25 spaces per dwelling unit (exclusive of visitor parking)

xii)	Minimum visitor parking requirement	0.25 spaces per dwelling unit
xiii)	Minimum bicycle parking requirement	60 spaces

3. Special Regulations

i) Encroachments within the minimum yards are not permitted

ii) Provisions requiring a minimum lot area per dwelling unit shall not apply

iii) For the purpose of calculating height, average grade shall be measured from the average elevations of the ground surface above the parking garage at each wall of a building.

iv) Required bicycle parking spaces:

a) Shall contain or be directly adjacent to a parking rack or bracket that is securely anchored to the ground, wall or heavy base such as concrete, designed for the locking of bicycles;

b) Shall not be located within a dwelling unit, on a balcony or within a storage locker not specifically designed for bicycle storage.

5A.3.4.10 RN4(10) 11742 Tenth Line, Block 88 on Draft Plan of Subdivision 19T (W) – 16.002, Schedule 56C **(2018-147-ZO)(2020-059-ZO)**

1. Permitted Uses

The only permitted uses on the subject lands shall be Street Townhouse Dwellings

2. Regulations

i) For the purposes of this zone, the front lot line is determined as follows:

- For the dwelling units backing onto the northern boundary of the block:
  - The private laneway immediately to the south
- For dwelling units fronting on east boundary of the block
  - Tenth Line
- For dwelling units fronting the south boundary of the block:
  - Busato Drive; and

- For dwelling units fronting the west boundary of the block:
    - Lageer Drive

ii)	Maximum Number of Dwelling Units	77 Units
iii)	Minimum Width of Street Townhouse Dwelling unit	5.5 metres
iv)	Minimum Lot Area per Street Townhouse Dwelling Unit	115 m^2
v)	Maximum Height	12 metres
vi)	Minimum Front Yard	2.5 metres (1)
vii)	Minimum Rear Yard	5.5 metres
viii)	Minimum Exterior Side Yard	1.5 metres (1)
ix)	Minimum width of Paved Laneway (Traveled surface)	6.5 metres
x)	Minimum width of Laneway Right-of-Way	8.5 metres
xi)	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.	6.0 metres
xii)	Minimum separation between buildings	3.0 metres

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 provided that they are located a minimum of 1 metre from the lot line.

5A.3.4.11 RN4(11) 11731 Tenth Line, Draft Plan of subdivision 19W – 17.001, Schedule 57 **(2018-108-ZO) (2020-100-ZO)**

1. Permitted Uses

The only use permitted shall be Street Townhouse Dwellings.

2. Regulations

i)	Maximum Number of Dwelling Units	150 Units
ii)	Minimum Lot Frontage	6.0 Metres per dwelling unit
iii)	Maximum Building Height	13.0 metres
iv)	Minimum Rear Yard	6.0 Metres

3. Qualifying Notes to Regulations

(1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.

(2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

(3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A. 3.4.12 RN4(12) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-17.001, Schedule 57 **(2018-108-ZO) (2020-100-ZO)**

1. Permitted Uses

The only use permitted shall be Street Townhouse Dwellings.

2. Regulations

i) For the purposes of this zone, the front lot line is determined as follows:
- The dwelling units fronting Tenth Line.

ii)	Maximum Number of Dwelling Units	28 units
iii)	Minimum Lot Frontage	6.0 metres per dwelling unit

iv)	Maximum Building Height	13.0 metres
v)	Minimum Rear Yard	4.0 metres
vi)	Minimum Parking Spaces for Street Townhouse Dwellings	2.0 spaces per unit

3. Qualifying Notes to Regulations

(1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.

(2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

(3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A. 3.4.13 RN4(13) 11731 Tenth Line, Draft Plan of Subdivision 19T (W) – 17.001, Schedule 57 **(2018-108-ZO) (2020-100-ZO)**

1. Permitted Uses

The only use permitted shall be “Mixed-Use Street Townhouses.” For the purposes of this zone, a “Mixed-Use Street Townhouse means a dwelling unit where the ground floor is used for commercial purposes and where the residential and commercial uses may share common hallways, stairways and rooms for mechanical systems on the ground floor”.

For the purposes of this By-Law the following uses are permitted only on the ground floor and within the Mixed-Use Street Townhouse dwelling with direct frontage on Tenth Line:

i) Convenience Stores;

ii) Private Home Day Care;

iii) Home Occupation;

iv) Office;

v) Personal Service Establishment;

vi) Retail Store; and

vii) Studio.

2. Regulations

i) For the purposes of this zone, the front lot line is determined as follows:
   - The dwelling units fronting Tenth Line.

ii)	Maximum Number of Dwelling Units	8 units
iii)	Minimum Lot Area	153 m^2 per dwelling unit
iv)	Minimum Lot Frontage	7.6 metres per dwelling unit
v)	Maximum Building Height	13.0 metres
vi)	Minimum Rear Yard	6.0 metres
vii)	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.	2.0 metres
vii)	Minimum Parking Spaces for Mixed-Use Street Townhouses	2.0 spaces per dwelling unit

3. Qualifying Notes to Regulations

(1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.

(2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

(3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.4.14 RN4(14) East of Tenth Line, south of Main Street Draft Plan of Subdivision 19T(W) 17.004, Schedule 57 **(2018-107-ZO)**

1. Permitted Uses

(i) Street Townhouse Dwelling

2. Qualifying Notes to Permitted Uses

For the purpose of this zone, the property will be considered as a single lot and the front lot line will be Main Street.

3. Regulations

i) Maximum Number of Dwelling Units	52
ii) Minimum Lot Area per Dwelling Unit	110 m^2
iii) Minimum Width of Dwelling unit	5.49 m
iv) Minimum Front Yard Setback	1.9 m
v) Minimum Exterior Side Yard Setback	0.7 m
vi) Minimum Interior Side Yard Setback	1.5 m
vii) Minimum Rear Yard Setback	6.0 m
viii) Minimum Distance Between Buildings (where no common wall exists)	2.4 m
ix) Maximum Height	13 m
x) Minimum Width of Laneway Right-of-Way	6.4 m
xi) Minimum Width of Paved Laneway (travelled surface)	6.0 m
xii) Minimum Parking Requirements	2 spaces per unit exclusive of visitor parking
xiii) Required Visitor's Parking	0.25 spaces per unit
xiv) Maximum Projection of Stairs into the Front and Exterior Side Yard	0.3 m from property line
xv) Maximum Projection of Balconies	2.5 m into

into the Front, Rear and Exterior Side Yard	the required yard
xvi) Maximum Projection of Porches and Balconies into the Front, Exterior Side and Interior Side Yard	0.4 m from the property line

xvii) Section 3.24.6.2 Maximum Driveway Width of By-law 2010-001-ZO shall not apply.

5A.3.4.15 NOT IN USE

5A.3.4.16 RN4(16) 11731 Tenth Line, Draft Plan of Subdivision 19T(W)-20.002, Schedule 57 **(2021-048-ZO)**

1. Permitted Uses
   Notwithstanding the permitted uses in the concurrent RN3(7-X) Zone, Street Townhouse Dwellings shall be permitted.

2. Regulations

i) Minimum Lot Frontage	6.0 metres per dwelling unit
ii) Maximum Building Height	13.0 metres
iii) Minimum Rear Yard	6.0 metres

3. Qualifying Notes To Permitted Uses

   (1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required yard 1.0 metre over a maximum width shall be 4.0 metres.

   (2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any front, rear and exterior side yards shall be 3.0 metres.

   (3) For the purpose of this By-Law, a Window Bay is defined as a multi-sided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

5A.3.4.17 RN4(17) 6461, 6465, 6487 Main Street (Schedule 56) **(2023-077-ZO)**

1. Permitted Uses

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

2. Regulations

For the purpose of this by-law 6461, 6465, 6481 and 6487 shall be considered as one lot.

i. Minimum Lot Frontage 80 metres on Main Street

ii. Minimum Rear Yard 20 metres

iii. Minimum Interior Side Yard 3 metres (1)

v. Minimum landscape buffer in interior 1.5 meters W side yards 2.0 metres E

v. Minimum Separation between Blocks 10 metres

vi. Minimum Front Yard Setback 3 metres (2)

vii. Maximum Building Height 15 metres (3)

viii. Maximum number of units 60

ix. Minimum landscape buffer in the rear 6 metres (1)
yard

x. Minimum landscaped area 45%

xi. Minimum Soft Landscaped area 25%

xii. Minimum Bicycle parking spaces 16 spaces

xiii. Minimum width of a two-way drive aisle 6 metres

3. Qualifying Notes to Regulations

(1) All required Landscape buffers may be inclusive of but not limited to retaining walls, railings and associated features as well as landscape furniture such as benches.

(2) That balconies, stairways, and architectural features may encroach up to 2.6 metres into the required front yard.

(3) Height will be measured from the average grade to the top of the Rooftop Access Stairway.

5A.3.4.18 RN4(18) 5481 and 5551 Bethesda Road, Draft Plan of Subdivision 19T(W)22.001, Schedule 57 **(2024-59-ZO)**

1. Permitted Uses

The only use permitted shall be Back-to-Back Townhouse Dwellings.

2. Regulations

i)	Maximum Building Height	13.0 metres

3. Qualifying Note to Regulations

(1) The vehicular access door of any garage, attached or detached, shall have a minimum setback of 5.5. metres from the front lot line or exterior side lot line.

(2) For the purpose of this By-law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of projects.

(3) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the side lot line and a 0.6 metre stair encroachment shall be permitted on end unit townhouses within an interior or exterior sideyard that is at least 1.2 metres wide.

5A3.4.19 RN4(19) 268, 276, 284, and 296 Cam Fella Boulevard, Schedule 49

Notwithstanding Sections 5A.1 and 5A.2, the following shall apply:

1. Permitted Uses

i) Townhouse Dwelling

2. Regulations

i)	Minimum Lot Area	Not applicable
ii)	Minimum Unit Width	5.5 metres per dwelling unit
iii)	Front Yard Setback	Minimum 3.0 metres Maximum 7.5 metres
iv)	Exterior Side yard setback	Minimum 2.5 metres Maximum 7.5 metres
v)	Interior Side yard Setback	Lots abutting interior lot line must be a minimum 1.2 m

vi)	Minimum Yard Between Buildings	2.5 metres
vii)	Minimum Rear Yard	6.0 metres
viii)	Maximum Building Height	12.25 metres

3. Special Regulations

i) The minimum required setback from a sight triangle from Mohawk Gate shall be 1.6 m to the main building and 1.5 m to a porch.

ii) For the purpose of this zone, the boundary limits of the zone will be considered as a single lot and the front lot line will be Main Street.

iii) For the purpose of this zone, a total of 155 parking spaces shall be provided.

5A.3.4.20 RN4(20) 316, 328, 340, in352, 364, 376 and 386 Cam Fella Boulevard, Schedule 49 Notwithstanding Section 5A.1 and 5A.2, the following shall apply:

1. Permitted Uses

i) Townhouse Dwelling

2. Regulations

RN4(20) Zone

i)	Minimum Lot Area	Not Applicable
ii)	Minimum unit width	5.5 per dwelling unit
ii)	Front Yard Setback	Minimum 3.0 metres Maximum 7.5 metres
iv)	Exterior Side Yard Setback	Minimum 2.5 metres Maximum 7.5 metres
v)	Interior Side Yard Setback	Lots abutting interior lot line must be a minimum of 1.2 metres

vi)	Minimum Yard Between Building	2.5 metres
vii)	Minimum Rear Yard	6.0 metres
viii)	Maximum Building Height	12.5 metres
ix)	Minimum number of visitor parking spaces	0.2 parking spaces per unit reserved for visitors

3. Special Regulations

i) For the purpose of this bylaw, the zone as seen in Schedule 49 will be considered as a single lot and the front lot line will be Main Street

ii) For the purpose of this zone, a total of 235 parking spaces shall be provided.

5A.3.4.21 RN4(21) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57

1. Regulations

i)	Maximum Building Height	13.0 metres
ii)	Minimum Rear Yard	6.0 metres

Qualifying Note to Regulations

(1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required Yard 1.0 metre over a maximum width shall be 4.0 metres.

(2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any Rear Yards shall be 3.0 metres.

(3) For the purpose of this By-Law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projects.

(4) Notwithstanding Section 3.22.10 stairs may be located a minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.

(5) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the Side Lot Line and a 0.6 metre stair encroachment shall

be permitted on end unit Townhouses within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

5A.3.4.22 RN4(22) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57

1. Regulations

i)	For the purposes of this zone, the Front Lot Line is determined to be Bethesda Road.	
ii)	Vehicular access will be obtained from a Rear Yard public street.	
iii)	Minimum Lot Area	150 metres^2 per dwelling unit
iv)	Minimum Front Yard	2.0 metres
v)	Maximum Building Height	13.0 metres
vi)	Minimum Rear Yard	6.0 metres to garage 3.0 metres to house
vii)	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.	3.0 metres

2. Special Regulations

(1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required Yard 1.0 metre over a maximum width shall be 4.0 metres.

(2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any Rear Yards shall be 3.0 metres.

(3) For the purpose of this By-Law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

(4) Notwithstanding Section 3.22.10, stairs may be located a

minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.

(5) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the Side Lot Line and a 0.6 metre stair encroachment shall be permitted on end unit Townhouses within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

5A.3.4.23 RN4(23) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57

1. Regulations

i)	For the purposes of this zone, the Front Lot Line is determined to be a public road.	
ii)	For the purposes of this zone, the following definition shall apply: Public Laneway: a publicly owned right of way that is a minimum of 6.5 metres wide, used for vehicular access to the rear of a property.	
iii)	Vehicular access will be obtained from a Rear Yard Public Laneway	
iv)	Minimum Lot Area	130 metres^2 per dwelling unit
v)	Minimum Front Yard	2.0 metres
vi)	Maximum Building Height	13.0 metres
vii)	Minimum Rear Yard	6.0 metres to garage 4.5 metres to dwelling (1)
viii)	Maximum Extension of an Elevated Open Deck Situated Above a Parking Pad from the Main Rear Wall of a Public Laneway Dwelling Unit, but in no case shall any building element extend beyond the property line containing the building.	3.0 metres
ix)	Maximum Length of a Public Laneway	210 metres

2. Qualifying Notes to Regulations

(1) Shall only apply to second and third storey above an open Parking Pad or Driveway

3. Special Regulations

(1) Notwithstanding Section 3.22.2, the maximum projection of Window Bays into any required Yard 1.0 metre over a maximum width shall be 4.0 metres.

(2) Notwithstanding Section 3.22.5, the maximum projection of a Balcony into any Rear Yards shall be 3.0 metres.

(3) For the purpose of this By-Law, a Window Bay is defined as a multisided window that projects outward from an exterior wall of a building, which may or may not have a foundation and which may or may not include a door and which may or may not have windows at the sides of the projections.

(4) Notwithstanding Section 3.22.10, stairs may be located a minimum of 1 metre from the Front Lot Line provided the Front Lot Line is not adjacent to a public sidewalk.

(5) Notwithstanding Section 5A.2.1.13, a door in any wall adjacent to the Side Lot Line and a 0.6 metre stair encroachment shall be permitted on end unit Townhouses within an Interior or Exterior Side Yard that is at least 1.2 metres wide.

5A.3.4.24 RN4(24) 6836 Main Street – Draft Plan of Subdivision File No. 19T(W)-22.003, Schedule 57 **(2025-002-ZO)**

1. Regulations

i.	Minimum Lot Area per Dwelling Unit	169 square metres
ii.	Minimum Setback to Sight Triangle	0 metres to porch projection
iii.	Maximum Building Height	10.6 metres
iv.	Minimum Rear Yard Setback	6.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouses to the south, in which case

			it shall be 3.0 metres
	v.	Minimum Soft Landscape Area Required in Rear Yard	50%

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 **(2005-002-ZO)**

1. Regulations

i.	Minimum Lot Area per Dwelling Unit	135 square metres
ii.	Maximum Building Height	10.3 metres
iii.	Minimum Rear Yard Setback	6.0 metres
iv.	Barrier-Free Parking	0 spaces required
v.	Minimum Soft Landscape Area Required in Rear Yard	50% of rear yard

2. Qualifying Notes to Regulations

a) For the purposes of this Zone, the front lot line is determined to be Eastern Gate Crescent (also referred to as Drover Circle), 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 **(2025-002-ZO)**

1. Regulations

i.	Minimum Lot Area per Dwelling Unit	190 metres
ii.	Minimum Front yard Setback	3.0 metres, except where the easterly dwelling is proposed, the Minimum front Yard Setback shall be a minimum of 2.5 metres.
iii.	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
iv.	Minimum Rear Yard Setback	6.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouses to the north, in which case it shall be 3.0 metres
v.	Minimum Soft Landscape Area Required in Rear Yard	50%

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.

5A.3.4.27 RN4(27)(h-48) 12724 and 12822, Schedule 48 **(2025-052-ZO)**

1. Definitions

i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

i) Stacked, Back-to-Back Townhouse Dwellings

ii) Combined Live Work Use (1)

iii) Connected Live work Use (1)

3. Qualifying Notes to Permitted Uses

(1) Uses permitted where buildings front onto collector road or Tenth Line

4. Regulations

a) For Back-to-Back Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	3.0 metres
ii)	Minimum Setback from a Private Street Curb	4.5 metres
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition	9.5 metres
iv)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
v)	Minimum Setback from the ENV zone	4.0 metres
vi)	Minimum Setback from the OS Zone	4.5 metres
vii)	Maximum Building Height	12.0 metres

b) For Stacked Back-to-Back Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	3.0 metres
ii)	Minimum Setback from a Public Street Line when abutting a roundabout	0.5 metres
iii)	Minimum setback from a Private Street Curb	3.5 metres
iv)	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 metres
v)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
vi)	Minimum Setback from the ENV zone	4.0 metres
vii)	Minimum Setback from the OS Zone	4.5 metres
viii)	Maximum Building Height	14.0 metres

c) For Stacked Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	0.5 metres
ii)	Minimum Setback from a Private Street Curb	3.5 metres
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 metres
iv)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
v)	Minimum Setback from the ENV zone	4.0 metres
vi)	Minimum Setback from the OS zone	4.5 metres
vii)	Maximum Building Height	14.0 metres

5. Special Regulations

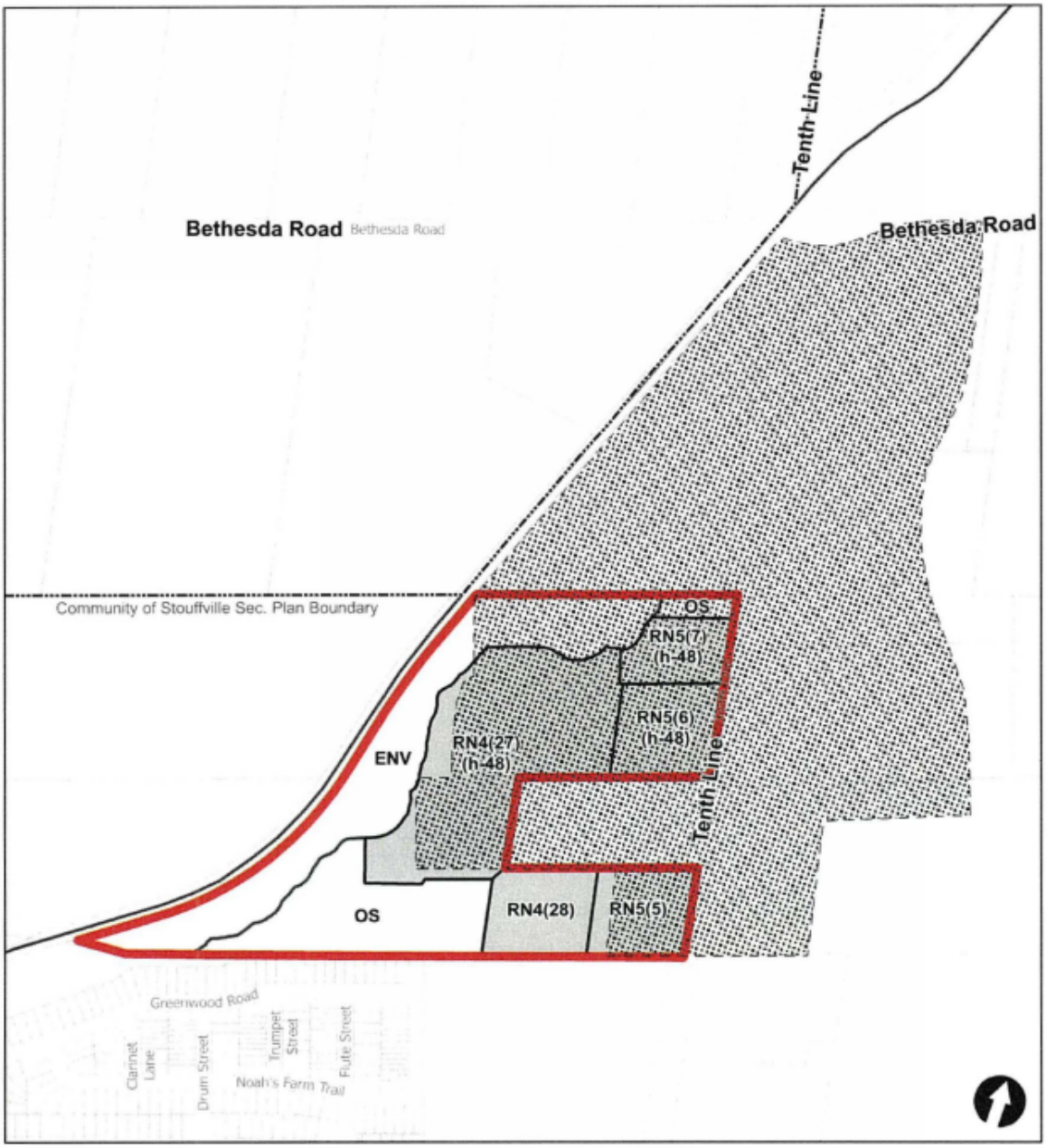
(1) Minimum density shall be 45 units per gross hectare (55 units per net hectare)

(2) Maximum density shall be 400 units per gross hectare (450 units per net hectare)

(3) The vehicular access door of any garage shall have a minimum setback of 4.5 metres from a public street line

(4) Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule A of this By-law, in accordance with the *Planning Act.*

Schedule A



Stouffville

SCHEDULE 'A'

Major Transit Station Area

JUNE 2025

5A.3.4.28 RN4(28) 12724 and 12822, Schedule 48 **(2025-052-ZO)**

1. Definitions

   i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

   In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

   i) Stacked, Back-to-Back Townhouse Dwellings

3. Regulations

   a) For Back-to-Back Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	3.0 metres
ii)	Minimum Setback from a Private Street Curb	4.5 metres
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition and a front wall to sidewall condition	9.5 metres
iv)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
v)	Minimum Setback from the ENV zone	4.0 metres
vi)	Minimum Setback from the OS zone	4.5 metres
vii)	Maximum Building Height	12.0 metres

   b) For Stacked Back-to-Back Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	3.0 metres
ii)	Minimum Setback from a Private Street Curb	4.5 metres
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition and a front wall to sidewall	9.5 metres

condition

iv)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
v)	Minimum Setback from the ENV zone	4.0 metres
vi)	Minimum Setback from the OS zone	4.5 metres
vii)	Maximum Building Height	12.0 metres

c) For Stacked Townhouse Dwellings

i)	Minimum Setback from a Public Street Line	0.5 metres
ii)	Minimum Setback from a Private Street Curb	4.5 metres
iii)	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 metres
iv)	The minimum separation between block townhouse buildings for a sidewall to sidewall condition	2.0 metres
v)	Minimum Setback from the ENV zone	4.0 metres
vi)	Minimum Setback from the OS zone	4.5 metres
vii)	Maximum Building Height	14.0 metres

4. Special Regulations

(1) The vehicular access door of any garage shall have a minimum setback of 4.5 metres from a public street line.

(2) Section 3.24.8 of the Comprehensive Zoning By-law 2010-001-ZO shall not apply.

(3) The following minimum parking rates shall apply for back-t-back townhouses, stacked townhouses, and stacked back-to-back townhouses.

a. 1.25 resident spaces per dwelling unit

b. 0.25 visitor parking spaces per dwelling unit

5A.3.4.29 RN4(29), 12762 Tenth Line – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 48 **(2025-055-ZO)**

For the purposes of this Exception Zone, the boundary limits of the zone will be considered as the limits of a single lot. Therefore:

i. The front lot line shall be the western property line;
ii. The exterior side lot lines shall be the northern and southern property lines; and
iii. The rear lot line shall be the eastern limit of the RN4(29) Zone.

1. Definitions

For the purposes of this exception zone:

i. 'Stacked, Back to Back Townhouse Dwelling' means a building containing a minimum of four dwelling units that are stacked vertically and horizontally and divided by common walls. Each dwelling unit has an independent direct entrance to grade.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN4 Zone, the following additional uses shall be permitted:

i. Stacked, Back to Back Townhouse Dwelling

3. Regulations

For Stacked, Back to Back Townhouse Dwellings

a.	Lot Area	Not applicable
b.	Lot Frontage	Not applicable
c.	Width of Dwelling Unit	5.5 metres (minimum)
d.	Yard Setback, to a Public Street Line	3 metres (minimum) 7.5 metres (maximum)
e.	Exterior (south) Yard Setback	3 metres (minimum)
f.	Rear Yard Setback	8 metres (minimum)

g.	Separation distance between townhouse buildings for the front main wall to front main wall condition, and for the front main wall to sidewall condition	16 metres (minimum)
h.	Separation distance between townhouse buildings for a side wall to side wall condition	4.5 metres (minimum)
i.	Building Height (maximum)	15 metres
j.	Outdoor amenity area (minimum)	400 square metres

4. Special Regulations

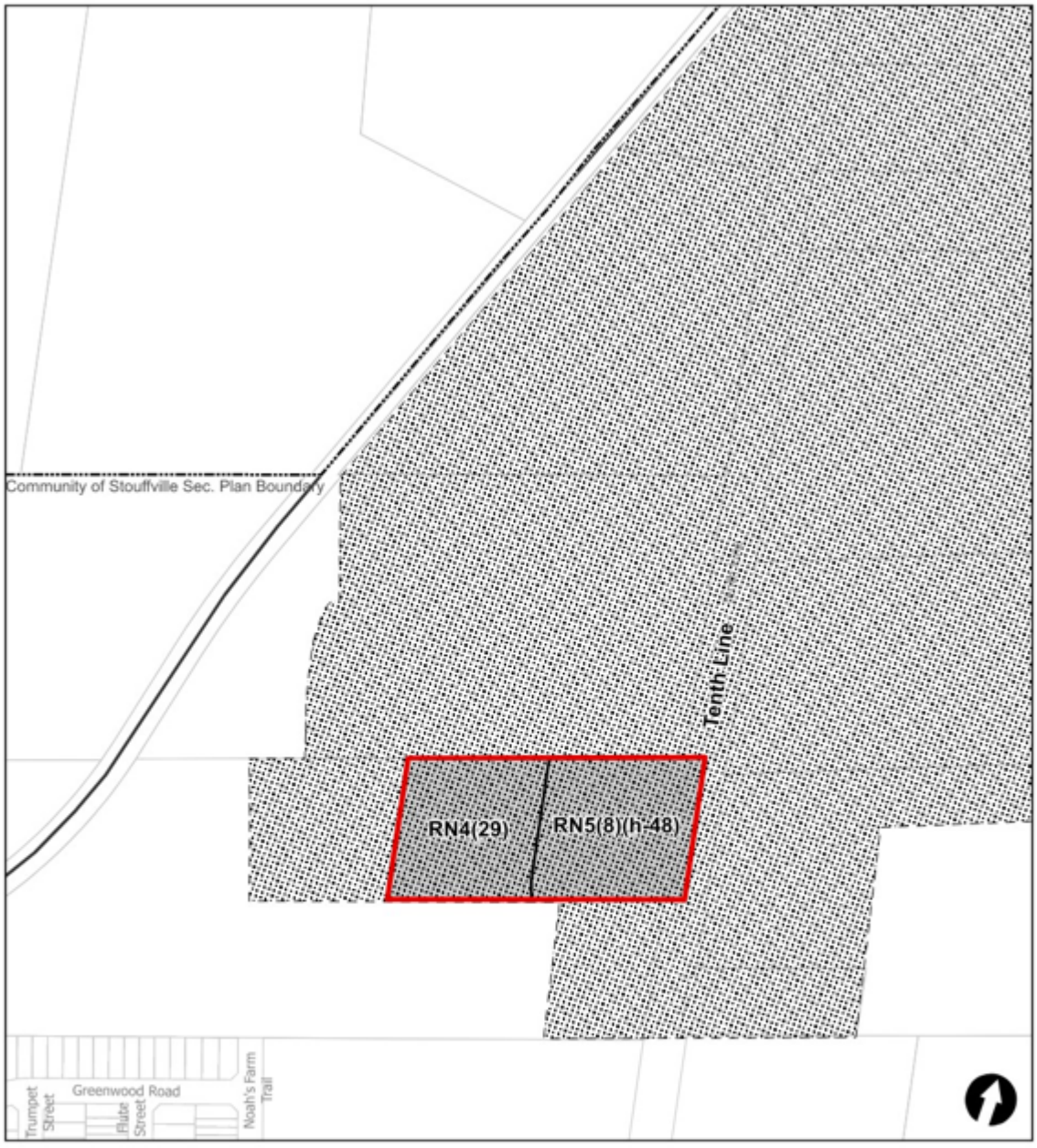
i. Notwithstanding Section 3.11, the minimum required setback from a lot line adjacent to a sight triangle shall be 2.5 metres to the main building and 0.6 metres to a porch.

ii. Notwithstanding Section 3.22, porches are permitted to encroach into any yard provided that a minimum setback of 0.6 metres is provided from a property line and/or a sidewalk or walkway.

iii. Notwithstanding Section 3.22, all entrance stairs are permitted to encroach into any yard provided that a minimum setback of 1 metre is provided from a property line and/or a sidewalk or walkway.

iv. Notwithstanding Section 3.22, all entrance stairs are permitted to encroach into any yard provided that a minimum setback of 1 metre is provided from a property line and/or a sidewalk or walkway, or a minimum setback of 0.6 metres from a sight triangle property line and/or a sidewalk or walkway.

v. Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule C, in accordance with the *Planning Act*.



Stouffville

SCHEDULE 'C'

Major Transit Station Area

JUNE 2025

5A.3.4.30 RN4(30) 5194, 5208, 5222, 5232 Aurora Road, and 15288, 15300, 15310, 15322 Highway 48, CON 7 PT LOT 21 – Draft Plan of Subdivision File No. 19T(W)-15.002, Schedule 20 **(2026-011-ZO)**

For the purposes of this Exception Zone the boundary limits of the zone will be considered as the limits of a single lot. Therefore:

i. The southern lot line abutting Aurora Road shall be the *Front Lot Line;*
ii. The northern lot line shall be the *Rear Lot Line;*
iii. The eastern lot line abutting Highway 48 shall be the *Exterior Side Lot Line;* and
iv. The western lot line shall be the *Interior Side Lot Line,* and for greater clarity:
    a. The lot line that abuts Aurora Road and runs north-south shall be referenced as (A) within this By-law;
    b. The line that abuts (A) and runs east-west shall be referenced as (B) within this By-law;
    c. The line that abuts (B) and runs north-south shall be referenced as (C) within this By-law.

1. Regulations

Notwithstanding the regulations for the Townhouse and Street Townhouse Dwellings in Section 5A.2, the following shall apply:

a.	Lot Area (per dwelling unit)	100 square metres (minimum)
b.	Front & Exterior Yard	2.5 metres (minimum) No maximum
c.	Interior Side Yard (A & C)	7 metres (minimum);
d.	Interior Side Yard (B)	7 metres (minimum); or 1.6 metres (minimum) only where the lot line abuts a side wall
e.	Rear Yard	40 metres (minimum)
f.	Separation distance between townhouse buildings for a front main wall to front main wall	14.5 metres (minimum)

	condition, and for a front main wall to side wall condition.	
g.	Separation distance between townhouse buildings for a side wall to side wall condition	3 metres (minimum)
h.	Separation distance between townhouse buildings for a side wall to rear wall condition	8.5 metres (minimum)
i.	Building Height	12 metres (maximum)
j.	Outdoor Amenity Area	365.8 square metres.

2. Special Regulations

i. Notwithstanding Section 3.6.6, in any RN4 Zone, a structure associated with the communal septic system may be permitted in an interior side yard (C) with a minimum setback of 3.5 metres; and may be permitted in a rear yard and/or exterior side yard with a minimum setback of 5 metres; provided that the structure has a maximum height of 3 metres and a maximum ground floor area not exceed 35 square metres.

ii. Section 5A.2.1 (1) and (2) shall not apply.

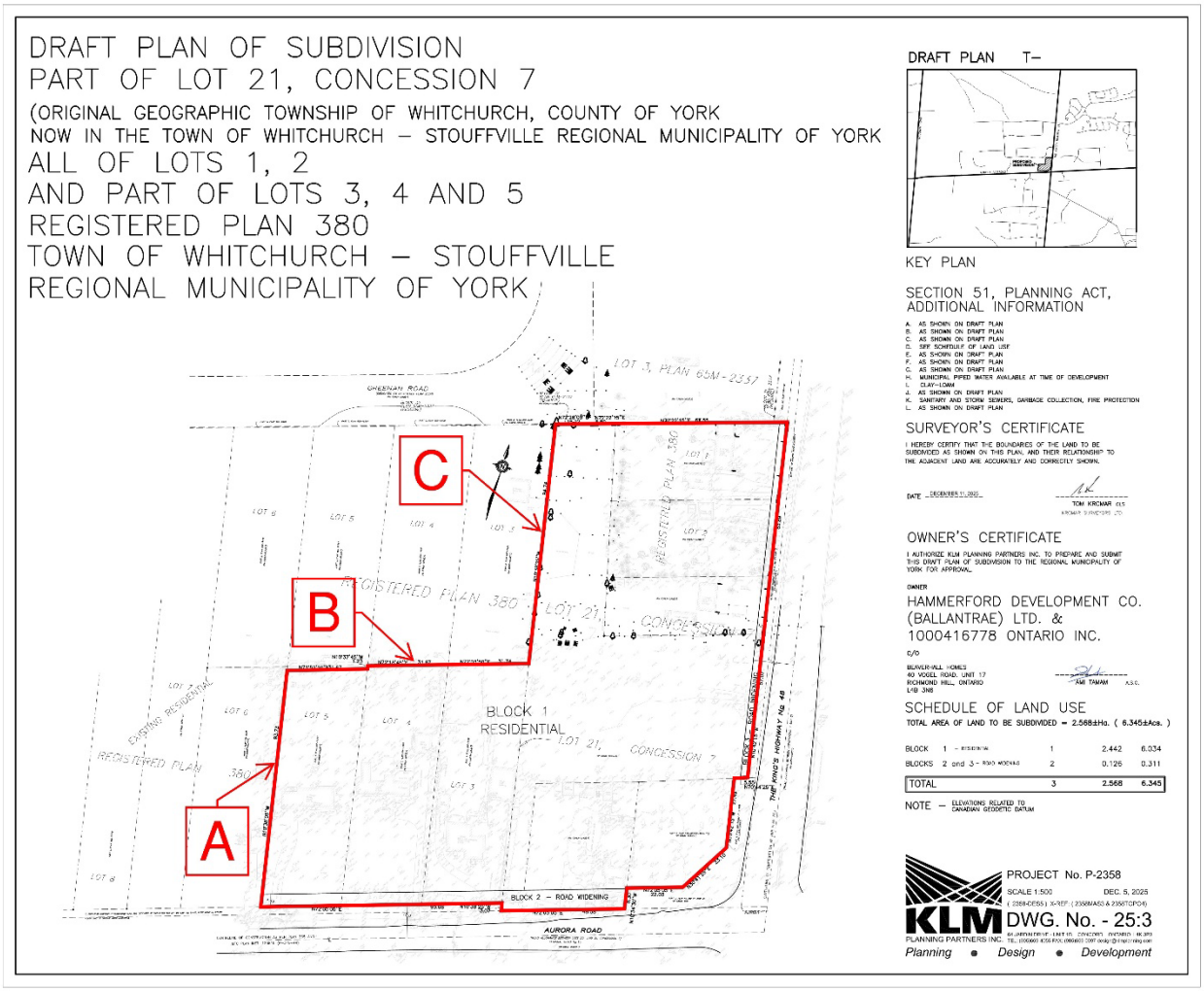
iii. Notwithstanding Section 3.21, the minimum setback from a sight triangle to the nearest point on a wall or any projecting element, excluding roof eaves of a building, shall be 0.8 metres.

iv. Notwithstanding Section 3.22 and Section 5A.2.1 (5), porches are permitted to project from the front wall and encroach into any yard provided that a minimum setback of 2.6 metres is provided from a property line.

v. Notwithstanding Section 3.22, all street entrance stairs shall have a minimum 0.85 metre setback from a walkway or sidewalk.

vi. Notwithstanding Section 3.22, enclosed balconies for townhouses shall be permitted to encroach within the minimum side yard (A), (B) and (C) by 3 metres.

vii. Notwithstanding Section 3.22(A) ii) and Section 3.30 (iv), a deck shall be permitted to encroach within the minimum side yards (A), (B) and (C) by 3 metres.



5A.3.5.8 RN5(8)(h-48), 12762 Tenth Line – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 48 **(2025-055-ZO)**

For the purposes of this Exception Zone, the boundary limits of the zone will be considered as the limits of a single lot. Therefore:

(1) The front lot line shall abut Tenth Line;
(2) The exterior side lot lines shall be the northern and southern property lines; and
(3) The rear lot line shall be the western limit of the RN5(8) Zone.

1. <u>Definitions</u>

For the purposes of this exception zone:

i. ‘Amenity Space’ means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.

2. Permitted Uses

In addition to the permitted uses in Section 5A.1 under the RN5 Zone, the following additional uses shall be permitted:

i. Stacked Townhouse Dwelling

ii. Stacked, Back to Back Townhouse Dwelling

iii. Street Townhouse Dwelling except along the frontage of Tenth Line

iv. Laneway Townhouse Dwelling except along the frontage of Tenth Line

v. Combined Live/Work Use

vi. Connected Live/Work Use

vii. Dwelling Unit above a Commercial Use

viii. Additional uses within an Apartment Building:

a. Animal Grooming Centre

b. Business Service

c. Clinic

d. Convenience Store

e. Day Care Centre

f. Dry Cleaning Establishment

g. Financial Institution

h. Fitness and Recreation Facilities

i. Library

j. Medical Office

k. Office

l. Personal Service Establishment

m. Restaurant

n. Restaurant, Take-Out

o. Retail Store

p. Studio

q. Veterinary Clinic

3. Regulations

For an Apartment Building with additional uses

a.	Front Yard Setback, to a Public Street Line	3 metres (minimum) 12 metres (maximum)
b.	Exterior Yard Setback, to a Public Street Line	3 metres (minimum) 8 metres (maximum)
c.	Yard Setback, to a Sight Triangle	4.5 metres (minimum) 11 metres (maximum)
d.	Exterior (southern) Yard Setback	4.5 metres (minimum)
e.	Rear Yard Setback	15 metres (minimum) 20 metres (maximum)
f.	Building Height	10 storeys
g.	Indoor Amenity Area	2 square metres per dwelling unit (minimum)
h.	Outdoor Amenity Area (surface)	1,000 square metres (minimum)
i.	Lot Coverage	45% (maximum)
j.	Landscape Area	30% (minimum)
k.	Landscape Area of Yard abutting Tenth Line	50% (minimum)

4. Special Regulations

i. Maximum density shall be 450 units per net hectare (400 units per gross hectare).

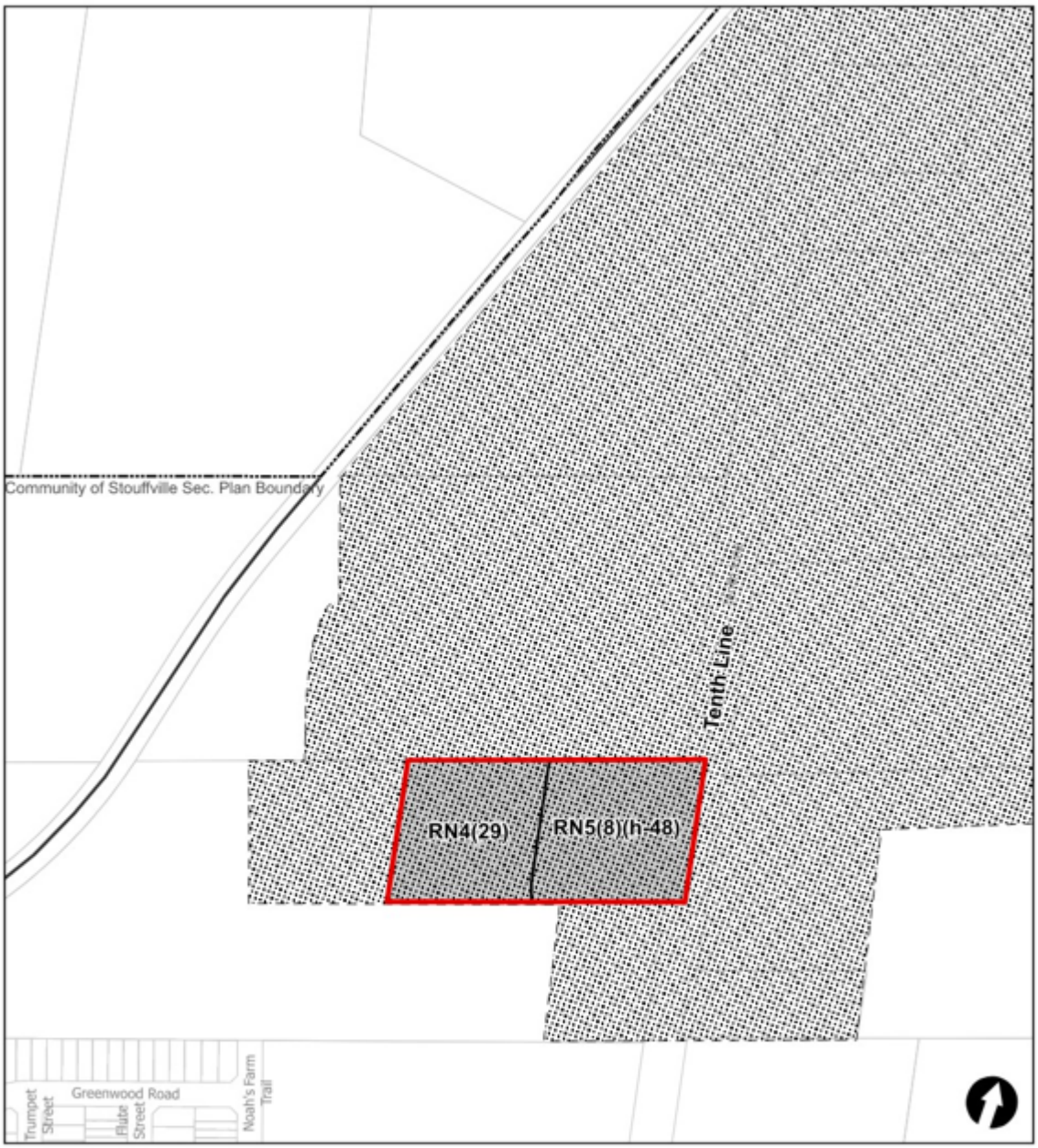
ii. Minimum density shall be 80 units per net hectare (70 units per gross hectare).

iii. A minimum total of 160 square metres of floor area for commercial uses with frontage on Tenth Line shall be provided on the lands zoned RN5(8).

iv. Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule C, in accordance with the *Planning Act*.

v. Notwithstanding Section 3.40 (xii), the height requirements of this By-law shall not apply to elevator or stair enclosures and rooftop mechanical equipment and enclosures, provided it does not exceed 5.0 metres in height.

vi. Notwithstanding Section 5A.2.1, Qualifying Note (15), an angular plane, as defined by Zoning By-law 2010-001-ZO, is required from the rear only.



Stouffville

SCHEDULE 'C'

Major Transit Station Area

JUNE 2025

5A.3.5 Exceptions to the RN5 Zone (2016-105-ZO)

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

1. Regulations

i)	Maximum Building Height	18 m
ii)	Maximum No. of Dwelling Units	44

5A.3.5.2 RN5(2) West of Baker Hill Boulevard, North of Millard Street, Schedule 47 **(2016-105-ZO)(2018-046-ZO)**

1. Permitted Uses

   i) Apartments

2. Regulations

i)	Maximum number of dwelling units	135 units per hectare
ii)	Maximum building height	25 metres
iii)	Minimum bicycle parking requirement	60 spaces

3. Special Regulations

   i) All buildings with a height of 10 m or greater shall be built within the angular plane as defined by this By-law.

   ii) For the purpose of calculating height, average grade shall be measured from the average elevations of the ground surface above the parking garage at each wall of a building.

   iii) Required bicycle parking spaces:

      a) Shall contain or be directly adjacent to a parking rack or bracket that is securely anchored to the ground, wall or heavy base such as concrete, designed for the locking of bicycles;

      b) Shall not be located within a dwelling unit, on a balcony or within a storage locker not specifically designed for bicycle storage.

5A.3.5.3 RN5(3) 11750 and 11782 Ninth Line, Schedule 55 **(2018-026-ZO)**

1. Permitted Uses

i) Apartments

ii) Townhouse dwellings

iii) Accessory Uses, Buildings and Structures

2. Regulations

i) Minimum Front Yard	2.0 metres
ii) Minimum Interior Side Yard	5.5 Metres
iii) Maximum Building Height	27.5 Metres
iv) Maximum Lot Coverage	41%

3. Special Regulations

i) Notwithstanding Section 5A.2.1(9) the maximum net density shall be 120 units per hectare. For the purpose of this provision, the calculation of maximum density, units per hectare shall include the number of dwelling units and the lot area in hectares shall include the lot area and any lands conveyed to the TRCA from the lands identified as the subject lands on Schedule 1 to this by-law;

ii) Notwithstanding row 1 in the table in Section 3.22, sills, belt courses, cornices, eaves, gutters, chimneys, pilasters, canopies or similar non-structural architectural features may project into the required front yard 1.0 metres in addition to permitted encroachments in rows 2 to 7 inclusive;

iii) Notwithstanding rows 4 and 10 in the table in Section 3.22, front entrance stairs or access ramps may project into the required front yard to the front lot line;

iv) In addition to the encroachments permitted in section 3.22, planters shall be permitted to encroach into the required front yard or interior side yard to the lot line.

5A.3.5.4 RN5(4) 6745 Main Street, Schedule 56 **(2024-097-ZO)**

1. Regulations

i.	Minimum Front Yard Setback (Tenth Line)	1.85 metres
ii.	Minimum Exterior Side Yard Setback (Main Street)	1.83 metres
iii.	Minimum Rear Yard Setback	1.25 metres
iv.	Minimum Setback for an Above Grade Projection to the Front Lot Line	0.95 metres from front lot line
v.	Minimum Landscaped Area	16.2%
vi.	Parking Area Setback to Interior Side Yard Lot	0.30 metres

	Line	
vii.	Minimum Parking Spaces per Dwelling Unit	1.16 parking space per dwelling unit for residents
viii.	Minimum Visitor Parking Spaces	0.16 parking space per dwelling unit for visitors
ix.	Parking Stall Width	2.70 metres

5A.3.5.5 RN5(5) 12724 and 12822 Tenth Line, 19T(W)19.002, Schedule 48 **(2025.052-ZO)**

1. Definitions

   i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

   i) Apartment Building

   ii) Mixed Use Buildings (Commercial and Residential)

   iii) Stack, Back-to-Back Townhouse Dwellings

   iv) Back-to-Back Townhouse Dwellings

   v) Combined Live Work Use (1)

   vi) Connected Live Work Use (1)

   vii) Additional uses permitted in a Mixed-use Apartment Building:

      a. Animal Grooming Centre

      b. Business Services

      c. Convenience Store

      d. Day Care Centre

      e. Dry Cleaning Establishment

      f. Dwelling Unit above a Commercial Use

      g. Financial Institution

      h. Fitness and Recreation Facilities

      i. Hotel

j. Library

k. Office

l. Personal Service Establishment

m. Restaurant

n. Retail Store

o. Studio

p. Take-out Restaurant

q. Veterinary Clinic

3. Qualifying Notes to Permitted Uses

(1) Uses permitted where building front onto collector road or Tenth Line

4. Regulations

a) For Apartment and Mixed-Use Buildings

i.	Minimum ground floor height	4.5 metres
ii.	Maximum Gross Floor Area of any individual Non-Residential use or unit	1,500 square metres
iii.	Minimum Setback to Tenth Line	3.0 metres
iv.	Maximum Setback to Tenth Line	5.0 metres
v.	Minimum Landscape Area of Yard abutting Tenth Line	50%
vi.	Minimum Setback from a Public Street Line other than Tenth Line	5.0 metres
vii.	Minimum Setback from a Private Street Curb	5.0 metres
viii.	Maximum Building Height (excluding mechanical penthouse)	10 storeys
ix.	Minimum Indoor Amenity Area	2 square metres per residential unit

b) For Back-to-Back Townhouse Dwellings

i.	Minimum Setback from a Public Street Line	3.0 metres
ii.	Minimum Setback from a Private Street Curb	4.5 metres
iii.	Minimum Setback to Tenth Line	3.0 metres

iv.	Maximum Setback from Tenth Line	5.0 metres
v.	The minimum separation between a block townhouse building for a front wall to front wall condition	9.5 metres
vi.	The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition	2.0 metres
vii.	Maximum Building Height	12.0 metres

c) For Stacked, Back-to-Back Townhouse Dwellings

i.	Minimum Setback from a Public Street Line	3.0 metres
ii.	Minimum Setback from a Private Street Curb	4.5 metres
iii.	Minimum Setback to Tenth Line	3.0 metres
iv.	Maximum Setback from Tenth Line	5.0 metres
v.	The minimum separation between a block townhouse building for a front wall to front wall condition	13.5 metres
vi.	The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition	2.0 metres
vii.	Maximum Building Height	14.0 metres

5. Special Regulations

(1) Maximum density shall be 450 units per net hectare (400 units per gross hectare)

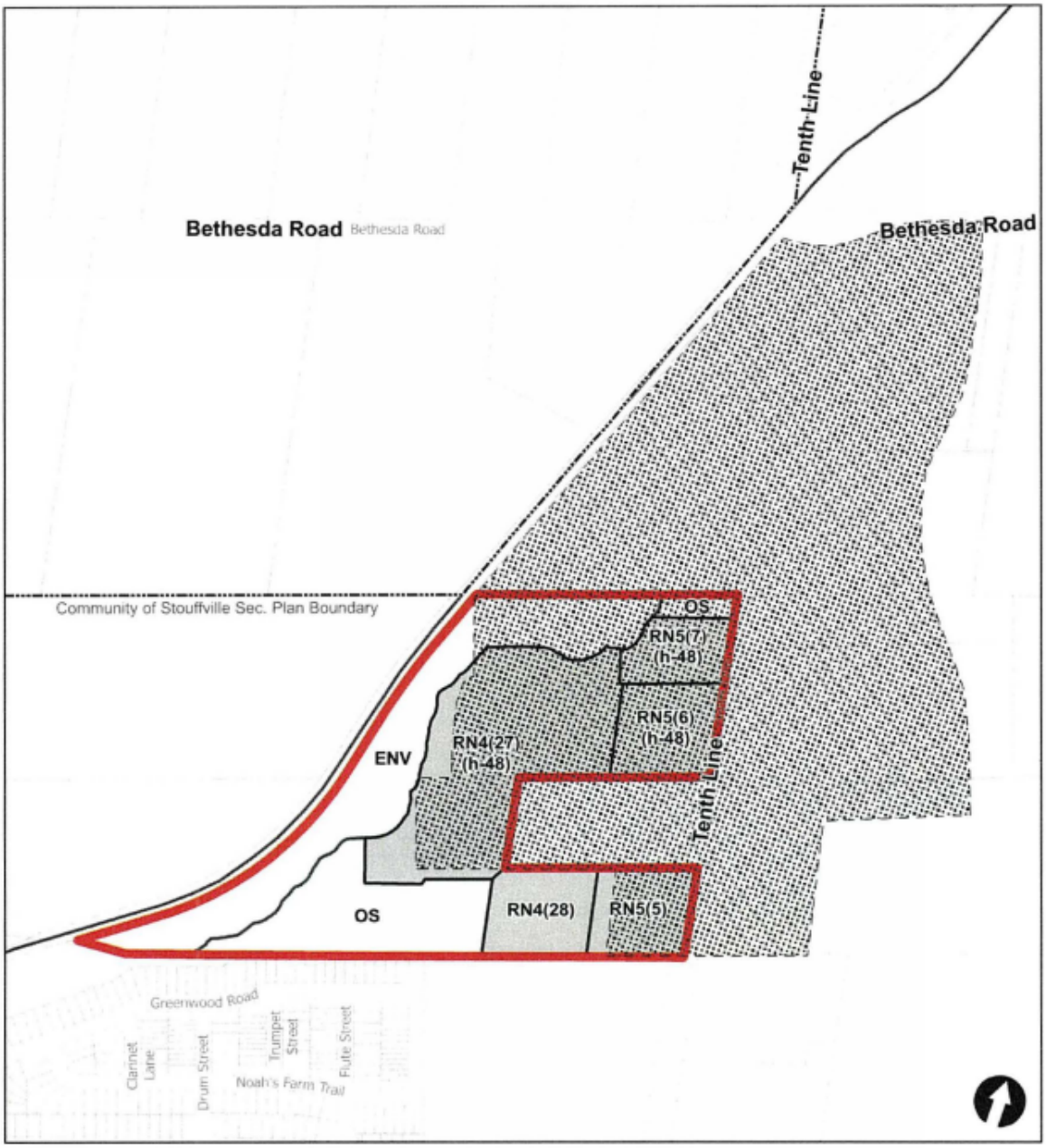
(2) Minimum density shall be 80 units per net hectare (70 units per gross hectare)

(3) Minimum parking standards shall not apply to lands located within a designation Major Transit Station Area as shown on Schedule A of this By-law, in accordance with the *Planning Act*.

(4) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

(5) Development along a lot's frontage to Tenth line will be at least 4 storeys.

Schedule A



Stouffville

SCHEDULE 'A'

Major Transit Station Area

JUNE 2025

5A.3.5.6 RN5(6)(h-48) 12724 and 12822 Tenth Line, 19T(W)19.002 Schedule 48 **(2025-05-ZO)**

1. Definitions

   i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

   i) Apartment Building

   ii) Mixed Use Buildings (Commercial and Residential)

   iii) Stacked, Back-to-back Townhouse Dwellings

   iv) Back-to-Back Townhouse Dwellings

   v) Combined Live Work Use

   vi) Connected Live Work Use

   vii) Commercial Uses Permitted in a Mixed-Use Apartment Building:

      a) Animal Grooming Centre

      b) Business Services

      c) Convenience Store

      d) Day Care Centre

      e) Dry Cleaning Establishment

      f) Dwelling Unit above a Commercial Use

      g) Financial Institution

      h) Fitness and Recreation Facilities

      i) Hotel

      j) Library

      k) Office

      l) Personal Service Establishment

      m) Restaurant

      n) Retail Store

      o) Studio

      p) Take-out Restaurant

      q) Veterinary Clinic

3. Regulations

a) For Apartment and Mixed Use Buildings

i.	Minimum ground floor Height	4.5 metres
ii.	Maximum Gross Floor Area of any individual Non-Residential use or unit	1,500 square metres
iii.	Minimum Gross Floor Area of Non-Residential uses on the ground floor fronting Tenth Line (1)	900 square metres
iv.	Minimum Setback to Tenth Line	3.0 metres
v.	Maximum Setback from Tenth Line	5.0 metres
vi.	Minimum Landscape Area of yard abutting Tenth Line	50%
vii.	Minimum Setback from a Public Street Line other than Tenth Line	5.0 metres
viii.	Minimum Setback from a Private Street Curb	5.0 metres
ix.	Minimum Building Height along Tenth Line	4 Storeys
x.	Maximum Building Height (excluding mechanical penthouse)	10 storeys
xi.	Minimum indoor amenity area	2 square metres per residential unit

b) For Back-to-Back Townhouse Dwellings

i.	Minimum Setback from a Public Street Line	3.0 metres
ii.	Minimum Setback from a Private Street Curb	4.5 metres
iii.	The minimum separation between a block townhouse building for a front wall to front wall condition	9.5 metres
iv.	The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition	2.0 metres
v.	Maximum Building Height	12.0 metres

c) For Stacked, Back-to-Back Townhouse Dwellings

i.	Minimum setback from a Public Street Line	3.0 metres
ii.	Minimum setback from a Public Street Line when abutting a roundabout	0.5 metres
iii.	The minimum separation between block townhouse buildings for a front wall to front wall condition	13.5 metres
iv.	The minimum separation between block townhouse buildings for a sidewall-to-sidewall condition	2.0 metres
v.	Maximum building height	14.0 metres

4. Regulations

(1) Maximum density shall be 450 units per net hectare (400 units per gross hectare).

(2) Minimum density shall be 80 units per net hectare (70 units per gross hectare).

(3) A total minimum of 2,400 square metres of non-residential uses shall be provided on lands RN5(6) and RN5(7)

(4) Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule A of this By-law, in accordance with the *Planning Act.*

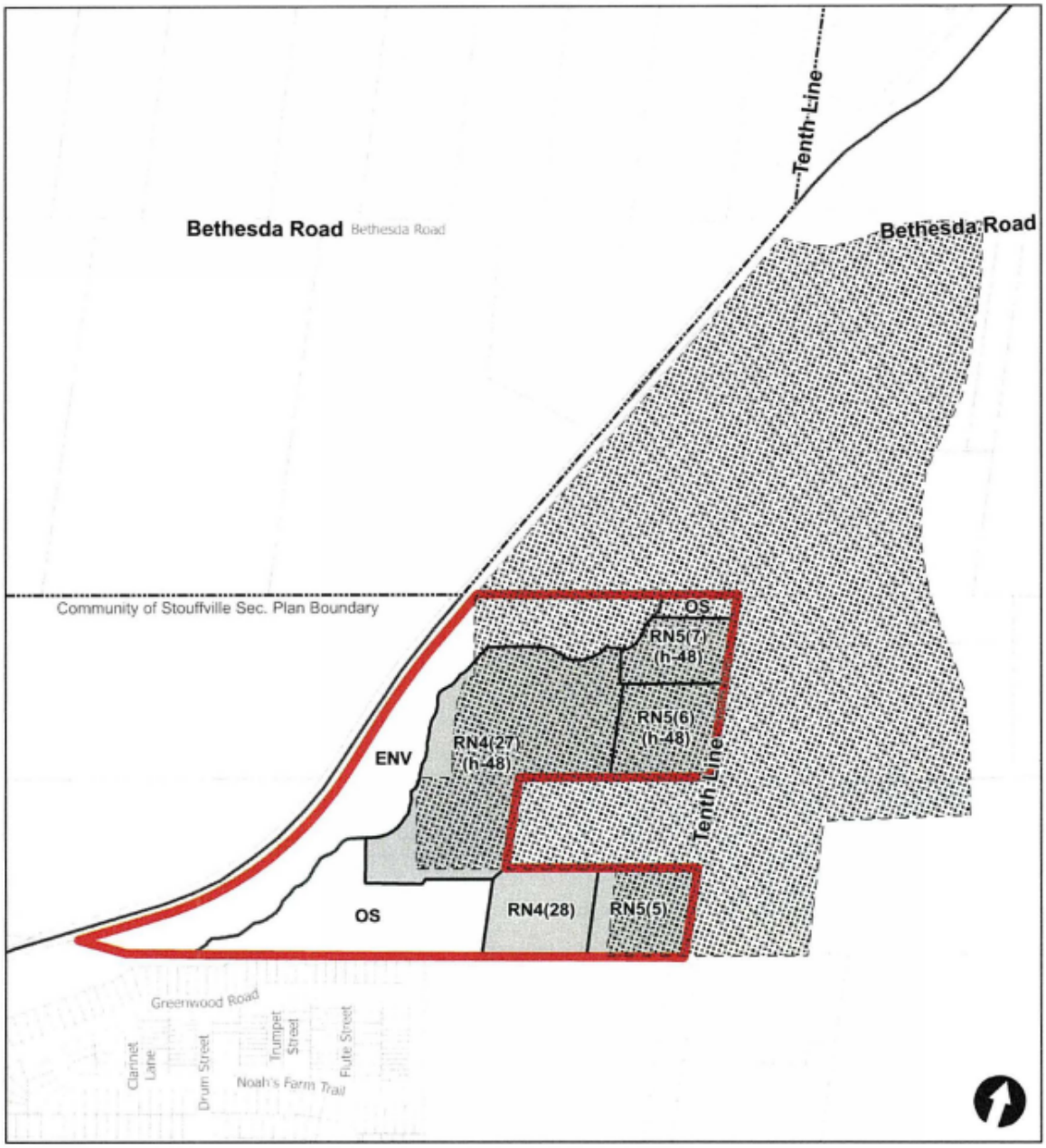
(5) Section 3.24.8 of the Comprehensive Zoning By-law 2010-001-ZO shall not apply.

(6) Only Mixed-Use Buildings (Commercial and Residential) are permitted along a lot's frontage to Tenth Line.

(7) Development will be built within a 60 degree angular plane measured at grade from the centre line of Tenth Line.

(8) Section 5A.2.1(14) of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

Schedule A



Stouffville

SCHEDULE 'A'

Major Transit Station Area

JUNE 2025

5A.3.5.7 RN5(7)(h-48) 12824 and 12822 Tenth Line, 19T(W)19.002, Schedule 48 **(2025-052-ZO)**

1. Definitions

   i) For the purpose of this exception, 'Private Street Curb' means a landscape paving element that demarcates the path of vehicle travel from the sidewalk.

2. Permitted Uses

   i) Mixed Use buildings (Commercial and Residential)

   ii) Commercial uses permitted in a mixed-use apartment building:

      a. Animal Grooming Centre
      b. Business Services
      c. Convenience Store
      d. Day Care Centre
      e. Dry Cleaning Establishment
      f. Dwelling Unit above a Commercial use
      g. Financial Institution
      h. Fitness and Recreation Facilities
      i. Hotel
      j. Library
      k. Office
      l. Personal Service Establishment
      m. Restaurant
      n. Retail Store
      o. Studio
      p. Take-out Restaurant
      q. Veterinary Clinic

3. Regulations

   a) For Apartment and Mixed-Use Buildings

i.	Minimum ground floor height	4.5 metres
ii.	Maximum Gross Floor Area of any individual Non-Residential use or unit	1,500 square metres

iii.	Minimum Gross Floor Area of Non-Residential uses on the ground floor fronting Tenth Line (1)	1,500 square metres
iv.	Minimum setback from Tenth Line	3.0 metres
v.	Maximum setback from Tenth Line	5.0 metres
vi.	Minimum landscape area within yards abutting tenth line	50%
vii.	Minimum setback from a private street curb	3.5 metres
ix.	Minimum building height	5 storeys
x.	Maximum building height (excludes mechanical penthouse)	12 storeys
xi.	Minimum indoor amenity area	2 square metres per dwelling unit

4. Special Regulations

   (1) Minimum density shall be 175 units per gross hectare (200 units per net hectare)

   (2) Maximum density shall be 450 units per gross hectare (520 units per net hectare)

   (3) A total minimum of 2,400 square metres of non-residential uses shall be provided on lands RN5(6) and RN5(7)

   (4) Minimum parking standards shall not apply to lands located within a designated Major Transit Station Area as shown on Schedule A of this By-law, in accordance within the *Planning Act.*

   (5) Section 3.24.8 of Comprehensive Zoning By-law 2010-001-ZO shall not apply

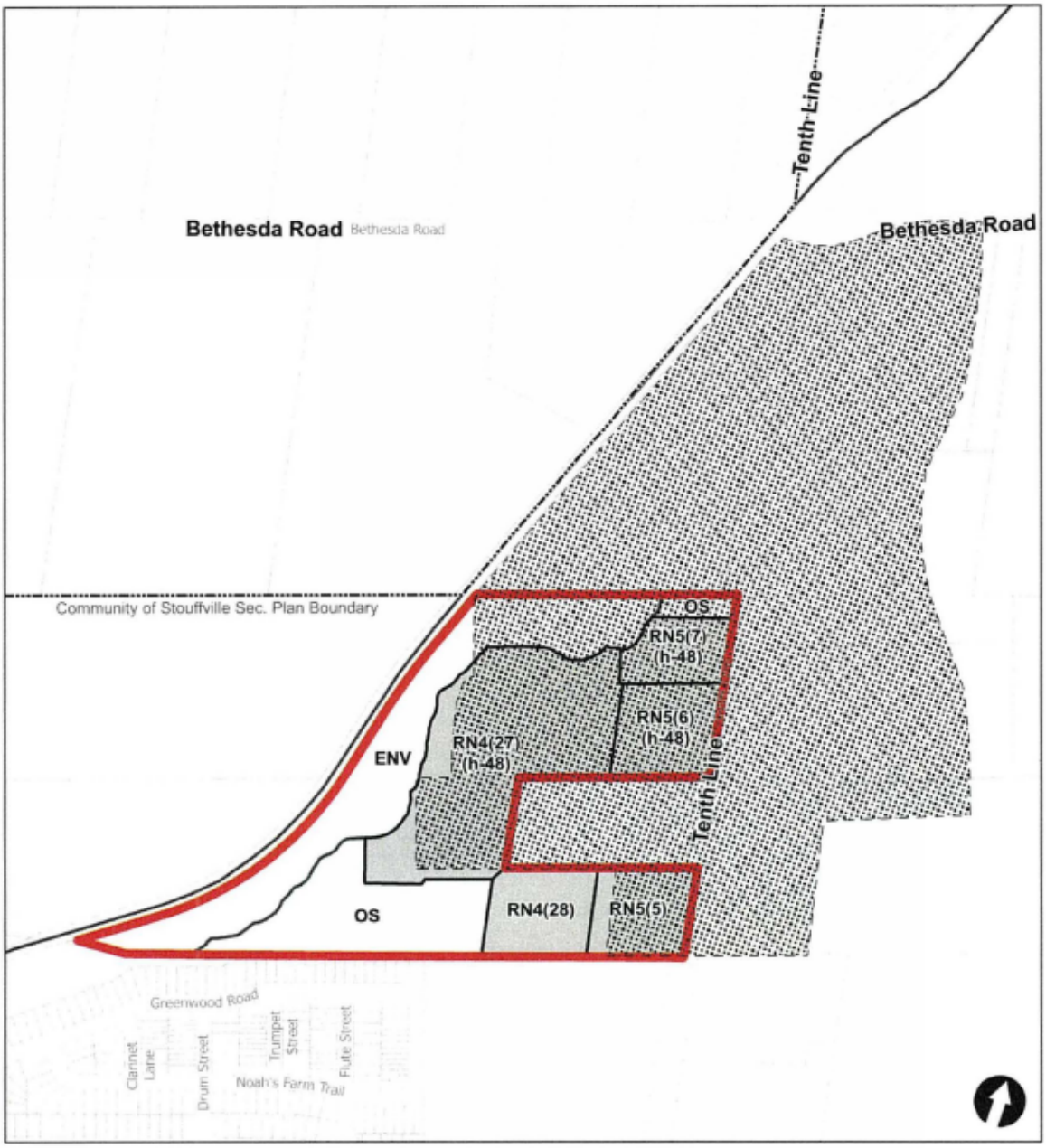
   (6) Development will be built within a 60 degree angular plane measured at grade from the centre line of Tenth Line.

   (7) Section 5A.2.1(14) of Comprehensive Zoning By-law 2010-001-ZO shall not apply.

5. Qualifying Note

   (1) Commercial uses are required on the ground floor within the portion of a mixed-use building that is adjacent to Tenth Line.

Schedule A



Stouffville

SCHEDULE 'A'

Major Transit Station Area

JUNE 2025

Section 6

Commercial Zones

No person shall, within any General Commercial (CG), Local Commercial (CL), Village Commercial (CV), Commercial Residential Mixed - Community Core Area (CM1) Commercial Residential Mixed - Western Approach (CM2), Commercial Residential Mixed - Ballantrae (CMB) and Commercial Recreation (CR) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

6.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	CG	CL	CV	CM1	CM2	CMB	CR
Animal Grooming Centre	✓	✓	✓	✓	✓		
Apartment Building				✓	✓		
Assembly Hall	✓			✓	✓	✓	
Automotive Sales and Service Uses	✓						
Automotive Service Station	✓		✓		✓	✓	
Bed and Breakfast Establishment					✓	✓	
Business Services				✓	✓	✓	
Campgrounds							✓(7)
Car Wash	✓(3)		✓(3)				
Club	✓			✓	✓	✓	
Combined Live Work Use	✓	✓	✓	✓	✓		
Connected Live Work Use	✓	✓	✓	✓	✓		
Commercial Recreation Use				✓	✓	✓	✓
Commercial School				✓	✓	✓	
Conference, Convention or Banquet Facility					✓		
Convenience Store	✓	✓	✓	✓	✓		
Day Care Centre		✓	✓	✓	✓	✓	

Uses, Buildings and Structures	CG	CL	CV	CM1	CM2	CMB	CR
Drive Thru Facility	✓(5)		✓(5)		✓(5)	✓(5)	
Dry Cleaning Establishment			✓	✓	✓		
Dwelling Unit above a Commercial Use	✓	✓	✓	✓	✓		
Equipment Sales and Rental	✓						
Existing Buildings and Structures						✓(6)	
Financial Institution	✓	✓	✓	✓	✓	✓	
Fitness and Recreation Facilities	✓	✓	✓	✓	✓	✓	
Funeral Home	✓			✓	✓	✓	
Garden Supply Establishment	✓				✓		
Gas Bar	✓	✓	✓			✓	
Golf Course							✓
Golf Driving Range							✓
Group Home	✓			✓	✓	✓	
Hotel				✓	✓	✓	
Library			✓	✓	✓	✓	
Long Term Care Facility				✓	✓		
Manufacturing, or Assembling or Processing					✓(2)		
Office	✓	✓	✓(1)	✓	✓	✓	
Park	✓	✓	✓	✓	✓	✓	✓
Personal Service Establishment	✓	✓	✓	✓	✓	✓	
Place of Amusement	✓			✓	✓	✓	✓
Place of Worship				✓(8)			
Private Camp							✓(7)
Private Park							✓(7)
Public Garage	✓	✓	✓		✓		

Uses, Buildings and Structures	CG	CL	CV	CM1	CM2	CMB	CR
Restaurant	✓	✓	✓	✓	✓	✓	
Retail Store	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)	
School				✓	✓	✓	
Senior Citizens' Home				✓	✓		
Service Establishment	✓		✓	✓	✓	✓	
Shopping Centre	✓	✓	✓		✓		
Stacked Townhouse Dwelling					✓		
Street Townhouse Dwelling					✓		
Studio	✓	✓	✓	✓	✓	✓	
Take out Restaurant	✓	✓			✓	✓	
Townhouse Dwelling					✓		
Veterinary Clinic	✓			✓	✓	✓	
Wholesale Sales and Distribution					✓		

(2013-113-ZO) (2013-157-ZO) (2014-117-ZO) (2016-128-ZO) (2016-144-ZO) (2017-102-ZO) (2025-046-ZO)

6.1.1 Qualifying Notes to Permitted Uses

(1) Medical, dental and veterinary offices are not permitted.

(2) Outside storage or display of merchandise is prohibited.

(3) Temporary structures or seasonal outdoor storage, display and sales including sun shelters and temporary tents are permitted provided that they are setback a minimum of 10 m from any OS, R1, R2, R3, R4, ENV, FH, RN1, RN2, RN3, RN4, RN5, RM1 or RM2 Zones. **(2013-113-ZO)**

(4) This use is permitted only on full urban services (municipal water and sanitary sewer).

(5) Drive thru facility is permitted in conjunction with permitted uses, subject to Section 3.25.4.

(6) Expansions of lawfully existing buildings and structures are permitted in accordance with the provisions of this By-law to which such lot was subject on the day prior to the effective date of this By-law. **(2014-117-ZO)**

(7) An accessory dwelling unit is permitted for the owner, manager or other employees associated with the commercial recreation use. **(2016-144-ZO)**

(8) A Place of Worship shall not be permitted in a lot fronting on Main Street between Albert Street and Park Drive which was not used for a place of worship as of May 30, 2016 **(2016-128-ZO)(2020-059-ZO)**

6.2 Regulations

	CG	CL	CV	CM1	CM2	CMB	CR
Minimum Lot Area	0.4 ha	1700 m^2	0 m^2	0 m^2	0 m^2	0.2 ha	10 ha
Minimum Lot Frontage	30 m	20 m	0 m	0 m	0 m	20 m	120 m
Minimum Front Yard	0 m	0 m	7.5 m	0 m	3 m	6 m	15 m
Maximum Front Yard	18 m	14 m	n/a	2 m	3 m	n/a	15 m
Minimum Exterior Side Yard	0 m	0 m	7.5 m	0 m	0 m	6 m	15 m
Maximum Exterior Side Yard	18 m	14 m	n/a	0 m	3 m		15 m
Minimum Interior Side Yard	0 m	0	0	0 m	0 m	3 m	15 m
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	0 m	0 m	7.5m	22.5 m
Minimum Yard abutting OS, ENV, FH, RN and R zones	4.5 m (1)	4.5 m (1)	4.5 m (1)	4.5 m (1)	4.5 (1)(2)	4.5 m (1)	n/a
Maximum and Minimum Floor Space Index	n/a	1 (3)	1 (3)	3 to 1 (3)	1 to 0.5 (3)	1 (3)	n/a
Maximum Residential Density	n/a	n/a	n/a		65 units per net ha		n/a
Maximum Height of Buildings	11 m	11 m	11 m	14 m (4)	20 m (4)	14 m (4)	11 m
Maximum Height within 10 m of a R or RN zone	n/a	n/a	n/a	11 m (4)	11 m (4)		n/a
Front and Exterior Side Yard Parking	permitted	permitted	n/a	n/a	n/a	not permitted	n/a
Minimum Indoor Amenity Area for Apartment Buildings containing 18 Dwelling Units or More	n/a	n/a	n/a	2 m^2 per dwelling unit	2 m^2 per dwelling unit		n/a
Landscaped Area	min 4.5 m between street and parking areas or driveways	min 4.5 m between street and parking areas or driveways	n/a	n/a	min 4.5 m between street and parking areas or driveways	min 4.5 m between street and parking areas or driveways	n/a
Maximum Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a	5%

(2011-116-ZO) (2013-113-ZO) (2014-117-ZO) (2016-144-ZO)

6.2.1 Qualifying Notes to Regulations

(1) Any yard abutting an OS, R1, R2, R3, R4, RV, ENV, FH, RN1, RN2, RN3, RN4, RN5, RM1 or RM2 Zone must be landscaped.

(2) Loading and service areas shall be separated a minimum distance of 20 m from adjacent Residential Zones.

(3) Floor Space Index (FSI) regulations apply to the mixed use developments only. **(2011-116-ZO)**

(4) All buildings with a height of 10 m or greater shall be built within the angular plane as defined by this By-law. **(2011-116-ZO)**

6.3 Mixing Formula for the CM2 Zone

6.3.1 Where lands within a CM2 Zone have not been developed for commercial uses as of the date of passing of this By-law, the following shall apply:

i) Residential uses may be the sole use of the lands

ii) Where commercial uses are to be combined on the same lot as residential uses, from 30% to 60% of the lot area shall be developed for residential uses

6.4 Exceptions

6.4.1 Exceptions to the CG Zone

6.4.1.1 CG(1) Lot 19, Concession 7, southwest corner of Highway 48 and Felcher Boulevard, Block A, RP 4634, Schedule 27

1. <u>Permitted Uses</u>

   The only uses permitted on the subject lands shall be:

   i) Offices

   ii) Clinics (excluding dental)

   iii) Convenience stores

   iv) Financial institutions

   v) Personal service establishments (excluding hairdressers, barber shops and laundromats)

   vi) Service establishments

   vii) Studios

   viii) Retail Opticians

ix) Pharmacies

2. Regulations

No building or structure shall be located within 14 m of the easterly lot line of the subject lands

6.4.1.2 CG(2) Lots 32 and 33, Concession 8, Schedule 55 **(2010-096 ZO) (2013-115-ZO) (2013-157-ZO)**

1. Permitted Uses

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

i) Large Retail Store(s) having an individual GFA of not less than 371 m², with the exception that retail stores less than 371 m^2 in size shall be permitted up to an aggregate GFA of 1,858 m^2

ii) Eating Establishment(s), including drive-thru restaurant(s)

iii) Gas Bar and Automobile Service Centre

iv) Movie Theatre Complex

v) Office(s)

vi) Personal Service Establishment(s)

vii) Light Industrial and/or Manufacturing provided the activity is operated exclusively within a wholly enclosed building

viii) Hotel, Conference, Convention and/or Banquet Facility

ix) Automotive Campus

x) Commercial Recreation Establishment

xi) Commercial Entertainment Establishment

xii) Telecommunication Store/Outlet

xiii) Accessory Uses, unless specifically prohibited by Section 6.4.1.2.2

2. Prohibited Uses

The following uses shall be specifically prohibited on the subject lands:

i) Large Retail Store(s) that are under 371 m² in GFA, with the exception that retail stores less than 371 m^2 in size shall be permitted up to an aggregate GFA of 1,858 m^2

ii) Recreational Vehicle Sales and Service

iii) Financial Institution, until such time as an Office Building having a minimum GFA of 4,460 m² occupying 3 or more functional storeys is constructed

iv) Liquor and/or Beer Retail Stores and Outlets with the exception of an outlet of less than 93 m^2 in a portion of a Large Retail Store where the Large Retail Store has a minimum gross floor area of 5,575 m^2

v) Food Supermarket, a Food Store or Grocery Store

Notwithstanding the foregoing, the sale of groceries or similar food and retail products is permitted in a portion of a Large Retail Store where the Large Retail Store has a minimum GFA of 10,000 m², and no more than 2,500 m² of GFA of the Large Retail Store is devoted to the sale of groceries or similar food and retail products

vi) NOT IN USE **(2016-144-ZO)**

vii) Clinic(s), Medical or Doctor Offices

viii) Residential uses

ix) Home Improvement Retail Store

3. Regulations

i)	Minimum Lot Area	0 m^2
ii)	Minimum Lot Frontage	0 m
iii)	Minimum Front Yard	4.5 m
iv)	Minimum Rear Yard	4.5 m
v)	Minimum Interior Side Yard	0 m
vi)	Minimum Exterior Side Yard, except on Hoover Park Drive	4.5 m
vii)	Minimum Exterior Side Yard, Hoover Park Drive	0 m
viii)	Maximum Exterior Side Yard, Hoover Park Drive	4.5 m
ix)	Maximum FSI	1
x)	Maximum Building Height	20 m
xi)	Maximum Off-Street Parking	5.5 parking spaces per 93m^2 GFA

xii)	Drive-thru Restaurant Storage	a minimum of 12 vehicle stacking to be provided in each drive-thru lane
xiii)	Minimum Landscaped Open Space adjacent to public highway road allowances, except Hoover Park Drive, where buildings may be permitted within the Minimum Landscaped Open Space Area	4.5 m

xiv) Off-Street Loading Space Requirements - shall comply with the provisions of General Zoning By-law No. 87-34 as they existed on the day prior to the effective date of this By-law, save and except as follows:

a) Subsections 11(29) (c) and (d) of By-law No. 87-34 shall not apply

b) Subsection 11 (29) (g)(i) 3) and 4) of By-law No. 87-34 shall not apply. Instead, for a building with a GFA of between 2,500 m² and 6,000 m², 3 loading spaces will be required. For a building with a GFA of more than 6,000 m², 4 loading spaces will be required

4. Special Regulations

i) All development permitted on the subject lands may occur in the form of individual buildings or multiple occupancy buildings, provided that all retail/commercial units comply with the minimum and maximum size requirements established in this By-law for the subject lands

ii) Where two or more adjacent properties are zoned and developed for Format Retail Commercial uses, the minimum and maximum GFA restrictions and the off-street parking requirements shall apply across all of the adjacent properties within the CG(2) Zone as if all of the individual landholdings were under one single ownership

iii) A minimum of 40% of a street frontage will be framed by a building edge, and all street frontages within the CG(2) Zone cumulatively will have an average of at least 50% of the street frontage framed by a building edge. For the purposes of this Section 6.4.1.2, a street frontage will, in the cases of Hoover Park Drive and Highway No. 48, be deemed to be framed by a building edge when the front or side faces of the building face the street

In the case of the road at the southerly limit of the subject lands, any side of the building may face the street

For the Hoover Park Drive and Highway No. 48 frontages, the building setback shall be no greater than 4.5 m

For the road at the southerly limits of the CG(2) Zone, the building setback shall be no greater than 15 m

iv) A Gas Bar and Automobile Service Centre shall only be permitted within that portion of the subject lands that is indicated as such on Schedule 55 to relate to this Section 6.4.1.2.4 (iv)

v) An office building shall be the only permitted use within that portion of the subject lands that is indicated on Schedule 55 to relate to this Section 6.4.1.2.4 (v), provided that a landscaped open area and/or a single storey retail building that is designed to accommodate a minimum 3 storey functional office building with a minimum GFA of 4,645 m² shall be permitted as an interim use of that portion of the subject lands

vi) At the completion of the development of that portion of the subject lands that is subject to the Holding (h-2) Symbol, Retail Store(s) shall not exceed an aggregate of 39,580 m² of GFA. Any additional Retail Store space, inclusive of additions to existing buildings, will require an amendment to this By-law

vii) NOT IN USE **(2016-144-ZO)**

6.4.1.3 CG(3) Lot 19, Concession 78, 15102 Highway 48, north of Felcher Boulevard, Schedule 27

1. Permitted Uses

The only use permitted on the subject lands shall be:

A take-out restaurant

2. Regulations

6 off-street parking spaces

6.4.1.4 CG(4) northeast Tenth Line and Main Street, Schedule 49

1. Regulations

i)	Minimum Lot Area	10,500 m^2
ii)	Minimum Setback from Front (westerly) Yard	3 m
iii)	Minimum Setback from Exterior	3 m

(southerly) Side Yard

iv) Minimum Setback from (northerly) side abutting a Residential Zone — 4.5 m

6.4.1.5 CG(5) northwest Stouffville Road and Woodbine Avenue, Schedule 50

1. Permitted Uses

The only uses permitted on the subject lands shall be:

Gas Bar and Ancillary Commercial uses

6.4.1.6 **NOT IN USE (2018-137-ZO)**

6.4.1.7 CG(7) east of Ninth Line, south of Bloomington Road, Schedule 35

1. Permitted Uses

The only uses permitted on the subject lands shall be:

A Business Office, a Professional Office, and a Personal Service Establishment

2. Regulations

i) Minimum (northerly) Side Yard Setback — 0.93 m

ii) Minimum Front Yard Setback — 0.28 m

6.4.1.8 CG(8) 6668 Main Street, Schedule 48 **(2013-113-ZO)**

1. Permitted Uses

The only use permitted on the subject lands shall be:

A Single Practitioner Professional Dental Office

2. Regulations

i) Minimum Front Yard — 9 m

ii) Minimum Interior Side Yard — 3 m

iii) Minimum Exterior Side Yard — 5 m

iv) Minimum Rear Yard — 12 m

6.4.1.9 CG(9) 6038 Main Street, Schedule 48

1. Permitted Uses

The only uses permitted on the subject lands shall be:

Personal Service Establishments and Studios

2. Regulations

i)	Minimum Front Yard	5 m
ii)	Minimum Interior Side Yard	4 m
iii)	Minimum Exterior Side Yard	5 m
iv)	Minimum Rear Yard	7 m

6.4.1.10 CG(10) 6085 Main Street, Schedule 56

1. Permitted Uses

   The only uses permitted on the subject land shall be:

   Municipal Office, Business Offices, and Professional Office

2. Regulations

i)	Minimum Front Yard	5 m
ii)	Minimum Interior Side Yard	1 m
iii)	Minimum Exterior Side Yard	3 m
iv)	Minimum Rear Yard	19 m
v)	Encroachment for Accessible Ramp	1 m

6.4.1.11 CG(11) 5211, 5223 & 5241 Stouffville Road, Schedule 54 **(2023-118-ZO)**

1. Permitted Uses

   The only uses permitted on the subject lands shall be:

   i) All uses permitted in the General Commercial Zone

2. Prohibited Uses:

   The following uses shall be specifically prohibited on the subject lands:

   i) Automotive Sales and Services Uses
   ii) Automotive Service Station
   iii) Car Wash
   iv) Equipment Sales and Rental
   v) Funeral Home
   vi) Garden Supply Establishment
   vii) Gas Bar
   viii) Group Home
   ix) Public Garage

3. Regulations

i)	Minimum Lot Area	0.36 ha
ii)	Maximum Height of Buildings	2 metres
iii)	Maximum Front Yard setback	28 metres
iv)	Landscaped Area	Not applicable
v)	Loading Spaces	1 small loading space

6.4.1.12 CG(12) northwest Corner of Stouffville Road and Woodbine Avenue, Schedule 50 **(2010-042-ZO**)

1. Permitted Uses

   The only uses permitted on the subject land shall be:

   A restaurant with a drive-thru component

2. Regulatory Provisions

   i) Minimum Landscaped Area between a street and parking areas or driveways shall be 4 m

   ii) Minimum number of Parking Spaces required shall be 43

   iii) Minimum queue length for a restaurant with a drive-thru shall accommodate the stacking of a minimum of 20 vehicle spaces

   iv) Maximum Seating Capacity of a restaurant shall be 55

6.4.1.13 CG(13) 6568 Main Street, Schedule 48 **(2010-084-ZO)**

1. Permitted Uses

   The only uses permitted on the subject lands shall be:

   Business and professional offices

2. Regulations

i)	Minimum Front Yard	8 m
ii)	Minimum Easterly Side Yard	3 m
iii)	Minimum Westerly Side Yard	5 m
iv)	Minimum Rear Yard	25 m
v)	Maximum GFA Devoted to Office Use	110 m^2

6.4.1.14 CG(14)(h-5) east of Tenth Line, North of Main Street, Schedule 49

(OMB PL100392) (2010-185-ZO) (2013-157-ZO)

1. Permitted Uses:

   The only uses permitted on the subject lands shall be:

   i) Retail Store

   ii) Personal Service Establishment

   iii) Clinic

   iv) Office

   v) Institutional

   vi) Restaurant, inclusive of Take Out Restaurant

   vii) Financial Institution

   viii) Wine and/or beer retail outlets that represent brew-your-own facilities, or, specialty retail stores

   ix) Studio

   x) Animal Grooming Centre

   xi) Club

   xii) Convenience Store

   xiii) Fitness & Recreational Facilities

   xiv) Service Establishment

   xv) Veterinary Clinic

   Note: The subject lands are within a Wellhead Protection Area and Are of High Aquifer vulnerability, and therefore, Section 2.11 of this By-law applies.

2. Regulations

   i) Maximum size of a retail store or personal service establishment - 835 m²

   ii) Notwithstanding Section 2 (ii) above, the Maximum size of a supermarket, hardware store or drug store - 3,950 m²

   iii) Maximum Size of an individual office use - 835 m²

   iv) Maximum Aggregate GFA of Retail and Service Commercial Uses - 8,360 m²

   v) Minimum Aggregate GFA of Retail and Service Commercial uses - 4,500 m²

vi) Maximum Height - 17 m, however, no building within 10 m of an abutting residential zone shall exceed 11 m in height

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

1. Permitted Uses

The only uses permitted on the subject property shall be:

i) Offices

ii) Studios

6.4.1.16 CG(16) 6043 Main Street, Schedule 56 **(2013-071-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Office

ii) Accessory Dwelling Unit

iii) Single Detached Dwelling

2. Regulations

i)	Minimum Front Yard	8.5 m
ii)	Minimum Interior Side Yard	1 m
iii)	Minimum Exterior Side Yard	0 m
iv)	Minimum Rear Yard	7.5 m
v)	Minimum Rear Yard Landscaped Area Width	1.2 m
vi)	Minimum Side Yard Landscaped Area Width	0 m

6.4.1.17 CG(17) 6082 Main Street (Schedule 48) Part Lots 29, 30, 39 and 40 on Plan 54 **(2024-02-ZO)**

1. Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, the following shall apply to the property at 6082 Main Street being Part Lots 29, 30, 39 and 40 on Plan 54, Stouffville:

i) All permitted uses listed in Section 5.1 in Residential Three (R3) Zone subject to 3 (i) & (ii) below, and;

ii) A Day Care Centre as defined by Section 9.

2. Regulations

Notwithstanding any other provisions of this By-law, the following provisions shall apply:

i)	Minimum Yard abutting R Zone	4.5 metres (1) (2)
ii)	Minimum Parking Spaces	12 spaces
iii)	Minimum Landscaped Area	0 metres between street and parking areas or driveways

3. Special Regulation

i) All permitted uses listed in Section 5.1 in Residential Three (R3) Zone, shall be subject to Section 5.2 of this By-law, except for existing non-compliant buildings and structures at the date this By-law comes into force.

ii) Notwithstanding Section 2 above, if the existing building is demolished, new buildings and structures would be subject to Section 5.2 or 6.2 and Section 3, General Provisions of this By-law.

4. Qualifying notes

(1) Minimum Landscape Area on the north side shall be 1.5 metres

(2) Minimum Landscape Area on the west side shall be 0 metres

6.4.1.18 CG(18) 5262 & 5272 Aurora Road, CON 8 PT LOT 21, Schedule 21 **(2025-098-ZO)**

1. Permitted Uses

a) East portion of the lands municipally known as 5272 Aurora Road and described on Schedule 1 to this By-law – All uses permitted in the CG Zone; and

b) West portion of the lands municipally known as 5262 Aurora Road and described on Schedule 1 to this By-law – The only uses permitted on the subject lands shall be:

i) A Car Wash, together with any accessories or equipment, and associated with one or both of the existing gas bar and

convenience store located on the lands municipally known as 5272 Aurora Road.

2. Regulations

For the purposes of this section, the lands located at 5262 and 5262 Aurora Road shall be deemed as one lot.

Notwithstanding any other regulations of this By-law, the following regulations shall apply:

i.	Minimum Lot Area	0.254 ha
ii.	Maximum Front Yard Setback	36.52 m
iii.	Landscaped Area	4.5 m (west) 0.0 m (south)
iv.	Minimum Number of Gas Bar Queuing Spaces	0 spaces

3. Special Regulation

i) The minimum number of parking spaces required for the following uses, or any combination of the following uses on the subject lands, is 7 spaces:

a. Gas Bar
b. Convenience Store
c. Car Wash

6.4.2 Exceptions to the CL Zone

6.4.2.1 CL(1) 14635 Ninth Line, east of Ninth Line, south of Mitchell Avenue, Schedule 29

1. Permitted Uses

The only commercial use permitted on the subject lands shall be:

A Convenience Store

2. Regulations

The GFA devoted to the commercial use on the ground floor shall be between 97and 197 m²

6.4.2.2 CL(2) east of Ninth Line, north of Hoover Park Drive, Schedule 56 **(2010-105-ZO) (2011-171-ZO)**

1. Permitted Uses
   - i) Business and Professional Offices
   - ii) Medical and/or Dental Clinic
   - iii) Retail Store
   - iv) Financial Institution
   - v) Personal Service Establishment
   - vi) Restaurant, inclusive of a take-out restaurant
   - vii) Service Station, including a car wash
   - viii) Dwelling Units Above other Permitted Uses
2. Regulations
   - i) Building Area
     - a) Maximum GFA of all uses 550 m²
     - b) Maximum GFA area of any individual use 300 m²
   - ii) Landscaped Area
     - a) A minimum 4.5 m landscaped buffer shall be provided between any parking area / travel aisles and the adjacent property line.

6.4.2.3 CL(3) 5731 Bethesda Road, Draft Plan of Subdivision 19T(W)22.002, Schedule 57

1. Permitted Uses

   Notwithstanding the permitted uses from Table 6.1 the following uses shall be prohibited in the CL(3) Zone:

   i. Financial Institution

   ii. Gas Bar

iii. Public Garage

2. Regulations

i)	Minimum Rear Yard	2.0 metres
ii)	Minimum Yard abutting OS and RN zones	2.0 metres
iii)	Maximum Lot Area associated with a commercial development	0.38 hectares
iv)	The minimum Landscaped Area between the streetline and parking areas or Driveways	3.0 metres
v)	Minimum Parking Spaces for each 100m2 of GFA for Shopping Centres	2.0 spaces

vi) On street lay-by Parking Spaces located immediately adjacent to the Front and Exterior Side Yards shall be considered as contributing to the minimum parking requirement

vii) One small Loading Space shall be required for the commercial plaza

6.4.3 Exceptions to the CV Zone

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

1. Permitted Uses

The only uses permitted on the subject lands shall be those existing as of the effective date of this By-law. With the removal of the Holding Symbol (h-1), the only uses permitted on the subject lands shall be:

i) Business Offices

ii) Clinics

iii) Convenience Stores restricted to a maximum GFA of 320 m² devoted to the sale or display of goods

iv) Financial Institutions

v) Professional Offices

vi) Personal Service Establishments

vii) Service and Repair Shops

viii) Studios

6.4.3.2 CV(2) 15223 Highway 48, Schedule 28

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Retail Store

ii) Single detached dwelling

2. Regulations

The permitted single detached dwelling shall be subject to the regulations relating to RV Zone.

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

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Single detached dwelling

ii) Office

iii) Sale, repair and service of small engines and equipment occurring exclusively within the interior of a building

6.4.3.4 CV(4) 2985 Vivian Road, Schedule 10

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Auto Body Shop

ii) Convenience Store

iii) Personal Service Establishment

iv) Public Garage

v) Retail Store

vi) Two Existing Dwelling Units

6.4.4 Exceptions to the CM1 Zone

6.4.4.1 CM1(1) 6233, 6237, 6241 and 6245 Main Street, Schedule 56 **(2013-128-ZO)(2016-057-ZO)**

4. Permitted Uses

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

i) Apartment Building – maximum 67 dwelling units

ii) Office

iii) Financial Institution

iv) Personal Service Establishment

v) Retail Store

vi) Studio

2. Regulations

For the purposes of this zone, the Front Yard is Main Street.

i)	Maximum GFA (all non-residential uses)	768 m^2
ii)	Minimum Lot Area	2,712 m^2
iii)	Minimum Lot Frontage	48 m
iv)	Minimum Front Yard	0 m
v)	Minimum Exterior Side Yard	2.8 m
vi)	Maximum FSI	2.87
vii)	Maximum Height	18 m
viii)	Maximum Height within 10 m of a Residential Zone	11 m
ix)	Front and Exterior Side Yard Parking	Not Permitted
x)	Minimum Landscaped Area abutting a Residential Zone	0.9 m
xi)	Minimum of Number of Off-Street Parking Spaces	77
xii)	Minimum Number of Loading Spaces	1 small space
xiii)	Minimum Distance of Loading Area abutting a Residential Zone	10.5 m
xiv)	Minimum Indoor Amenity Area	105 m^2

xv) Maximum Angular Plane

Centre Line - Main Street to Top of Tower	62°
Centre Line – Main Street to top of Stepped Building	59°
Centre Line - Lloyd Street to top of Tower	72°
Centre Line – Lloyd Street to top of Stepped Building	70°
South Property Line to top of Stepped Building	50°

6.4.5 Exceptions to the CM2 Zone

6.4.5.1 CM2(1) east of Baker Hill Boulevard, north of Main Street, Schedule 47 **(2018-125-ZO)(2020-041-ZO)**

1. Permitted Uses

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

a. Townhouse Dwelling
b. Back-to-Back Townhouse
c. Street Townhouse
d. Connected Live/Work Use

2. Qualifying Notes to Permitted Uses

(1) The only uses permitted in a Connected Live/Work Use Townhouse unit shall be the following:

i) Business Services
ii) Commercial School
iii) Home Occupation
iv) Office
v) Personal Service Establishment
vi) Private Home Day Care
vii) Service Establishment
viii) Studio

(2) Medical, dental and veterinary offices are not permitted in a Connected Live/Work Use Townhouse unit.

(3) For the purposes of this Bylaw and notwithstanding Section 9, Definitions in Bylaw 2010-001-ZO "Connected Live/Work Use" is a dwelling unit where the ground floor or portions thereof may be used for commercial purposes by the occupant of the dwelling unit, and where the commercial and residential components are accessed by a common internal staircase or corridor. "Connected Live/Work Use" is permitted only within the townhouse dwellings with direct frontage on Main Street as noted on Schedule 2 to this Bylaw.

e. Regulations

Maximum Number of Dwelling Units:	147 units
Maximum number of Connected Live/Work Use Units	31 units
Minimum Lot Frontage per Dwelling Unit	5.5m
Minimum Lot Area Per Dwelling Unit	87.0m^2
Maximum Yard Adjacent to Main Street	3.5m
Minimum Yard Adjacent to Baker Hill Boulevard	6.0m
Minimum Front Yard Setback for Interior Dwelling Units	2.5m
Maximum Porch Encroachment into Front Yard	2.5m
Minimum Rear Yard Adjacent to Ludwig Court	5.0m
Minimum Interior Side Yard (easterly lot line)	3.0m
Minimum Rear Yard Block “A”	5.0m
Minimum Yard Adjacent to Rowbotham Gate	3.0m
Minimum Separation Between Townhouse Blocks	2.0m
Minimum Common Landscape Amenity Area	1700.0m^2
Maximum Height	11.0m (1)
Minimum Parking Spaces for Street Townhouse Dwelling	2.0 spaces/unit plus 0.25 spaces for

visitors

f. Qualifying Notes for Regulations

(1) For the purposes of this By-law, maximum height shall not include any mechanical room and stairwell accessing the rooftop amenity area.

6.4.5.2 CM2(2) Lot 1, Concession 8, 5402 Main Street, Schedule 47 **(2013-061-ZO)**

1. Permitted Uses

i) Financial institution

ii) Retail Store

iii) Restaurant

iv) Office

v) Commercial School

vi) Private Club

vii) Commercial Recreation

viii) Personal Service Establishment

vix) Liquor and/or Beer Retail stores and Outlets

x) Commercial Recreation Establishment

xi) Animal Grooming Centre

xii) Fitness and Recreation Facilities

xiii) Accessory Uses

2. Regulations

For the purposes of this zone, the Front Yard is Main Street:

i)	Minimum Yard to Baker Hill Boulevard	3.7 m
ii)	Rear Yard	0 m
iii)	Interior Side Yard	0 m
iv)	Setback of Loading Docks and Service Areas - a minimum distance of 20 m from adjacent Residential Zones	
v)	Parking Areas and Travel Aisles - minimum 1 m landscaped area between all parking areas and travel aisles on the subject lands and adjacent public highways and Residential Zones	
vi)	Maximum Height	20 m
vii)	Maximum FSI	0.6

6.4.5.3 CM2(3) Lot 1, Concession 8, north of Main Street, 25 Baker Hill Boulevard, Schedule 47 **(2013-061-ZO)**

1. Permitted Uses

   The only uses permitted on the subject lands shall be:

   i) Apartment Building and accessory uses

   ii) Maximum Number of Apartment Units – 139 units

2. Regulations

i)	Minimum Front Yard	28 m
ii)	Minimum Rear Yard	18 m
iii)	Interior Side Yard (Abutting a Residential Zone) (Abutting a Flood Hazard Zone)	 9 m 10 m
iv)	Setback of Loading Docks and Service Areas	min. 20 m from adjacent Residential Zone
v)	Landscaped Area (Between all Parking Areas and Travel Aisles on the subject land and adjacent Public highways and Residential Zones)	min. 4.5 m
vi)	Maximum Building Height	21.2 m
vii)	Maximum FSI	1.62

6.4.5.4 CM2(4) 5945 and 5947 Main Street,

Schedule 55 Not in use – By-law 2023-05-ZO

1. Regulations

   These regulations apply only to a Gas Bar.

i)	Minimum Front Yard	19 m
ii)	Minimum Height of Building(s)	1 storey
iii)	Front Yard Parking	permitted
iv)	Minimum Landscaped Area between the street, parking areas or driveways	0
v)	Minimum Number of Parking Spaces	6.6 per 100 m^2
vi)	Minimum FSI	n/a

6.4.5.5 CM2(5) 33 Weldon Road, Schedule 55 **(2013-113-ZO)**

1. Permitted Uses

   An Automatic Car Wash shall be an additional use permitted on the subject lands.

6.4.5.6 CM2(6) 5991 Main Street, Schedule 55

1. Permitted Uses

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

   i) Accessory Dwelling Units
   ii) Dwelling Units on the second floor above permitted commercial uses
   iii) Offices
   iv) Clinics
   v) Commercial Entertainment Establishments
   vi) Convenience Store
   vii) Financial Institution
   viii) Hotel
   ix) Institutional Zone uses
   x) Personal Service Establishments
   xi) Private Club
   xii) Restaurant
   xiii) Retail Store

2. Regulations

i)	Minimum Setback to Main Street	0 to 3 m
ii)	Minimum Setback to Ninth Line	0.6 to 3 m
iii)	Minimum Setback of Off street Parking to Residential Lots	4.5 m
iv)	Minimum Landscaped Areas between parking areas and adjacent public highways	4.5 m
v)	A minimum 2.2 m acoustical privacy fence is required between the subject lands and adjacent residential lots	
vi)	Minimum Height of Buildings	1 storey

vii) Minimum FSI n/a

6.4.5.7 CM2(7) 5945 and 5947 Main Street,

Schedule 55 Not in use – By-law 2023-075-ZO

1. Regulations

i)	Maximum Front Yard	30 m
ii)	Front Yard Parking	permitted

6.4.5.8 CM2(8) 5827 Main Street, Schedule 47 **(2010-092-ZO)**

1. Permitted Uses

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

i) Animal Grooming Centre
ii) Assembly Hall
iii) Automotive Sales and Services Uses
iv) Club
v) Commercial Recreation Use
vi) Commercial School
vii) Conference, convention or banquet facility
viii) Convenience Store
ix) Dry Cleaning Establishment
x) Financial Institution
xi) Fitness and Recreation Facilities
xii) Funeral Home
xiii) Garden Supply Establishment
xiv) Gas Bar
xv) Government Services
xvi) Hotel
xvii) Library
xviii) Manufacturing, or Assembling or Processing
xix) Office
xx) Personal Service Establishment
xxi) Place of Amusement

xxii) Place of Worship

xxiii) Public Garage

xxiv) Restaurant

xxv) Retail Store

xxvi) Service Establishment

xxvii) Shopping Centre

xxviii) Studio

xxix) Take Out Restaurant

xxx) Veterinary Clinic

xxxi) Wholesale Sales and Distribution

2. Regulations

i)	Minimum Lot Area	0 m²
ii)	Minimum Lot Frontage	0 m
iii)	Minimum Front Yard	3 m
iv)	Maximum Front Yard	3 m
v)	Minimum Exterior Side Yard	0 m
vi)	Maximum Exterior Side Yard	3 m
vii)	Minimum Interior Side Yard	0 m
viii)	Minimum Rear Yard	0 m
ix)	Minimum Yard abutting OS, ENV, FH, RN and R Zones	4.5 m
x)	Maximum & Minimum FSI	1 to 0.25
xi)	Maximum Height of Buildings	20 m or 6 storeys
xii)	Maximum Height within 10m	11 m or 3 storeys whichever is lesser
xiii)	Front & Exterior Side Yard Parking	not permitted
xiv)	Required Landscaped Area	min. 4.5 m between street and parking areas or driveways

6.4.5.9 CM2(9), 5827 Main Street, Draft Plan of Subdivision 19T(W)-17.003 and Draft Plan of Condominium CDM 17.002, Schedule 55 **(2018-109-ZO)**

1. Permitted Uses

   i) Street Townhouse Dwelling
   ii) Private Park

2. Qualifying Notes to Permitted Uses

   For the purpose of this zone, the property will be considered as a single lot and the front lot line will be Main Street.

3. Regulations

i)	Maximum Number of Units	75 Dwelling Units
ii)	Minimum Lot Area	90 metres^2 per Dwelling Unit
iii)	Minimum Dwelling Width	5.5 metres per Dwelling Unit
iv)	Minimum Front Yard	6.0 metres
v)	Minimum Interior Side Yard	0.0 metres
vi)	Minimum Exterior Side Yard	6.0 metres
vii)	Minimum Rear Yard	6.5 metres
viii)	Maximum Building Height	12.5 metres
ix)	Minimum Width of Laneway Right-of-Way	6.5 metres
x)	Minimum Number of Visitor Parking Spaces	19 Parking Spaces

6.4.5.10 CM2(10), northwest Stouffville Road and Highway 48, Schedule 46 (**2018-137-ZO**)

1. Permitted Uses

   The only uses permitted on the subject lands shall be:

   i) Retail Store
   ii) Office
   iii) Medical Office
   iv) Street Townhouse Dwelling
   v) Townhouse Dwelling
   vi) Back-to-Back Townhouse Dwelling
   vii) Stacked Townhouse Dwelling
   viii) Apartment Building

ix) Dwelling Unit Above a Commercial Use
x) Day Care Centre
xi) Long Term Care Facility
xii) Senior Citizen's Home
xii) Club
xiv) Combined Live Work Use
xv) Connected Live Work Use
xvi) Commercial School
xvii) Convenience Store
xviii) Drive Thru Facility (1)
xix) Financial Institution
xx) Fitness and Recreation Facility
xxi) Personal Service Establishment
xxii) Place of Amusement
xxiii) Restaurant
xxiv) Service Establishment
xxv) Studio
xxvi) Take Out Restaurant
xxvii) Veterinary Clinic

Qualifying Notes to Permitted Uses

(1) Drive thru facility is permitted in conjunction with permitted uses, subject to Section 3.25.4.

2. Prohibited Uses

The following uses shall be specifically prohibited on the subject lands:

i) Gas bar and automotive service centre

3. Regulations

i)	Minimum Lot Area	0.4ha
ii)	Minimum Lot Frontage	30m
iii)	Minimum Front Yard	0m (1)
iv)	Maximum Front Yard	5m (1)
v)	Minimum Rear Yard	7.5m
vi)	Minimum Interior Side Yard	0m
vii)	Minimum Exterior Side Yard	0m(1)
viii)	Maximum Exterior Side Yard	5m(1)
ix)	Maximum Setback from Stouffville Road, Main Building	56m

x)	Maximum Setback from Highway 48, Main Building	63m
xi)	Minimum Building Height	2 functional storeys
xii)	Maximum Building Height	10 storeys
xiii)	Minimum Height of First Storey	4.5m
xiv)	Minimum Floor Space Index	0.34
xx)	Maximum Floor Space Index	2.0
xxi)	Minimum Indoor Amenity Area for Apartment Buildings	$2m^2$ per dwelling unit

Qualifying Notes to Regulations

(1) Setbacks may be increased to comply with environmental restrictions without an amendment to this By-law.

4. Drive-Thru Facility Queuing Lanes

Notwithstanding the provisions of Section 3.25.4, Queuing Lanes shall not be permitted between the building served by the Queuing Lane and the front (Stouffville Road) lot line.

5. Walkways

(a) Direct walkway access to the public sidewalk shall be provided for buildings fronting Stouffville Road. Walkways shall be a minimum 1.5 metres in width.

(b) A continuous network of walkways shall provide for on-site pedestrian circulation with adequate connections with parking lots, public sidewalks and other buildings on site.

6. Site Plan Control

No building shall be erected on any part of the lands referred to in Schedule “1” appended to this By-law except in accordance with an approved Site Plan prepared by an Architect and approved by the Town of Whitchurch-Stouffville.

7. Landscape requirements in Parking Areas

(a) Parking areas must contain a minimum of five percent (5%) of their area as Landscaped area within the areas designated for parking.

(b) Parking areas, facing public street frontages must be separated by a 4.5m wide landscaped area. Driveways and walkways accessing the parking area from the public street are permitted to cross the landscaped area.

8. Definitions

Main Building: The largest building on the subject lands measured by gross floor area.

6.4.5.11 CM2(11) 5917 Main Street Stouffville, Schedule 55 **(2020-026-ZO)**

1. Regulations

i)	Maximum front yard	3.7 m
ii)	Minimum front yard	0.85 m
iii)	Maximum Floor Space Index	2.9
iv)	Maximum residential density	230 units per net hectare
v)	Maximum building height	28.0 m (1)
vi)	Minimum landscaped area between street and parking areas or driveways	1.3m

2. For the purposes of this By-law, section 6.2.1 (4) shall not apply.

3. For the purposes of this By-law, section 6.3 shall not apply

4. Special Regulation

A minimum of 387 m^2 of the total ground floor area shall be dedicated to commercial uses.

5. Qualifying Notes for Regulations

(1) For the purposes of this By-law, the maximum building height shall not include any mechanical penthouse, service rooms, service/mechanical equipment, screens, rooftop solar panels, stairwell enclosure accessing the rooftop area and any associated structure.

6.4.5.12 CM2 (12) 5531 Main Street Stouffville, Schedule 55 **(2021-045-21) (2022-125-ZO)**

1. Regulations

i)	Maximum Front Yard	4 metres
ii)	Minimum Side Yard from Open Space (OS) Zone	0 metres
iii)	Maximum and Minimum Floor Space Index	2.75 to 0.5 FSI (1)
	Maximum Residential Density	325 units per net hectare
	Maximum Height of Building	60 metres
iv)	Minimum Indoor Amenity Area for Apartment Buildings containing 18 Dwelling Units or More	1.5 m^2 per dwelling unit
v)		
vi)	Permitted Encroachments for silt, belt courses, cornices, eaves, gutters, chimneys, pilasters, canopies, or similar non-structural architectural features	To the lot line
vii)		

2. Qualifying Notes to Regulations

(1) Floor Space Index (FSI) regulations apply to the mixed use developments only. (2011-116-ZO).

3. Special Regulations to the CM2(12) Zone

i) Subsection 6.2.1 (4) of By-law 2010-001-ZO shall not apply. Buildings in CM2(12) Zone shall be exempt from all angular plane policies.

ii) Subsection 6.3.1.ii) of By-law 2010-001-ZO shall not apply. Where commercial uses are to be combined on the same lot as residential uses, a minimum commercial Gross Floor Area of 700 m^2 shall be provided.

4. Parking Regulations

i) Minimum Number of Apartment Building Parking Spaces – 1.03 parking spaces per dwelling unit for residents plus 0.25 parking spaces per dwelling unit for visitors

6.4.5.13 CM2(13)(h-2) 65R-39641 Parts 7 and 8 Schedule 55
CM2(13) 65R-39641 Parts 7 and 8 Schedule 55 **(2021-105-ZO)**

1. Permitted Uses

A. Notwithstanding Section 6.1 of the By-law, only the following uses shall be permitted on Phase 1 of the subject lands:

i) Long Term Care Facility

Notwithstanding Section 6.1 of the By-law, only the following uses shall be permitted on Phases 2 and 3 of the subject lands:

ii) Apartment Building

iii) Dwelling Unit above a Commercial Use

iv) Senior Citizens' Home

B. The only accessory uses permitted on the subject lands shall be:

i) Animal Grooming Centre
ii) Assembly Hall
iii) Business Services
iv) Clinic
v) Convenience Store
vi) Day Care Centre*
vii) *Dementia Adult Day Program*
viii) Dry Cleaning Establishment
ix) Financial Institution
x) Fitness and Recreation Facilities
xi) Library
xii) *Living Classroom*
xiii) Medical Office
xiv) Office
xv) Place of Worship
xvi) Personal Service Establishment
xvii) Pharmacy
xviii) Research and Development Establishment
xix) Restaurant
xx) Seniors Community and Resource Centre
xxi) Service Establishment
xxii) Studio

**Day Care Centre is only for children of the immediate staff on the premises*

2. Definitions

"Dementia Adult Day Program" shall mean a day program and care services provided for adults living with dementia.
"*Living Classroom*" shall mean a place that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field.

3. Regulations

Notwithstanding Section 6.2 of the By-law, only the following regulations shall apply:
For the purposes of this zone, the Front Yard is Hoover Park Drive

i)	Minimum Front Yard	3.0 metres
ii)	Minimum Side Yard (easterly)	3.0 metres
iii)	Minimum Side Yard (westerly):	3.0 metres
iv)	Minimum Rear Yard (southerly):	3.0 metres
v)	Maximum FSI:	2.75
vi)	Maximum Building Height	48.0 metres
vii)	Minimum Landscaped area between streets and parking areas or driveways	3.0 metres
viii)	Minimum Landscaped Area	3.0 metres
ix)	Minimum Indoor Amenity Area for Apartment Buildings containing 18 Dwelling Units or More.	2.0 square metres /apartment unit

Notwithstanding Section 3.40.xii of the By-law, the following regulation shall apply:

i) elevator or stairwell enclosures and rooftop mechanical equipment, provided it does not exceed 6.0m in height.

4. Qualifying Notes to Regulations

(1) For the purposes of this By-law, the maximum building height shall not include any mechanical penthouse, service rooms, service/mechanical equipment, screens, rooftop solar panels, stairwell enclosure accessing the rooftop area and any associated structure.

5. Special Regulation

(1) Walkways

(a) Direct walkway access to the public sidewalk shall be provided for buildings abutting all public right-of-ways and internal drive aisles. Walkways shall be a minimum 1.5 metres in width.

(b) A continuous network of walkways shall provide for on-site pedestrian circulation with adequate connections with parking lots, public sidewalks and other buildings on site.

6. Application

(1) Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole lot as if no severance, partition or division occurred.

6.4.5.14 CM2(14) 5945 and 5947 Main Street, Schedule 55 **(2023-075-ZO)**

1. Regulations

i.	Maximum combined Floor Space Index	2.26 (2)
ii.	Maximum residential density	225 units per hectare (2)
iii.	Minimum landscaped area between street and parking areas or driveways	3.0 metres
iv.	Minimum residential parking space	1.09 per dwelling unit (2)
V.	Maximum building height	35 metres (1)
vi.	Section 6.3.1 (4) and 6.3 shall not apply.	

2. Qualifying Notes to Permitted Uses

(1) For the purposes of this By-law, the maximum building height shall not include any mechanical penthouse, service rooms, service/mechanical equipment, screens, rooftop solar panels, stairwell enclosure accessing the rooftop area and any associated structure.

(2) For the purpose of Floor Space Index, Density and parking calculation for all uses, 5947 Main Street and 5945 Main Streeshall be considered.

6.4.5.15 CM2(15) 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. All uses permitted in the CM2 Zone under Section 6.1

ii. Combined Live/Work Uses, located at grade within a multi-storey building, and which may have a combined entrance to the residential component

2. Regulations

i.	Minimum Front Yard	2.0 metres (1)
ii.	Maximum Front Yard	N/A
iii.	Minimum Floor Space Index for any Townhouse Dwelling Unit Type	N/A
iv.	Maximum Floor Space Index	N/A
v.	Maximum Number of Dwelling Units	340 (2)
vi.	Maximum Building Height	77.0 metres (3)

vii. Notwithstanding the provisions of Section 6.2, common outdoor amenity areas may be located within the required yard abutting an OS or ENV Zone. No additional parking shall be required for a Combined Live/Work use unit.

viii. No additional parking shall be required for the commercial component of a Combined Live/Work use unit.

3. Qualifying Notes to Regulations

(1) A Structure providing air intake or exhaust for an underground parking structure shall be permitted to encroach within any yard setback, provided that within a front or exterior yard said structure must be setback a minimum of 3.0 metres from a property line and provided it does not exceed a maximum height of 1.2 metres and provided it is fully screened.

(2) For the purposes of this By-law, a ‘Guest Suite’, being a unit reserved for the short-term occupancy by a visitor of a resident of the building, shall not be considered to be a dwelling unit for the purpose of dwelling unit count or parking calculations.

(3) Qualifying note (4) of Section 6.2 shall not apply.

6.4.5.16 CM2(16) Part of Lot 1, Concession 8, Schedule 47. 19T(w) 16.003, 5262, 5270, 5286, 5270, 5286, and 5318 Main Street and 12371 Highway 48 **(2024-115-ZO)**

1. Permitted Uses

   i. All uses permitted in the CM2 Zone under Section 6.1

   ii. Combined Live/Work Uses, located at grade within a multi-storey building, and which may have a combined entrance to the residential component.

2. Regulations

i.	Minimum Front Yard	2.0 metres (1)
ii.	Maximum Front Yard	N/A
iii.	Minimum Floor Space Index for Townhouse or Stacked Townhouse dwellings	N/A
iv.	Maximum Floor Space Index	N/A
v.	Maximum Number of Dwelling Units	310 (2)
vi.	Maximum Building Height	45.0 metres (3)
vii.	Notwithstanding the provisions of Section 6.2, common outdoor amenity areas may be located within the required yard abutting an OS or ENV Zone.	
viii.	No additional parking shall be required for a Combined Live/Work use unit.	

3. Qualifying Notes to Regulations

   (1) A Structure providing air intake or exhaust for an underground parking structure shall be permitted to encroach within any yard setback, provided that within a front or exterior yard said structure must be setback a minimum of 0.3 metres from a property line and provided it does not exceed a maximum height of 1.2 metres and provided it is fully screened.

(2) For the purposes of this By-law, a 'Guest Suite', being a unit reserved for the short-term occupancy by a visitor of a resident of the building, shall not be considered to be a dwelling unit for the purpose of dwelling unit count or parking calculations.

(3) Qualifying note (4) of Section 6.2 shall not apply.

6.4.5.17 CM2(17) 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. All uses permitted in the CM2 Zone under Section 6.1

   ii. Notwithstanding Section (i) above, Townhouse Dwelling Units shall not be permitted to abut Fockler Lane, Highway 48 or Main Street Stouffville within the CM2(17) Zone except where integrated into an apartment or mixed-use building.

2. Regulations

i.	Minimum Front Yard	1.0 metres (1) (2) (3) (4)
ii.	Maximum Front Yard	N/A
iii.	Minimum Exterior Side Yard	2.0 metres (5)
iv.	Maximum Exterior Side Yard (5)	N/A
v.	Maximum Floor Space Index	N/A
vi.	Maximum Number of Dwelling Units	180 (6)(7)
vii.	Maximum Building Height	77.0 metres (8)
viii.	A minimum of 450 square metres of commercial uses shall be provided on the first storey at grade	
ix.	Residential use portions of a mixed-use building may be permitted on the first storey at grade, provided the residential use does not abut Main Street or Street 'A'. Notwithstanding this, a lobby which provides	

access to residential uses on storeys above grade may be permitted to abut Main Street or Street ‘A’.

x. Notwithstanding the provisions of Section 6.2, common outdoor amenity areas may be located within the required yard abutting an OS or ENV Zone.

xi. No additional parking shall be required for a Combined Live/Work use unit.

3. Qualifying Notes

(1) The Front Yard shall be the lot line which separates the lands from Main Street.

(2) A structure providing air intake or exhaust for an underground parking structure shall be permitted to encroach within any yard setback, provided that within a front or exterior yard said structure must be setback a minimum of 0.3 metres from a property line provided it does not exceed a maximum height of 1.2 metres and is fully screened.

(3) No mechanical equipment shall be permitted in the minimum front or exterior side yard.

(4) Where a building or structure that is listed within the Town Heritage Register, or designated under the Heritage Act, is preserved on the lands, the minimum front or exterior yard shall be 1.0 metre.

(5) For the purposes of this By-law, the yard between a building or structure and the lot line forming the hypotenuse of a daylight triangle shall be considered an exterior side yard.

(6) For the purposes of this By-law, a ‘guest suite’ being a unit reserved for the short-term occupancy by a visitor of a resident of the building, shall not be considered a dwelling unit for the purposes of dwelling unit count or parking calculations.

(7) Where commercial uses are to be combined on the same lot as residential uses on lands subject to this By-law, the provisions of Section 6.3.1(ii) shall not apply

(8) Qualifying note (4) of Section 6.2 shall not apply

6.4.5.18 CM2(18) (h-44) 5964 Main Street and 28 Fairview Avenue, Schedule 47 **(OLT-24-000813)**

1. Permitted Uses

Notwithstanding any other provisions of this by-law the only permitted uses shall be;

i. Apartment Building

ii. Combined Live/Work Use

iii. Connected Live/Work Use

iv. Personal Service Establishment

v. Retail Store

2. Regulations

i.	Maximum Floor Space Index	4.37 (1)
ii.	Maximum Number of Residential Units	210
iii.	Maximum Height	45 metres (4)
iv.	Minimum Front Yard Setback	2.7 metres
v.	Maximum Front Yard Setback (Main Street)	3.1 metres
vi.	Minimum Yard abutting Residential or New Residential Zones (north side)	2.0 metres (2)
vii.	Minimum Landscaped Area between street and parking areas or driveways	0.47 metres
viii.	Minimum Landscaped Area between street and parking areas or driveways	0.23 metres
ix.	Minimum indoor amenity area	215 square metres
x.	Minimum width of a two-way drive aisle	6.0 metres

xi.	Minimum number of loading spaces	1 loading spaces (3)
xii.	Minimum setback between loading spaces and Residential Zones	14.0 metres
xiii.	Minimum parking spaces per Dwelling Unit	1 parking space per dwelling unit for residents
xiv.	Minimum Visitor Parking Spaces	0.13 parking space per dwelling unit for visitors
xv.	Minimum Aisle Width	6 metres
xvi.	Minimum width of a standard surface parking spaces (no applicable for barrier free parking spaces or underground parking spaces)	2.6 metres

3. Qualifying Notes to Regulations

(1) Floor Space Index (FSI) regulations apply to the mixed-use developments only. (2011-116-ZO)

(2) Any required yard abutting a Residential or New Residential Zone must be landscaped.

(3) Notwithstanding other provisions of this by-law to the contrary, for the CM2(15) zone, loading spaces shall have a minimum dimension of 9.0 metres by 3.6 metres.

(4) No part of any building or structure on the lands may exceed the height in metres specified by the numbers following the symbols HT or the number of storeys specified by the numbers following the symbol ST on Schedule “A”.

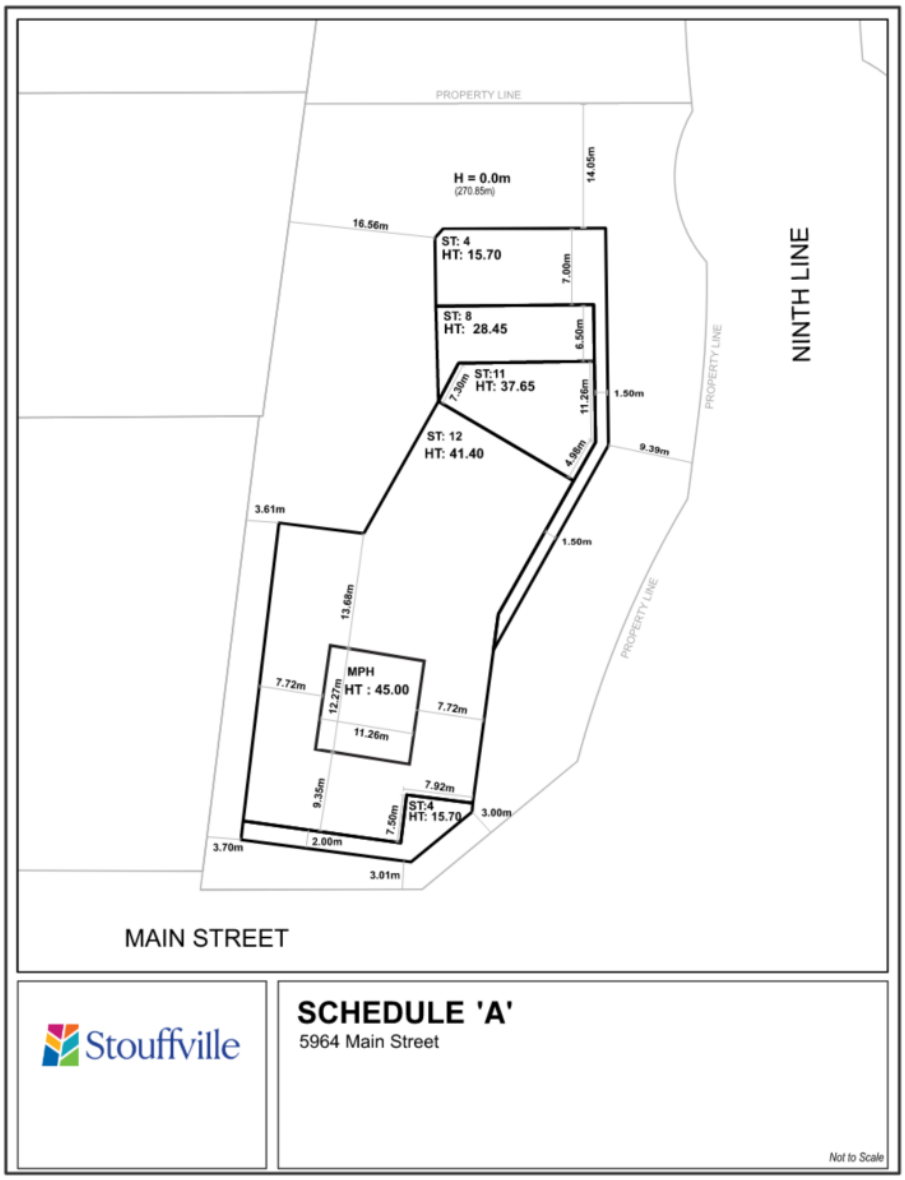
4. Special Regulations CM2(18)

(1) Subsection 6.2.1 (4) of By-law 2010-001-ZO shall not apply. Buildings in CM2(18) Zone shall be exempt from all angular plane policies.

(2) Subsection 6.3.1.ii) of By-law 2010-001-ZO shall not apply.

(3) A minimum of 281 square metres of the total ground floor area shall be dedicated to commercial uses.

Schedule A



6.4.6 Exceptions to the CR Zone

6.4.6.1 CR(1) east side of McCowan, north of Markham - Whitchurch-Stouffville Townline, Schedule 54

1. Permitted Uses

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

   i) Accessory Dwelling
   ii) Campground
   iii) Outdoor Recreation
   iv) Private Camp
   v) Private Parks
   vi) School
   vii) Motel
   viii) Golf course
   ix) Driving Range
   x) Miniature Golf Range
   xi) Hotel

2. Regulations

i)	Minimum Lot Area	10 ha
ii)	Minimum Frontage	120 m
iii)	Minimum Front Yard	15 m
iv)	Minimum Rear Yard	22 m
v)	Minimum Side Yard	15 m
vi)	Maximum Lot Coverage	5%

6.4.6.2 CR(2) 17321 Woodbine Avenue, Schedule 3 **(OLT-22-004513)**

1. Permitted Uses

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

   i) Outdoor Recreation
   ii) Driving Range
   iii) Batting Cages
   iv) Miniature Golf Range

v) Recreational Air Support Structure

vi) Retreat Centre

vii) For the use of the owner, manager, or other employees associated with the retreat centre, a total of two dwelling units is permitted

viii) Permaculture uses

The following uses shall be prohibited on the subject lands:

i) Place of worship

2. Regulations

i.	Maximum Gross Floor Area	
	Above Grade:	3,500 square metres
	Below Grade:	625 square metres
ii.	Maximum floor area of any single room (above grade)	380 square metres
iii.	Maximum floor area of any meditation room	
	Non-accessible meditation room (excluding shared washrooms)	28 square metres
	Accessible meditation room (including barrier-free washrooms)	40 square metres
iv.	Maximum floor area of all meditation rooms combined (excluding all washrooms, hallways, and exterior walls, and measured to the centre line of party walls)	570 square metres
v.	Maximum height	13.7 metres
vi.	Maximum front yard	80 metres
vii.	For the purposes of Exception CR(2) and the definitions of ‘gross floor area’ and ‘storey’ in Section 9 of this By-law, a storey may include a cellar	
viii.	Minimum parking requirement	165 spaces including 6 accessible spaces

	Parking required for any GFA in excess of 4125 square metres:	
	Non-residential GFA	4 spaces per 100 square metres, which shall include accessible parking spaces to be provided at rate of 2 + 2% of the total required parking spaces
	Dwelling Unit	1.25 dwelling unit
	Notwithstanding section 3.23.1, no visitor parking is required for dwelling units.	
ix.	Maximum number of meditation rooms associated with the retreat centre	30
x.	Maximum gross floor area for a dwelling unit referenced in section 1(b) vii) herein	48 square metres

3. Definitions

i) For the purposes of this zone, “retreat centre” means a building or building(s) with associated outdoor areas, used for cultural, spiritual and recreational purposes for a combination of meditation, study/lecture, recreation and fitness activities, and may include single day or short-term overnight accommodation in meditation rooms as an accessory use. No short-term accommodation stay shall exceed 28 consecutive days in duration. Other permitted accessory uses are limited to a library, educational programming, shared dining/kitchen facilities, supporting administrative offices, storage and laundry facilities. Permitted uses below grade shall be limited to accessory uses and shall not include overnight accommodation.

ii) For the purposes of this zone, “permaculture uses” means a system of horticultural cultivation that uses renewable resources and the principles of self-sustaining ecosystem to grow food, including via perennial plants and trees, small-scale agricultural practices, an apiary, floral gardens, native species, and community gardens.

iii) For the purposes of this zone, “meditation room” means a room used for meditation and spiritual purposes that can be used overnight and over multiple days but not does not include individual sanitation (with the exception of accessible/barrier-free rooms) or cooking facilities.

6.4.7 Exceptions to the CMB Zone

6.4.7.1 CMB(1) 5292 Aurora Road, 15283 and 15307 Highway 48, Schedule 21 **(2014-117-ZO)(2016-037-ZO)**

1. Permitted Uses

   i) All uses in the CMB Zone

   ii) Shopping Centre

2. Regulations

   i) Maximum Building Height 12 m

   ii) Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to the lands subject to this exception:

      a) The lands shall be deemed to be one lot

      b) “Drive thru facility” is permitted in conjunction with permitted uses, except for a restaurant, subject to Section 3.25.4

      c) Parking may be permitted in the front and exterior side yards

      d) No part of a parking area other than a driveway may be located closer than 7 m to the easterly limit of the planned width of road allowance for Highway 48

      e) Loading spaces shall be fully enclosed; and, two loading spaces, shall be required for a shopping centre with a GFA between 2,401 m^2 and 7,500 m^2

      f) Include an enclosed loading space in the list of areas excluded from the calculation of GFA

   iii) The portions of the lands subject to this exception within the Well Head Protection Area 10 Year Time of Travel shall be subject to Section 2.11.1.1

6.4.7.2 CMB(2) 15400 Highway 48 **(2025-045-ZO)**

1. Permitted Uses

   i) All uses permitted in the CMB Zone

   ii) Single Detached Dwelling

   iii) Semi Detached Dwellings

   iv) Street Townhouse Dwellings

   v) Townhouse Dwellings

   vi) Stacked Townhouse Dwelling

   vii) Additional Residential Units

Section 7
Employment Zones

No person shall, within any Employment Light (EL), Employment Light - Gormley (EL-G), Employment Heavy (EH), Employment Heavy - Gormley (EH-G), Employment Extractive (EX), Employment Disposal (ED), Employment Business Park (EBP), Employment Business Park - Gormley (EBP-G) Zone or Employment Vandorf (EV), use any land, or erect, alter or use any building or structure, except in accordance with the following:

7.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	EL	EL-G	EH	EH-G	EX	ED	EBP	EBP-G	EV
Abattoir			✓						
Accessory Office Use									✓
Accessory Outdoor Storage	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)			✓
Accessory Restaurant							✓(4)		✓
Accessory Retail Store	✓(1)	✓(1)	✓(2)	✓(6)			✓(1)	✓(1)	✓
Adult Retraining Schools				✓			✓	✓	
Agricultural Uses, Buildings and Structures					✓				
Automobile Service Station				✓					
Boat and Marine Supply, Storage, Repair or Sales				✓					
Building Supply and Equipment Depot				✓					
Bulk Storage Tank			✓	✓					✓
Business Services							✓		
Cannabis Processing (9)(10)									
Club	✓	✓	✓				✓		
Commercial School	✓	✓					✓		
Commercial Recreation							✓		
Contractor's Yard			✓						✓
Data Centre									✓
Day Care Centre	✓(5)	✓(5)	✓(5)				✓	✓(5)	
Dry Cleaning Establishment				✓					
Energy Generation Facility									✓
Equipment Sales and Rental	✓	✓	✓						

Uses, Buildings and Structures	EL	EL-G	EH	EH-G	EX	ED	EBP	EBP-G	EV
Farm Implement Sales and Service									
Feed Mill									
Fitness and Recreation Facilities							✓	✓	
Foundry			✓	✓					✓
Heavy Equipment Sales and Service			✓	✓					✓
Hotel, Conference, Convention or Banquet Facility							✓		
Industrial Training School									✓
Industrial Dry Cleaning Facility									✓
Manufacturing or Assembling or Processing	✓	✓	✓	✓			✓	✓	✓
Media Production Studio									✓
Mineral Aggregate Operation					✓				
Motor Vehicle Body Repair Shop	✓	✓	✓	✓					
Office	✓	✓	✓(5)	✓			✓	✓	
Organic Composting Facility						✓			✓
Peat Extraction					✓				
Pit or Quarry					✓				
Place of Worship									
Portable Asphalt Plant					✓				
Printing Plant	✓								✓
Private Club				✓					
Public Garage	✓	✓	✓	✓					
Public Storage Facility	✓(3)	✓	✓(3)						
Research and Development Establishment	✓	✓	✓	✓			✓	✓	✓
Recording Studio	✓	✓					✓		
Recreational Vehicle Sales and Service			✓						
Recycling Facility									✓
Salvage or Wrecking Yard						✓			
Sawmill			✓						✓

Uses, Buildings and Structures	EL	EL-G	EH	EH-G	EX	ED	EBP	EBP-G	EV
Service Establishment	✓	✓	✓	✓			✓(1)	✓	
Transportation Terminal			✓	✓	✓(8)	✓			✓
Warehouse	✓	✓	✓	✓			✓	✓	✓
Waste Disposal Facility						✓			
Waste Transfer Station						✓			
Wholesale Sales and Distribution				✓			✓	✓	✓

(2011-151-ZO) (2011-152-ZO) (2013-114-ZO) (2013-157-ZO) (2016-128-ZO)(2022-099-ZO)(2026-057-ZO)

7.1.1 Qualifying Notes to Permitted Uses**(2022-067-ZO)(2022-099-ZO)**

(1) An accessory retail store shall not exceed 10% of the GFA of the main use.

(2) In EH Zones, an accessory retail store does not include the sale or leasing of vehicles. **(2013-114-ZO)**

(3) Accessory outdoor storage provisions are contained in the regulations of Section 7.2 and the associated Qualifying Notes. **(2011-152-ZO)**

(4) An accessory restaurant is permitted in a building having a minimum gross floor area of 929 m² where the maximum size of the accessory restaurant is the lesser of 10% of the GFA of the main building or 110 m². **(2011-152-ZO)**

(5) This use is permitted only if it is accessory to a permitted use.

(6) Not more than 25% of the GFA, each individual unit, may be used as an accessory retail store. **(2011-151-ZO)**

(7) **NOT IN USE(2022-067-ZO)**

(8) This use is only permitted as an ancillary use to an active aggregate operation **(PL131393)**

(9) Retail as accessory to Cannabis Processing shall be prohibited **(2022-099-ZO).**

(10) This use shall not be permitted within 1000.0 m of the following uses, as measured from the nearest lot line**(2022-099-ZO)**:

i) Any Traditional Residential Zone or New Residential Zone

ii) Day Care Centre

iii) Group Home

iv) Hospital

v) Library

vi) Long Term Care Facility

vii) Low Intensity Recreational Uses

viii) Park

ix) Place of Worship

x) Private Home Day Care

xi) Private Park

xii) School

xiii) Senior Citizens Home; and

xiv) Unserviced Park

(11) In no case shall this use be located closer than 1000.0 m from another Indoor Cannabis Cultivation, Outdoor Cannabis Cultivation or Cannabis Processing use, as measured between the nearest lot lines.

7.2 Regulations

	EL (14)	EL-G(14)	EH(14)	EH-G(14)	EX (14)	ED(14)	EBP(14)	EBP-G (14)	EV
Minimum Lot Area	0.4 ha	0.8 ha(11)	0.8 ha(11)	0.8 ha(11)	(9)	4 ha	0.4 ha	0.8 ha(11)	0.4 ha
Minimum Lot Frontage	30 m	30 m	30 m	30 m	(9)	100 m	30 m	30 m	30 m
Minimum Front Yard	7.5 m (3)(7)	10 m (7)	10 m (7)	10 m (7)	(9)	30 m (4)(7)	10 m (7)	10 m (7)	6 m (15) (16) (18)
Minimum Exterior Side Yard	7.5 m (7)	10 m (7)	10 m (7)	10 m (7)	(9)	30 m (4)(7)	10 m (7)	10 m (7)	3 m (15) (16) (18)
Minimum Interior Side Yard	7.5 m (7)(8)	7.5 m (7)(8)	7.5 m (7)(8)	7.5 m (7)(8)	(9)	15 m (4)(7)(8)	6 m (7)(8)	6 m (7)(8)	3 m (16) (18)
Minimum Rear Yard	10 m (7)	10 m (7)(8)	10 m (7)	10 m (7)(8)	(9)	15 m (4)(7)	10 m (7)	10 m (7)(8)	7.5 m (16) (18)
Minimum Yard abutting OS, ENV, R and RN Zones	10 m (1)(5)	30 m (1)(5)	30 m (1)(5)	30 m (1)(5)	(9)	60 m (1)(5)	10 m (5)	30 m (5)	n/a
Maximum Floor Space Index	1		1		(9)	1	1		n/a
Minimum Building Gross Floor Area	n/a	186 m^2	186 m^2	186 m^2	(9)	186 m^2	n/a	n/a	n/a
Maximum Height of Buildings	20 m	20 m	12 m	12 m	(9)	12 m	20 m	20 m	45 m
Minimum Landscaped Area	10% of lot area	10% of lot area	10% of lot area	10% of lot area	(9)	20% of lot area	10% of lot area	10% of lot area	n/a (16)
Front Yard Landscaped Area	50% of front yard area	50% of front yard area	50% of front yard area	50% of front yard area	(9)	50% of front yard area	50% of front yard area	50% of front yard area	n/a (16)
Accessory Outdoor Storage	20% of lot area (6)(10)	20% of lot area (6)(10)	40% of lot area on lots less than 2.4 ha; 60% of lot area on lots greater than 2.4 ha (10)(11)	40% of lot area on lots less than 2.4 ha; 60% of lot area on lots greater than 2.4 ha (10)(11)(13)	(9)	20% of lot area (10)	n/a	n/a	20% of lot area (6) (17)
Maximum Lot Coverage		35%		35%				35%	n/a
Minimum Setback to Hedgerow				3 m (12)				3 m (12)	n/a

(2011-151-ZO) (2011-152-ZO) (2013-114-ZO) (2026-057-ZO)

7.2.1 Qualifying Notes to Regulations

(1) Any yard abutting an OS, ENV, FH, R or RN Zone must be landscaped.

(2) NOT IN USE

(3) Lots on private services require a minimum 15 m front yard.

(4) All minimum yards must be screened to create an opaque screen in accordance with the Town's Fencing By-law. **(2013-114-ZO)**

(5) If the need is established pursuant to Section 3.20 and/or a Natural Heritage Evaluation or Hydrological Evaluation, as applicable, a greater setback may be required.

(6) An accessory outdoor storage area shall only be used for the temporary storage of finished or semi-finished products, processed, manufactured, assembled, repaired or used on the premises in a building.

(7) A minimum 4.5 m of the required yard must be landscaped.

(8) In the case of 2 lots which are combined as part of a singularly planned development with shared parking and loading facilities, no minimum landscaped strip shall be required within the abutting interior side yards.

In the case of 2 abutting lots developed individually, the minimum landscaped strip width within each abutting yard may be 3 m, for a combined landscaped width of 6 m.

(9) Subject to the standards and regulations in the "Aggregate Resource of Ontario Provincial Standards".

(10) Accessory outdoor storage is permitted only as an accessory use to a permitted use taking place in a building on the site and is permitted in rear and side yards only. The area used for accessory outdoor storage shall be screened in accordance with the Town's Fencing By-law. Notwithstanding any provision in this By-law to the contrary, the minimum landscaped buffer at the property boundary shall be 4.5 m in a lot with accessory outdoor storage. The screening shall not be subject to any minimum yard requirements of this By-law.

(11) The minimum lot area may be reduced to 0.4 ha subject to the submission and approval by The Town of a hydrogeological report and other technical studies required to verify that the lot at the reduced size can be properly serviced with private well and sanitary services to the satisfaction of the Town. **(2011-151-ZO) (2016-144-ZO)**

(12) The minimum setback applies to all buildings and structures, parking areas or accessory outdoor storage. The setback shall be measured

from the staked dripline of the hedgerow feature. No re-grading or soil stripping shall be permitted in the setback area. **(2011-151-ZO)**

(13) For lots that are zoned Employment Business Park-Gormley (EBP-G) and Employment Heavy-Gormley (EH-G) and, in instances where that portion of the lot zoned EH is greater than 2.4 ha in area, the maximum coverage for Accessory Outdoor Storage within the Employment Heavy Zone is 80%. The minimum landscaped buffer at the property boundary of 4.5 shall be required notwithstanding any other provision of this By-law. **(2011-151-ZO)**

(14) The following regulations shall apply to cannabis processing: **(2022-099-ZO)**

i) Minimum Interior Side Yard shall be 30.0 m

ii) Minimum Exterior Side Yard shall be 30.0 m

iii) Minimum Front Yard shall be 30.0 m

iv) Minimum Rear Yard shall be 30.0 m

(15) The maximum depth of any parking area located within a yard abutting a public street shall not exceed the dimension required to accommodate either two parking rows and one drive aisle, or two back to back parking rows and two drive aisles. **(2026-057-ZO)**

(16) The following landscaping requirements will be required for any yard that is abutting or adjacent to or fronting the following **(2026-057-ZO)**:

i) Along Aurora Road and Woodbine Avenue, a landscape strip of 6 metres shall be provided.

ii) Along Highway 404, a landscape strip of 14 metres shall be provided.

iii) Along any other public or private road, a landscape strip of 3 metres shall be provided.

(17) Outdoor storage shall not be located within any yard abutting a public road and shall be fully screened from view from all public roads. **(2026-057-ZO)**

(18) Loading spaces and bays shall not front Aurora Road and/or Woodbine Avenue. Loading spaces along Highway 404 shall be screened appropriately. Loading spaces along public roads shall be screened appropriately. **(2026-057-ZO)**

7.3 Exceptions

7.3.1 Exceptions to the EL Zone

7.3.1.1 EL-G(1)(w) Lot 1, Concession 4, east side of Stalwart Industrial Avenue, Schedule 50 **(2011-151-ZO)**

1. Regulation

   The subject lands shall have a minimum front yard setback of 7 m

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

1. Permitted Uses

   The only uses permitted on the subject lands shall be:

   i) Office

   ii) Manufacturing

   iii) Warehousing

   iv) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building

   v) Club

   vi) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building

   vii) Accessory Outside Storage, provided that it is not in a required front or exterior side yard, that it is screened from the adjacent road network, that it complies with qualifying Note (6) of Section 7.2.1, and that it occupies no more than 10% of the lot area

   viii) Recording Studio

   ix) Commercial School

   x) Day Care Centre

   xi) Equipment Sales & Rental

   xii) Motor Vehicle Body Repair Shop

   xiii) Printing Plant

   xiv) Public Storage Facility

2. Regulations

i)	Minimum Front Yard	10 m
ii)	Minimum Exterior Yard	10 m
iii)	Minimum Interior Side Yard	5 m

iv)	Lot Coverage	n/a
v)	Maximum Building Height	20 m
vi)	Minimum Landscaped Open Space at Property Limits	4.5 m

7.3.1.3 EL(3) Lot 3, Concession 10, east side of Tenth Line, south of Bethesda Road, Schedule 49

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Light Industrial uses

ii) Offices

iii) Wholesale sales

iv) Institutional uses

v) Commercial recreation, including bingo hall

vi) Education and training

vii) Data processing

viii) The uses existing as of October 14, 1997

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

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Office

ii) Manufacturing

iii) Warehousing, not including commercial “self storage” warehouse

iv) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building

v) Private Club

vi) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building

vii) Accessory Outside Storage, provided that same is not in a required front or exterior side yard, is screened from the adjacent road network, and occupies no more than 10% of the lot area

2. Regulations

i)	Minimum Front Yard	10 m

ii)	Minimum Exterior Side Yard	10 m
iii)	Minimum Interior Side Yard	5 m
iv)	Minimum FSI	1
v)	Maximum Building Height	20 m
vi)	Minimum Landscaped Open Space at Property Limits	4.5 m

3. Permitted Interim Uses Prior to Removal of Holding Symbol (h-12)

Prior to the removal of the Holding Symbol, the only uses permitted on the subject lands shall be:

i) Manufacturing within the existing building(s)

ii) Warehousing within the existing building(s)

iii) Business offices within the existing building(s)

iv) Accessory outside storage as it currently exists within the existing screening and/or enclosures on the eastern portion of the subject lands

7.3.1.5 EL(5)(t) 2005 Bethesda Road, Schedule 43 **(2015-176-ZO) (2018-090-ZO) (2018-091-ZO) (2021-073-ZO) (2024-132-ZO)**

1. Permitted Uses

i) ALL ORM-C Uses

ii) Notwithstanding any other provisions of the bylaw, the following temporary uses shall be permitted on the subject lands until December 1, 2024:

a. tent structures for the assembly, storage and cleaning of scaffolding materials and related construction equipment and materials;

b. office trailers, and

c. outdoor storage of:

i. all construction equipment including steel crane tower sections, pile drivers, mini excavators, forklifts, and mobile cranes.

ii. all construction materials, and

iii. automobiles and trucks.

iv. Notwithstanding the foregoing, no outdoor storage of construction equipment or materials that will pose a threat for environmental contamination will be permitted

2. Regulations

The following regulations shall apply to the subject land:

Tent structures with a Maximum - Gross Floor Area of 320 square metres

Office Trailers with a Maximum Gross Floor Area of 140 square metres.

A minimum 4.5 m of the required yards shall be landscaped.

The minimum Front Yard Landscaped Area shall be 50% of the required 15 metre front yard setback.

Upon the expiry of this by-law on December 1, 2027, the subject lands will revert back to ORM-C and those uses permitted within the ORM-C Zone shall apply.

7.3.1.6 EL(6) 2159 Aurora Road, Schedule 23 **(2022-019-ZO)**

1. Permitted Uses

In addition to the uses permitted in Section 7.1, the following additional uses shall also be permitted on the subject lands:

i) Accessory Restaurant
ii) Automotive Sales and Service Use
iii) Motor Vehicle Test Track (1)
iv) Wholesale Sales and Distribution

2. Qualifying Notes to Permitted Uses

(1) A Motor Vehicle Test Track shall mean a paved oval and paved road course circuit for electric Motor Vehicle test driving and electric bicycles and accessory uses related thereto.

3. Regulations

Notwithstanding subsection 7.2 respecting uses permitted in the EL Employment Light Zone, the following provisions shall apply:

i)	Minimum front yard landscaped area	40%
ii)	Minimum front yard landscape buffer	15 metres
iii)	Minimum rear yard (southerly) landscape buffer	20 metres
iv)	Minimum interior side yard (easterly) landscape buffer	14 metres

v)	Minimum interior side yard setback (easterly)	49 metres

7.3.1.7 EL-G(2)(w) 2 Stalwart Industrial Drive, Schedule 50 **(2022-079-ZO)**

1. Permitted Uses

In addition to the permitted uses of the EL-G Zone in Section 7.1, the subject lands shall also permit a crematorium

2. Regulations

i)	Minimum Lot Area	0.38 hectares
ii)	Minimum Exterior Side Yard (South)	4.5 metres
iii)	Minimum Interior Side Yard (West)	7.28 metres
iv)	Minimum Interior Side Yard Landscaping	1.5 metres
v)	Minimum Landscaped Open Space within the Front Yard	42%
vi)	Required Parking Spaces	50 Spaces

3. For the purposes of this lot, the Front Lot Line shall be the entire frontage along Stalwart Industrial Drive, subject to the requirements for the Minimum Lot Frontage and the Minimum Front Yard.

4. For the purposes of this lot, the Interior Side Lot Line shall be the western property line; and the exterior Side Lot Line shall be the southern property line.

7.3.1.8 EL(7) 15450 Woodbine Avenue, Schedule 16(2024-048-ZO)

1. Regulations

Notwithstanding any other provisions of this By-law, the following provisions shall apply:

i) Where Office uses are an accessory use to a Manufacturing, Processing or Assembly Use, and occupies 10% or less of the total gross floor area of the building, the Manufacturing, Processing or Assembly Use parking rate shall be applied; and

ii) Loading spaces shall be permitted in the front yard; and

iii) Accessory outdoor storage shall be permitted in the front yard.

7.3.3 Exceptions to the EH Zone

7.3.3.1 EH-G(1)(w) 12131 Woodbine Avenue, Schedule 50 **(2011-151-ZO) (2013-114-ZO) (2026-012-ZO)**

1. Permitted Uses

   i) All uses permitted in the EH-G Zone.

2. Regulations

i.	Minimum Lot Frontage	10 metres
ii.	Minimum Setback in all Required Yards (except the Front Yard), or to the Flood Hazard Zone Boundary	7.5 metre
iii.	Minimum Front Yard Setback (North lot Line)	20 metres
iv.	Maximum Building Height	20 metres
v.	Front Yard Landscape Area	N/A
vi.	Maximum Lot Coverage	50%
vii.	Minimum Setback to Hedgerow	N/A

3. Special Regulations

   i. Section 7.2.1, Qualifying Note (7) shall not apply.

   ii. The front lot line shall be considered the northly lot line of the property.

7.3.3.2 EH(2)(w) 11 Cardico Drive, Unit 13, Level 1, Schedule 43

1. Permitted Uses

   The manufacturing of briquettes from sawdust and other selected wooden materials within a wholly enclosed building shall be an additional use permitted on the subject lands. Accessory outdoor storage is prohibited on the subject lands.

7.3.3.3 EH(3)(w) 28 Cardico Drive, Schedule 43

1. Permitted Uses

   A waste transfer and processing facility for the temporary storage and processing of solid, dry, non-putrescible and non-hazardous materials shall be an additional use permitted on the subject lands.

2. Regulations

i) The materials to be temporarily stored and processed at this site shall not include household waste (waste normally handled through the municipal blue box program or a similar initiative)

ii) The temporary storage and processing of permitted waste products shall be conducted within a wholly enclosed building. Notwithstanding the foregoing, the temporary storage of sorted metals may be permitted outside of a building, provided that the materials are stored in covered roll-off containers that shall not exceed 32 m^3 in size

iii) The number of roll-off containers used for outside storage of sorted metals shall not exceed 10

7.3.3.4 EH(4)(w) 40 Cardico Drive, Schedule 43

1. Permitted Uses

The recycling of non-ferrous metals within a wholly enclosed building shall be an additional permitted use on the subject lands. Accessory outdoor storage is prohibited on the subject lands.

2. Regulations

The maximum floor area used for the recycling of non-ferrous metals shall be 441 m^2.

7.3.3.5 EH(5)(w) 4 Cardico Drive, Schedule 43

1. Permitted Uses

A biomedical waste transfer and processing facility shall be an additional use permitted the subject lands.

2. Regulations

i) The processing and temporary storage of medical and non-medical waste shall occur within a wholly enclosed building.

ii) No outside storage of medical or non-medical waste shall be permitted.

iii) The biomedical waste transfer and processing facility shall be located no less than 41 m from the front lot line and no less than 2.85 m from the west lot line, and shall not extend more than 13.35 m from the west lot line.

3. Definitions

i) In this Section 7.3.3.5, a Biomedical waste transfer and processing facility means a facility receiving biomedical waste, where said wastes are temporarily stored, sorted, bulked, thermally treated and transferred off-site for further processing, recycling and disposal. The origin of said wastes shall not

include waste generated by hospitals, as defined under the *Hospitals Act.*

ii) Biomedical waste means non-anatomical waste as defined in Ministry of the Environment Guideline C-4, The Management of Biomedical Waste in Ontario, including pharmaceutical waste, dental amalgam, dental X-ray fixer and developer, dental X-ray lead foil, sharps, (i.e. needles, surgical blades), gauzes and bandages.

7.3.3.6 EH-G(6)(w), 56 Gordon Collins Drive, Schedule 50 Schedule 50 **(2011-151-ZO)(2022-130-ZO)**

1. Permitted Uses:

   In addition to the permitted uses of the EH-G Zone in Section 7.1, a "Fitness and Recreational Facility" shall be permitted as an accessory use."

2. Regulations

i.	Maximum Gross Floor Area (GFA) for the Fitness & Recreational Facility	920 sq.m.
ii.	Minimum Parking Spaces	58 spaces

7.3.3.7 EH(7)(w) 287 Ram Forest Road, Schedule 24 **(OMB PL100392)**

1. Permitted Uses

   An asphalt plant shall be an additional permitted use on the subject lands.

2. Regulations

   Accessory outdoor storage and the parking of commercial vehicles is permitted in the front yard provided that it is screened from view from Aurora Road and Ram Forest Road.

7.3.3.8 EH-G(7)(w) southeast corner of Stouffville Road and Woodbine Avenue, Schedule 50 **(2011-151-ZO)**

1. Regulations

   The maximum permissible lot coverage for Accessory Outdoor Storage is 80% of lot area.

7.3.3.9 EH-G(8)(w) 12131 Woodbine Avenue, Schedule 50 **(2013-114-ZO) (2026-012-ZO)**

In addition to the regulations and provisions of this By-law, the following shall apply to the subject lands:

1. Permitted Uses:

   i. All uses permitted in the EH-G Zone.

2. Permitted Uses Within 130 metres of Woodbine Avenue:

   i. All uses permitted in the EBP-G Zone.

   ii. Public Storage Facility (1)

3. Qualifying Notes to Permitted Uses:

   (1) The use of the lands for a Public Storage Facility is deferred until such time as the Employment Area Policies are updated within the Town's Official Plan to include such uses.

4. Regulations:

i.	Maximum Building Height	20 metres
ii.	Maximum Lot Coverage	50%
iii.	Minimum Setback to Hedgerow	N/A

5. Special Regulations:

   i. Section 7.2.1, Qualifying Note (7) shall not apply to a Minimum Interior Side Yard abutting a stormwater management pond block.

   ii. Section 7.2.1, Qualifying Note (7) shall not apply to a Minimum Rear Yard.

7.3.3.10 EH(9)(w) 15123 Woodbine Avenue, Schedule 24 **(2022-133-ZO)**

1. Permitted Uses

   All uses permitted under the EH Zone

6. Regulations

i)	Maximum Building Height	12.5 metres
ii)	Minimum Front Yard Landscaped Area	20%

7.3.3.11 EH(10)(w) 15021 Woodbine Avenue, CON 4 PT LOT 19 RS267 PART 1, Schedule 24 **(2024-143-ZO)**

1. Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, the following shall apply to the lands shown in Schedule 1 of this by-law:

i. All permitted uses listed in Section 7.1 in the EH Zone; and,

ii. Office

2. Regulations

Notwithstanding any other provisions of this By-law, the following provisions shall apply:

i.	Maximum Building Height	16 metres
ii.	Minimum Landscaped Area	9.47%
iii.	Front Yard Landscaped Area	8.43%
iv.	Minimum width of landscape buffer	4.5 metres along all property boundaries
v.	Accessory Outdoor Storage Section 7.2.1, Qualifying Note (10)	Shall not apply
vi.	Minimum Frontage	15 metres

Notwithstanding any other provisions of this By-law, the following provisions shall not apply:

i. Section 3.41 ii)

ii. Section 3.41 v)

7.3.4 Exceptions to the EX Zone

7.3.4.1 EX(1) Lots 9 and 10, Concession 5, east of Warden Avenue, south of Bloomington Road, Schedule 38

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Excavation of aggregate materials in accordance with a License issued by the Ministry of Natural Resources

ii) Screening, crushing and mixing of aggregates

iii) Outside storage accessory to the extraction of aggregates and/or for the purposes of the mixing of aggregates

iv) Accessory buildings or structures

2. Prohibited Uses

The uses specifically prohibited on the subject lands shall be:

i) Washing Plant

ii) Portable concrete or asphalt plants

3. Regulations

i) Excavation of Aggregate Limits:

a) A minimum of 15 m from the north and south property lines

b) A minimum of 30 m from the west property line

ii) Stockpile(s) for Aggregates Imported onto the site:

The total area of the bases of all stockpiles on the subject lands cannot exceed 1 ha and no stockpile may exceed a height of 20 m.

7.3.4.2 EX (2) (h-41) Part of Lot 9, Concession 4, 13422 Warden Ave **(OMB File No. PL131393)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) An Aggregate Transfer Site

ii) Outside Storage of Aggregate Materials

iii) Accessory buildings or structures, including for the accessory retail sale of the Aggregate Materials

iv) Agricultural uses, buildings and structures

2. Prohibited Uses

The following uses shall be prohibited on the subject lands By-law 2013-158- ZO Page 2 of 2

i) Fill Transfer Site except for the specific uses described in 7.3.4.2;

ii) Storage and processing of recycled aggregate material, including washing and crushing of such material;

iii) Storage and processing of material that is, or was, declared/designated waste, including the management of manures;

iv) Storage and processing of any liquid material, including anything brought onto the property by Hydrovac Truck; and

v) All uses not specifically identified in 7.3.4.2.1.

3. Regulations

i) A minimum setback of 15 m from the north, south and west lot lines, for all buildings, structures, outdoor storage or stockpiles

ii) A minimum setback of 15 m from the east lot line for buildings and structures

iii) A minimum setback of 30 m from the east lot line for all outdoor storage or stockpiles

iv) The maximum lot coverage of 5% for all buildings and structures on the site

v) Maximum height of 6m for all buildings and structures

vi) Maximum height of 12 m for any stockpile

vii) The total area of 2.8 ha for the cumulative bases of all stockpiles

viii) The area used for accessory outdoor storage shall be screened in accordance with the Town's Fencing By-law. The screening shall not be subject to any minimum yard requirements of this By-law.

ix) Notwithstanding any provision in this By-law to the contrary, the minimum landscaped buffer at all property boundaries shall be 4.5m."

7.3.4.3 EX(3)(t) – 14245 and 14395 Ninth Line, Schedule 36

1. Permitted Uses

i) All EX Zone uses

ii) Granular Stockpile / Depot

iii) Road Salt Storage / Depot

iv) Topsoil Stockpile / Depot (including processing such as screening and triple mix preparation)

v) Accessory buildings and structures

2. Qualifying Notes to Permitted Uses

i) A Granular Stockpile / Depot means a designated area to temporarily receive, store, separate, sort, process and distribute bulk quantities of natural granular materials, including rock, sand,

gravel, cobble, stone, shale, limestone, sandstone, marble and granite.

ii) A Road Salt Storage / Depot means an enclosed building with impervious floor for the purposes of temporarily storing and distributing bulk natural granular road salt (NaCl).

iii) A Topsoil Stockpile / Depot means a designated area to temporarily receive, store, separate, sort, process (including screening and triple mix preparation) and distribute bulk quantities of topsoil. Topsoil as within the meaning of subsection 142 (1) of the Municipal Act, 2001, as follows: “topsoil” means horizons in a soil profile, commonly known as “O” and the “A” horizons, containing organic material and includes deposits of decomposed organic matter such as peat. 2001, c. 25, s. 142 (1).

iv) Temporary Buildings and Structures means the buildings and structures currently in place on the sites and temporary modifications or additions to those buildings and structures to accommodate the Granular Stockpile / Depot, Road Salt / Depot, and Topsoil Stockpile / Depot.

3. Upon the expiry of this by-law on May 17, 2027, the zone will revert back to EX and those uses permitted within the EX Zone shall apply.

7.3.5 Exceptions to the ED Zone

7.3.6 Exceptions to the EBP Zone

7.3.6.1 EBP(1)(h-3) Lot 34(M), Concession 8, south of Hoover Park Drive, Schedule 55 **(2013-114-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Hotel, Conference, Convention and/or Banquet Facility

ii) Automotive Campus

iii) Office

iv) Manufacturing

v) Warehousing, not including commercial “self storage” warehouse

vi) Wholesale Sales and Distribution

vii) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building

viii) Commercial Schools and Training Facility

ix) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises and the

retail operation occupies less than 10% of the area of the main building

2. Regulations

i)	Minimum Lot Frontage	45 m
ii)	Minimum Front Yard	10 m
iii)	Minimum Exterior Side Yard	10 m
iv)	Minimum Interior Side Yard	5 m
v)	Lot Coverage	n/a
vi)	Maximum Building Height	20 m
vii)	Minimum Landscaped Open Space at Property Limits	4.5 m

7.3.6.2 NOT IN USE **(2011-151-ZO) (2013-114-ZO)**

7.3.6.3 EBP(3) east side of Highway 48, north of Millard Street, Schedule 47 **(2013-114-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Hotel, Conference, Convention and/or Banquet Facility

ii) Automotive Campus

iii) Office

iv) Manufacturing

v) Warehousing, not including commercial “self storage” facilities

vi) Wholesale Sales and Distribution

vii) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building

viii) Commercial Schools and Training Facility

ix) Accessory Retail and Service Commercial uses, where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building

x) The following uses, if accessory, to an Automotive Campus use:

a) Car Rental Agency

b) Sale of Automobile Parts

c) Car Washing Establishment

d) Sale of Parts and Accessories

e) Motor Vehicle Body Repair Shop

f) Motor Vehicle Dealership, new and used vehicles

2. Regulations

i)	Minimum Lot Frontage	45 m
ii)	Minimum Front Yard	10 m
iii)	Minimum Exterior Side Yard	10 m
iv)	Minimum Interior Side Yard	5 m
v)	Maximum FSI	1
vi)	Maximum Building Height	20 m
vii)	Minimum Landscaped Open Space at Property Limits	4.5 m

viii) In the case of 2 abutting lots developed individually, the minimum landscaped strip width within each abutting yard may be a minimum of 3m, for a combined minimum landscaped width of 6m.**(2016-144-ZO)**

7.3.6.4 EBP-G (4)(w)(h) Lot 35, Concession 3, south of Stouffville Road, west of Woodbine Avenue, Schedule 50 **(2011-151-ZO)(2016-144-ZO)**

1. Permitted Uses

All EBP-G uses

2. Regulations

i)	Minimum Lot Area	1.65 ha
ii)	Minimum Front Yard	12 m
iii)	Minimum Interior Side Yard	6 m
iv)	Minimum Exterior Side Yard	8 m
v)	Minimum Rear Yard	10 m

vi) Setback of Parking Areas and Travel Aisles:

a) A minimum 4.5 m landscaped area between all parking areas and travel aisles on the subject lands and adjacent public highways and Residential, FH and ENV Zones.

b) A minimum 2.5 m landscaped area for interior or rear yards that are not adjacent to Residential, FH or ENV Zones.

vii) Setback of Loading Spaces:

A minimum 20 m setback and from any Refuse/Recycling Facilities Residential Zone

3. Specific Regulations - Block 4 on Plan of Subdivision 19T-90022

i)	Minimum Lot Area	1 ha
ii)	Minimum Front Yard	8 m
iii)	Minimum Exterior Side Yard	8 m
iv)	Minimum Southerly Interior Side Yard	6 m
v)	Minimum Northerly Interior Side Yard	12 m
vi)	Minimum Rear Yard	6 m

vii) Setback of Parking Areas and Travel Aisles:

a) A minimum 6 m landscaped area between all parking areas and travel aisles on the subject lands and adjacent public highways.

b) A minimum 4.5 m landscaped area for Residential, FH or ENV Zones.

c) A minimum 2.5 m landscaped area, interior or rear yards that are not adjacent to Residential, FH or ENV Zones.

viii) Setback of Loading spaces and Refuse/Recycling Facilities:

Minimum of 20 m setback from any Residential Zone

7.3.6.5 EBP(5) north of Millard Street, east of Highway 48, Schedule 47

1. Permitted Uses

i) The only use permitted on the subject lands shall be a Private Park.

ii) No buildings or structures can be constructed and no soil disturbance/site alteration/excavation can occur on the subject lands without the written permission of the Ministry of Culture.

A Stage 3 Archeological Study has been completed on the subject lands, and has revealed a significant archeological resource comprising First Nation and Pioneer artifacts. This Exception has been established to protect the integrity of the archeological resource from disturbance.

7.3.6.6 EBP(6) north of Hoover Park Drive at Mostar Street, Schedule55";
(2013-114-ZO) (2013-157-ZO) (2014-022-ZO) (2014-053-ZO)(2014-091-ZO)(2015-151-ZO)(2015-152-ZO)(2016-063-ZO)(2018-099-ZO)(2023-141-ZO)

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Business and Professional Offices

ii) Manufacturing

iii) Warehousing, not including commercial “self-storage” facilities

iv) Wholesale Sales and Distribution

v) Hotel, convention and banquet facilities

vi) Commercial schools

vii) Commercial recreation

viii) Ancillary retail uses, being retail and service commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the principal building

ix) Accessory Restaurant

x) Business Services

2. Regulations

i)	Maximum Height	20 m
ii)	Maximum FSI	1
iii)	Minimum Front Yard	10 m
iv)	Minimum Rear Yard	10 m
v)	Minimum Exterior Side Yard	10 m
vi)	Minimum Interior Side Yard	5 m
vii)	Minimum Lot Frontage	45 m

viii) Minimum Landscaped Open Space:

All property boundaries, including parking areas, shall be landscaped over a minimum width of 4.5 m

ix) In the case of two lots which are combined as part of a singularly planned development with shared parking and loading facilities, no minimum landscaped strip shall be required on the internal lot boundaries.

In the case of two abutting lots developed individually, the minimum landscaped strip within each abutting interior side yard shall be 3 m, for a combined landscaped width of 6 m.

7.3.6.7 EBP(7)(h-12) east side of Highway 48, north of Markham – Whitchurch-Stouffville Boundary, Schedule 55 **(2013-114-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Hotel, Conference, Convention and/or Banquet Facility

ii) Office

iii) Manufacturing

iv) Warehousing, not including commercial “self storage” warehouse

v) Wholesale Sales and Distribution

vi) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building

vii) Commercial Schools and Training Facility

viii) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building

2. Regulations

i)	Minimum Front Yard	10 m
ii)	Minimum Exterior Side Yard	10 m
iii)	Minimum Interior Side Yard	5 m
iv)	Maximum FSI	1
v)	Maximum Building Height	20 m
vi)	Minimum Landscaped Open Space at Property Limits	4.5 m

7.3.6.8 EBP-G(8)(w) 12131 Woodbine Avenue, Schedule 50 **(2011-151-ZO) (2013-114-ZO) (2026-012-ZO)**

NOT IN USE

7.3.6.9 EBP-G(9)(w) 12131 Woodbine Avenue, Schedule 50 **(2011-151-ZO) (2013-114-ZO) (2026-012-ZO)**

1. Permitted Uses

A Business Office shall be the only use permitted on the subject lands

2. Regulations

i)	Minimum Lot Area	0.15 ha
ii)	Minimum Lot Frontage	7.5 m
iii)	Minimum Front Yard	8.3 m
iv)	Minimum Side Yard	4.5 m

7.3.6.10 EBP(10)(h-3) eastside of Highway 48, Schedule 55 **(2011-151-ZO) (2013-114-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

i) Hotel, Conference, Convention and/or Banquet Facility

ii) Office

iii) Manufacturing

iv) Warehousing, not including commercial “self storage” warehouse

v) Wholesale Sales and Distribution

vi) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building

vii) Commercial Schools and Training Facility

viii) Accessory Retail and Service Commercial Uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building.

2. Regulations

i)	Minimum Lot Frontage	45 m
ii)	Minimum Front Yard	10 m
iii)	Minimum Exterior Side Yard	10 m
iv)	Minimum Interior Side Yard	5 m
v)	Lot Coverage	n/a
vi)	Maximum Building Height	n/a
vii)	Minimum Landscaped Open Space at Property Limits	4.5 m

7.3.6.11 EBP-G(11)(w) 2561 Stouffville Road, Schedule 50 **(2011-151-ZO)**

1. Permitted Uses

The uses of buildings and structures, including accessory outdoor storage, legally existing on the effective date of this by-law are permitted.

7.3.6.12 EBP-G(12)(w) southeast corner of Stouffville Road and Woodbine Avenue, Schedule 50 **(2010-086-ZO)**

1. Permitted Uses

An equipment sales and rental facility shall be an additional permitted use on the subject property

2. Regulations

i) A minimum loading space dimension of 3.5 m by 9 m

ii) Parking within the Front Yard shall be permitted

7.3.6.13 EBP(13) 197 Sandiford Drive, Schedule 55 **(2013-141-ZO) (2014-091-ZO)**

1. Permitted Uses

The only permitted uses on the subject lands shall be:

i) Business and Professional Offices

ii) Manufacturing

iii) Warehousing, not including commercial “self-storage” facilities

iv) Hotel, Convention and Banquet Facilities

v) Commercial Schools

vi) Commercial Recreation

vii) Ancillary retail uses, being retail and service commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the principal building

viii) Place of Worship

ix) Day Care Centre

2. Regulations

i)	Maximum Height	20 m
ii)	Maximum Floor Space Index	1
iii)	Minimum Front Yard	10 m
iv)	Minimum Rear Yard	10 m
v)	Minimum Exterior Side Yard	10 m
vi)	Minimum Interior Side Yard	5 m
vii)	Minimum Lot Frontage	45 m

viii) Minimum Landscaped Open Space

All property boundaries, including parking areas, shall be landscaped over a minimum width of 4.5 m.

In the case of two lots which are combined as part of a singularly planned development with shared parking and loading facilities, no minimum landscaped strip shall be required on the internal lot boundaries.

In the case of two abutting lots development individually, the minimum landscaped strip within each abutting interior side yard shall be 3 m for a combined landscaped width of 6 m.

7.3.6.14 EBP(14) Lands fronting on Ringwood Drive and the west side of Sandiford Drive, Schedule 55 **(2013-157-ZO)(2016-128-ZO)**

1. Permitted Uses, Buildings and Structures

In addition to the uses permitted in an EBP Zone, the following additional uses are permitted:

Legally existing uses, buildings and structures existing as of March 2, 2010, repair and service of household articles, appliances and small motors, private club, printing plant, public storage facility, wholesale sales and service, personal service establishment and retail store. A Place of Worship on the lots identified as 54 Ringwood Drive, 150 Sandiford Drive, 159 Sandiford Drive and 189 Sandiford Drive.

7.3.6.15 EBP(15) 5769 Main Street, Schedule 55 **(2014-042-ZO)(2018-047-ZO)**

1. Permitted Uses

   All uses within the EBP Zone

2. Additional Permitted Uses

   Notwithstanding the Permitted Uses allowed under Section 7.3.6.15, the following uses shall be permitted uses on the subject lands:

   i) Animal Grooming Centre

   ii) Assembly Hall

   iii) Automotive Sales and Service Uses

   iv) Automotive Service Station

   v) Car Wash

   vi) Drive Thru Facility

   vii) Dry Cleaning Establishment

   viii) Financial Institution

   ix) Garden Supply Establishment

   x) Gas Bar

   xi) Government Services

   xii) Library

   xiii) Personal Service Establishment

   xiv) Place of Amusement

   xv) Public Garage

   xvi) Restaurant

   xvii) Retail Store

   xviii) Studio

   xix) Take Out Restaurant

   xx) Veterinary Clinic

3. Regulations

i)	Minimum Lot area	0 m^2
ii)	Minimum Lot Frontage	0 m
iii)	Minimum Front Yard	3 m
iv)	Maximum Front Yard	33 m
v)	Minimum Side Yard	0 m
vi)	Maximum Exterior Side Yard	15 m
vii)	Minimum Rear Yard	0 m
viii)	Maximum & Minimum Floor Space Index	1 to 0.25
ix)	Maximum Height of Buildings	20 m or 6 storeys
x)	Front and Exterior Side Yard Parking	not permitted
xi)	Required Landscape Area	min. 4.5 m between street and parking areas or driveways

4. Special Regulations

The Additional Permitted Uses allowed under Section 7.3.6.15.2 shall not exceed 7,432 m^2 (80,000 ft^2) of GFA

7.3.6.16 EBP(16) northeast corner of Norman Jones Place and Highway 48, Part of Block 4, Plan 65M-4117, Schedule 47 **(2014-118-ZO)(2015-097-ZO)**

1. Permitted Uses

i) All EBP(3) uses

ii) Gas Bar

iii) Convenience Store

iv) Car Wash

2. Regulations

All regulations applying to the EBP(3) zone save and except for a minimum rear yard of 3 m and a minimum landscaped open space width in the interior side yard of 3 m.

7.3.6.17 EBP(17) 162 & 176 Sandiford Drive, Schedule 55 **(2018-098-ZO)(2019-130-ZO)**

1. Permitted Uses

i) Long-Term Care Home (1)

ii) Seniors Care Facility (2)(3)

2. Qualifying Notes to Permitted Uses

(1) For the purposes if this By-law, a Long-term Care Home means a place that is licensed under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8 and includes a municipal home, joint home or First Nations Home approved under Part VIII of the *Act.*

(2) For the purposes of this By-law, a Seniors Care Facility means a place where a range of special care services is provided to its residents either directly through its staff or indirectly through another provider. The place includes one or more common kitchen(s) and dining room(s), but does not permit laundry or cooking facilities in an individual unit and does not include any dwelling units.

(3) Notwithstanding Section 2(2), cooking facilities may be permitted in individual units up to a voltage of 219 volts, within the Seniors Care Facility.

3. Regulations

i) Maximum Number of Units	1,405 units
ii) Minimum Front Yard	10.0 metres (1)
iii) Minimum Interior Side Yard	5.0 metres (1)
iv) Minimum Rear Yard	5.0 metres (1)
v) Maximum Floor Space Index	2.75
vi) Maximum Building Height	41 metres (2)
vii) Front Yard Landscaped Area	27% of Front Yard Area
viii) Minimum Parking Requirements	1 parking space for every 3.32 beds
ix) Minimum Loading Space Requirement	4 large loading spaces

4. Qualifying Noted to Regulations

(1) Notwithstanding Section 7.2.1 – Qualifying Note (7), for the purposes of this By-law a minimum of 2.0 metres of the required yard must be landscaped.

(2) For the purposes of this By-law, the maximum building height shall not include any mechanical penthouse, service rooms, service/mechanical equipment, screens, solar panels, stairwell enclosure accessing the rooftop area and any associated structure.

7.3.6.18 EBP(18) 188 Sandiford Drive, Schedule 55 **(2018-099-ZO) (2023-079-ZO)**

1. Permitted Uses

   i) Long term Care Home (1)

   ii) Seniors Care Facility (2) (3)

2. Qualifying Notes to Permitted Uses

   (1) For the purposes of this By-law, a Long-Term Care Home means a place that is licensed under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8 and includes a municipal home, joint home or First Nations Home approved under Part VIII of the *Act.*

   (2) For the purposes of this By-law, A Seniors Care Facility means a place where a range of special care services is provided to its residents either directly through its staff or indirectly through another provider. The place includes one or more common kitchen(s) and dining room(s) but does not permit laundry or cooking facilities in an individual unit and does not include any dwelling units.

   (3) Notwithstanding Section 2(2), cooking facilities may be permitted in individual units up to a voltage of 219 volts, within the Seniors Care Facility.

3. Regulations

i)	Maximum Number of Units	212 units
ii)	Minimum Front Yard	6.0 metres
iii)	Minimum Exterior Side Yard	5.0 metres
iv)	Minimum Interior Side Yard	5.0 metres
v)	Maximum Floor Space Index	1.67
vi)	Minimum Loading Space Requirement (1)	2 large loading spaces

4. Qualifying Note to Regulations

   (1) Notwithstanding Section 3.25.1 i), no loading space shall be located within a front yard or exterior side yard.

7.3.6.19 EBP(19) 135 Mostar Street, Schedule 55 **(2018-121-ZO) (2020-005-ZO)**

1. Regulations

Lands in this zone are within a “Class 4 Area” as defined in the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline.

2. Permitted Uses

All uses within the EBP zone in addition to Senior Citizen’s Home.

3. Regulations

The following regulations shall apply to the lands zoned EBP(19)(h) shown on Schedule 1 to this By-law.

i) Minimum Front Yard Setback	6.0 metres
ii) Front Yard Landscaped Area	3.0 metres
iii) Interior Yard Landscaped Area	4.0 metres
iv) Rear Yard Landscaped Area	4.0 metres
v) Maximum FSI	1.8 FSI

vi) A Seniors Citizen’s Home must include a minimum of 1,800 square metres of the building’s total Gross Floor Area devoted solely to common indoor amenity space such as but not limited to dining areas, seniors programming areas, health services areas.

vii) A Senior Citizen’s home must be registered pursuant to the RETIREMENT HOMES ACT, 2010.

viii) The main entrance to a Senior Citizen’s Home and only those units necessary to comply with the Ontario Building Code (Class C) for retirement homes must be constructed to provide ease of use and wheel chair accessible, including showers, kitchens, wheel chair lockers, corridors, etc., and all units shall have emergency call stations and monitoring of occupants if they fall or do not move for a long period of time.

ix) A Seniors Citizen’s Home must provide common services to its occupants and the occupants must be required to share in the funding of common services, such as but not limited to services assistance with personal hygiene, medication monitoring, dressing, feeding or bathing, provision of meals, continence care and other health care services.

x) A Senior Citizen’s Home may only have one main entrance/exit and lobby area, however, additional secondary entrances/exits as required for building code, ambulance and other legislative or operational requirements are permitted so long as they are not primary entrances/exits or lobby areas for any of the units.

xi) A Senior Citizen’s Home must be designed to function as one facility, with shared common space, lobby space and services to

the units located, designed and operated as one to serve all the units within the building.

xii) A Senior Citizen's Home must provide outdoor amenity space on site for its occupants.

xiii) A cooking oven and/or cooktop appliance are not permitted in individual units in a Senior Citizen's home.

xiv) Notwithstanding clause xiii) above, up to 40% of the units in a Senior Citizen's Home are permitted to have small scale cooking oven appliance and/or a cooktop appliance with no more than two burners, or a combination small scale appliance which provides these in one combined appliance.

7.3.6.20 EBP-G(20)(w) 7 Brillinger Industrial Place, east side of Brillinger Industrial Place, north of Stouffville Road, Schedule 50 **(2018-123-ZO) (2020-096-ZO)**

1. Permitted Uses

In addition to the uses permitted in the EBP-G Zone, the following additional uses are permitted:

i. Accessory Retail Store (i)

ii. Building Supply and Equipment Depot

iii. Business Services

iv. Contractors Yard with Accessory Outdoor Storage (ii)

v. Equipment Sales and Rental (iii)

vi. Recreational Vehicle Sales and Service (iv)

2. Regulations

i. Contractors Yard with Accessory Outdoor Storage

a. Contractors Yard with Accessory Outdoor Storage is permitted only as accessory to a permitted use taking place in a building on the site and is permitted in rear and interior side yards only.

b. The perimeter of the Contractors Yard with Accessory Outdoor Storage shall be screened with a solid board fence in accordance with the Town's Fencing By-law.

c. Notwithstanding any provision in this By-law to the contrary, the minimum landscaped buffer at the property boundary adjacent to the Contractors Yard with Accessory Outdoor Storage shall be 1.5m.

d. Contractors Yard with Accessory Outdoor Storage is only to be permitted in conjunction with an approved landscape plan, to the satisfaction of the Town Planning Staff.

3. Qualifying Notes to permitted uses

i. Accessory Retail Store shall be restricted to a maximum 40% gross floor area (GFA).

ii. A Contractors Yard with accessory outdoor storage will be an additional permitted use on the subject land.

iii. Equipment sales and Rental uses shall only be permitted in enclosed buildings.

iv. Recreational Vehicle Sales and Service, excluding the sales and service of mobile homes, travel trailers, caravans, camper trailers, fifth-wheel trailer, popup campers, truck camper or watercraft, shall only be permitted in enclosed buildings.

7.3.6.21 EBP-G(21)(w)(h-18) 35-45 Gordon Collins Drive, Schedule 50 **(2025-069-ZO)**

In addition to the regulations and provisions of this By-law, the following shall apply to the Subject Lands:

1. Permitted Uses

   In addition to the use permitted in the EBP-G Zone, the following additional uses are permitted on the subject lands:

   a) Accessory Retail Store (i)

   b) Accessory Outdoor Storage (ii)

   c) Building Supply and Lumber Store

   d) Business Services

   e) Contractor's Yard (iii)

   f) Equipment Sales and Retal (iv)

   g) Heavy Equipment Sales and Services (v)

   h) Recreational Vehicle Sales and Service (vi)

   ii.

2. Qualifying Notes to Permitted Uses

   i) Accessory Retail Store shall be restricted to a maximum 40% gross floor area (GFA)

   ii) Accessory Outdoor Storage shall be subject to the following regulations:

      a. This use is permitted only as accessory to a permitted use taking place in a building on the site.

      b. This use is permitted in rear and interior side yards only.

      c. The perimeter of the Accessory Outdoor Storage shall be screened with a solid board fence in accordance with the Town's Fencing By-law.

d. This use shall be restricted to 10% of the total lot area.

iii) Contractors Yard shall be subject to the following regulations:

a. This use is permitted in rear and interior side yards only.

b. The perimeter of the Contactor's Yard shall be screened with a solid board fence in accordance with the Town's Fencing By-law

c. This use shall be restricted to 10% of the total lot area.

iv) Equipment Sales and Rental uses shall only be permitted in enclosed buildings.

v) Heavy Equipment Sales and Service uses shall only be permitted in enclosed buildings.

3. Regulations

a)	Minimum Landscape Strip in Interior Side Yard (South Lot Line)	0 metres

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 m² 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:

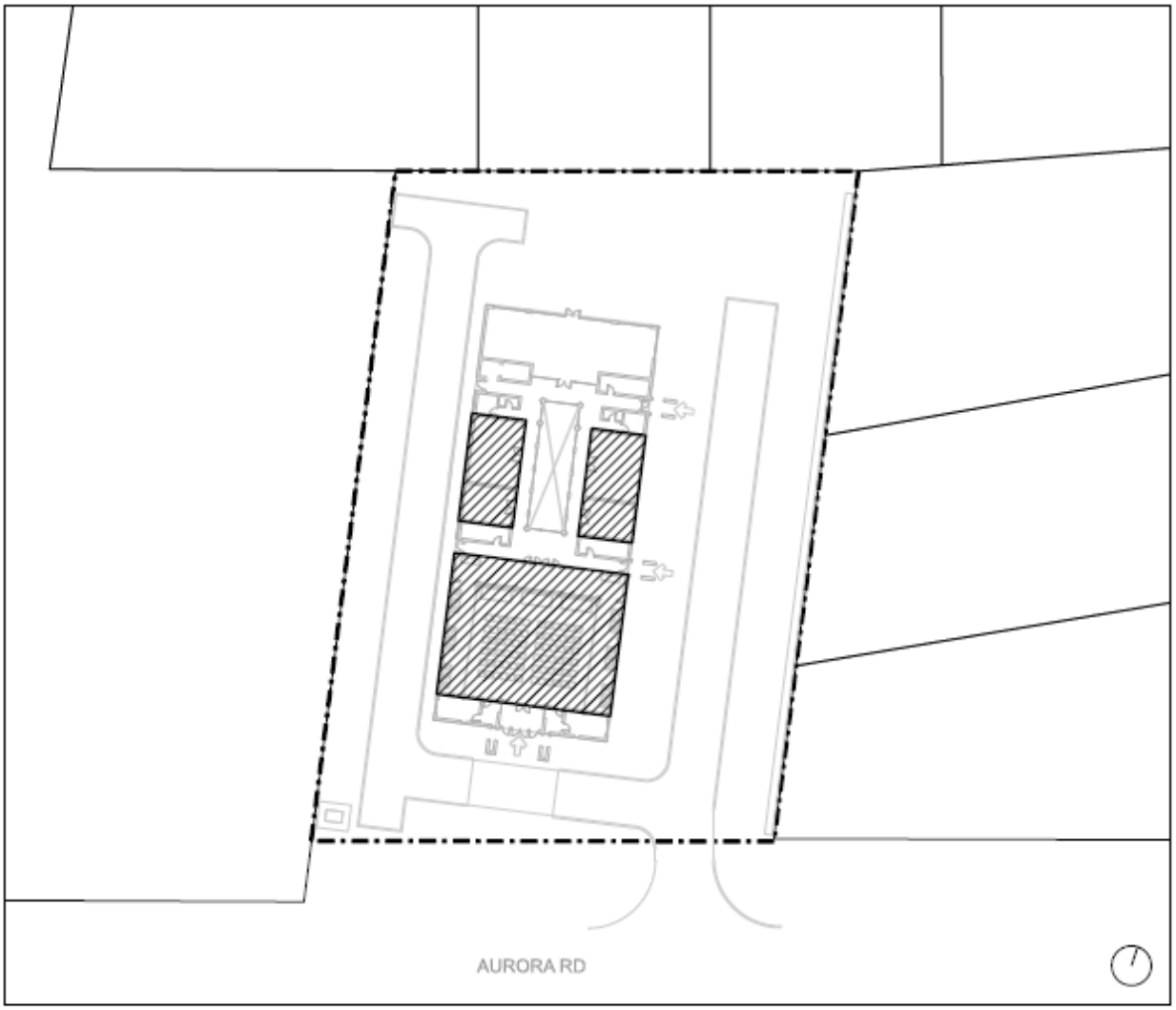
   a. A minimum of 9.5 spaces/100 sq.m shall be provided for 629 sq. m of Gross Floor Area for the public use spaces shown on Appendix A to this By-law.

   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:	Date:
5310-5322 AURORA ROAD WHITCHURCH-STOUFFVILLE	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.

Section 9

Definitions

Abattoir: a facility for the slaughtering and processing of animals for food products. **(2013-115-ZO)**

Abutting: two or more lots sharing a common boundary of at least one point; or a lot sharing a common boundary with a public road. **(2020-060-ZO)**

Accessory: a building or structure normally incidental, subordinate and exclusively devoted to the main building or structure. **(2020-060-ZO)**

Accessory Farm Dwelling Unit: a dwelling unit for the use and occupation of a person employed on a farm, provided that such accessory farm dwelling unit is accessory to the main dwelling unit on that lot.

Accessory Outdoor Storage: is defined as the exterior storage of goods, products, materials, equipment and machinery that are directly associated with the principle use and business activity occurring on the property. Parking areas for licensed commercial vehicles and employees/visitors are not included in the definition of Accessory Outdoor Storage. **(2011-152-ZO)**

Accessory Restaurant: a restaurant in a building having a minimum Gross Floor Area of 929 m^2 where the maximum size of the accessory restaurant is the lesser of 10% the main building or 110 m^2 **(2013-157-ZO)**

Accessory Retail Store: is a retail store associated with a manufacturing facility where merchandise is sold to the public. **(2011-118-ZO)**

Accessory Use: a use of land, building(s) or structure(s) that is incidental or subordinate to the principal use of land, building(s) or structure(s) located on the same lot and used exclusively as an accessory to the principal use of land, building(s) or structure(s). **(2020-060-ZO)**

Addition: In reference to a building or structure, an expansion of the building or structure. **(2020-060-ZO)**

Additional Residential Unit: means a self-contained Dwelling Unit with a private kitchen, bathroom facilities and sleeping areas within a Single Detached, Semi-Detached or Townhouse Dwelling, or a Building or Structure ancillary to a Single Detached, Semi-Detached or Townhouse Dwelling. An ARU can take the form of an 'Integrated ARU' which is located within or attached to the Principal Dwelling Unit or an 'Ancillary ARU' which is detached from the Principal Dwelling Unit. A Garden Suite as identified in Section 39 of the *Planning Act* and an Accessory Farm Dwelling Unit is not included in the definition of Additional Residential Unit. **(2024-078-ZO)**

Adult Entertainment Establishment:(2022-067-ZO) any premises or part thereof, used in the pursuance of a trade, calling, business or occupation, if:

i) Goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations, and shall include, without limiting the generality of the foregoing, the sale of goods, services, or entertainment in which partial or complete nudity is a feature or characteristic; and/or

ii) Services appealing to or designed to appeal to erotic or sexual appetites or inclinations, including body rubs, but excluding any services offered or solicited for the purpose of medical or therapeutic treatment and performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province.

Adult Retraining School: an institution or commercial enterprise providing educational and/or vocational training for adults. **(2013-115-ZO)**

Agricultural Uses, Buildings and Structures: land, buildings or structures used for:

i) growing crops, including nursery and horticultural crops

ii) raising livestock and other animals, including horses, poultry and fish

iii) aquaculture

iv) tree farms and syrup production **(2011-152-ZO)**

Aggregate Transfer Site: any property that temporarily stores Aggregate Material for the purpose of drying, decanting, testing, staging, crushing, storing, screening, or transferring. **(PL131393)**

Aggregate Materials: materials comprised of gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock and topsoil. **(PL131393)**

Ancillary: a permitted use, building or structure that is additional, secondary, and complementary to a permitted main use, building or structure but is not accessory to the main use, building or structure on a lot."

Angular Plane: a line extending from the centre line of a street across a property at a 45% angle. **(2016-145-ZO)**

Animal Daycare Centre: premises providing daily non-medical care for, grooming of, and/or obedience training of domestic animals kept as pets, on a short term basis (less than 12 hours within a 24-hour period) as a component of and operating from the same premises and location as a licensed kennel. For clarification, obedience training does not include the training of guard dogs.

Animal Grooming Centre: premises providing daily non-medical care for, grooming of, and/or training of domestic animals kept as pets, on a short-term basis within a wholly enclosed building. Such premises shall not include any outdoor facilities, such as dog runs or exercise yards, as a component of the operation.

Antique Outlet: any building used for the sale of any old and authentic objects of personal property, which was made, fabricated or manufactured sixty or more years earlier and which has a unique appeal and enhanced value mainly because of its age, and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand, has attained value in a recognized commercial market in excess of its original value. **(2013-115-ZO)**

Apartment Building: a building containing three or more dwelling units, external access to which is through a common vestibule and/or a common corridor or corridors. **(2013-112-ZO) (2013-115-ZO)**

Aquifer Vulnerability: an aquifer's intrinsic susceptibility as a function of the thickness and permeability of underlying layers to contamination from both human and natural impact on water quality.

Asphalt Plant: is a plant used for the manufacture of asphalt macadam and other forms of coated road stone. **(2011-118-ZO)**

Assembly Hall: a building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, entertainment or social purposes, and may include a bingo hall, a banquet hall, a fitness club, a private club or a fraternal organization, but does not include a place of worship.

Automatic Car Wash: a structure containing facilities for washing automobiles using a chain conveyor or other method of moving the cars along and automatic or semi-automatic application of cleaner, brushes, rinsing and drying.

Automobile Service Station: a building with one or more gas bars and associated or accessory garage where vehicles are repaired or serviced mechanically and may contain an accessory vehicle towing service or car wash but not a motor vehicle body repair shop. **(2011-152-ZO)**

Automotive Campus: an integrated development of three or more car dealerships where common elements necessary to service the clientele are incorporated into the site design and layout.

Automotive Sales and Service Use: premises used for any of sales, leasing or servicing of motor vehicles, and may include the sale of motor vehicle fuels and accessories and the washing of motor vehicles but shall not include a gas bar or a motor vehicle body repair shop.

Average Grade: the average of the elevations of the finished ground level at each wall of a building.

Back-to-Back Townhouse Dwelling: a building containing a minimum of four dwelling units that are divided vertically by common walls, including a common rear wall without a rear yard. Each dwelling unit has an independent direct entrance to grade. **(2013-115-ZO) (2016-145-ZO)**

Balcony: a platform projecting from the wall of a building with no direct access to grade. **(2013-115-ZO)**

Bed and Breakfast Establishment: an establishment that provides sleeping accommodation (including meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a single detached dwelling that is the principal residence of the proprietor of the establishment.

Boat and Marine Supply, Storage, Repair or Sales: A facility for the storage, repair or sales of boat and marine products. **(2013-115-ZO) (2016-145-ZO)**

Body-Rub: includes the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body or part thereof, but does not include body-rubs which are performed or offered by persons licensed or registered by the Province of Ontario, or who are members of the Canadian Federation of Aromatherapists, and also does not include body-rubs which are performed or offered by a Certified Holistic Health Professional.

Breezeway: a roofed, open or enclosed passageway which connects two, otherwise separated, portions of a building or structure."

Building: a structure consisting of a wall, roof and floor, or any one of them, or a structural system serving the function thereof, including all the works, fixtures and service systems appurtenant thereto, and includes, without limiting the generality of the foregoing, an awning or tent.

Building Supply and Lumber Store: buildings or structures in which building or construction and home improvement materials are offered or kept for retail sale, and may include the fabrication of materials related to home improvements.

Bulk Storage Tank: a tank or container for the bulk storage of petroleum, gasoline, diesel or other fuels, oil, gas, propane, or flammable liquids or fluids, but does not include a container for flammable liquid, gas or fluid legally and properly kept in a retail store, or a tank for storage incidental to some other use of the premises.

Business Services: a building or part of a building used for the provision of services to businesses such as printing, publishing, courier, delivery and business travel. **(2013-157-ZO)**

Campground: an area of land managed as a unit, providing temporary accommodation for tents, tent trailers, house trailers, recreational vehicles or campers in conjunction with or in proximity to major recreational amenities. **(2011-118-ZO)**

Cannabis (Marijuana) Production Facility: NOT IN USE (2020-060-ZO)(2022-099-ZO)

Cannabis Cultivation, Indoor: Premises used for the legal cultivation and harvesting of cannabis within a wholly enclosed permanent building or structure for recreational purposes, as authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the *Cannabis Act*, S.C. 2018, c.16, the *Controlled Drugs and Substances Act,* S.C. 1996, c. 19 and the *Food and Drugs Act,* R.S.C. 1985, c. F-27, as amended from time to time, or any successors thereto.**(2022-099-ZO)**

Cannabis Cultivation, Outdoor: Premises used for the legal cultivation and harvesting of cannabis in an open-air setting or in structures for recreational purposes as authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the *Cannabis Act*, S.C. 2018, c.16, the *Controlled Drugs and Substances Act,* S.C. 1996, c. 19 and the *Food and Drugs Act,* R.S.C. 1985, c. F-27, as amended from time to time, or any successors thereto.**(2022-099-ZO)**

Cannabis Processing: Without limited the generality of the foregoing, premises used for processing, distilling, testing, research, packaging, extraction, disposing, destroying and shipping, as may be authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the *Cannabis Act*, S.C. 2018, c.16, the *Controlled Drugs and Substances Act,* S.C. 1996, c. 19 and the *Food and Drugs Act,* R.S.C. 1985, c. F-27, as amended from time to time, or any successors thereto that are carried out in a wholly enclosed building or structure, but shall not include indoor and outdoor cannabis cultivation. **(2022-099-ZO)**

Car Wash: a building or structure for use by the general public containing facilities for the washing of motor vehicles. **(2011-152-ZO)**

Cemetery: lands that are set apart for the interment of the deceased or in which human remains have been buried, and may include a crematorium, a columbarium, a mausoleum, a funeral home, and a transfer service establishment for human remains. **(2011-118-ZO) (2016-145-ZO)**

Clinic: a building or part of a building used by physicians, surgeons, dentists drugless practitioners or any other health care professionals, their staff and their patients for the purpose of consultant, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy**. (2013-115-ZO)**

Club: an association of persons operating as a corporate entity or fraternal organization, and, if the context requires, may mean a place where such an association provides for the meeting of its members and the accommodation of its facilities, but shall not include an adult entertainment establishment or a body-rub parlour.

Combined Live/Work Use: a dwelling unit where the commercial and residential components are accessed by entirely separate entrances.

Commercial Recreation Use: premises where provision is made for the entertainment of the public, and where such entertainment is provided for gain. Commercial recreation may include a motion picture or live theatre, an arena, a concert hall and other similar uses, but shall not include a place of amusement, an adult entertainment establishment, or any use entailing the outdoor operation or racing of animals or motorized vehicles, a casino or other establishment accommodating or providing gambling or gaming activities, wagering or betting, video lottery or gaming machines, or any other similar type of gambling.

Commercial School: Premises used as a school conducted for gain including academics, arts, crafts, motor vehicle driving, language, modelling, hairdressing, gymnastics, beauty, culture, dance, music, golf, yoga, martial arts, photography, business or trade, engineering, computer technology and any other such specialized school conducted for gain. **(2011-118-ZO) (2020-060-ZO)**

Community Centre: multi-purpose facilities that provide public space, programs and services to meet the recreation and social needs of the local community. This can include swimming pools, skating rinks, fitness centres, racquetball courts, indoor and outdoor playing fields for soccer, football, courts for basketball and tennis, meeting rooms, lounges, libraries, senior citizens centres and outdoor facilities such as recreational areas and playgrounds.

Conference, Convention or Banquet Facility: premises or parts thereof in which facilities are provided for such purposes as meetings for groups of civic, education, political, religious and social purposes.

Connected Live/Work Use: a dwelling unit where the ground floor is used exclusively for commercial purposes and where the commercial and residential components are accessed by a common internal staircase or corridor.

Contractor's Yard: premises of any general contractor, builder, or landscaping contractor, where equipment and materials are stored or where a contractor performs shop or assembly work.

Convenience Store: a small scale retail store supplying groceries and other daily necessities to the surrounding area. **(2016-145-ZO)**

Converted Dwelling: a dwelling unit which has been altered or converted to provide at least two but not more than four dwelling units, none of which shall be located in the basement of the dwelling.

Corner Lot: a lot at the intersection of two public streets, which intersection contains an angle of not more than 135^{0} between the sides of the lot abutting the intersecting streets; or a lot abutting one or more parts of the same street with a curve therein, which curve, if

projected on the direction of the main courses of the lot lines adjacent to the curve, contains an angle of 135^0 or less.

Craft Brewery or Craft Cidery: premises used for the production of beer and/or cider and features the following **(2020-060-ZO)**

a) The facility produces up to 8,000 hectoliters annually for sale at retail outlets such as the LCBO or Beer Store and off-premises locations such as pubs and restaurants;

b) The facility is a tourism destination including accessory uses such as tours, a tasting/events room, secondary food preparation and on-site retail space;

c) The facility utilizes a system to reduce odour emissions; and

d) Accessory uses are permitted and may include, but are not necessarily limited to, storage and distribution of beer and/or cider produced on site.

Crematorium: a building that is fitted with appliances for the purpose of cremating. **(2016-145-ZO)**

Data Centre: The use of a building for software development and testing, or for the collection, analysis, processing, storage, or distribution of electronic data. **(2026-057-ZO)**

Day Care Centre: premises providing daily care for children or adults, and licensed by the appropriate government body.

Deck: an uncovered, raised platform that adjoins a dwelling unit or accessory building and that is more than 0.6 m above the lowest ground surface along the perimeter of the platform and is located in a rear yard or side yard.

Drive-Thru Facility: a building, structure or part thereof where goods, food or services are offered to the public within a stationary vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. **(2011-152-ZO)**

Driveway: a defined area providing access for motor vehicles from a street or lane to a parking space, parking lot, parking pad, loading space or private garage, related to a single building. **(2011-118-ZO)**

Driving Range: premises operated for golf practice including a range facility, practice facility, or golf school and may include an ancillary restaurant or retail store.**(2011-118-ZO)**

Dry Cleaning Establishment: a building in which clothing and other articles are received, processed, cleaned, pressed, and/or dyed. Only non-flammable solvents may be used in the process, and no fumes or odours shall be released into the atmosphere during the process.

Dry Industry means any industrial operation that does not use water for processing, manufacturing, or production purposes; and requires no water for cleaning or washing purposes; and does not discharge nor generate any liquid effluent from its operations. These restrictions shall not apply to the operation of washrooms, cafeteria or fire fighting uses.

Duplex Dwelling: means a detached building on one freehold lot, divided into two separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Duplex is not a Semi-Detached Dwelling or a dwelling with Additional Residential Units. **(2026-030-ZO).**

Dwelling: a residential building.

Dwelling Unit: one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

Energy Generation Facility: An industrial-scale facility that converts various energy sources into electricity. **(2026-057-ZO)**

Equipment Sales and Rental: premises in which machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation.

Exterior Side Lot Line: a lot line other than a front or rear lot line, which abuts a street or a 0.3 m reserve. **(2011-152-ZO)**

Exterior Side Yard: the side yard of a corner lot which abuts a street or a 0.3 m reserve, extending from the front yard to the rear yard between the street line and the nearest wall of any building or structure. The required exterior side yard means the minimum depth of an exterior side yard on a lot between the exterior side lot line and the nearest wall of any building or structure on the lot. **(2011-152-ZO) (2020-060-ZO)**

Farm Implement Sales and Service: the use of land, buildings or structures for the commercial sale, storage, or servicing of equipment and machinery directly associated with farming operations and activities.

Farm Produce Sales Outlet: a building or structures and lands accessory to an agricultural use on the same lot, where agricultural goods, produce and products are made available for sale to the public.

Farm Vacation Home: an establishment that provides sleeping accommodation (including meals, services, facilities and amenities for the exclusive use of guests) for the traveling or vacationing public in up to three guest rooms within a single detached dwelling that is located on a farm and is the principal residence of the proprietor of the establishment.

Feed Mill: a facility for the processing, manufacture and/or storage of feed for livestock. **(2011-118-ZO)**

Financial Institution: premises in which financial services are offered to the public, including a bank, credit union, trust company, savings office or other retail banking operation. Automated teller machines are permitted.

Fire Route: an access route that meets the requirements of "access routes" so designed in accordance with the *Ontario Building Code*.

Fitness and Recreation Facilities: a building in which facilities are provided for physical exercise designed to enhance physical fitness, and may include associated facilities such as lounges, offices, restaurants and accessory retail stores.

Flat: a dwelling unit with the following characteristics:

i) It is located within a building not exceeding four storeys in height, which building contains commercial uses on the first floor

ii) It is not located on the first floor

iii) Is completely separated from Commercial Uses

iv) It has an independent entrance either directly from the outside or through a common vestibule or hallway

For the purposes of this definition, "storey" refers to storeys other than basements and the "first floor" is the floor, other than a basement, closest to the ground level. **(2011-118-ZO)**

Floor Space Index: the ratio between the total of all of the floor areas in the building(s) on a lot, measured from the exterior faces of the exterior walls, but excluding the area of all cellars, basements and garages, and the lot area of that lot.

Foundry: a factory that produces metal castings. **(2011-118-ZO)**

Fourplex: means a detached building on one freehold lot, divided into four separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Fourplex is not a Street Townhouse, Townhouse, or a dwelling with Additional Residential Units. **(2026-030-ZO).**

Front Lot Line: The lot line that divides a lot from a street, and for greater certainty:

i) in the case of a comer lot, the shorter street line shall be deemed to be the front lot line and the longer street line shall be deemed to be the exterior lot line

ii) in the case of a through lot abutting a street, the lot line abutting the street which provides principal means of access

iii) in the case of a corner lot with two street lines of equal length, the lot line that abuts the wider street shall be deemed to be the front lot line; in the case of both streets being the same width, the Town will designate either street-line as the front lot line

iv) in the case of a corner lot which abuts a roundabout, the shorter street line, when measured from the intersection with the side lot line and the start or end of the arc abutting the roundabout, shall be considered to be the front lot line."

Front Yard: a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot. The required front yard means the minimum horizontal depth of a front yard on a lot between the front lot line and the nearest wall of any building or structure on the lot. (**2020-060-ZO)**

Funeral Home: premises used for furnishing funeral supplies and services to the public, including facilities intended for the preparation of the human body for interment.

Garage, Attached: a garage or carport for private motor vehicles on the same lot attached to a dwelling by a common wall, a common roof structure or both. To determine setback or side yard, an attached garage is part of the main building. A wall or roof between a house and an attached garage shall be considered common if more than 25% of the length of the garage wall or roof is common with the dwelling wall or roof. **(2013-115-ZO)**

Garage, Detached: an accessory building which is designed and used for the sheltering of private motor vehicles and/or storage of household equipment accessory to the residential dwelling. A wall or roof between a house and a garage shall not be considered common if less than 25% of the length of the garage wall or roof is common with the dwelling wall or roof. **(2013-115-ZO)**

Garage Door Width: the width of a private garage door opening which is used for vehicular access.

Garden Suite: a detached self-contained dwelling that is comprised of a kitchen, bathroom and living area. This dwelling unit shall be ancillary to an existing principal dwelling unit that is located on the same lot, and it represents a form of accommodation appropriate for a senior family member who is capable of a degree of independent living, but who may require support from the occupants of the principal dwelling. The Garden Suite shall be permitted as a temporary use on the residential lot and shall be sited in accordance with the zone provisions established for the lands. **(2013-176-ZO)**

Garden Supply Establishment: an establishment primarily for the retail sale of gardening and plant supplies, and may include the accessory growing and cultivating of plants.

Gas Bar: premises used for the dispensing of motor vehicle fuels and accessories, including a convenience store.

Golf Course: premises operated for the purposes of playing golf, and may include a club house, banquet facilities, and ancillary restaurant and retail store, driving range or practice facility as an accessory use. **(2011-118-ZO)**

Goods of a Sexual Nature: any instruments, devices or material which replicate the penis, the testes, the vagina or the breasts of any person; books, magazines, pictures, slides, film, compact disks, video tapes, pre-recorded magnetic tape, novelty items, including marital aids, and any other reading, viewing or listening matters which show or display specified sexual activity.

Grade: the elevation of the finished ground at the wall of a building exclusive of any artificial embankment.

Gross Floor Area:

i) when used in reference to an entire building, the total horizontal area of all of the storeys of the building, measured from the exterior faces of the exterior walls. Within a building, the following are exempt from the calculation of GFA:

- parking spaces
- mechanical rooms
- refuse storage rooms
- stairwells
- elevator shafts

ii) when used in reference to a dwelling unit, the total horizontal area of all of the storeys of the dwelling unit, measured from the exterior faces of the exterior walls and the centre line of party walls. Areas of porches, open verandas, attics, garages and basements shall be excluded. **(2011-118-ZO)**

Group Home: a dwelling unit, licensed by the appropriate government agency, in which 3 to 10 unrelated persons, excluding staff or receiving family who provide support or supervision, live together.

Heavy Equipment Sales and Service: the direct distribution of motorized construction equipment (e.g. bulldozers, loaders, backhoes, forklifts, etc.) or the contracting out of transports, including the outside storage of this equipment.

Height: the greatest vertical distance between the average grade level and:

i) in the case of a flat roof, the highest point of the building;

ii) in the case of a pitched roof, including a mansard roof, a point located one half of the vertical distance between the eaves and the ridge of the roof;

iii) in the case of a roof having any eave less than 2 m grade, a point three quarters of the vertical distance between the eave and the ridge of the roof, measured from the eave;

iv) in the case of a roof having a dome, a point located one half of the vertical distance between the eaves and the ridge of the roof; or

v) in the case of a "Quonset" building or an air supported structure, the highest point of the building.**(2020-060-ZO)**

Home Improvement Store: a retail store in which goods or materials required for the construction or alteration of buildings are offered for sale, including such merchandise as wall paneling, wood products, sheet glass products, windows, mirrors, flooring, wall and ceiling tiles, paint, wallpaper, bathroom and kitchen cabinets, fixtures, landscaping materials and similar goods.

Home Industry Use: a small-scale light industrial use, such as a carpentry shop, metal working shop, welding shop, electrical shop, small equipment repair shop, gardening establishment or blacksmithing establishment, primarily for the farming community, that:

i) is carried on as a small-scale use that is accessory to a use in a single detached dwelling

ii) may be carried on in whole or in part in the dwelling or an accessory building

iii) has no external signage

Home industry uses do not include uses such as an automotive sales and service uses or motor vehicle body repair shops or furniture stripping.

Home Occupation: an occupation or business carried out by an occupant within a single detached dwelling unit as an accessory use, relating to the provision of personal services or professional services, or the production of custom or artisanal products. Home occupations do not include kennels, animal services, automotive sales and service uses, motor vehicle body repair shop, paint shops, medical offices, restaurants, taxi services, bed and breakfast establishment or distribution centres. **(2025-046-ZO)**

Hospital: a private hospital as defined by the *Private Hospitals Act*, as amended, or a hospital as defined by the *Public Hospitals Act*, as amended.

Hotel: means a building, or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation, and includes a motel or motor hotel but does not include a bed and breakfast establishment, a lodging house nor an apartment-hotel. **(2011-118-ZO)**

Household Sale: the sale of household goods belonging to the occupant of a dwelling, which were not acquired for resale.

Hydrologically Sensitive Features: are permanent and intermittent streams, wetlands, kettle lakes, seepage and springs, all as further defined by the Oak Ridges Moraine Conservation Plan.

Indoor Amenity Area: indoor common areas for the residents of the building, such as indoor pools, activity rooms, fitness facility, lounge and similar uses.

Industrial Mall: a building or group of buildings held in single ownership or in common ownership or by participants in a condominium corporation or cooperative, which is divided into units for separate occupancy by different industrial and commercial uses permitted in an Employment Zone.

Industrial Dry-Cleaning Facility: A centralized facility where textiles, garments, or other fabrics are cleaned, processed, or treated through the use of chemical solvents rather than water-based methods. The use is characterized by the large-scale, high-volume processing of items for off-site customers or commercial clients. The use does not include direct retail service to the general public. **(2026-057-ZO)**

Interior Side Lot Line: a lot line, other than a front or rear lot line, which does not abut a street.

Interior Side Yard: a side yard which is not an exterior side yard. The required interior side yard means the minimum depth of an interior side yard on a lot between the interior side lot line and the nearest wall of any building or structure on the lot. **(2020-060-ZO)**

Kennel: an establishment, operating under the authority of a valid kennel license, for the non-medical care and grooming, keeping, breeding and raising of domestic animals kept as pets, and may include the operation of an animal daycare centre if operated from the same premises and location as the kennel, but shall not include a veterinary clinic.

Key Natural Heritage Feature: wetlands significant portions of the habitat of endangered and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valley points, significant woodlands, significant wildlife habitat, sand barrens, savannahs and tall grass prairies, as further defined by the Oak Ridges Moraine Conservation Plan.

Landscaped Area: that portion of a lot comprising any combination of flowers, grass, shrubs, sod, trees and other horticultural elements or landscape surface treatments or walkways. Landscaped area does not include any surface used to park or store vehicles. **(2013-115-ZO)**

Laneway: a private driveway used to access property**. (2013-115-ZO)**

Library: means a building containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation. **(2011-118-ZO)**

Loading Space: space logically and conveniently located for bulk pickup and deliveries, scaled to suit expected delivery vehicles, and accessible to such vehicles at all times.

Long Term Care Facility: a facility providing residential care for persons who qualify under a government assistance program. The facility includes a common kitchen and dining room, or more than one common kitchen and dining room, plus bedrooms, which may include bathrooms and kitchens.

Lot: means a parcel of land which is legally capable of being conveyed independently of any abutting land, and which is:

i) shown as a lot or block on a registered plan of subdivision; or

ii) described in a Transfer/Deed of Land of legal effect registered in the Land Registry Office for the Land Titles Division or the Registry Division of York Region.

Lot Area: the area within the lot lines of a lot measured on a horizontal plane.

Lot Coverage: the percentage of the lot area covered by all buildings above ground level.

Lot Frontage: the horizontal distance between the side lot lines, measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, lot frontage is to be measured by a line 7.5 m back from and parallel to the chord of the frontage. For the purposes of this paragraph, the chord of the frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

Lot Line: a boundary of a lot.

Low Intensity Recreational Uses: recreational uses which have minimal impact on the natural environment and require little terrain or vegetation modification and few buildings or structures, including, but not limited to non-motorized trail uses, natural heritage appreciation, unserviced camping on public and institutional land, and uses accessory to these.

Main Building: a building, which is the principal or main building on a lot.

Main Dwelling Unit: a dwelling unit, which is the principal or main use on a lot.

Main Wall: the exterior front, side and/or rear wall of a building, and all structural components essential to the support of a fully enclosed space.

Manufacturing or Assembling or Processing: the use of land, buildings and/or structures for the manufacturing, assembly, processing, making, preparing, inspecting,

finishing, treating, altering, repairing, or adapting for sale of any goods, substances, articles or things.

Mechanical Systems: any systems required to heat, cool, power, or provide communications to a building or its accessory uses, such as solar collectors, antennae, heat exchangers, and pool pumps and heaters. Wind driven power generation shall be deemed not to be a mechanical system.

Media Production Studio: Premises used for producing live broadcasts, motion pictures, or audio or video recordings or transmissions.

Medical Office: a premise, office or part of an office designed, intended, or used for the practice of medicine by a medical practitioner and/or drugless practitioner, and may include medical laboratories and ancillary pharmacies and shall not include unrelated retail sales. **(2020-060-ZO)**

Mineral Aggregate: gravel, sand, clay, shale, stone, limestone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act,* but does not include metallic ores, asbestos, graphite, Hyanite, urica, nepheline syenile, talc, wollastonite or other material prescribed under the Act.

Mineral Aggregate Operation: an operation, other than a wayside pit, conducted under a license or permit under the *Aggregate Resources Act* or any legislation passed in substitution therefor, including associated facilities used in the extraction, transportation, processing or recycling of mineral aggregates, or the production of related byproducts.

Minimum Distance Separation: the formulae established by the Ontario Ministry of Agriculture and Food in conjunction with the Ministry of the Environment as amended from time to time used for the purpose of determining, in the instances of:

i) M.D.S. I, the minimum distance to be maintained between new development and existing livestock facilities

ii) M.D.S. II, the minimum distance to be maintained between new or expanding livestock facilities and existing approved development located on a separate lot. **(2013-115-ZO)**

Motor Vehicle: an automobile, motorcycle, motor assisted bicycle, truck or tractor and any other vehicle propelled or driven other than by muscular power, unless otherwise indicated under the *Highway Traffic Act*, as amended.

Motor Vehicle Body Repair Shop: premises for the repair of damage to motor vehicles, including the reconstruction and restoration of motor vehicles, and the rebuilding or conversion of automotive engines and may include an accessory vehicle towing service but does not include an automobile service station. **(2011-152-ZO)**

Municipal Sewage Services: means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems. **(2024-078-ZO)**

Net Developable Area: the area of a lot or site, less any area that is within a Key Natural Heritage Feature or Hydrologically Sensitive Feature. **(2013-115-ZO)**

Oak Ridges Moraine Conservation Plan: Ontario Regulation 140/02, made under the *Oak Ridges Moraine Conservation Act, 2001,* filed April 22, 2002, and signed by the Minister of Municipal Affairs and Housing; and Oak Ridges Moraine Conservation Plan Area means the area within the Town that is subject to that Regulation.

Office: a building or part of a building designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or, where not conducted on the same site, the administration of an industry. Offices shall not include retail sales, industrial uses, financial institutions, places of amusement or places of assembly.

Organic Composting Facility: a recycling operation where unprocessed organic materials, including leaf and garden waste and waste organic materials, are converted into soil.

Outdoor Storage: that portion of a lot used in conjunction with a business located on the same lot, for the storage of goods and materials, not enclosed by a building or structure.

Park: an area consisting largely of open space, which may include service buildings or structures, recreational areas, playgrounds, playfields or similar uses, but shall not include a mobile home park, a campground or trailer park.

Parking Pad: an open area of land, which may include a driveway, that is paved or treated with a stable surface and which is used for the parking of motor vehicles.

Parking Space: a space upon which one vehicle may be parked.

Pergola: an outdoor structure, with open sides and open roof, placed in the ground or on/over a deck. **(2020-060-ZO)**

Personal Service Establishment: premises in which services involving the care of persons and their apparel are offered, such as barber shops, hairdressers, registered massage therapists, beauticians, shoe repair shops and similar establishments.

Pit or Quarry: any lands where rock, gravel, sand, stone, earth, clay, fill, peat or other earthen material is being or has been removed by means of an excavation to supply materials for construction, industrial or mining purposes.

Place of Amusement: a building that contains amusement devices and facilities that offer games of skill and competition for the amusement of the public, such as motion simulation rides, virtual reality games, video games, computer games, laser games,

pinball games and pool tables, but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery and gaming machines, or any other similar type of gambling use.

Place of Worship: a building, structure, or part thereof, which is primarily used for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship and community social outreach. **(2013-115-ZO)**

Plant Nursery: premises used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation for sale and transplanting in another location, including the retail sale of limited amounts of plant material produced on site.

Porch: a roofed, open gallery, verandah or portico attached to the exterior of a building.

Portable Asphalt Plant: is a temporary and portable manufacturing facility intended to provide for on-site manufacture of asphalt macadam and other forms of coated road stone on an aggregate extraction site. **(2011-118-ZO)**

Practitioner, Drugless: a drugless practitioner within the meaning of the *Drugless Practitioners Act*, as amended. See also the definition for *Medical Practitioner.* **(2020-060-ZO)**

Practitioner, Medical: a medical practitioner within the meaning of the *Canada Health Act*, as amended. See also the definition for *Drugless Practitioner*. **(2020-060-ZO)**

Premises: the whole or part of lands, buildings or structures, or a combination thereof. **(2020-060-ZO)**

Principal Dwelling Unit: means a Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse Dwelling located on the Lot when that same Lot contains one or more *Additional Residential Units.* **(2024-078-ZO)**

Printing Plant: means a building or part of a building used for the primary purpose of printing, lithographing or publishing. **(2011-118-ZO)**

Private Camp: means a place where groups may be provided short-term accommodation in conjunction with sport, recreation, educational or religious facilities for recreational, educational or religious purposes. **(2011-118-ZO)**

Private Club: a non-profit, non-commercial organization which carries on cultural, social, or recreational activities and includes the premises of a fraternal or charitable organization. **(2011-151-ZO)**

Private Home Day Care: the use of a dwelling unit for the temporary care and/or guidance of up to five children for a continuous period not exceeding 24 hours.

Private Park: a park for public or private use that is not owned by a public authority. **(2013-115-ZO)**

Public Garage: a building where vehicles are repaired mechanically, and may contain an accessory vehicle towing service but does not include an automotive body shop or a gas bar. **(2011-152-ZO)**

Public Service Facilities: Lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance recreation, police and fire protection, health and educational programs, and cultural services. Public Service Facilities do not include infrastructure. **(2017-102-ZO)**

Public Storage Facility: premises consisting of individual self-contained units, or spaces in a yard, used for short-term storage of business or household goods.

Rear Lot Line: the lot line furthest from and opposite to the front lot line, or, in the case of a triangular lot, that point formed by the intersection of the side lot lines.

Rear Yard: a yard extending across the full width of a lot between the rear lot line and the nearest wall of any building or structure on the lot. The required rear yard means the minimum horizontal depth of a rear yard on a lot between the rear lot line and the nearest wall of any building or structure on the lot. **(2020-060-ZO)**

Recording Studio: premises for the recording and production of audio or video recordings.

Recreational Vehicle Sales and Service: the use of land, buildings and/or structures for the commercial sale, storage, or servicing of recreational vehicles, including boats, snowmobiles, all-terrain vehicles and motor homes and trailers.

Recycling Facility: Means a building or structure used for the receipt, storage, sorting, and processing of recyclable materials—including but not limited to paper, metal, glass, and plastic—for the purpose of transforming such materials into a usable raw material or product, but does not include a salvage yard, a motor vehicle wrecking yard, or a waste disposal site for hazardous materials. **(2026-057-ZO)**

Region: The Regional Municipality of York. Regional shall have a corresponding meaning. **(2020-060-ZO)**

Research and Development Establishment: means a building or part of a building containing facilities for scientific research, investigations, product testing and development. **(2011-152-ZO)**

Restaurant: premises in which the principal business is the preparation and serving of food and refreshments to the public for consumption within or outside the building, and which may include the preparation of food in a ready to consume state for consumption off the premise.

Restaurant, Take-out (2022-067-ZO): a building or structure or part thereof where food and/or beverages are made available and offered for sale to the public but and principally taken out and not intended to be consumed on site. A take-out restaurant shall not have more than 12 seats, inclusive of seats provided on a patio. See also the definition for Restaurant.

Retail Store: a building or part of a building where goods, wares, merchandise, food or farm produce and other substances, articles and things are displayed, stored and offered for sale or rental, which may include a catalogue store, a home improvement store, building supply and lumber store, and retail bakery, but does not include an automobile rental establishment, an automotive sales and service use or an automotive campus.

Salvage or Wrecking Yard: a place where goods and materials are used, worn out, cast out or discarded or dismantled, destroyed or otherwise provided for the purposes of reclamation, recycling, consignment for re-manufacturing or any combination of the above purposes; a place where motor vehicles are dismantled or disassembled and the parts resold. **(2011-118-ZO)**

Sawmill: Means a facility, building, or structure used for the processing of raw logs into timber, lumber, or other wood products through sawing, planning, milling, or similar operations. This use may include the temporary storage of logs, the kiln-drying of processed lumber, and the storage and sale of by-products such as woodchips, sawdust, and mulch, but does not include a furniture manufacturing plant or a retail hardware store. **(2026-057-ZO)**

School: means an institution for education or instruction, which may also be used or permitted to be used for community oriented functions such as live theatre, concerts, gymnastics and similar audience related activities, normally under the jurisdiction of a School Board created by the Province of Ontario, and shall include any type of school defined in this By-law. **(2011-118-ZO)**

Semi-Detached Dwelling: a building containing two dwelling units, divided vertically by a common wall extending from the base of the foundation to the roof line. Each dwelling unit shall have a separate entrance at grade.

Senior Citizens' Home: a facility providing residential care for elderly persons. The facility may include a common kitchen and dining room, or more than one common kitchen and dining room, plus bedrooms, which may include bathrooms and kitchens.

Service Establishment: a building or part of a building where articles, goods or materials are repaired or serviced, which may include accessory retail sales of related items.

Services of a Sexual Nature: NOT IN USE **(2022-067-ZO)**

Shopping Centre: one or more buildings containing at least four individual business establishments which are planned, developed, owned and managed as a unit, providing common on-site parking spaces, loading spaces, driveways, and other shared facilities,

and which may be held in single ownership or common ownership or by participants in a condominium corporation or commercial co-operative.

Side Lot Line: a lot line other than a front or rear lot line.

Side Yard: a yard extending between the main building and a side lot line or exterior side lot line, between the front and rear yards.

Sight Triangle: *the triangular area bounded by the street lines and a line joining points on the street lines in accordance with the dimensions as specified in either the Town of Whitchurch-Stouffville Engineering Standards or the Engineering Standards from the Region of York.*

Single Detached Dwelling: a building that contains one or, subject to Section 3.28, two dwelling unit(s).

Soft Landscaped Area: the portion of a lot comprising any combination of flowers, grass, shrubs, sod, trees and other horticultural elements and does not include any hard surface treatments such as walkways, patios, interlocking pavers or driveways. **(2020-060-ZO)**

Stacked, Back to Back Townhouse Dwelling: a building containing a minimum of four dwelling units that are stacked vertically and divided by common walls, including a common rear wall. Each dwelling unit has an independent direct entrance to grade. **(2013-073-ZO) (2016-145-ZO)**

Stacked Townhouse Dwelling: two townhouse dwellings, one on top of the other.

Storey: part of a building which is not a half-storey and which is situated between any floor level and the floor, ceiling or roof next above it and shall include a basement but shall not include a cellar or attic. **(2013-115-ZO)**

Street: a street as defined in the *Highway Traffic Act,* as amended from time to time, which provides vehicular access to a lot. A private road in a registered plan of condominium is also a street for the purposes of this By-law.

Street Line: the limit of a street, which divides the street from a lot.

Street Townhouse Dwelling: a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have a separate entrance directly to the outside, and shall be situated on a freehold lot.

Structure: anything man-made that is fastened to or into the earth or another structure, or rests on the earth by its own mass, and includes the several components thereof if there are more than one, but a wall or fence shall be deemed not to be a structure. **(2011-115-ZO)**

Studio: the premises of an artist or artisan, such as a photographer, painter, sculptor or musician, where the products of the artist or artisan are prepared, made, processed or assembled. The display and retail sale of products produced on the premises is permitted.

Take-out Restaurant: Not IN USE **(2022-067-ZO)**

Through Lot: a lot bounded on opposite sides by streets.

Time of Travel: the time that is needed for groundwater to travel a specified horizontal distance in the saturate zone.

Town: The Corporation of the Town of Whitchurch-Stouffville, or the geographic area thereof, as the context may require.

Townhouse or Townhouse Dwelling: a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have a separate entrance directly to the outside. Townhouse dwellings shall not occupy freehold lots.

Transportation Terminal: a premises used for the transferring of goods, the loading and unloading of freight-carrying trucks, and may include the storing, parking, servicing and dispatching of freight-carrying trucks.

Triplex: means a detached building on one freehold lot, divided into three separate dwelling units, each of which has an independent entrance directly to the outside or through a common vestibule. A Triplex is not a Street Townhouse Dwelling or a dwelling with Additional Residential Units. **(2026-030-ZO).**

Unserviced Park: a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities.

Use: the purpose for which a lot or building or structure or part thereof or any combination thereof, is designed, arranged, intended, occupied or maintained. **(2020-060-ZO)**

Utilities: any building, structure or work used for the supply of electricity, natural gas, steam, water, telephone, telecommunications, cable television, transportation, drainage, public works, stormwater management, water quality ponds, sewage treatment and incineration services supplied to the public or made available for use or consumption by the public. Wind driven power generation or wind turbines shall be deemed not to be a utility.

Vertical Plane: a line extending from the centre line of a street across a property at a 45% angle. **(2011-116-ZO)**

Veterinary Clinic: premises where a veterinary surgeon and other staff provide medical treatment to domestic animals, in which such animals may be boarded on a temporary

basis for the purpose of observation and recovery necessary to veterinary treatment but does not include a kennel.

Walkway, Residential means a hard surface path leading from the front or exterior wall of a dwelling unit to a driveway, curb, lot line or sidewalk. A walkway may not be used for Motor Vehicle Parking

Warehouse: means a building or part of a building which is used primarily for the storage of goods, wares, merchandise or other materials, but does not include a public storage facility or a bulk storage tank except as an accessory use. **(2011-118-ZO)**

Waste Disposal Facility: a land fill site where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.

Waste Transfer Station: a building in which waste is received, stored, separated, sorted, processed and transferred to other vehicles for shipment to a waste disposal facility or to others who will use those materials to manufacture new products.

Watercourse: an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

Wellhead Protection Area: the surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

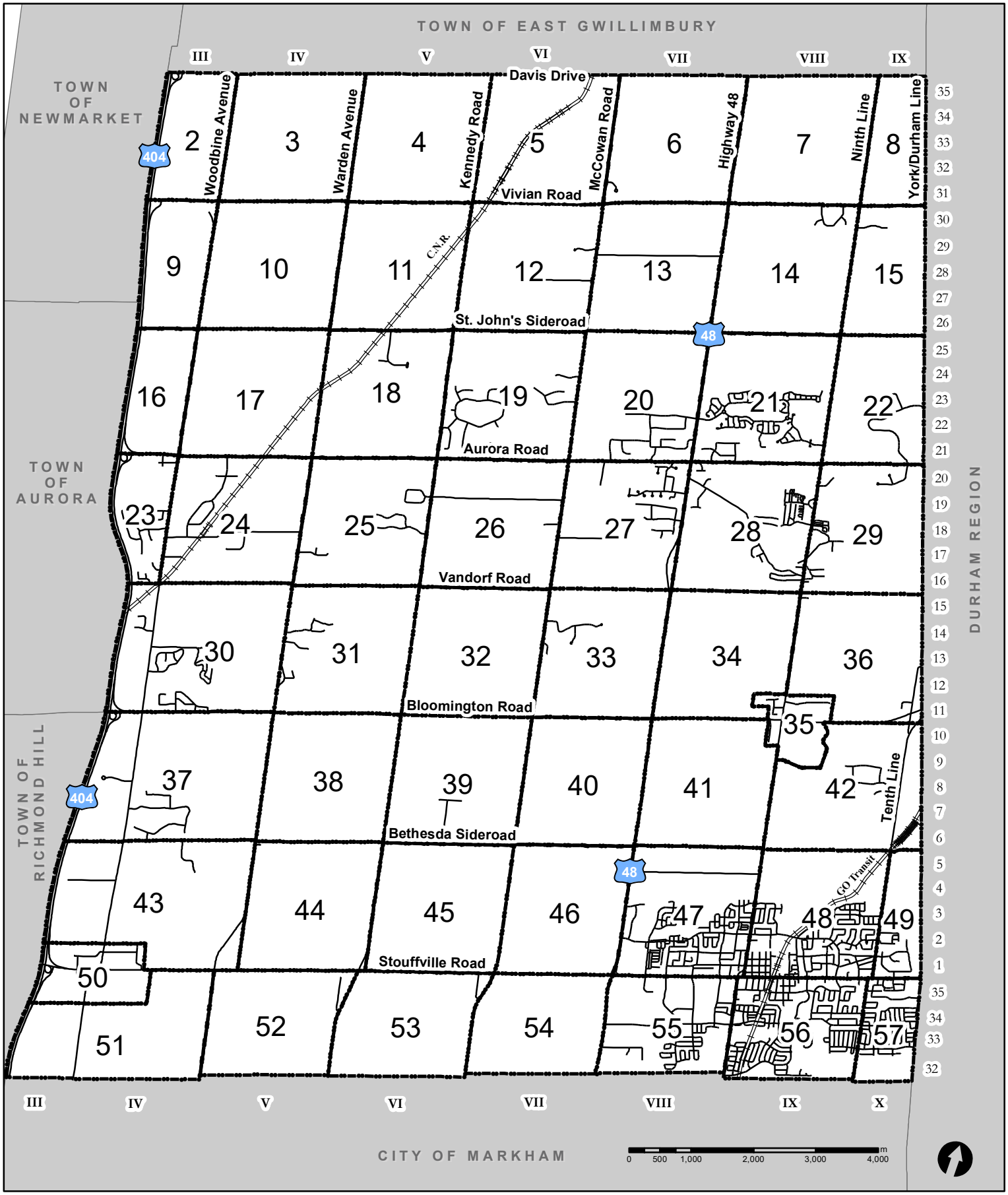
Wholesale Sales and Distribution: means a building or a part of a building where finished products are stored or kept in bulk for sale to retail establishments, but shall not include a retail store. **(2011-118-ZO) (2013-115-ZO)**

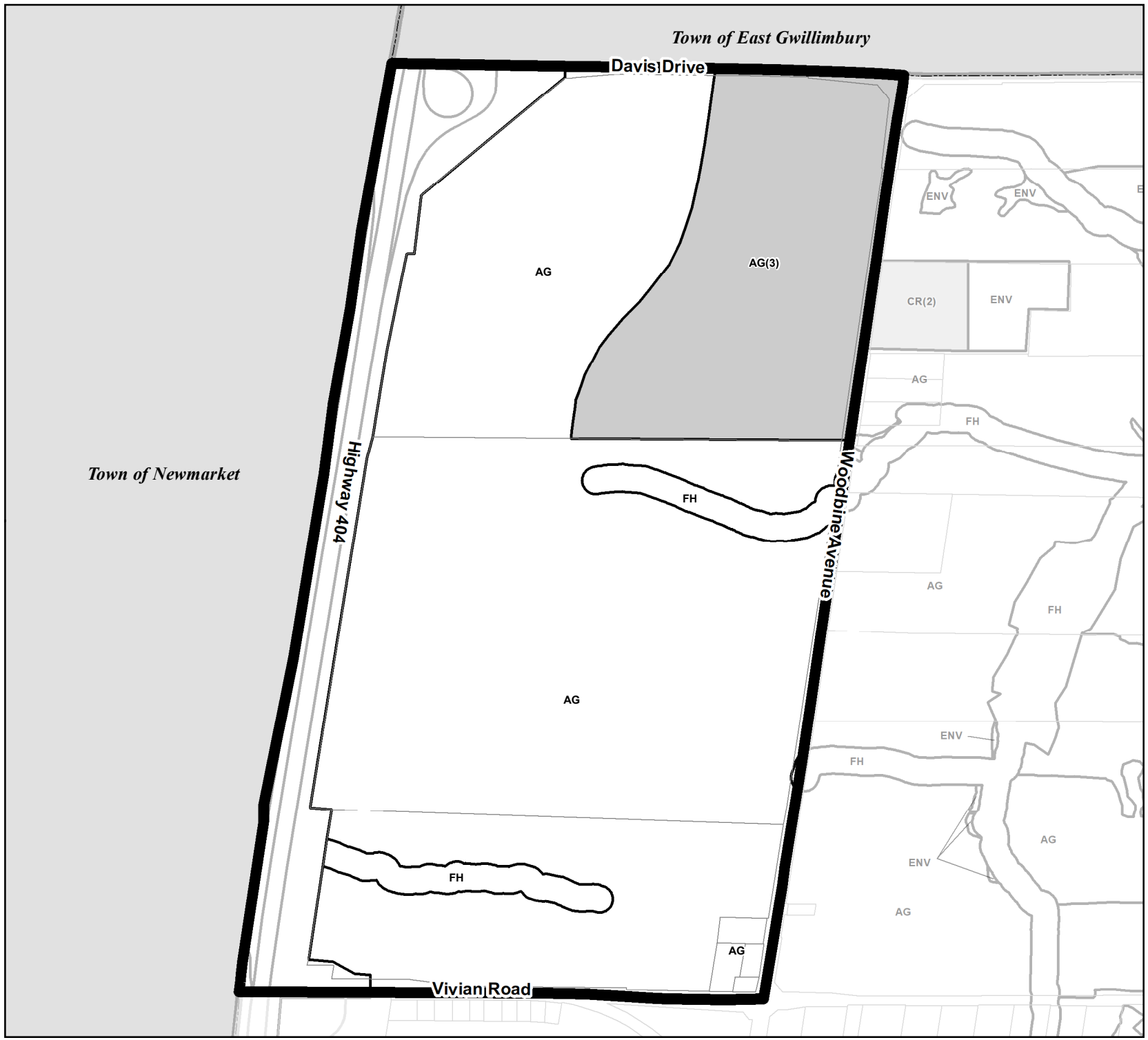
Window Projection: a bay window, box window or other projection from a main wall of a building, which increases floor area or enclosed space and do not touch the ground. **(2025-046-ZO)**

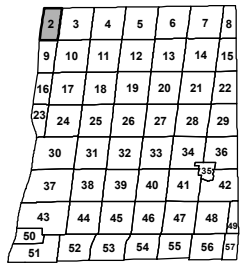
Yard: an open, uncovered space on a lot adjacent to a main building and unoccupied by buildings or structures except as specifically permitted elsewhere in this By-law. In determining yard measurements, the minimum horizontal distance from the respective lot lines shall be used. **(2020-060-ZO)**

SCHEDULE 1

The Town of Whitchurch-Stouffville
Zoning Bylaw 2010-001-ZO
INDEX MAP







ZONE DESCRIPTION

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ORM-L - Oak Ridges Moraine Linkage
ORM-NC - Oak Ridges Moraine Natural Core

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RN5 - New Residential 5

Section 6
CM1 - Downtown Mixed Commercial
CM2 - Western Approach Mixed Commercial
CMB - Commercial Residential Mixed - Ballantrae
CG - General Commercial
CL - Local Commercial
CV - Village Commercial
CR - Recreational Commercial

Section 7
EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

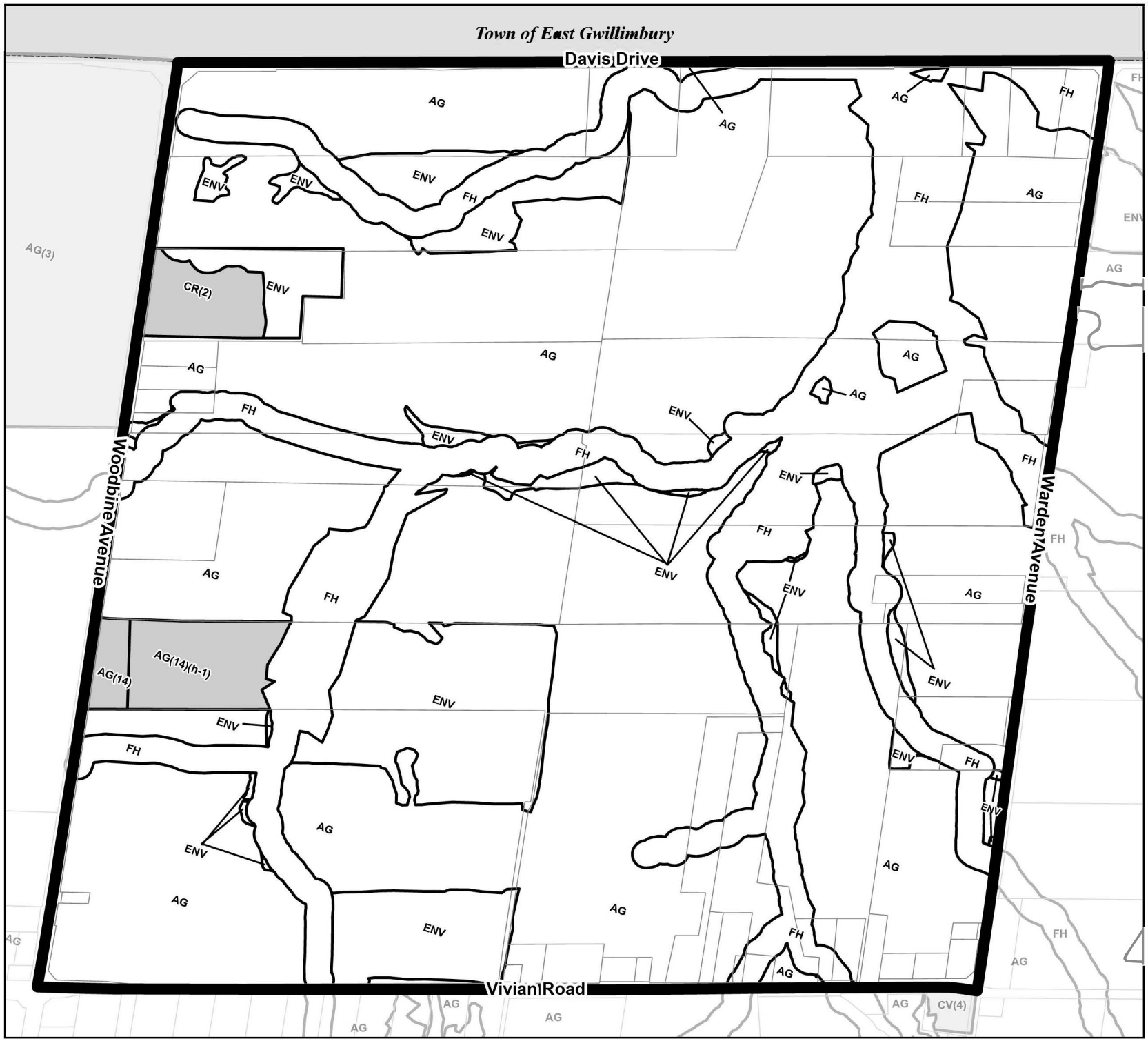
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I - Institutional
OS - Open Space
D - Development Reserve

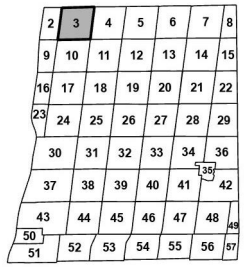
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

Town of Whitchurch Stouffville
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SCHEDULE 2





ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

Section 6
CM1 - Downtown Mixed Commercial
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EX - Employment Extraction

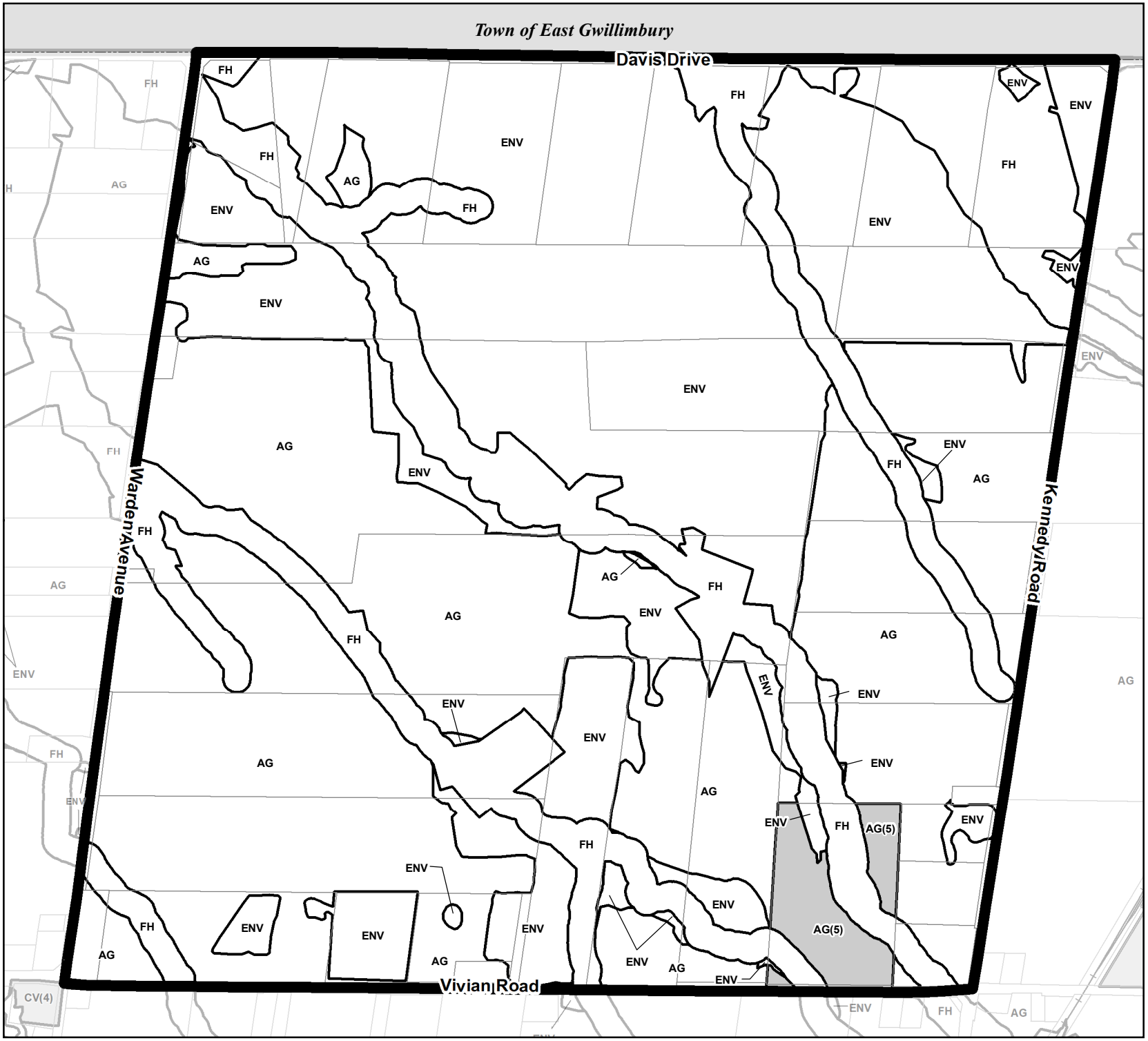
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D - Development Reserve

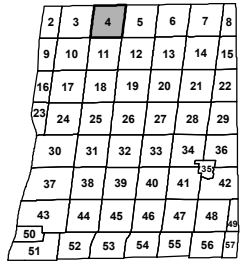
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0 50 100 200 300 400 m

Town of Whitchurch Stouffville
Zoning By-law 2010-001-ZO
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SCHEDULE 3





ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
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RN4 - New Residential 4
RN5 - New Residential 5

Section 6
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Section 7
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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

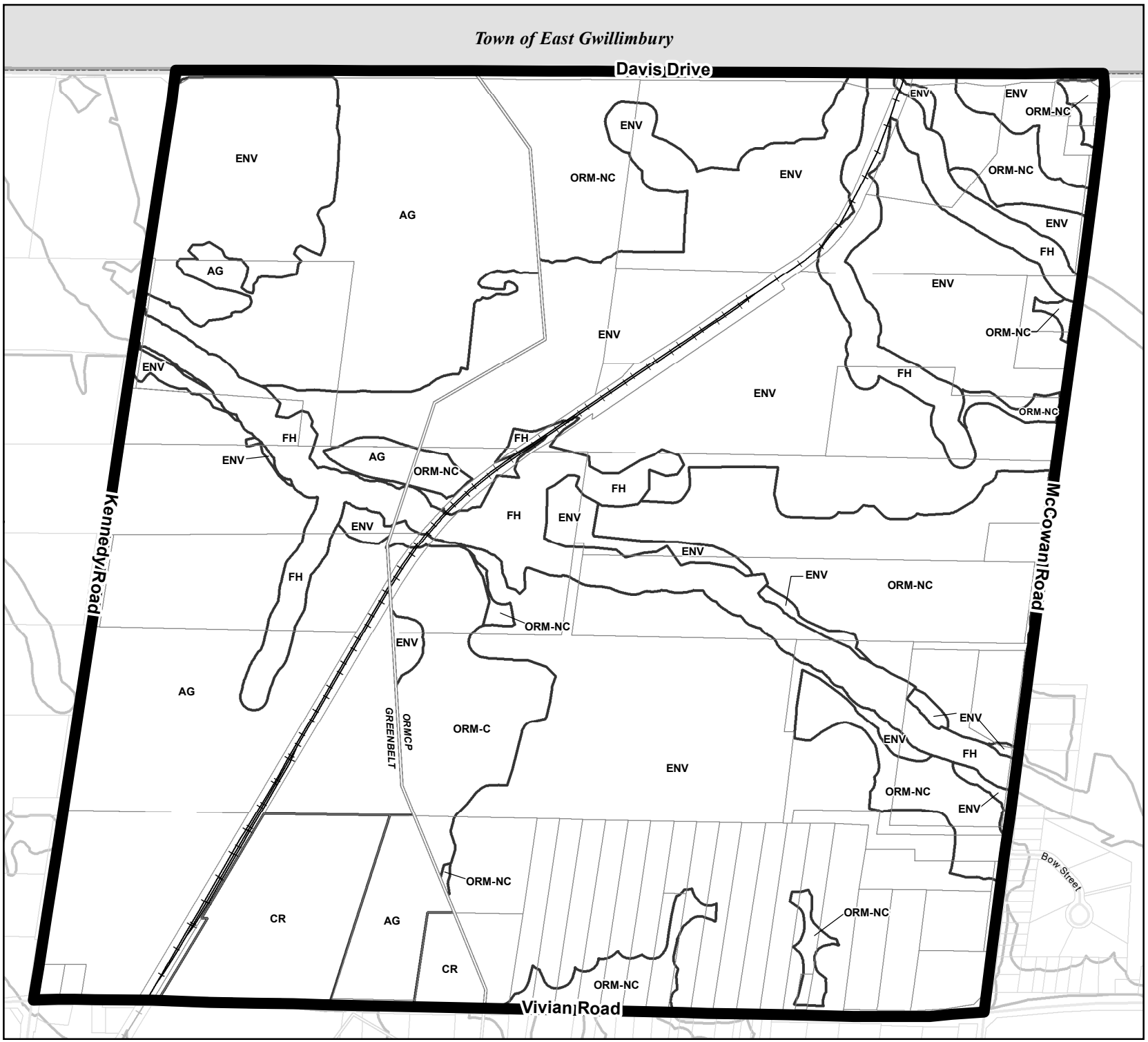
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OS - Open Space
D - Development Reserve

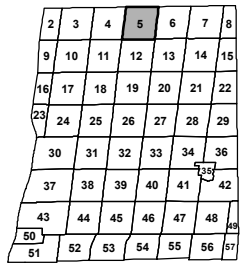
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

Town of Whitchurch Stouffville
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SCHEDULE 4





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
RPS - Residential Private Services
RV - Residential Village
R1 - Residential 1
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Section 5A
RN1 - New Residential 1
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Section 6
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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
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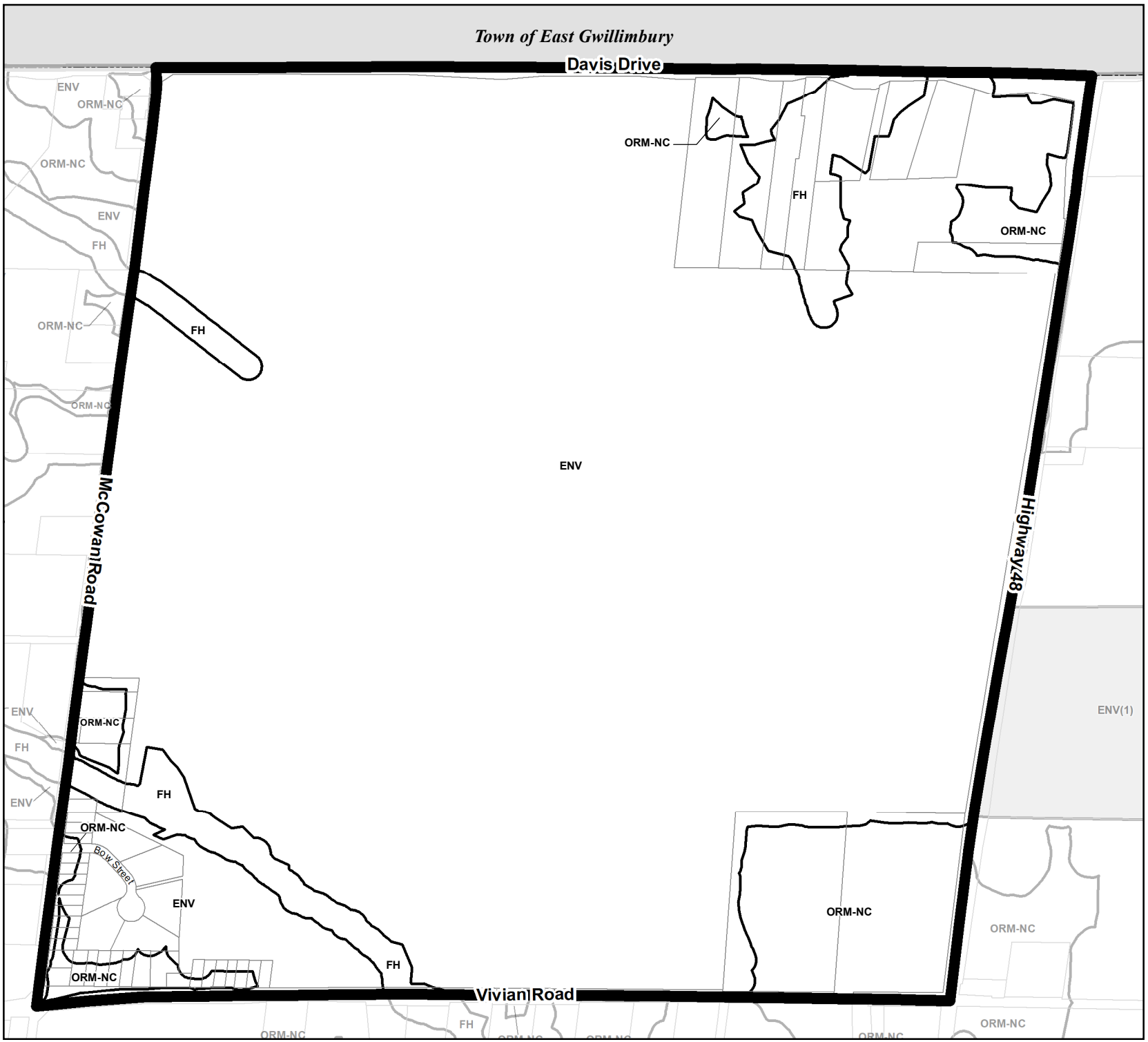
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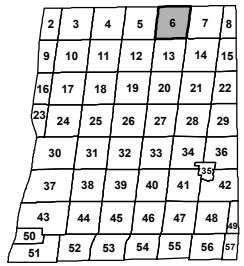
Section 2
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0 50 100 200 300 400 m

Town of Whitchurch Stouffville
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SCHEDULE 5





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
RPS - Residential Private Services
RV - Residential Village
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Section 5A
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Section 6
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EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

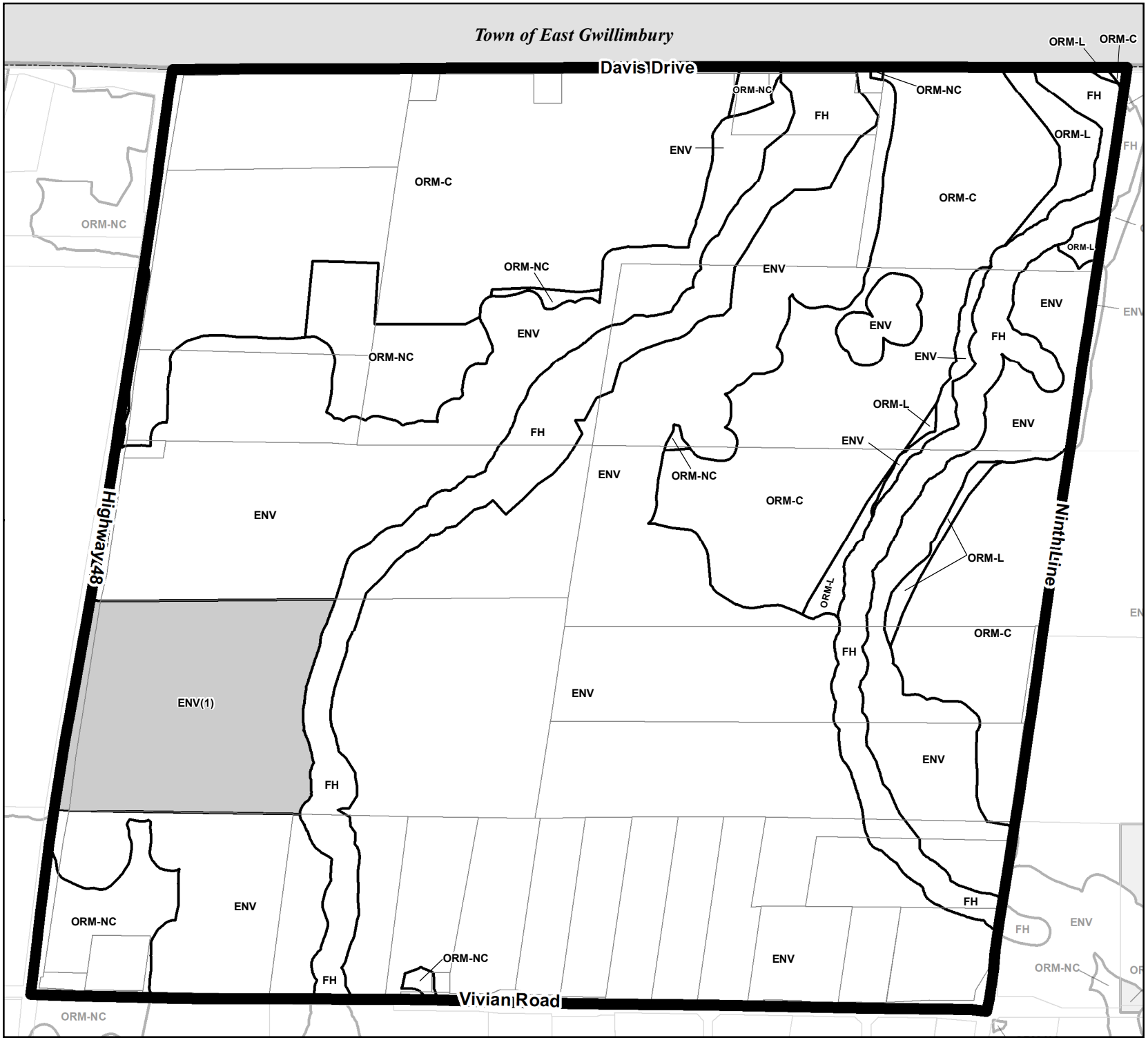
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OS - Open Space
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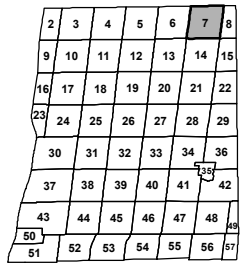
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0 50 100 200 300 400 m

Town of Whitchurch Stouffville
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SCHEDULE 6





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
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ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

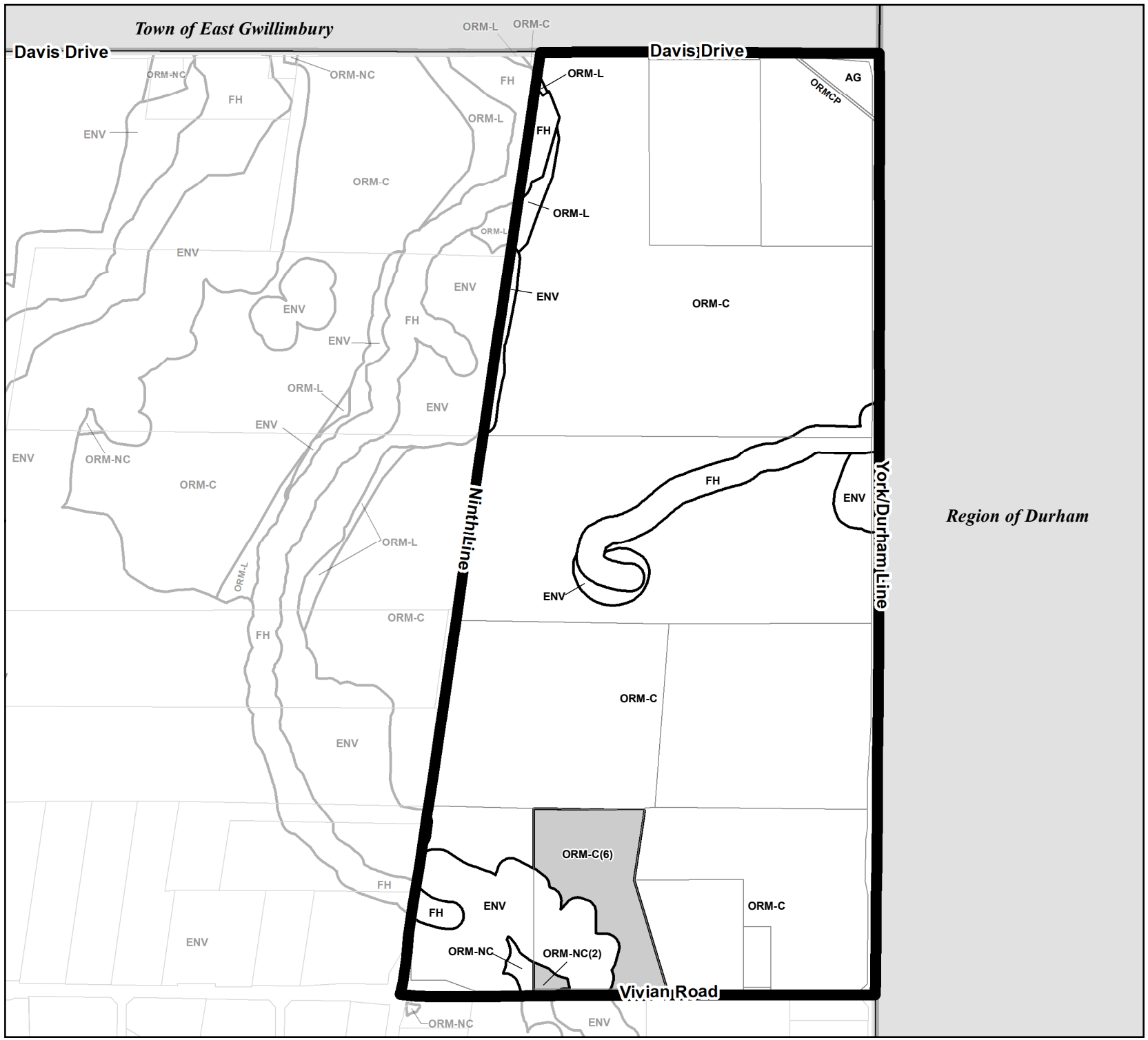
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OS - Open Space
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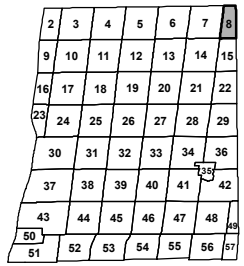
Section 2
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

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SCHEDULE 7





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
RPS - Residential Private Services
RV - Residential Village
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R4 - Residential 4
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Section 5A
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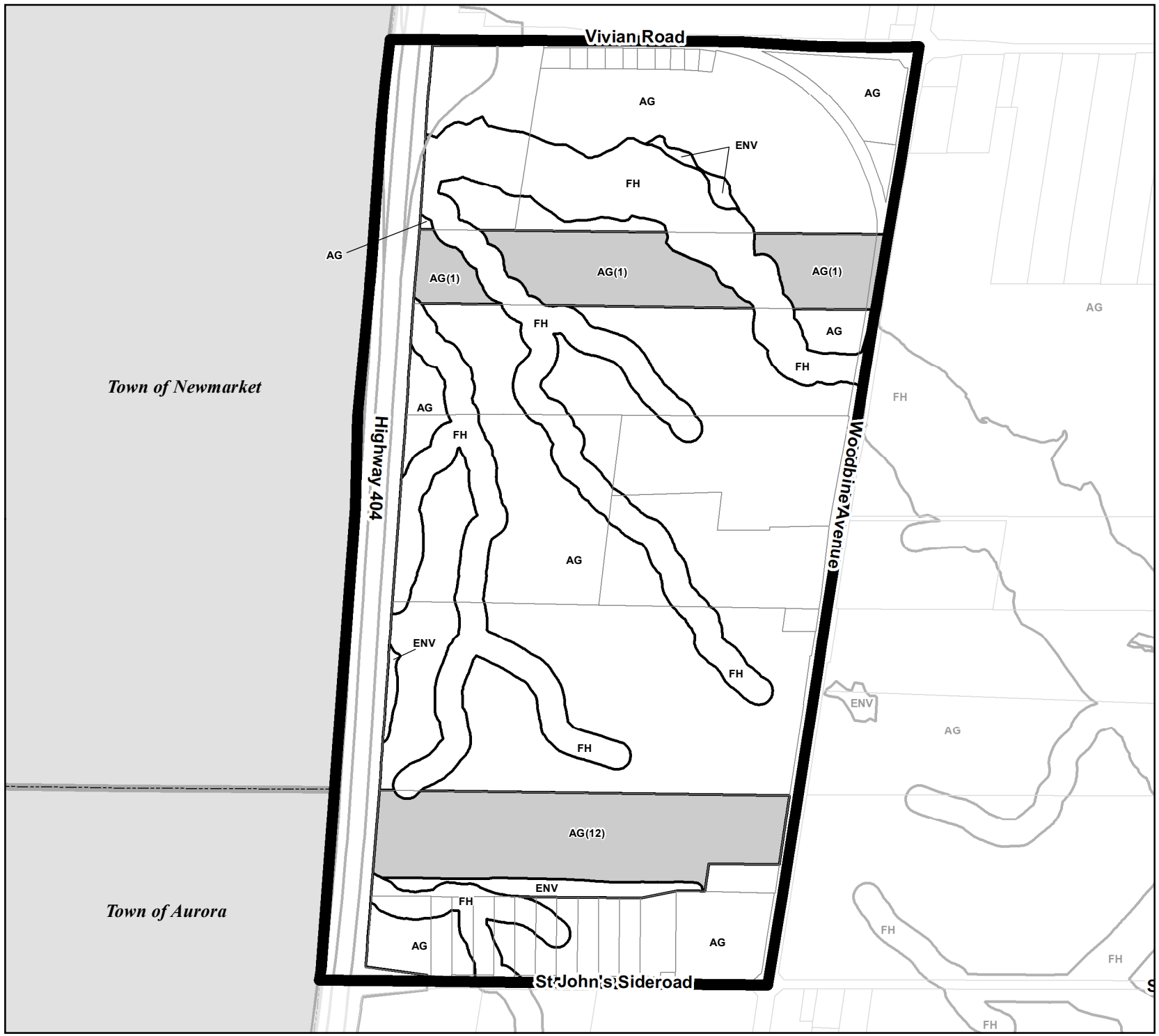
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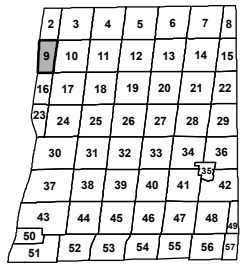
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0 50 100 200 300 400 m

Town of Whitchurch Stouffville
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SCHEDULE 8





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
RPS - Residential Private Services
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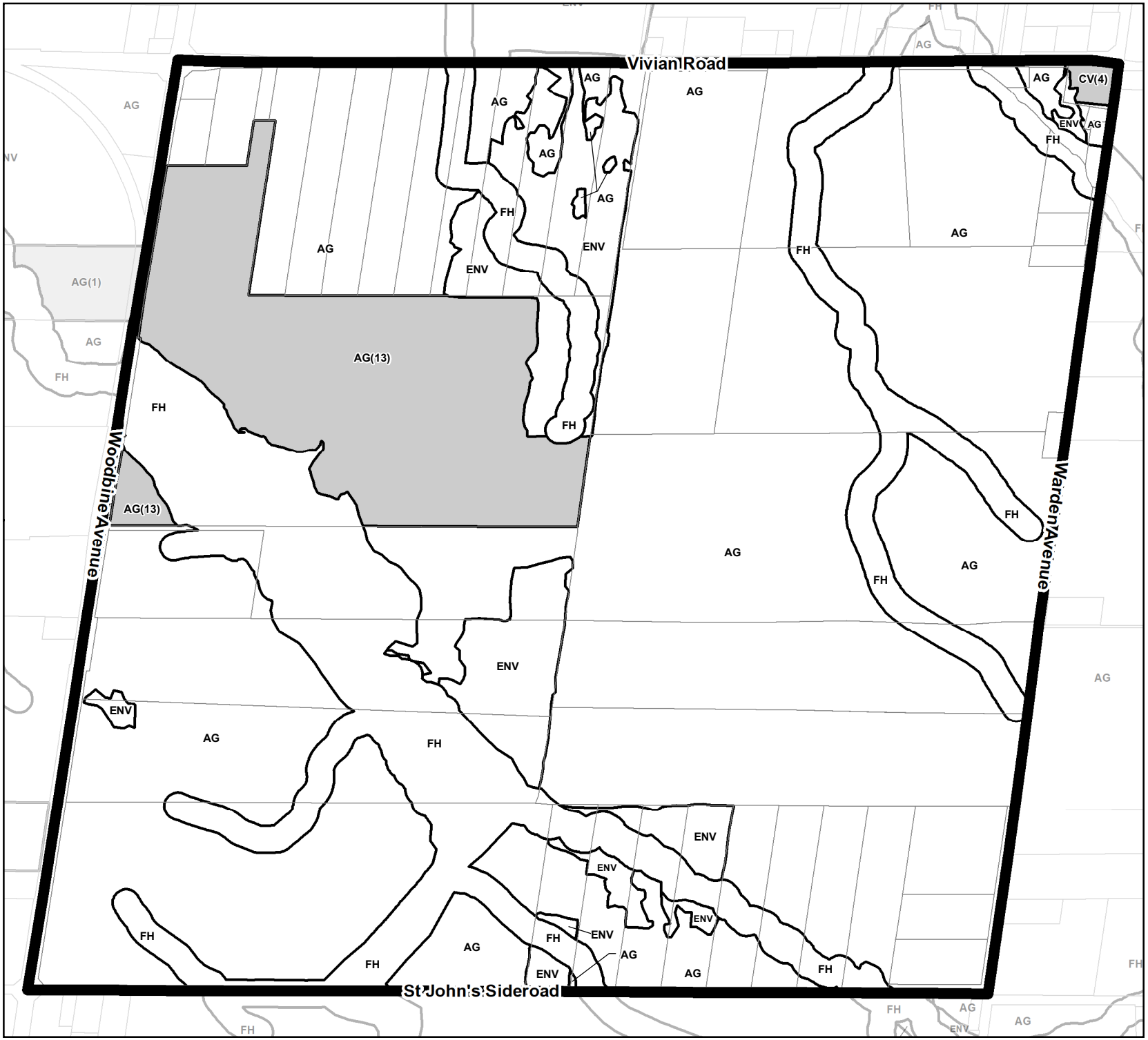
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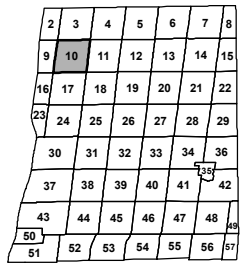
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0 50 100 200 300 400 m

Town of Whitchurch Stouffville
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SCHEDULE 9





ZONE DESCRIPTION

Section 4
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Section 5
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Section 8
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OS - Open Space
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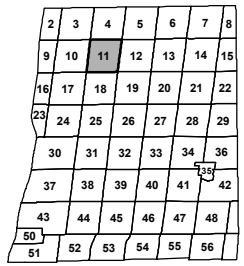
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SCHEDULE 10





ZONE DESCRIPTION

Section 4
AG - Agricultural
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FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
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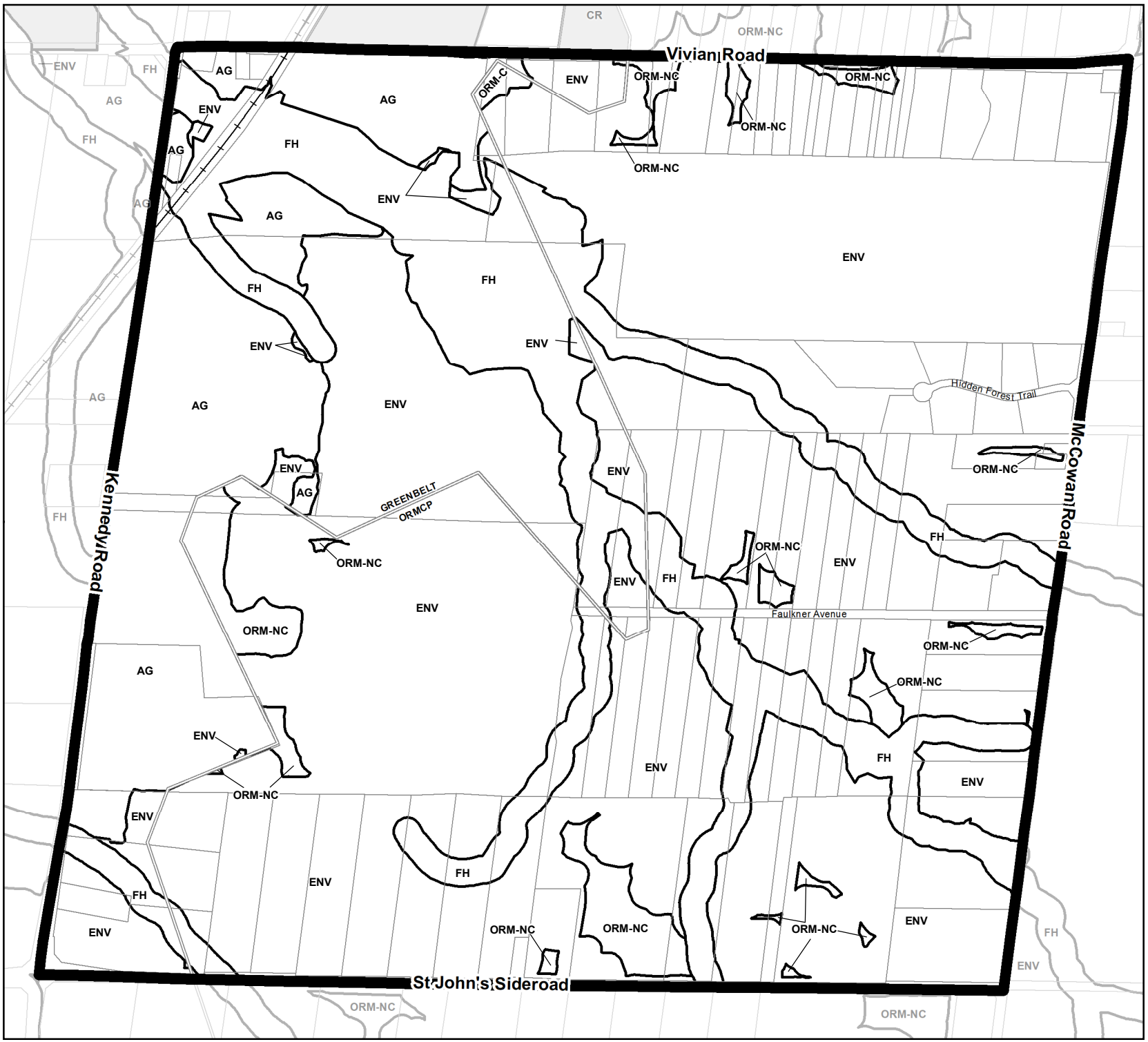
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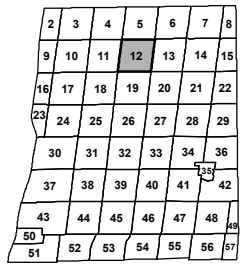
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0 50 100 200 300 400 m

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SCHEDULE 11





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
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Section 5
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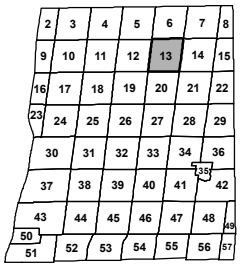
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0 50 100 200 300 400 m

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SCHEDULE 12





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
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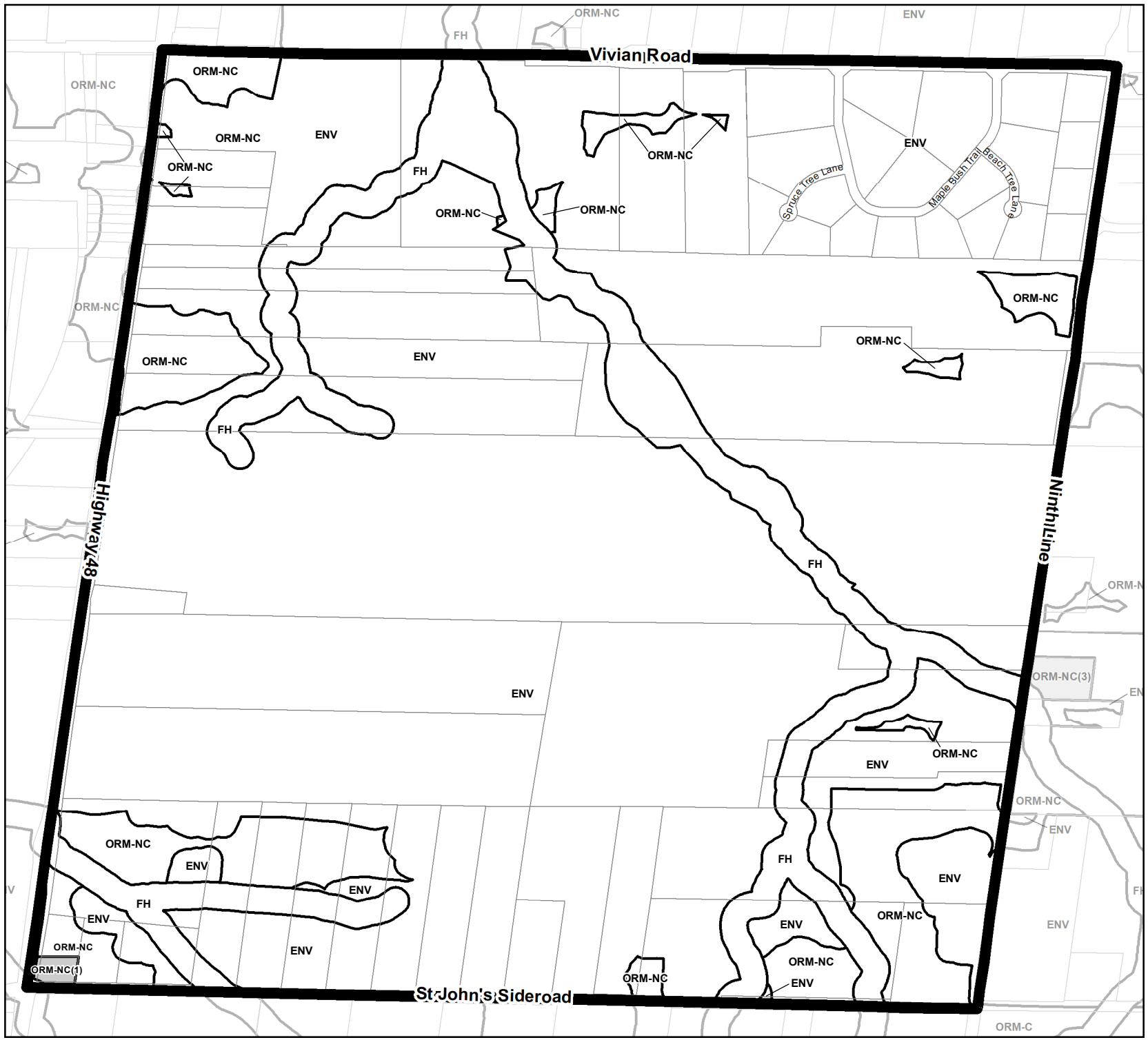
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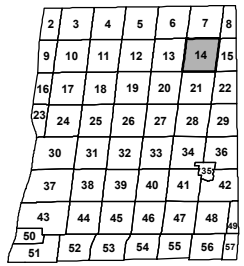
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SCHEDULE 13





ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
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ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
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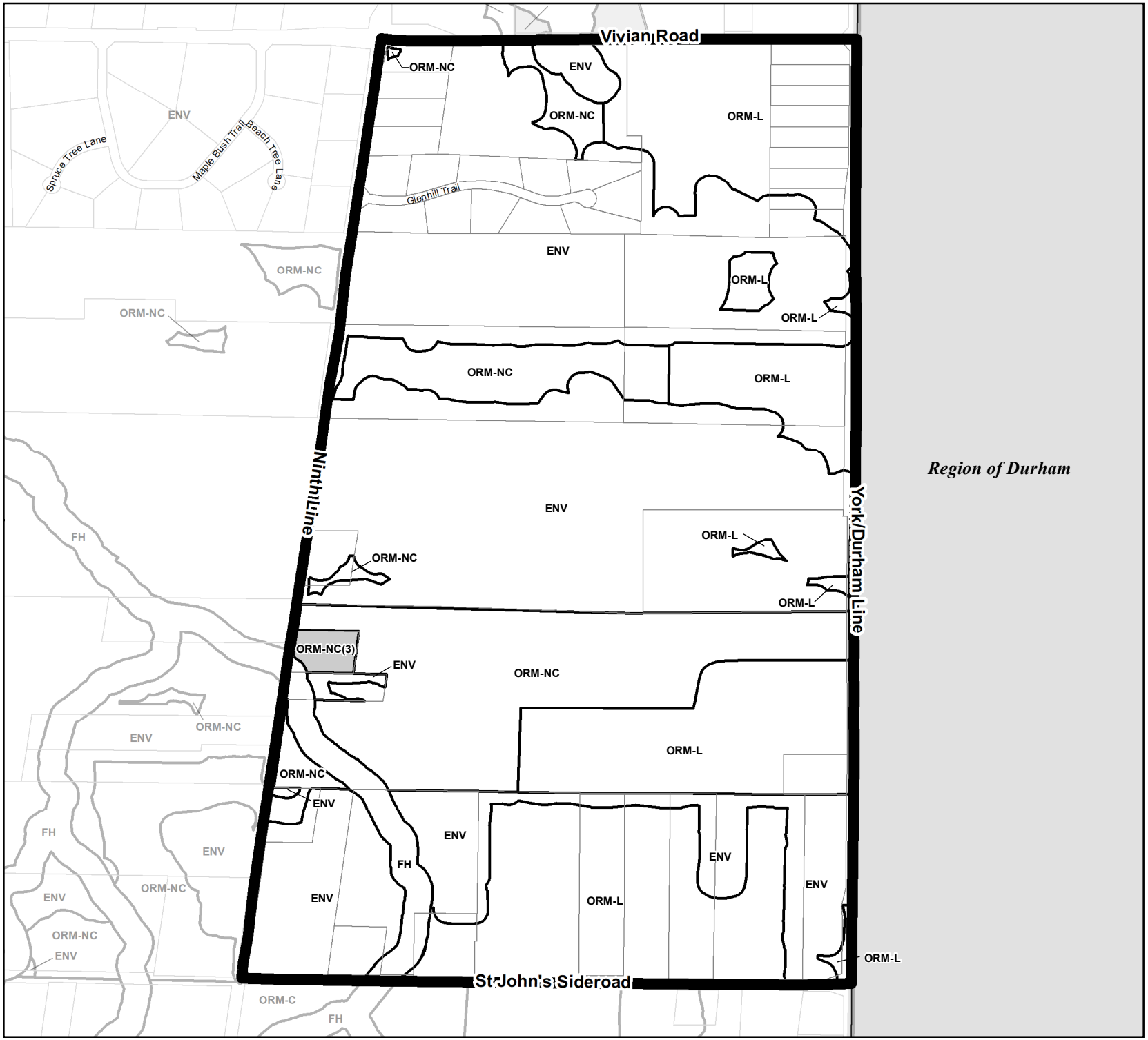
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I - Institutional
OS - Open Space
D - Development Reserve

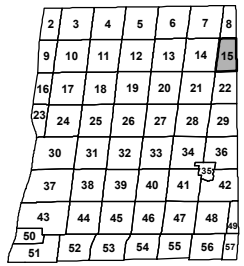
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

Section 6
CM1 - Downtown Mixed Commercial
CM2 - Western Approach Mixed Commercial
CMB - Commercial Residential Mixed - Ballantrae
CG - General Commercial
CL - Local Commercial
CV - Village Commercial
CR - Recreational Commercial

Section 7
EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

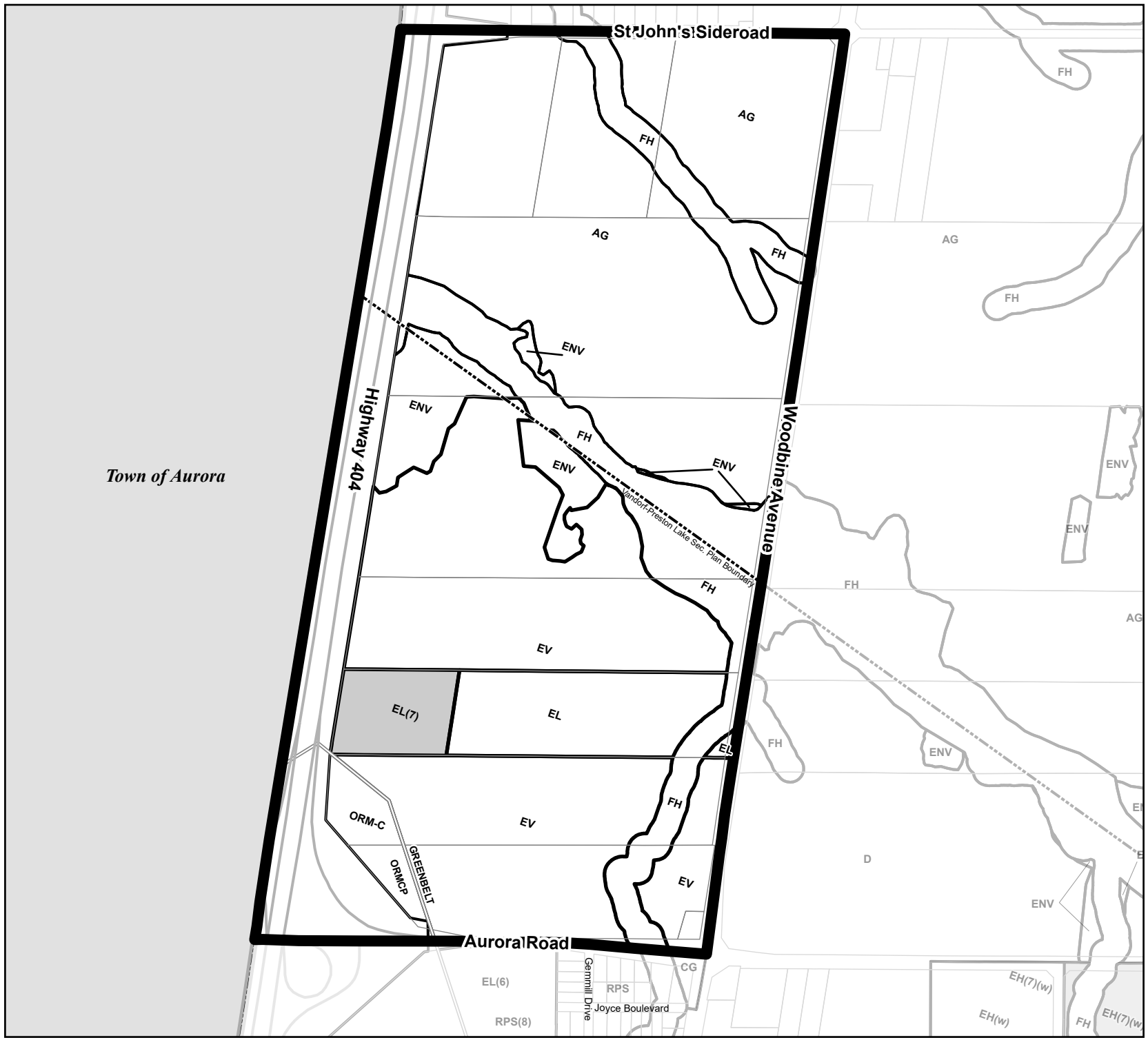
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OS - Open Space
D - Development Reserve

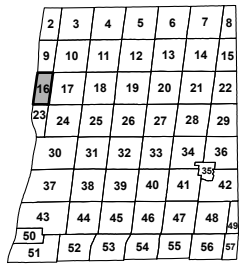
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
RPS - Residential Private Services
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Section 5A
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RN2 - New Residential 2
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RN4 - New Residential 4
RN5 - New Residential 5

Section 6
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Section 7
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EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction
EV - Employment Vandorf

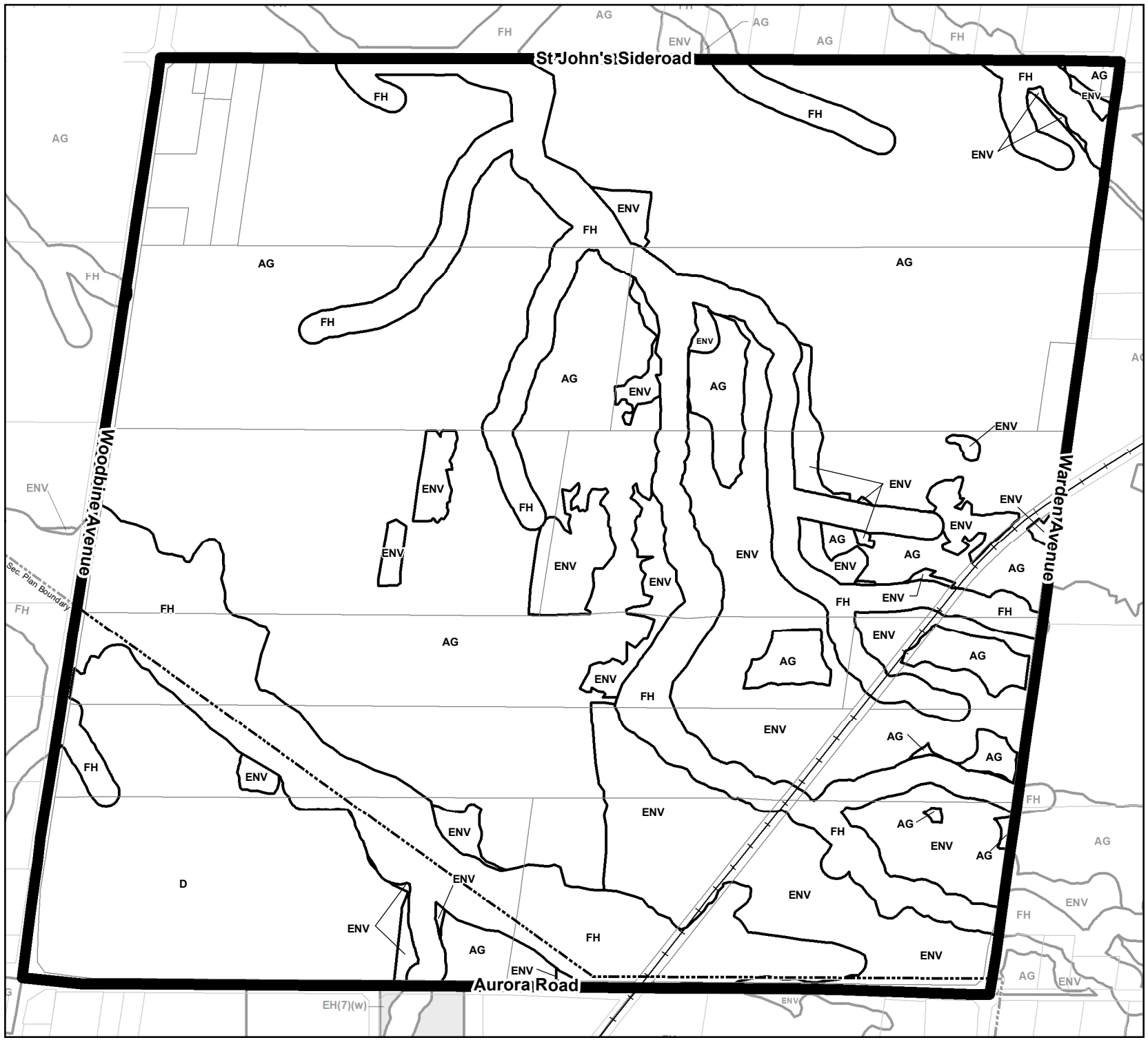
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D - Development Reserve

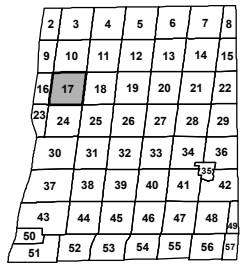
Section 2
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f - Flood Vulnerable
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w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
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RN1 - New Residential 1
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RN5 - New Residential 5

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CR - Recreational Commercial

Section 7
EBP/EBP-G - Employment Business Park / - Gormley
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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

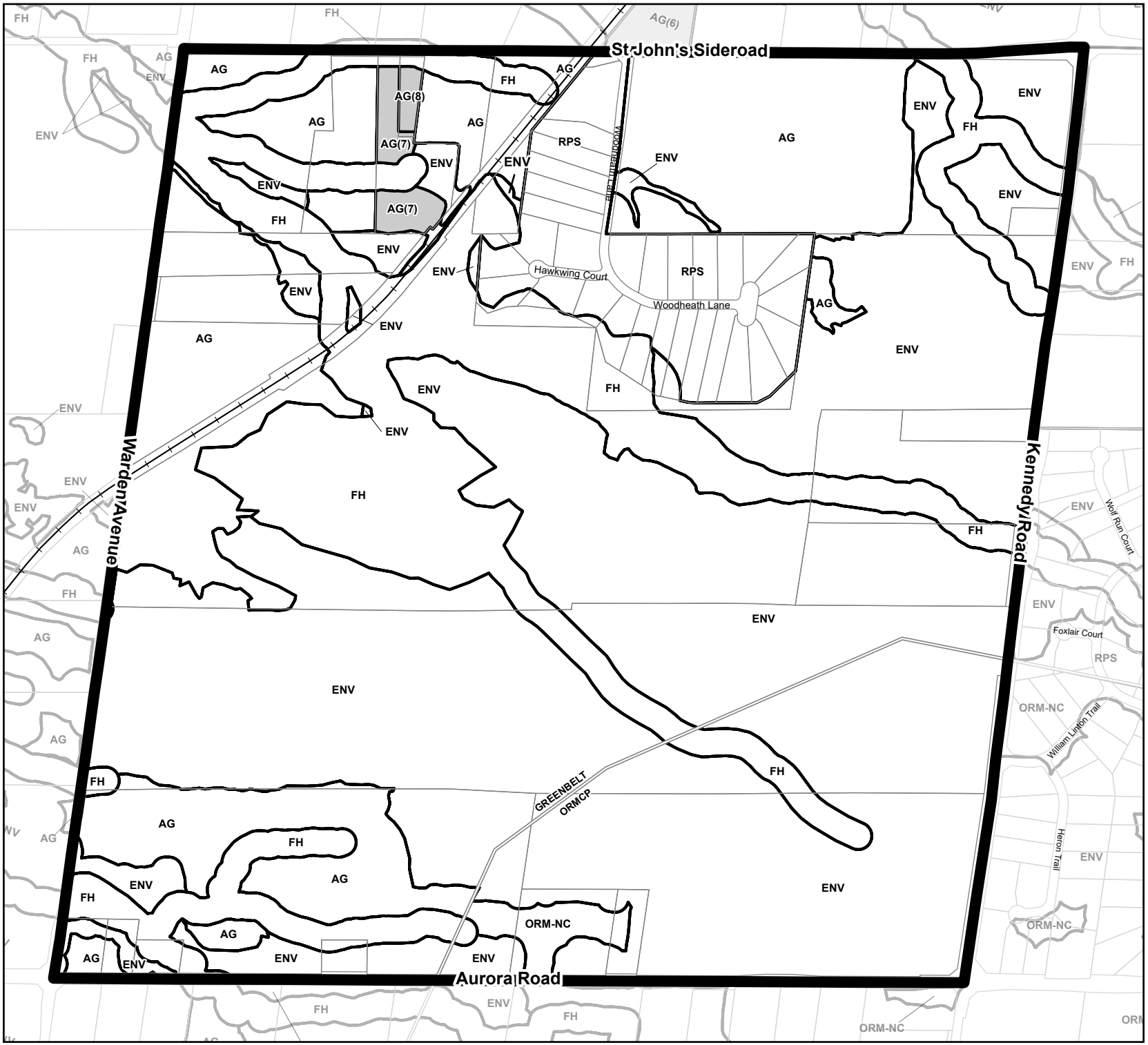
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OS - Open Space
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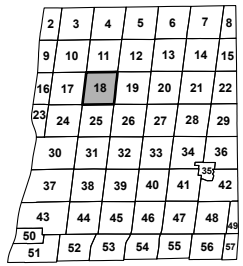
Section 2
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
RPS - Residential Private Services
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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

Section 8
I - Institutional
OS - Open Space
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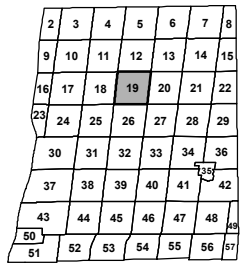
Section 2
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ZONE DESCRIPTION

Section 4
AG - Agricultural
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ORM-C - Oak Ridges Moraine Countryside
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Section 5
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EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

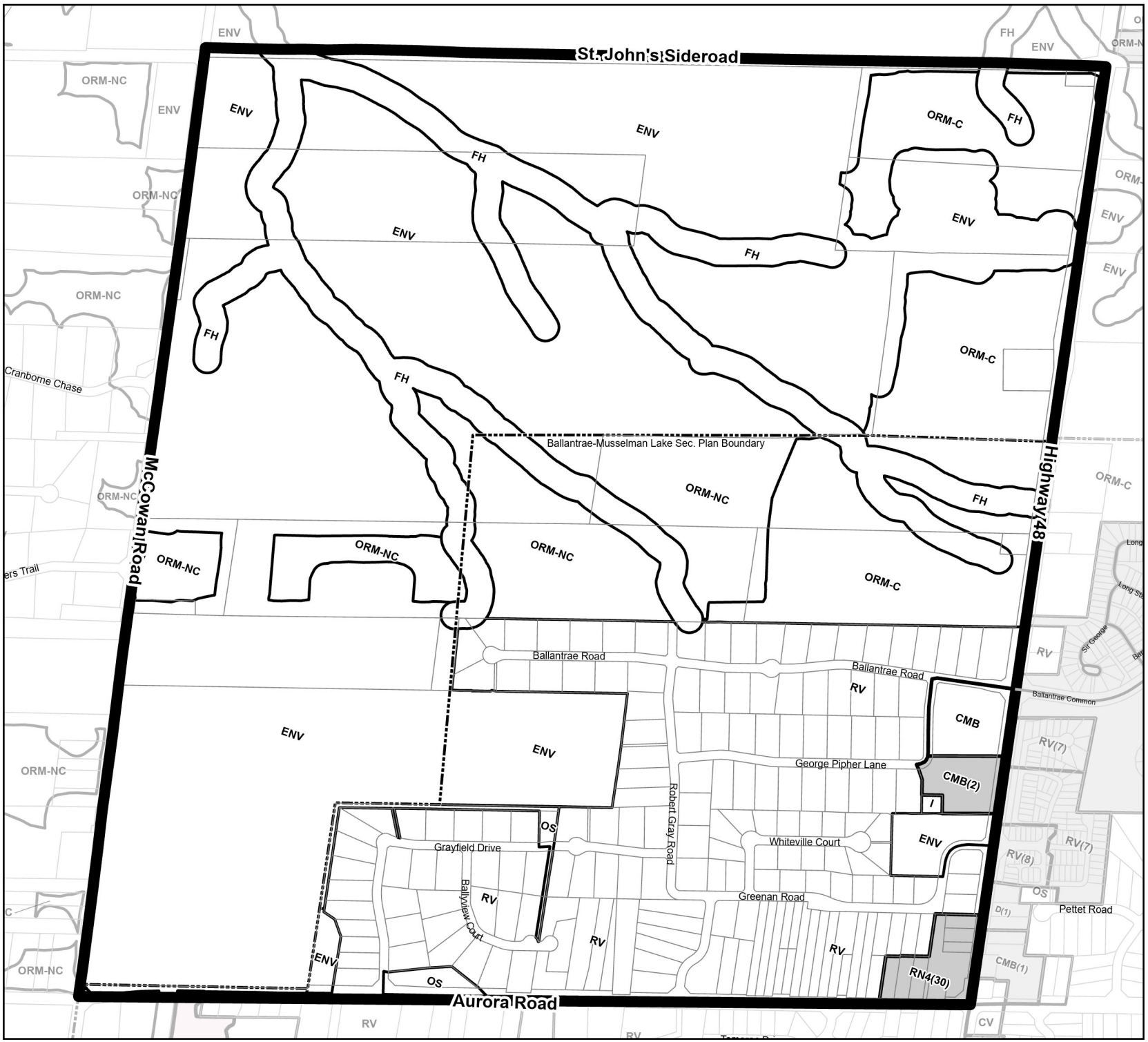
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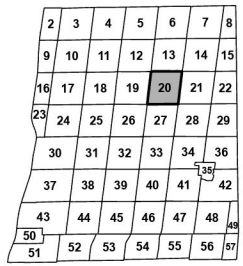
Section 2
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
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Section 8
I - Institutional
OS - Open Space
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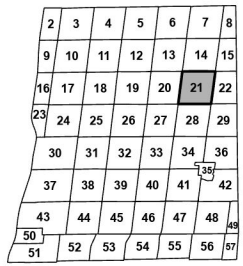
Section 2
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w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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ORM-NC - Oak Ridges Moraine Natural Core

Section 5
RPS - Residential Private Services
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R4 - Residential 4
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EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
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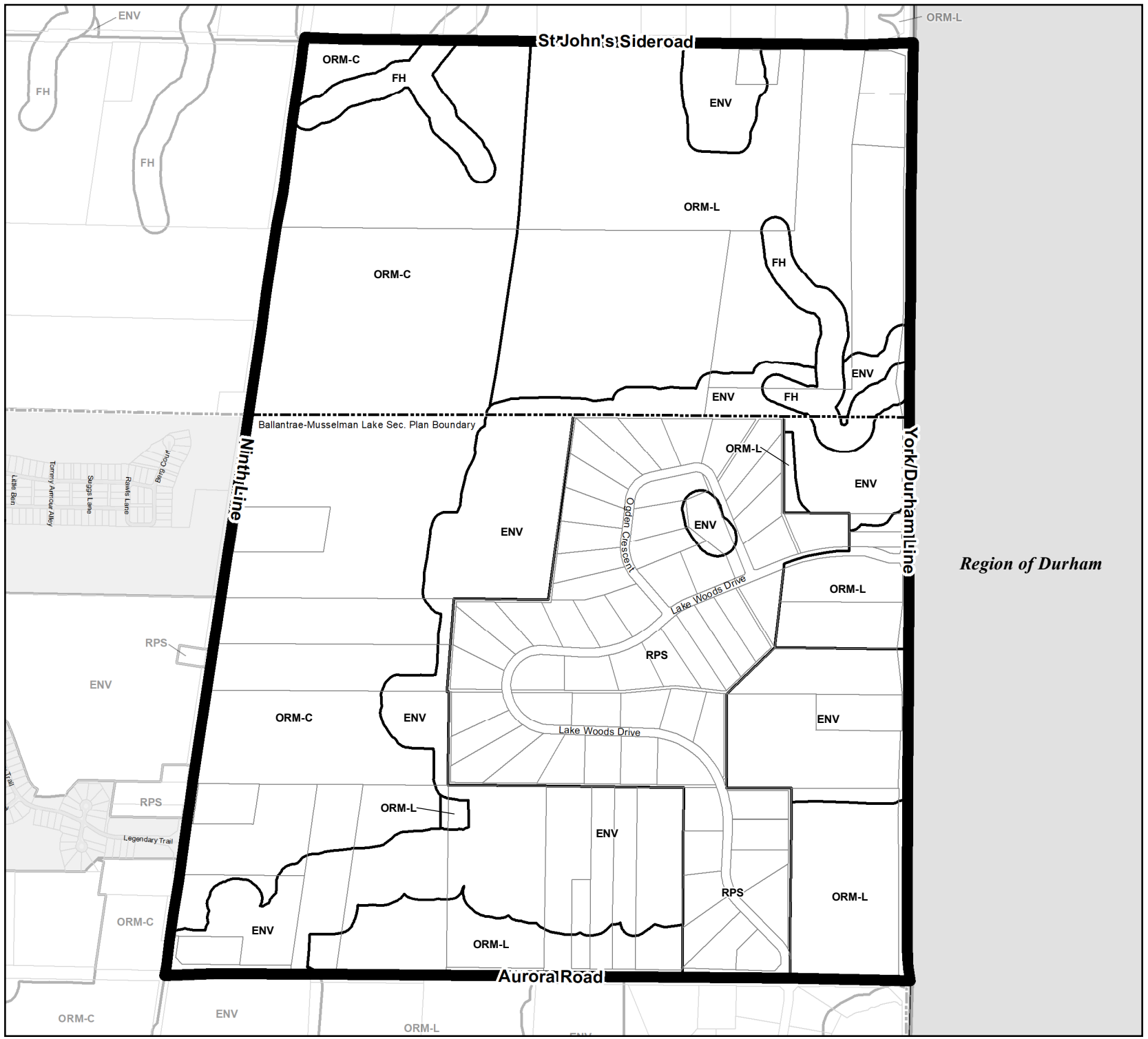
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OS - Open Space
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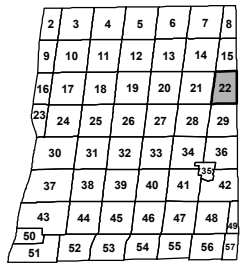
Section 2
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w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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SCHEDULE 21





ZONE DESCRIPTION

Section 4
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

Section 5
RPS - Residential Private Services
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Section 7
EBP/EBP-G - Employment Business Park / - Gormley
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Section 8
I - Institutional
OS - Open Space
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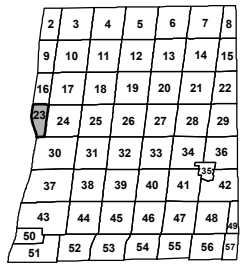
Section 2
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
RPS - Residential Private Services
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Section 7
EBP/EBP-G - Employment Business Park / - Gormley
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EL/EL-G - Employment Light / - Gormley
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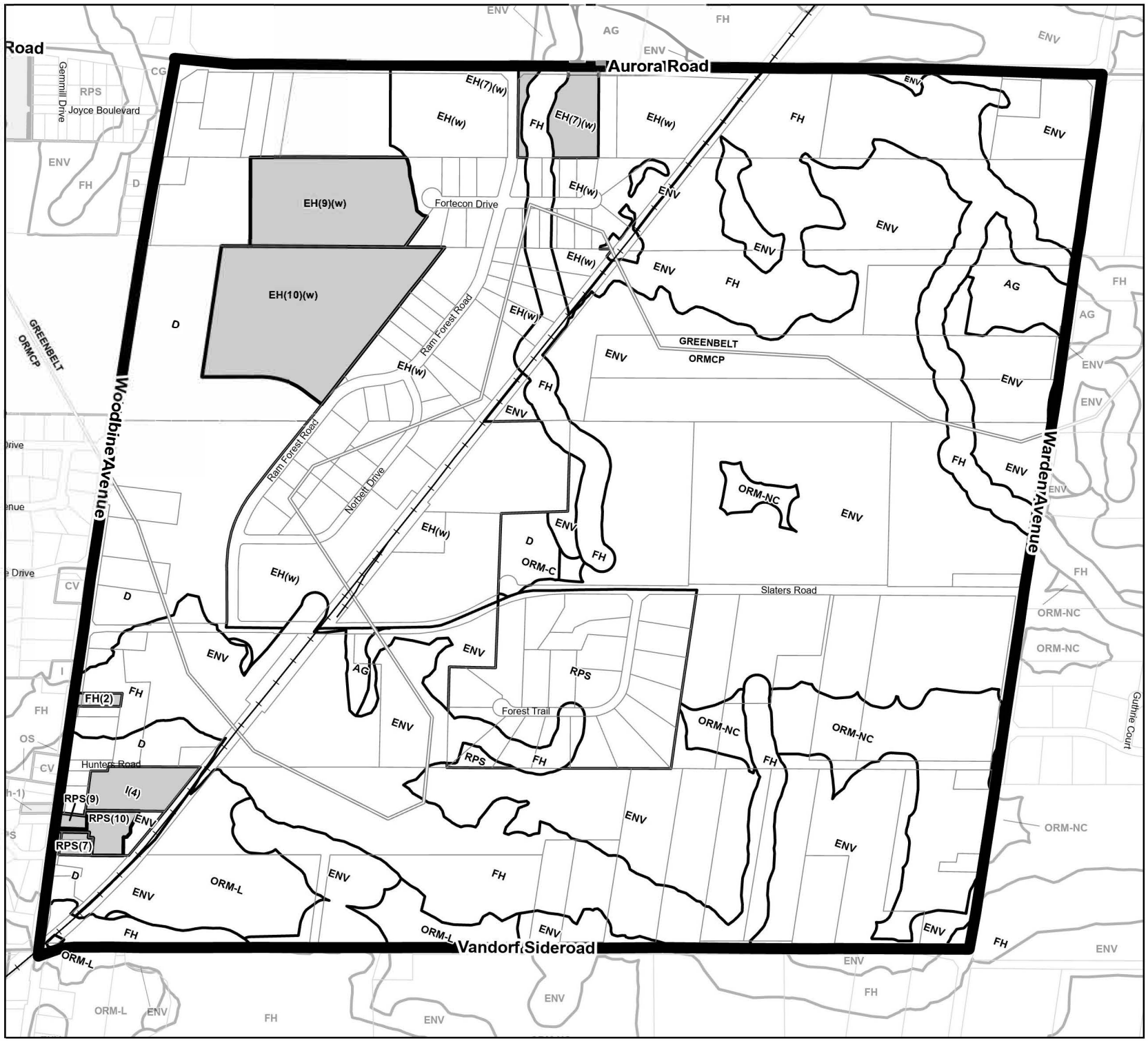
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OS - Open Space
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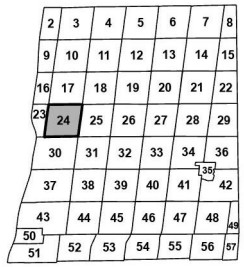
Section 2
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
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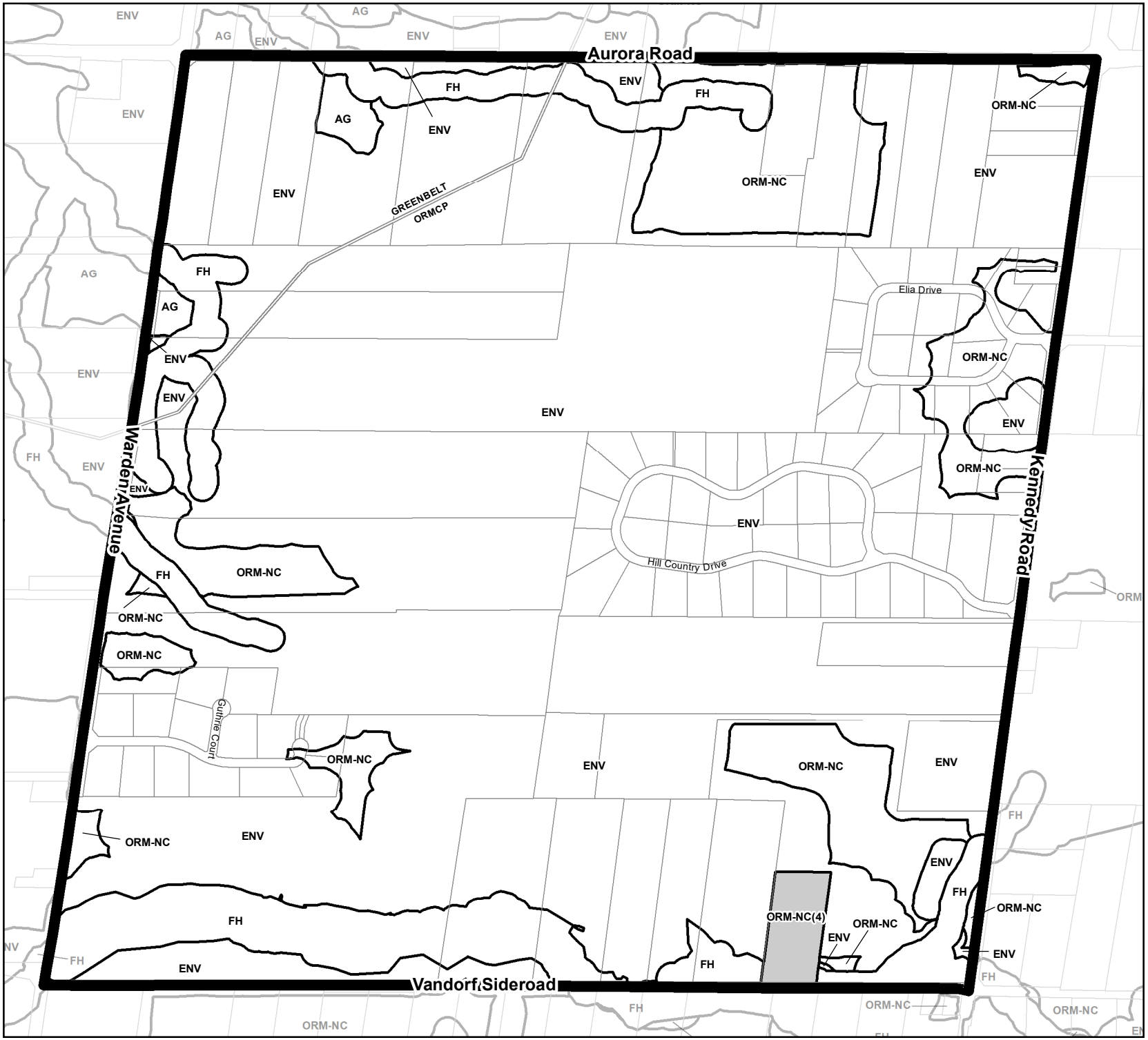
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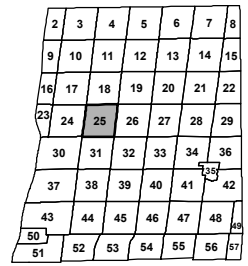
Section 2
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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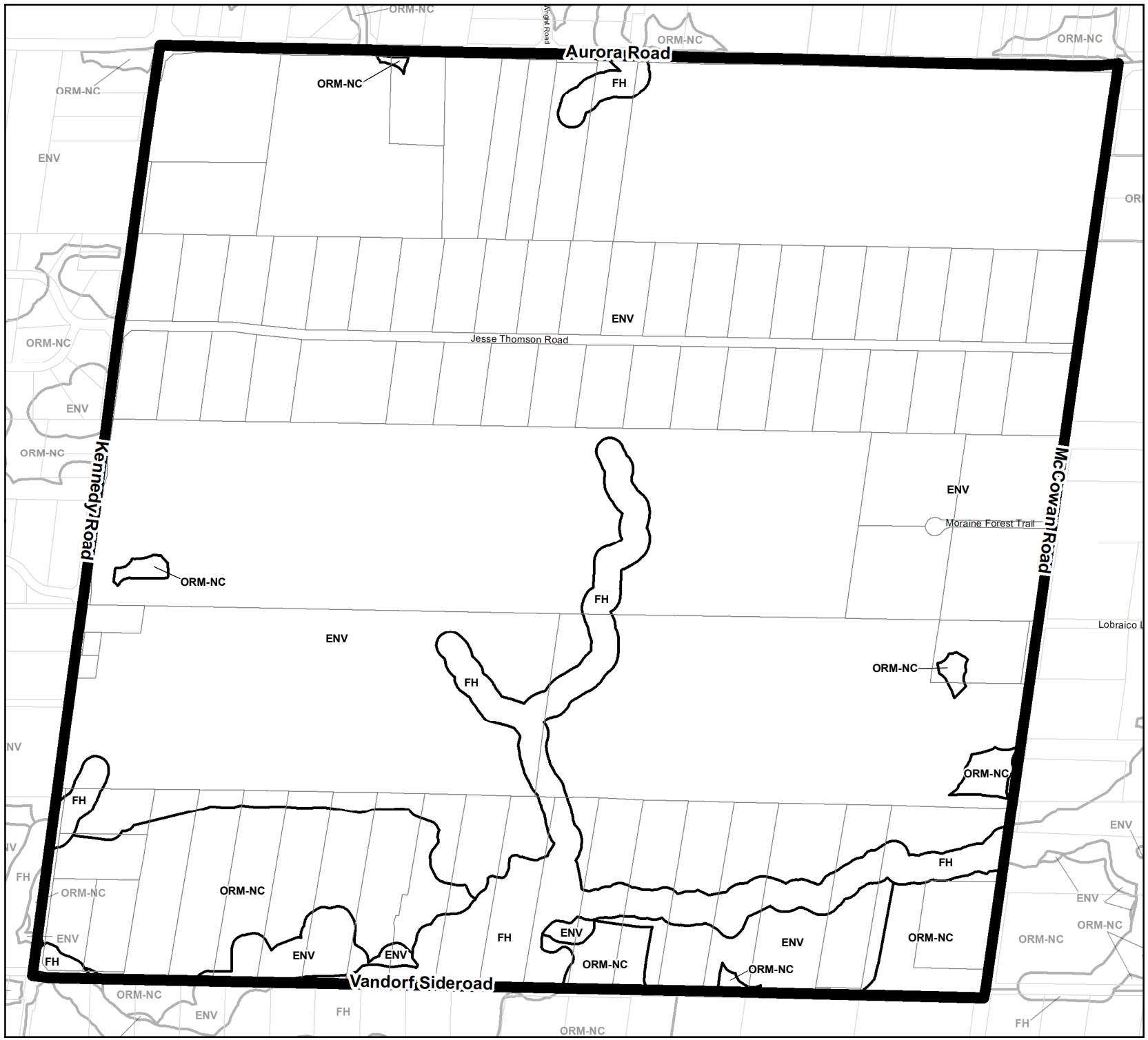
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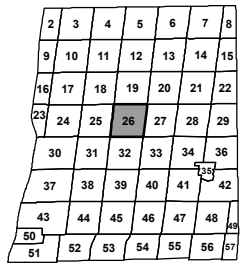
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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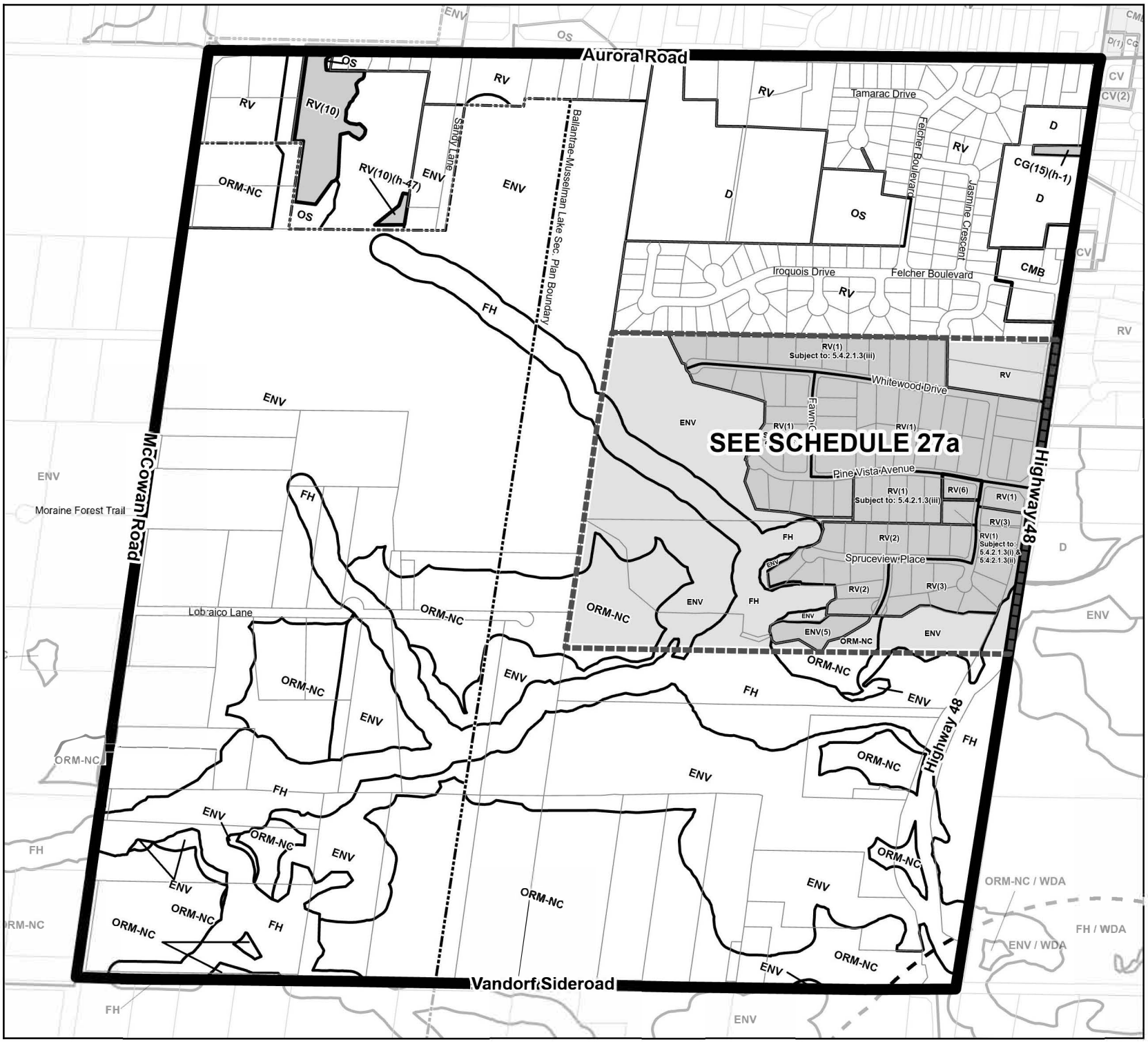
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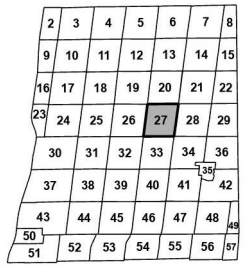
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WDA - Waste Disposal Area

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ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

Section 6
CM1 - Downtown Mixed Commercial
CM2 - Western Approach Mixed Commercial
CMB - Commercial Residential Mixed - Ballantrae
CG - General Commercial
CL - Local Commercial
CV - Village Commercial
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Section 7
EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

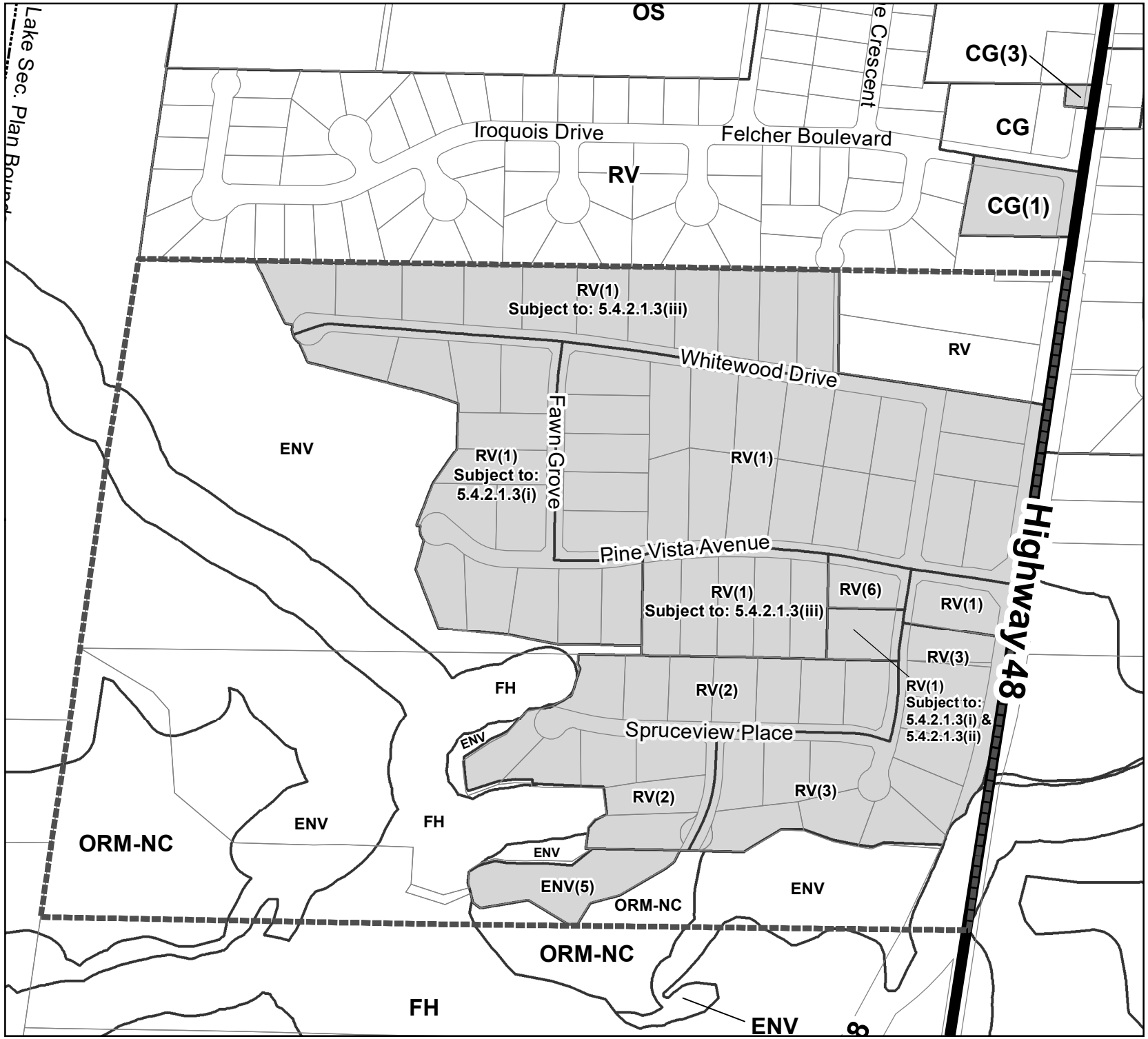
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

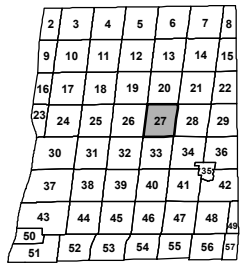
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
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Section 5
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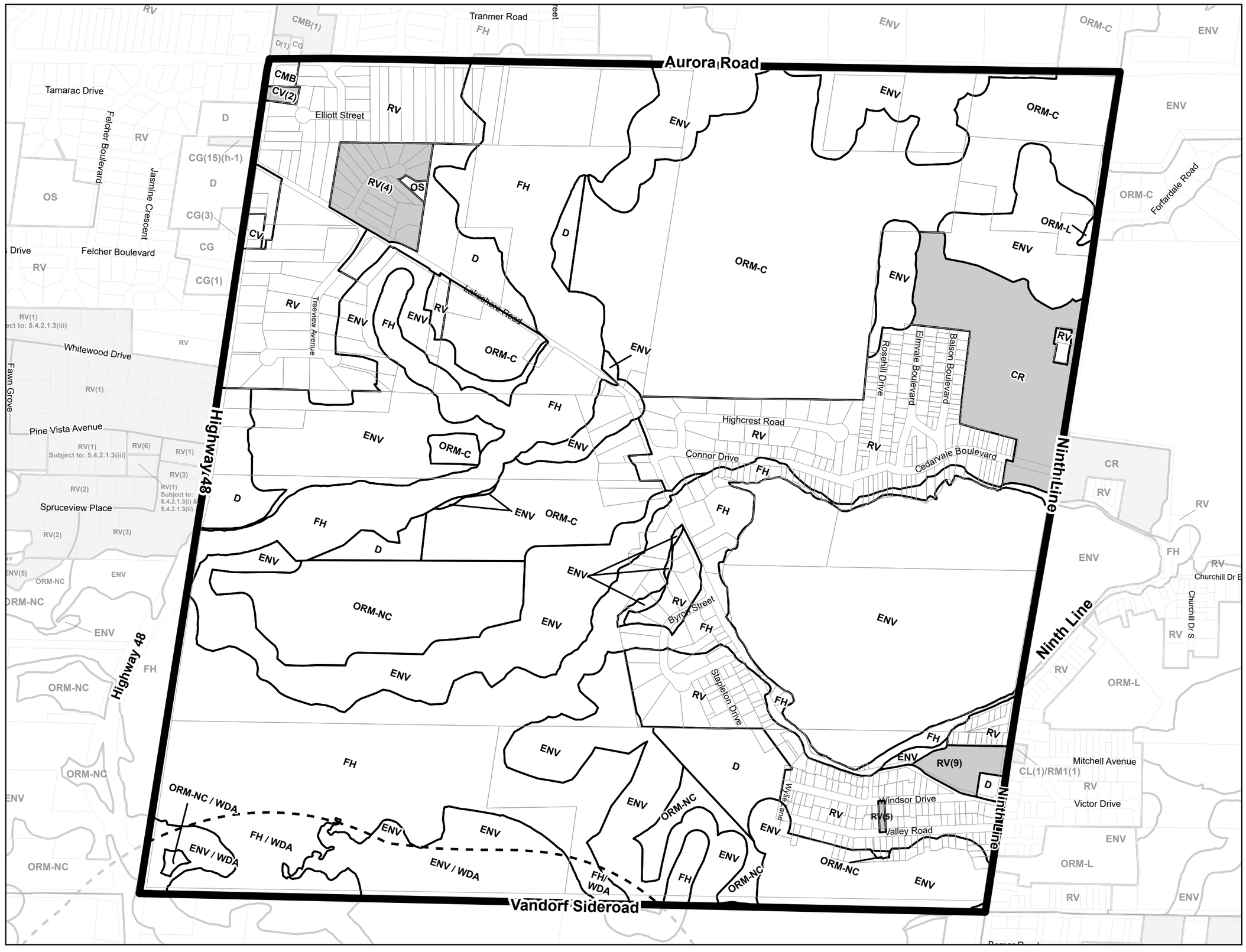
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OS - Open Space
D - Development Reserve

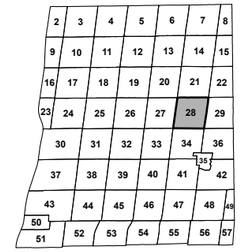
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 20 40 80 120 160 m

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ZONE DESCRIPTION

Section 4
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FH - Flood Hazard
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Section 5
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RV - Residential Village
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R3 - Residential 3
R4 - Residential 4
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Section 5A
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EX - Employment Extraction

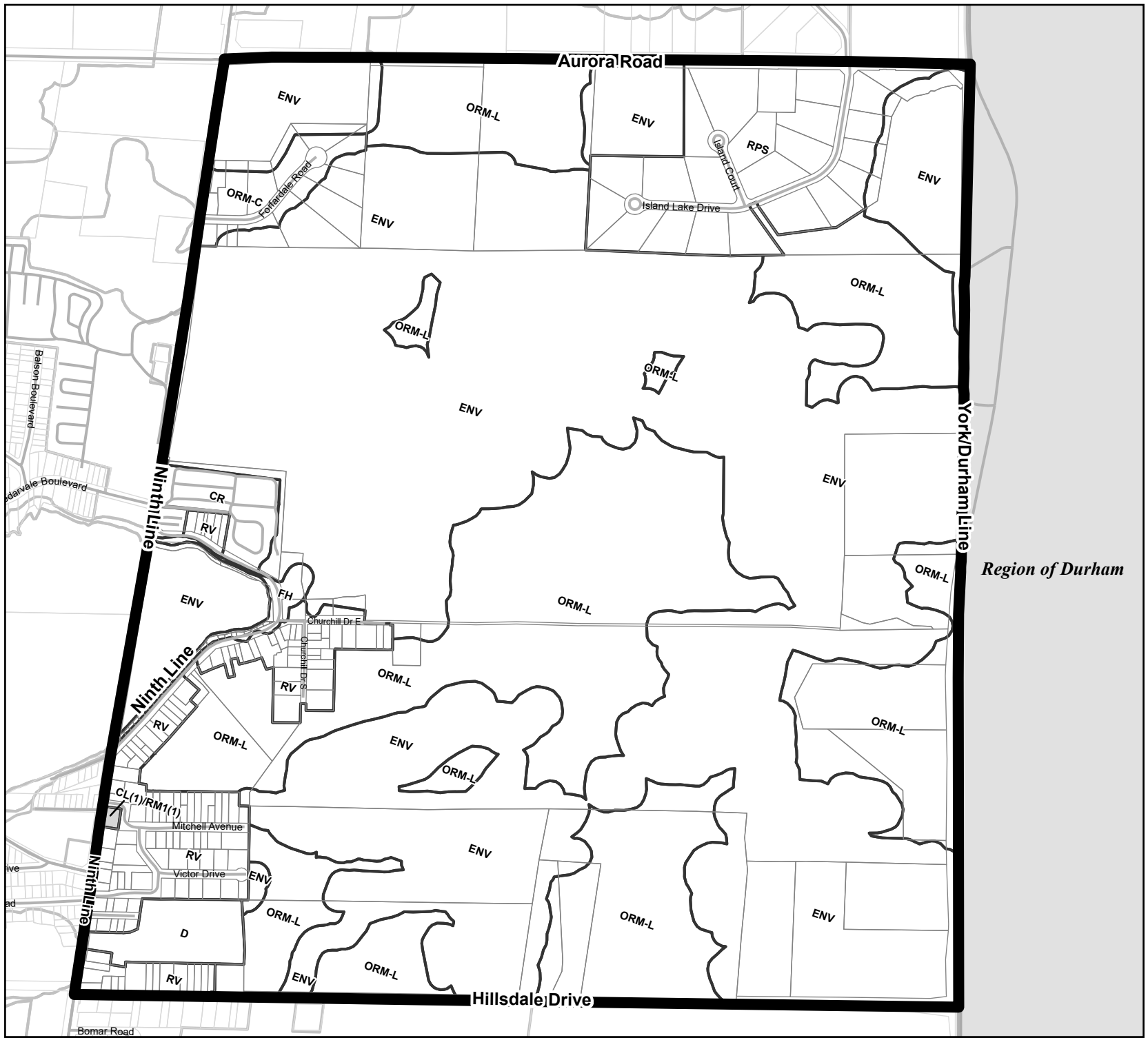
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D - Development Reserve

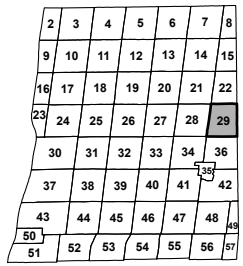
Section 2
h - Holding Symbol
f - Flood Vulnerable
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w - Water Restriction
WDA - Waste Disposal Area

0 37.5 75 150 225 300 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
RPS - Residential Private Services
RV - Residential Village
R1 - Residential 1
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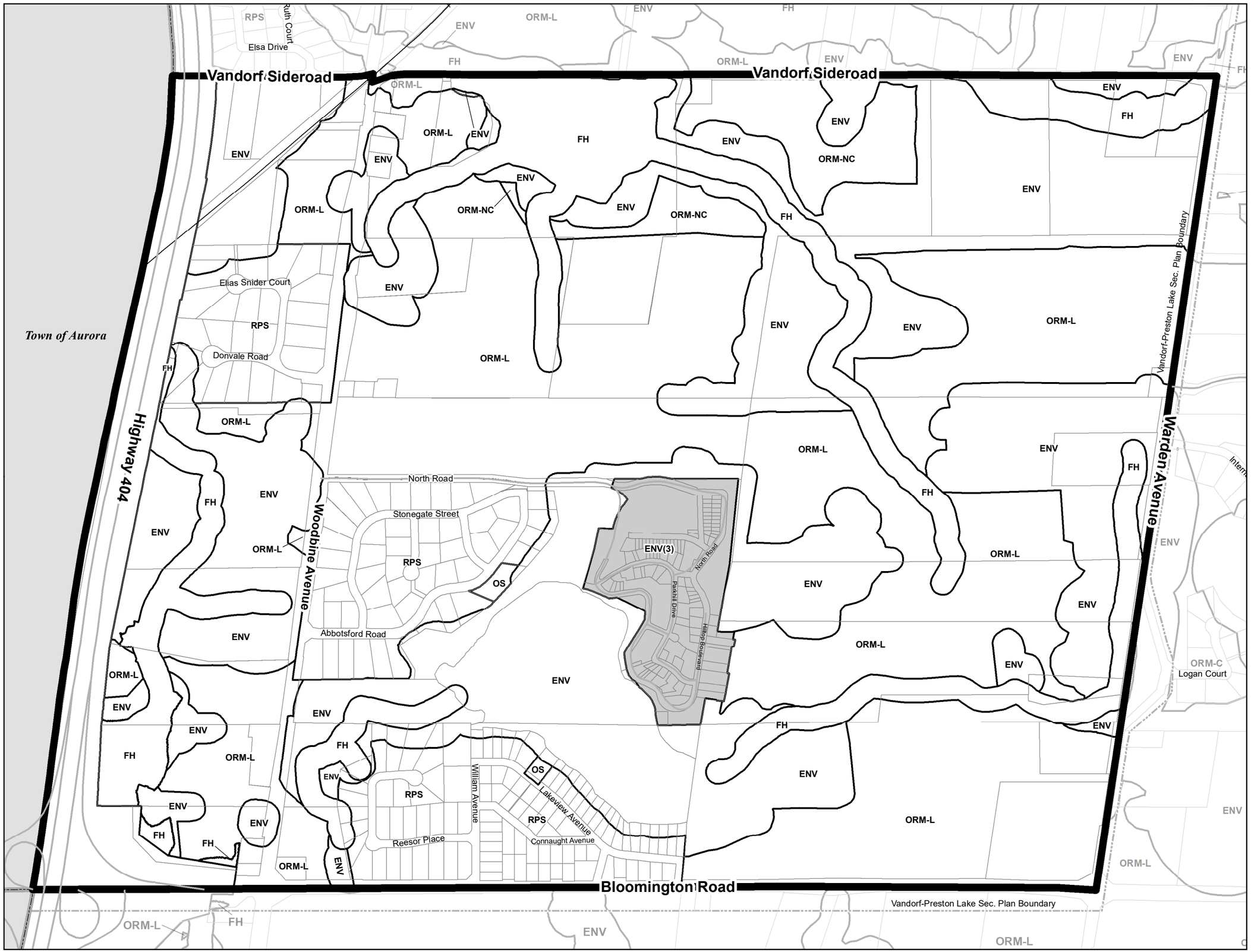
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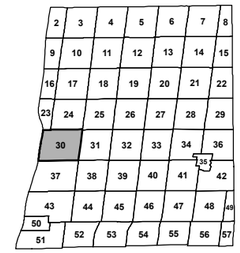
Section 2
h - Holding Symbol
f - Flood Vulnerable
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
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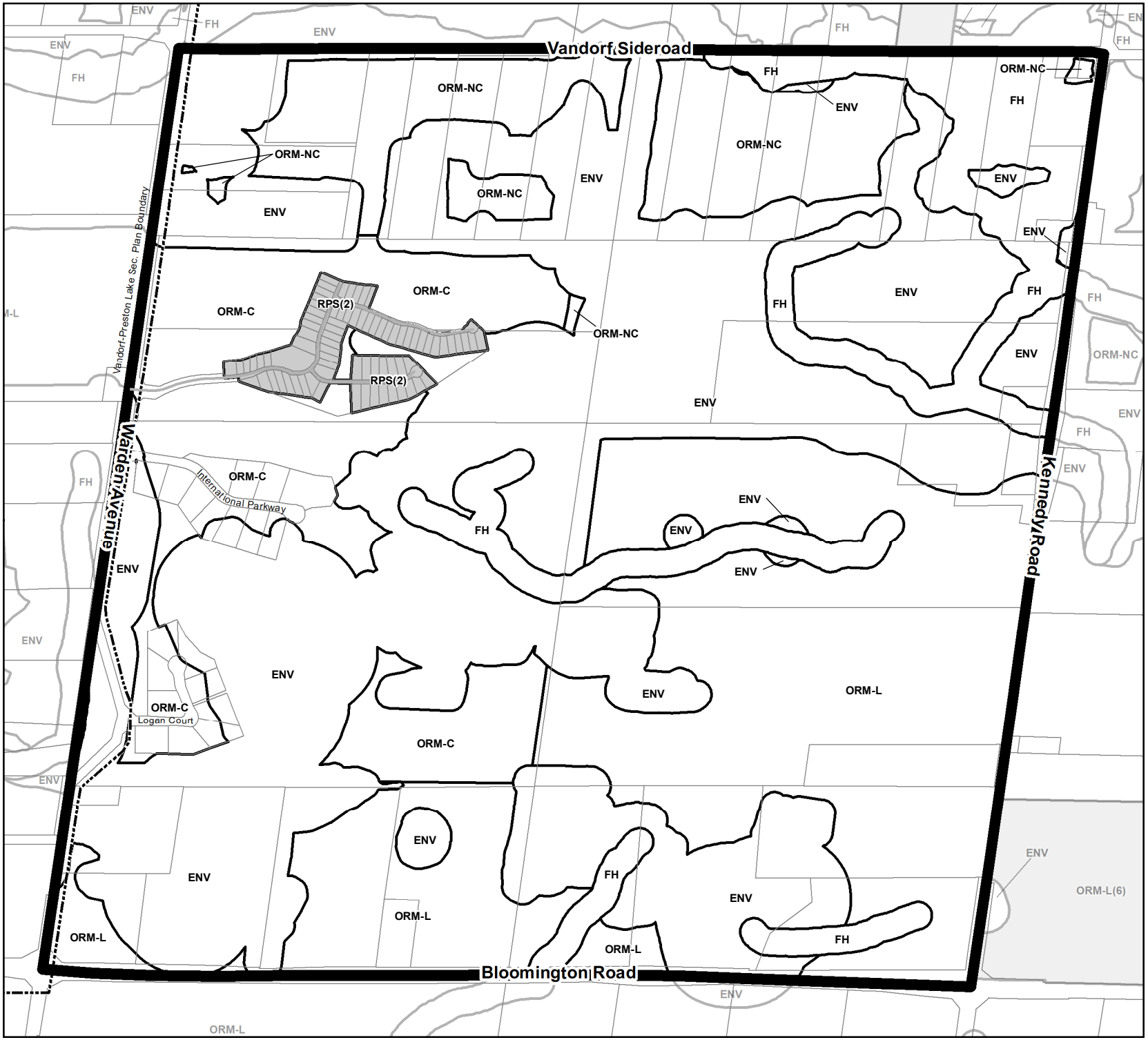
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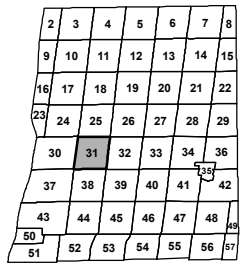
Section 2
h - Holding Symbol
f - Flood Vulnerable
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w - Water Restriction
WDA - Waste Disposal Area

0 40 80 160 240 320 m

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ZONE DESCRIPTION

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ENV - Environmental
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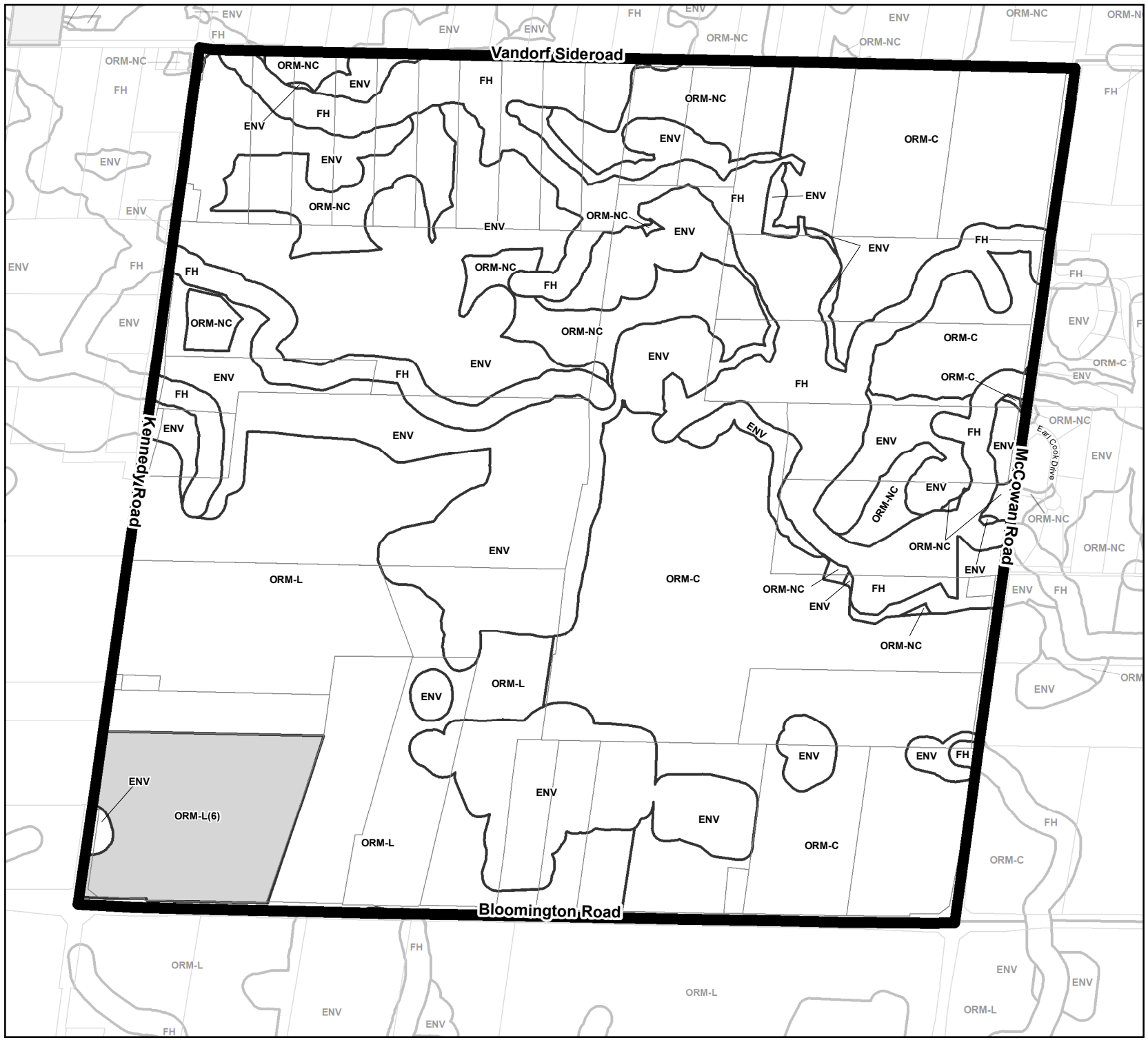
Section 8
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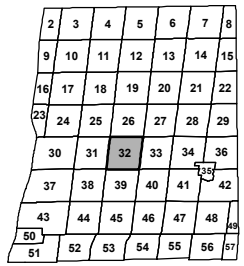
Section 2
h - Holding Symbol
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w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
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Section 5
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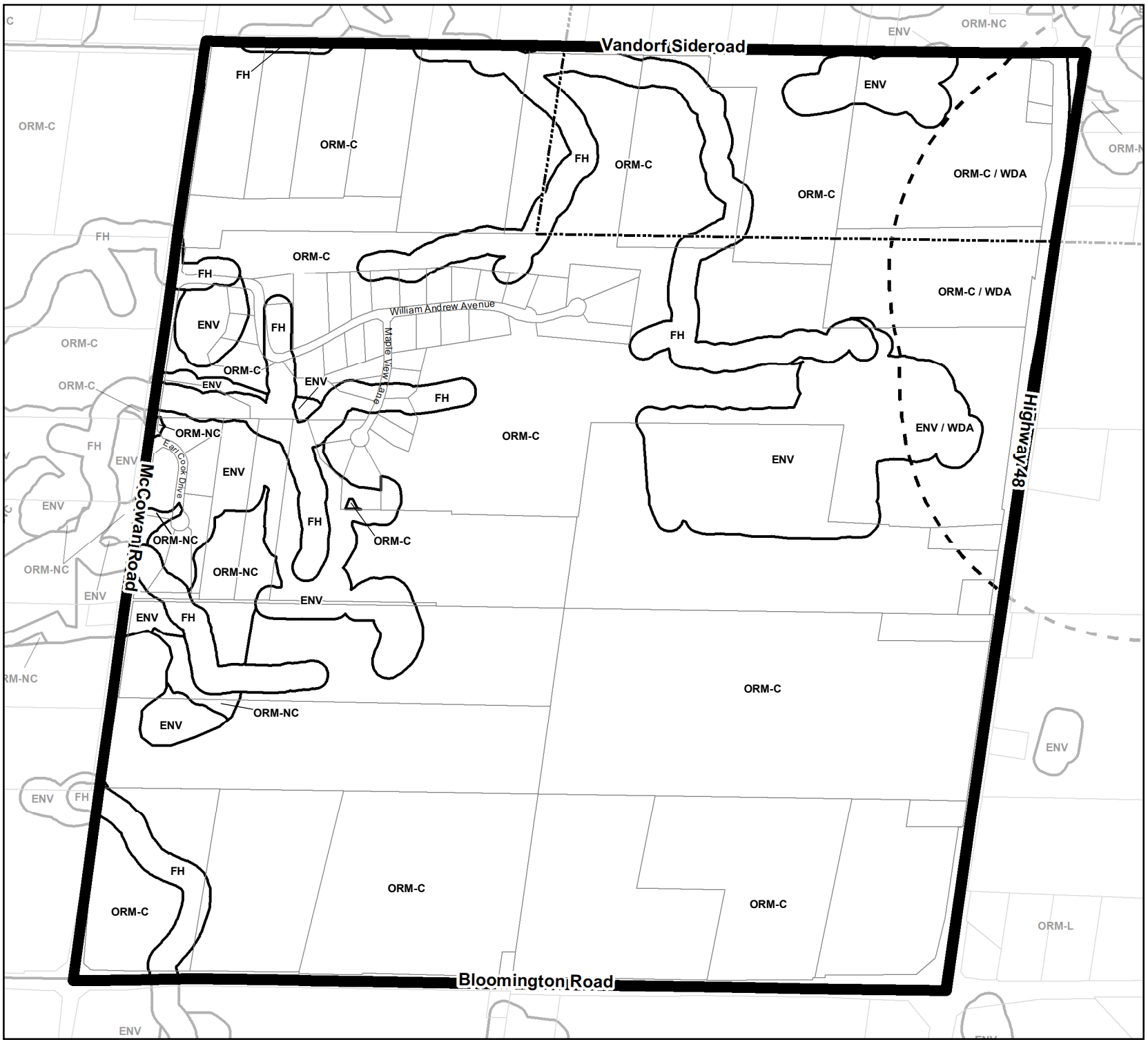
Section 8
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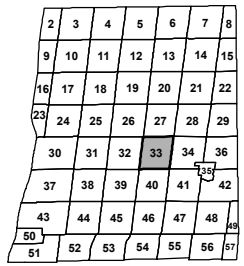
Section 2
h - Holding Symbol
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w - Water Restriction
WDA - Waste Disposal Area

0 55 110 220 330 440 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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Section 5
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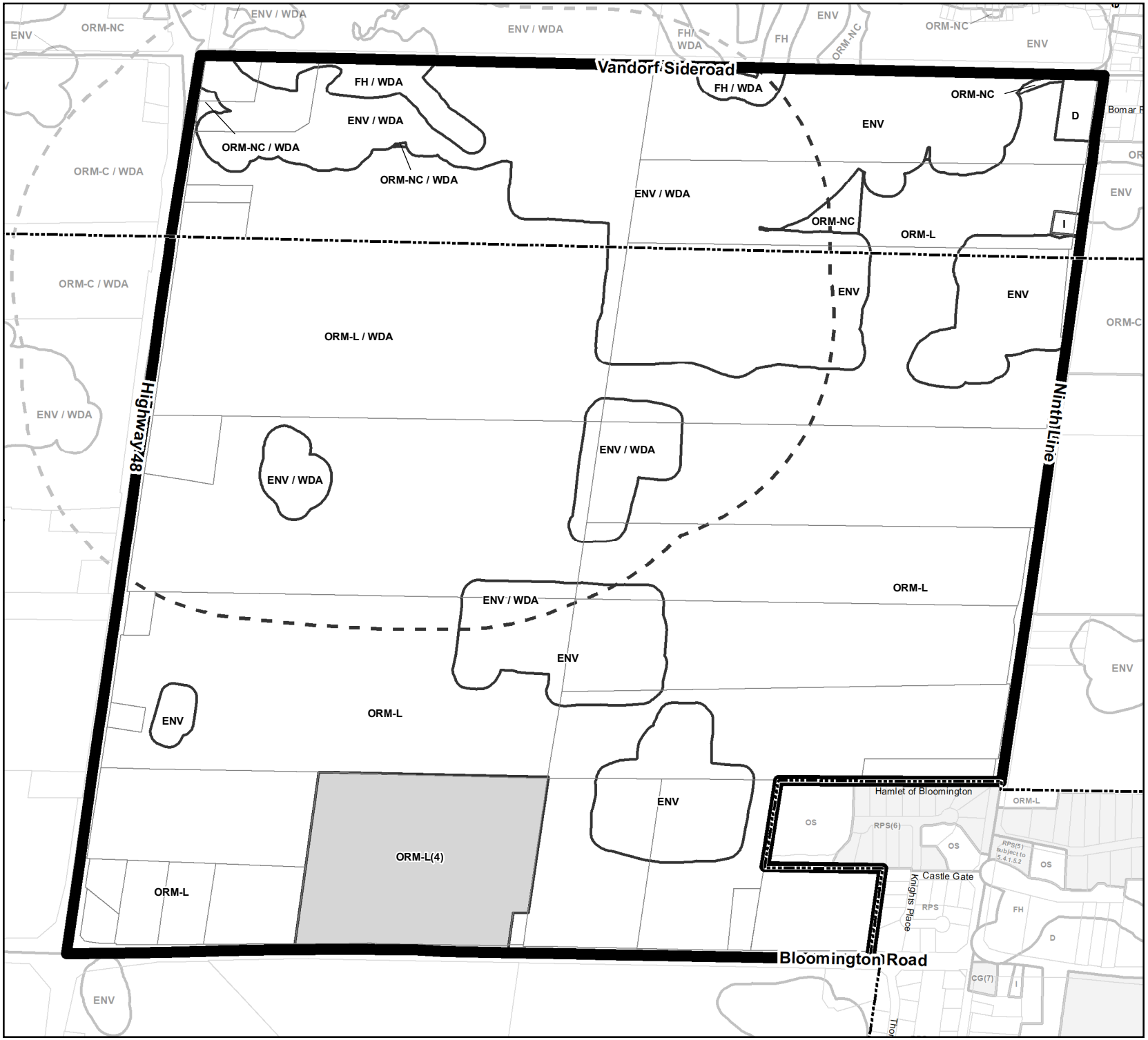
Section 8
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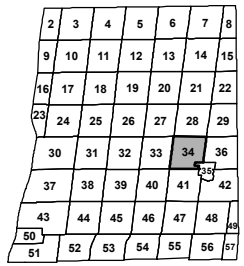
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h - Holding Symbol
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

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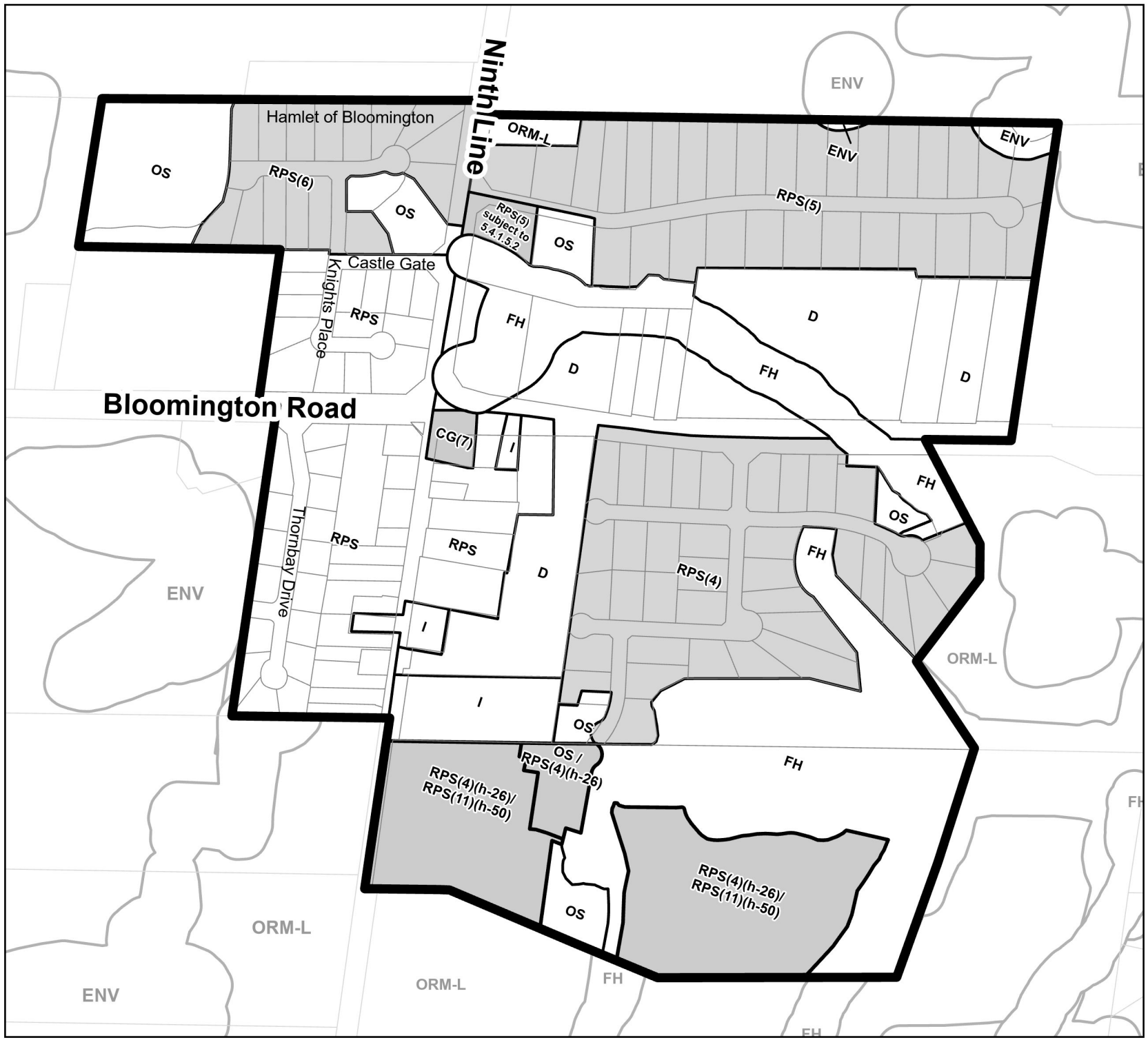
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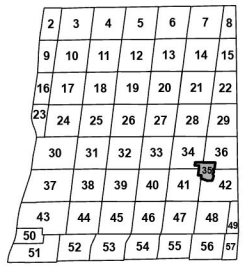
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

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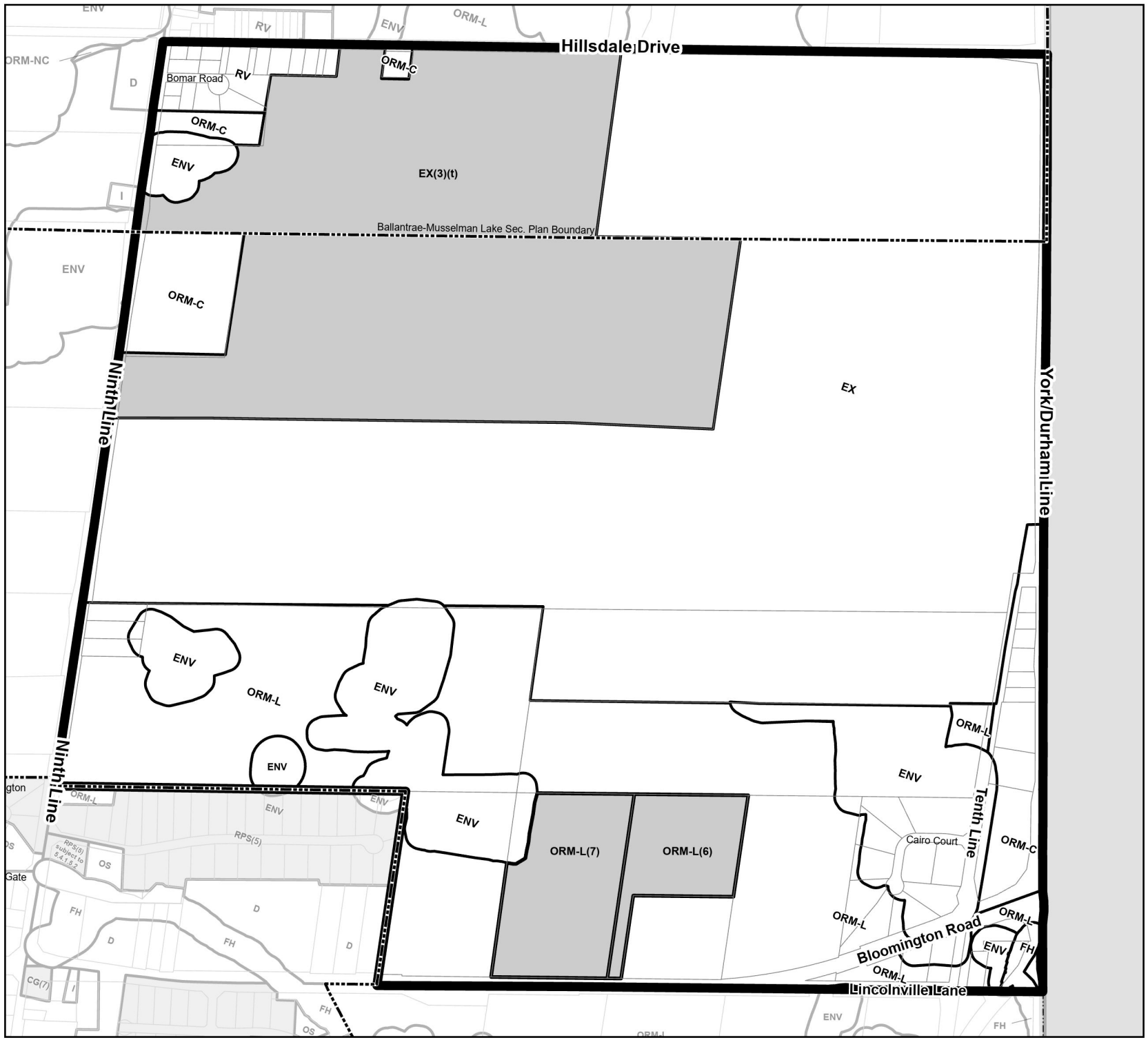
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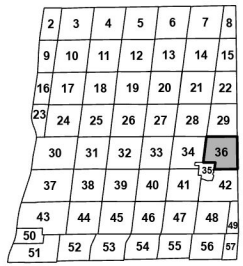
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0 30 60 120 180 240 m

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ZONE DESCRIPTION

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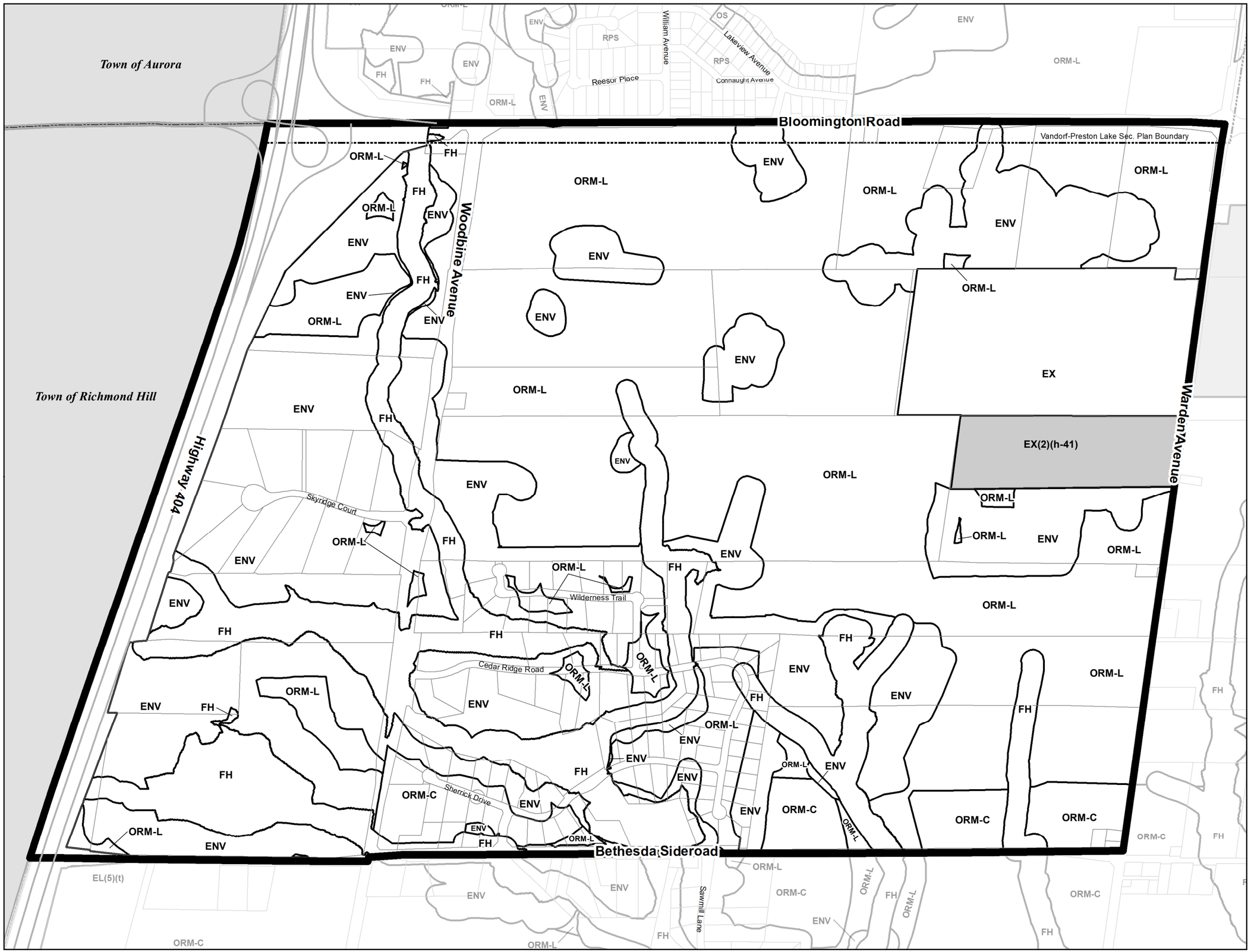
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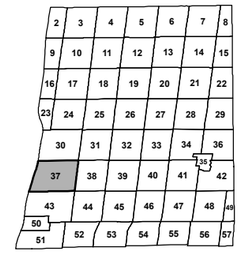
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
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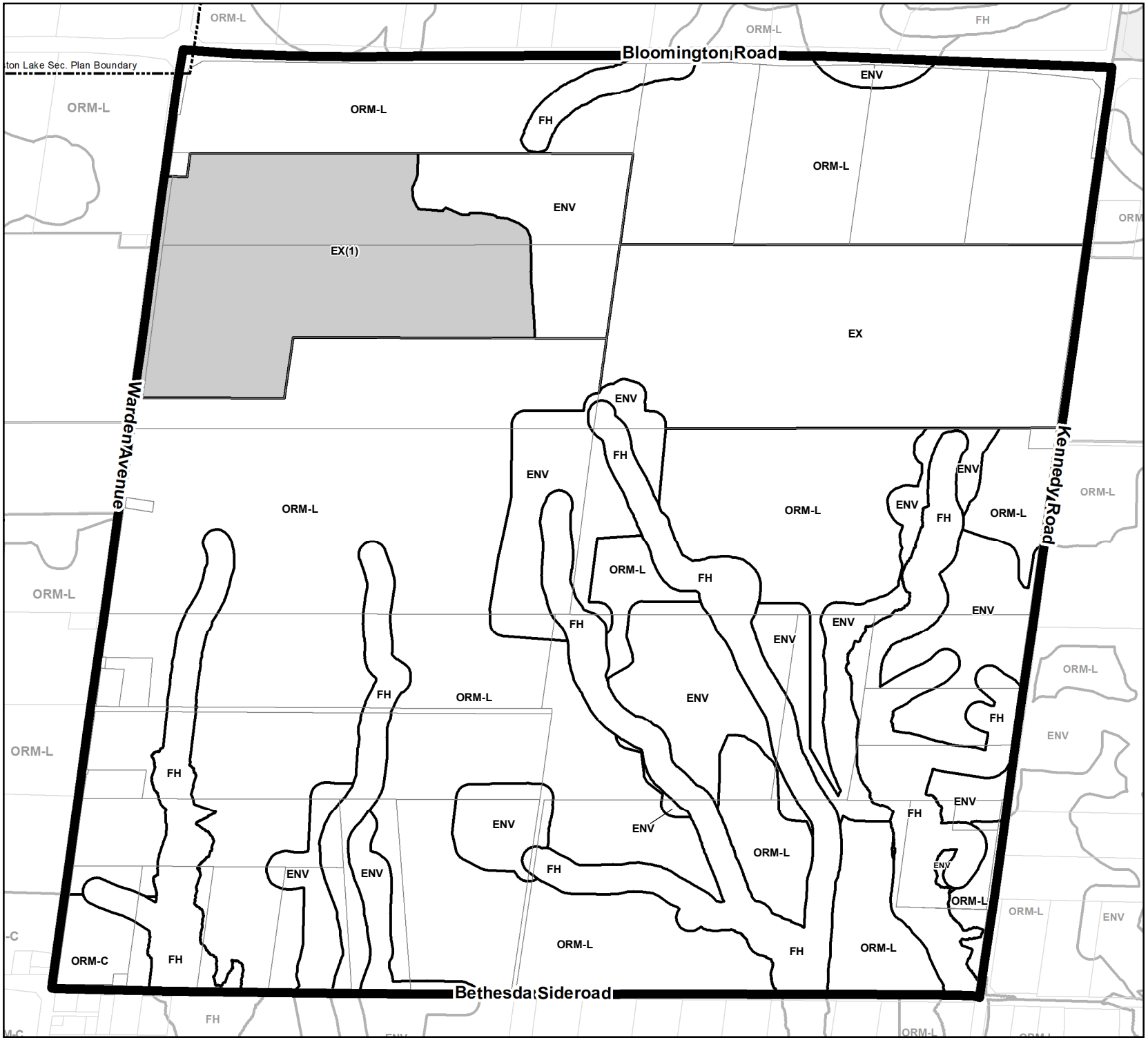
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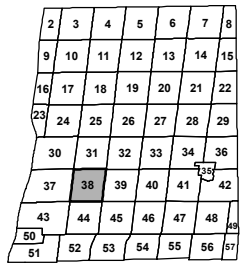
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0 40 80 160 240 320 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
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ORM-C - Oak Ridges Moraine Countryside
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Section 5
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RV - Residential Village
R1 - Residential 1
R2 - Residential 2
R3 - Residential 3
R4 - Residential 4
RM1 - Residential Multiple 1
RM2 - Residential Multiple 2

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

Section 6
CM1 - Downtown Mixed Commercial
CM2 - Western Approach Mixed Commercial
CMB - Commercial Residential Mixed - Ballantrae
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Section 7
EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

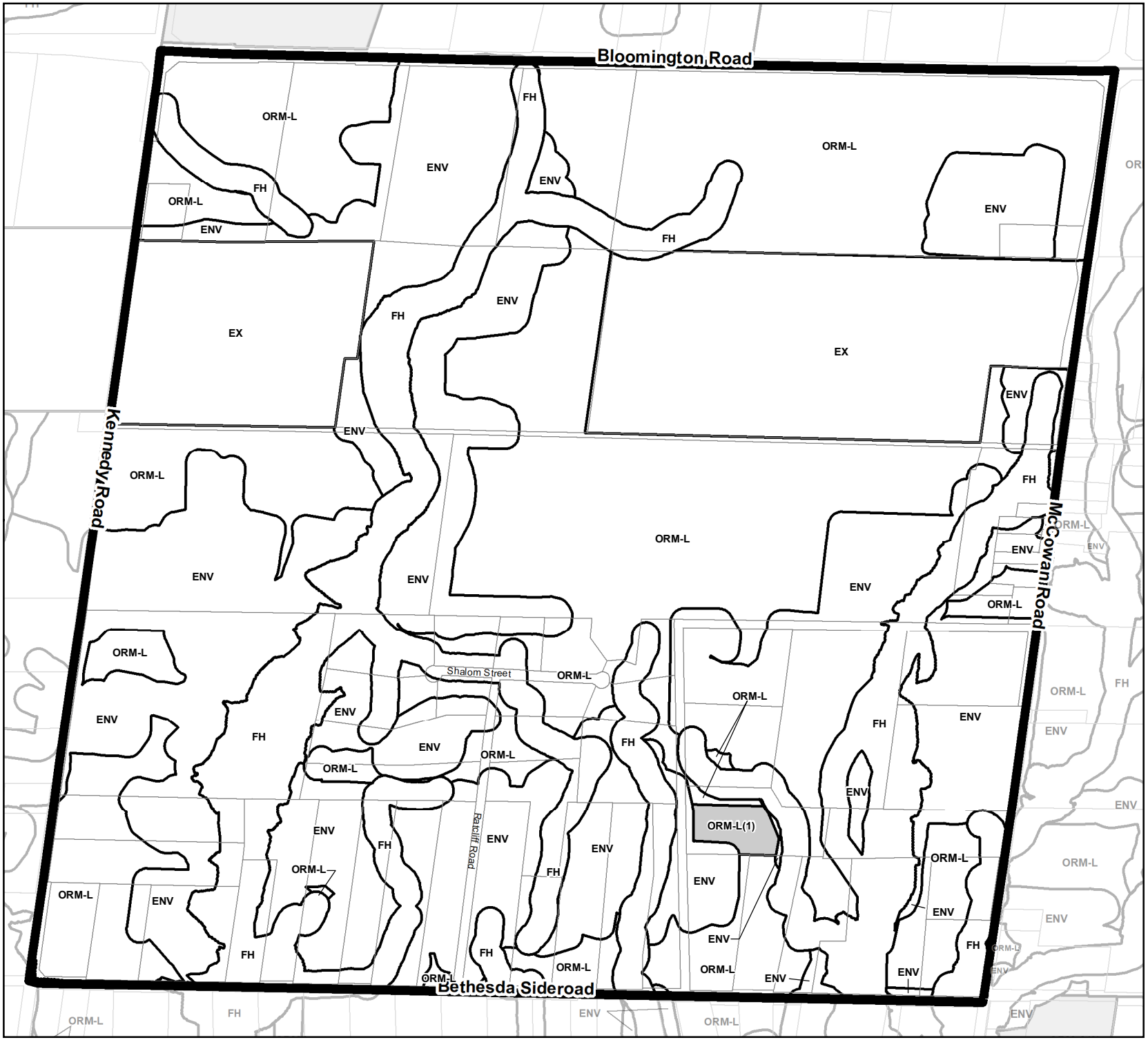
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

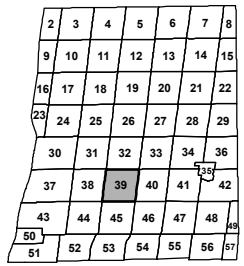
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
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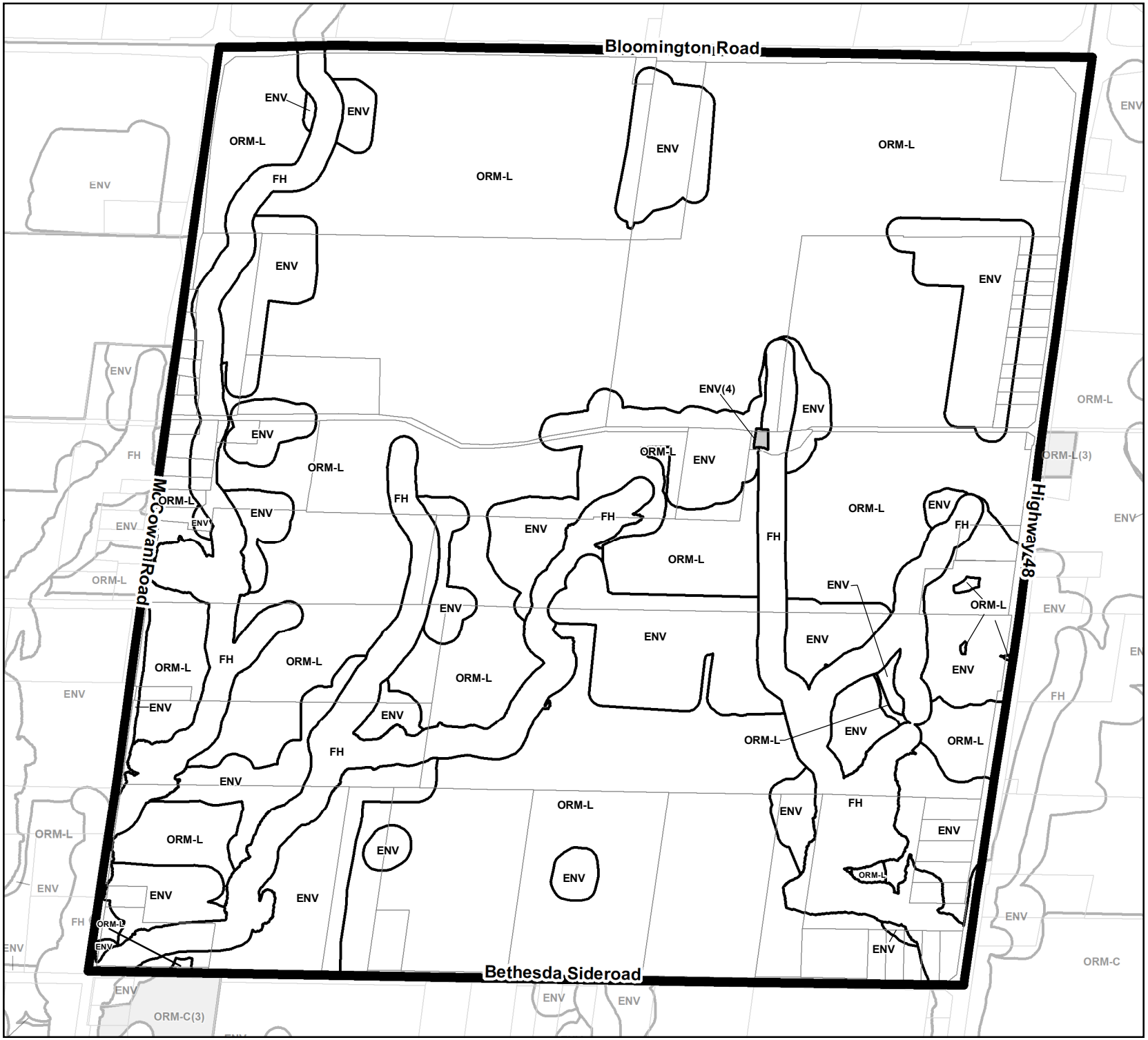
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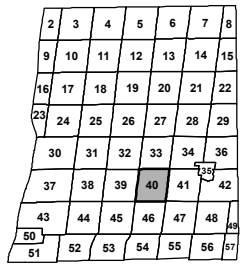
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
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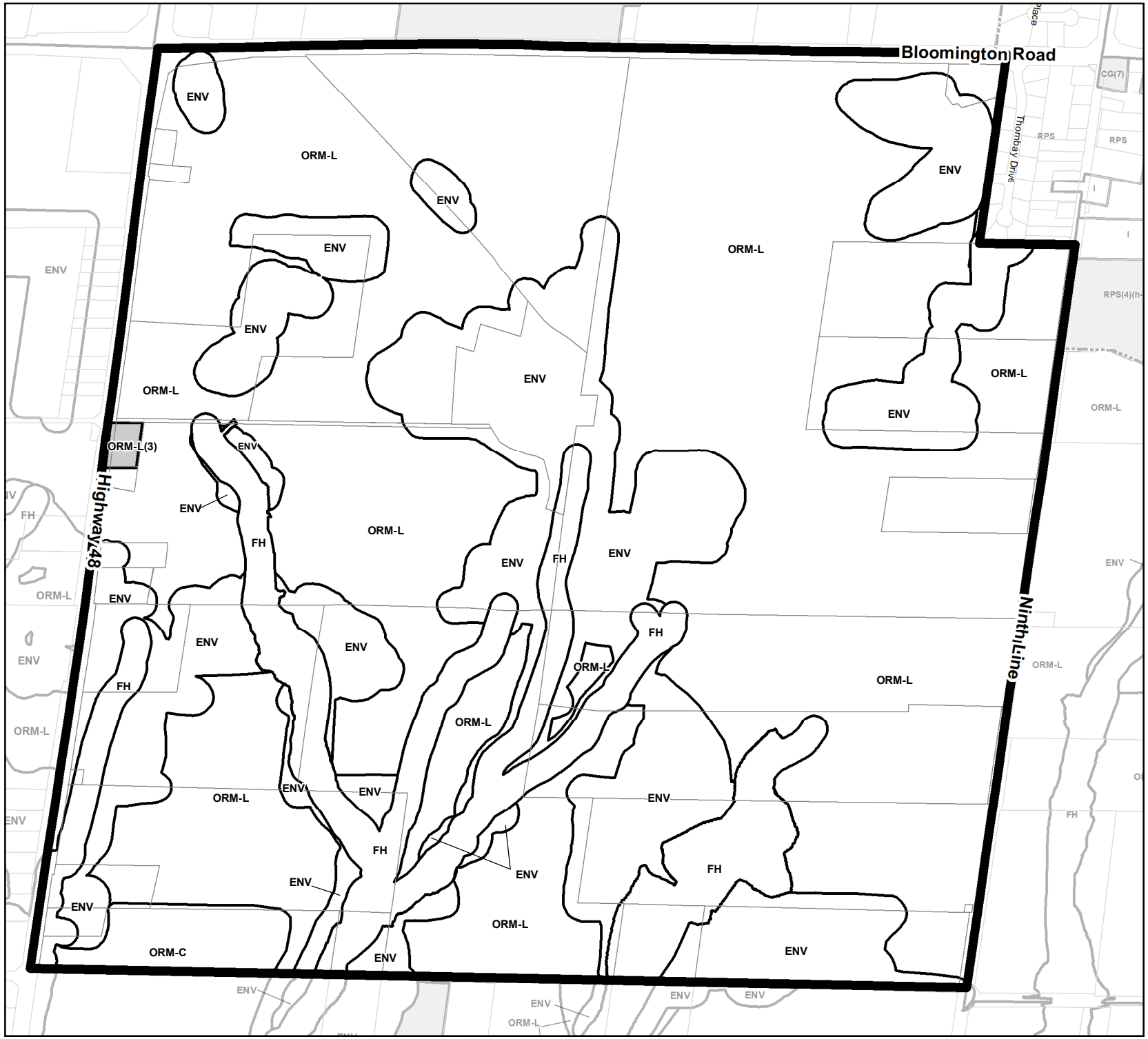
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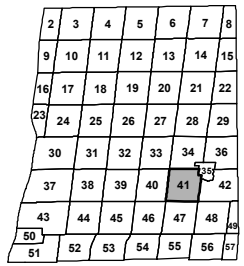
Section 2
h - Holding Symbol
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WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
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ORM-C - Oak Ridges Moraine Countryside
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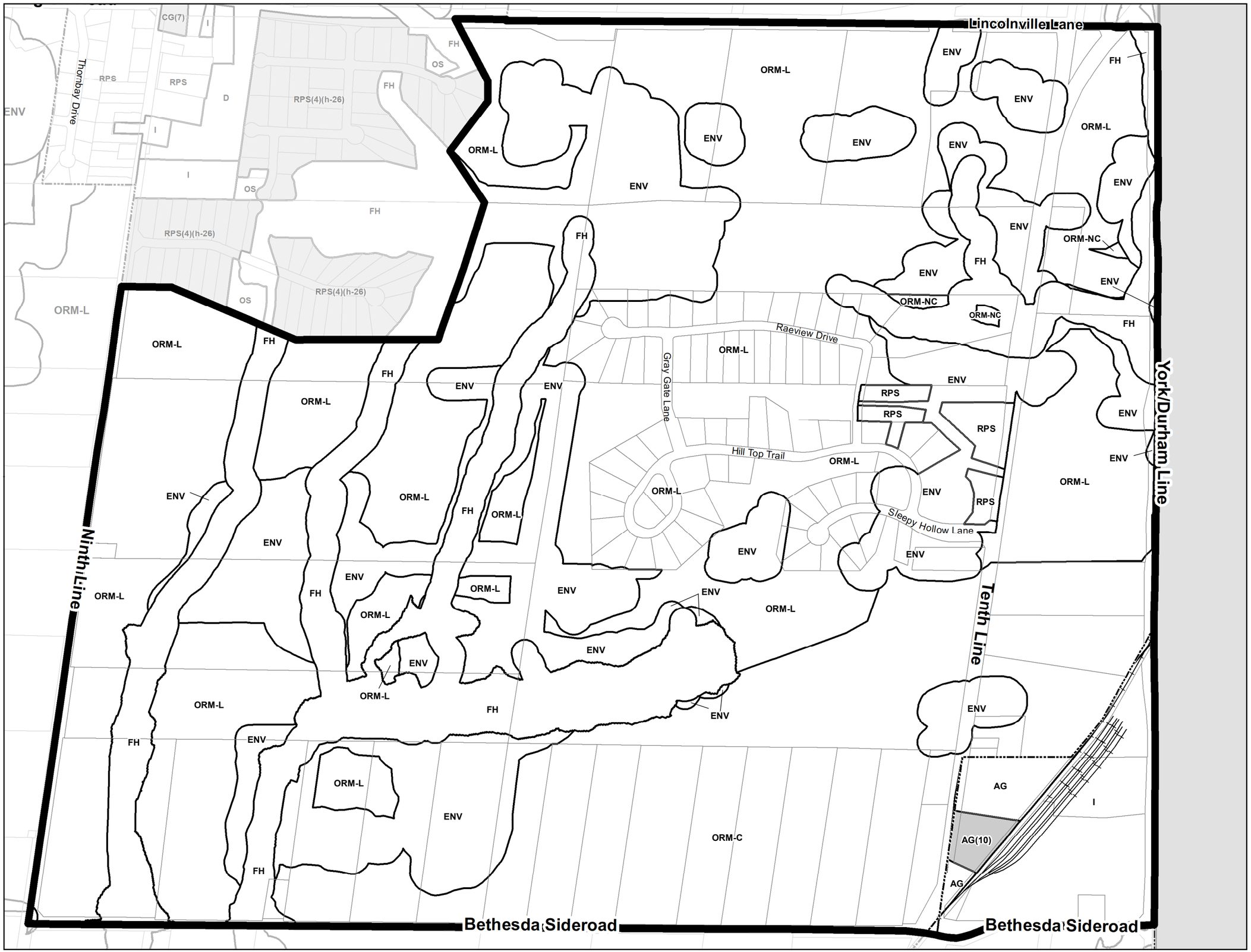
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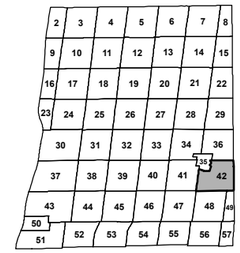
Section 2
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
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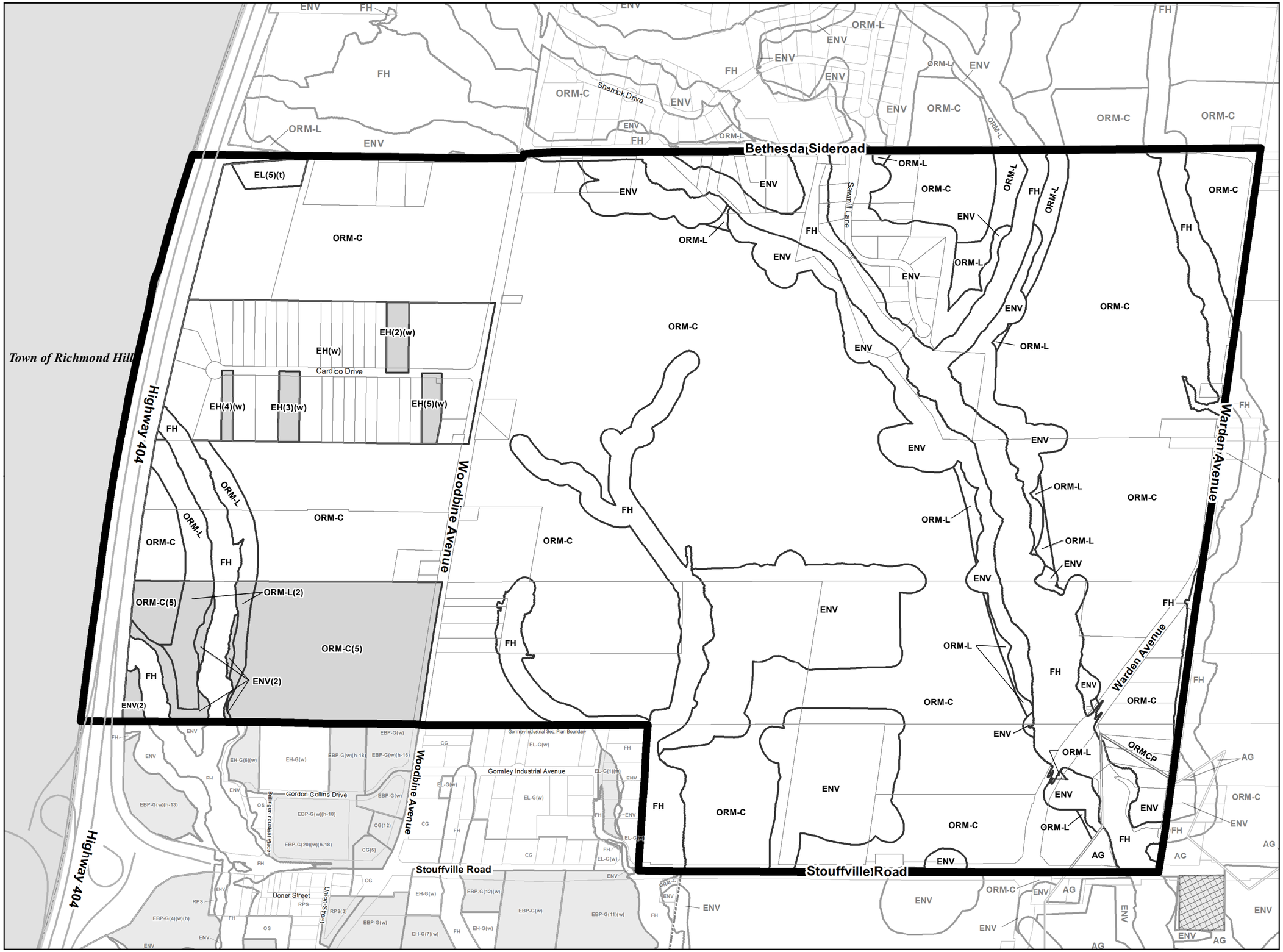
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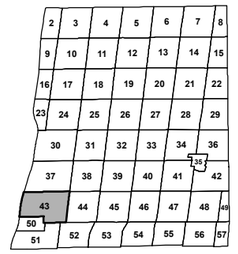
Section 2
h - Holding Symbol
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t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 35 70 140 210 280 m

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ZONE DESCRIPTION

Section 4
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EL/EL-G - Employment Light / - Gormley
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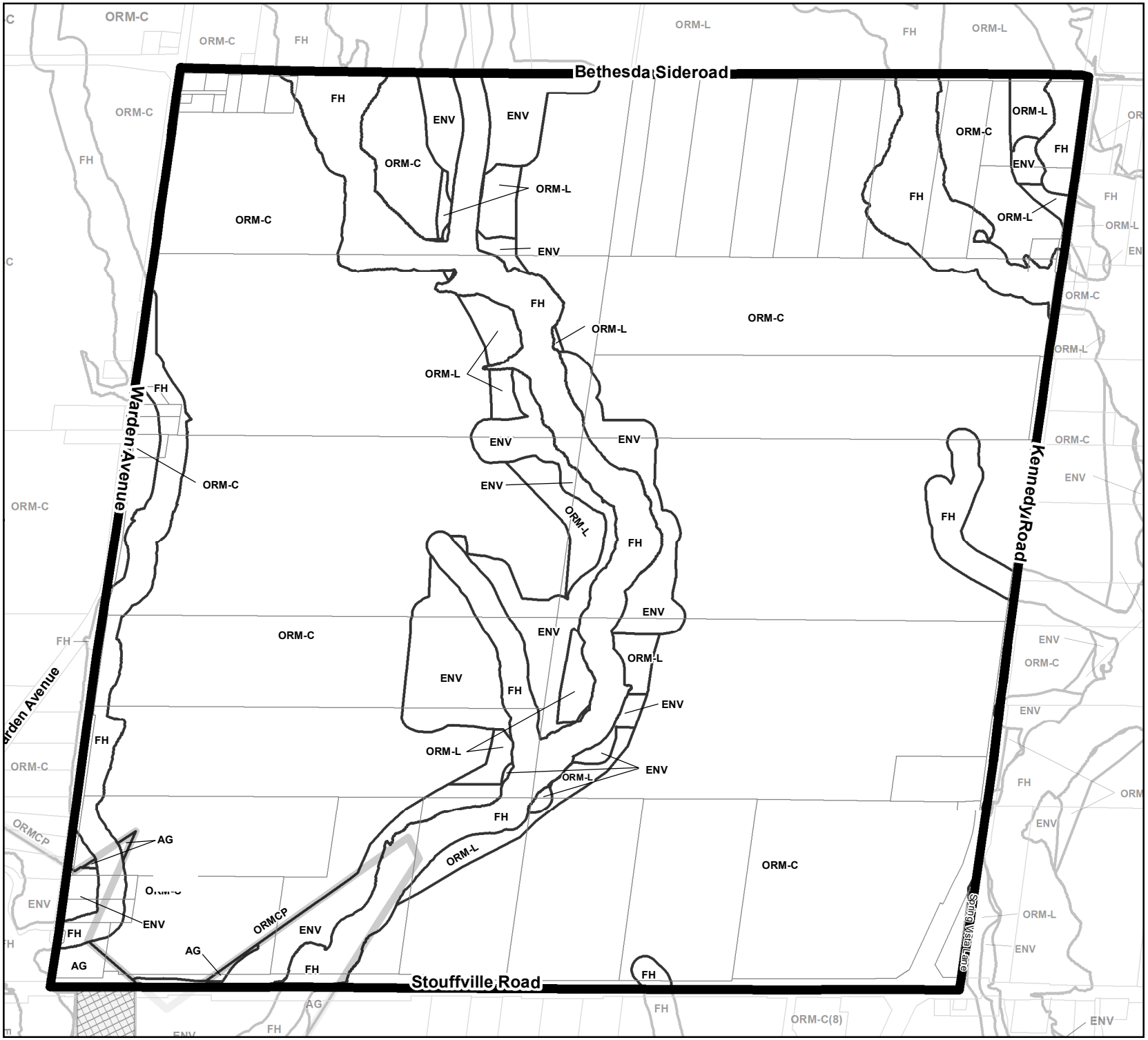
Section 8
I - Institutional
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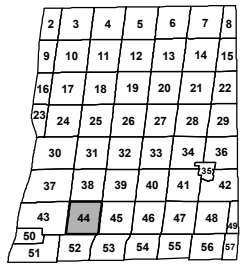
Section 2
h - Holding Symbol
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w - Water Restriction
WDA - Waste Disposal Area

0 45 90 180 270 360 m

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ZONE DESCRIPTION

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Section 8
I - Institutional
OS - Open Space
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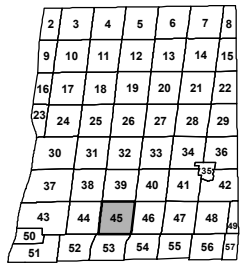
Section 2
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
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ENV - Environmental
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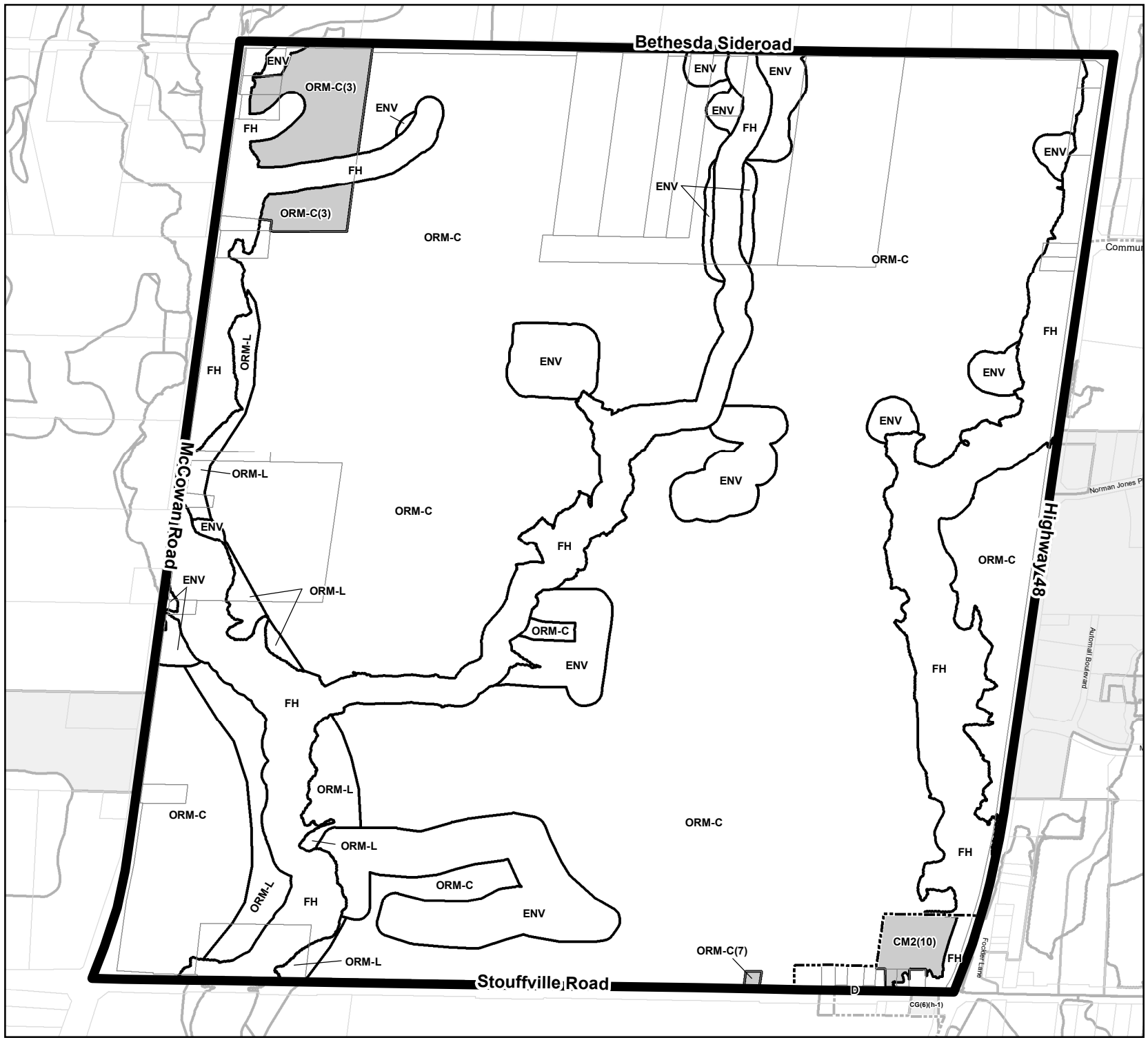
Section 8
I - Institutional
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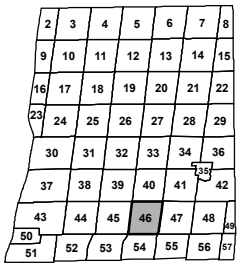
Section 2
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

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ENV - Environmental
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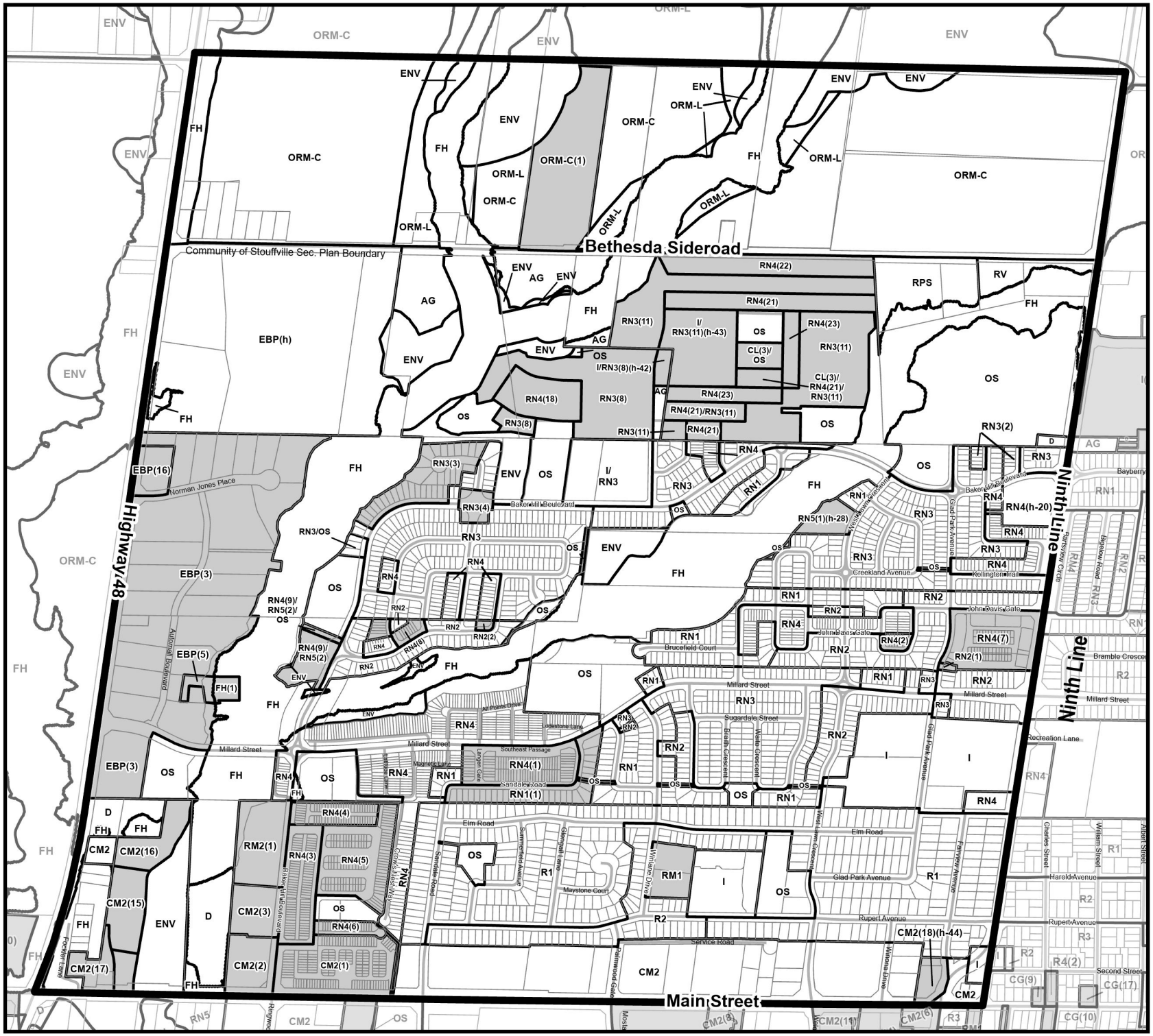
Section 8
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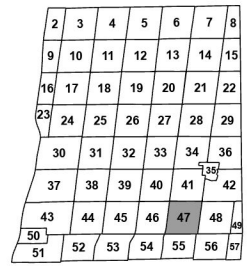
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0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
AG - Agricultural
ENV - Environmental
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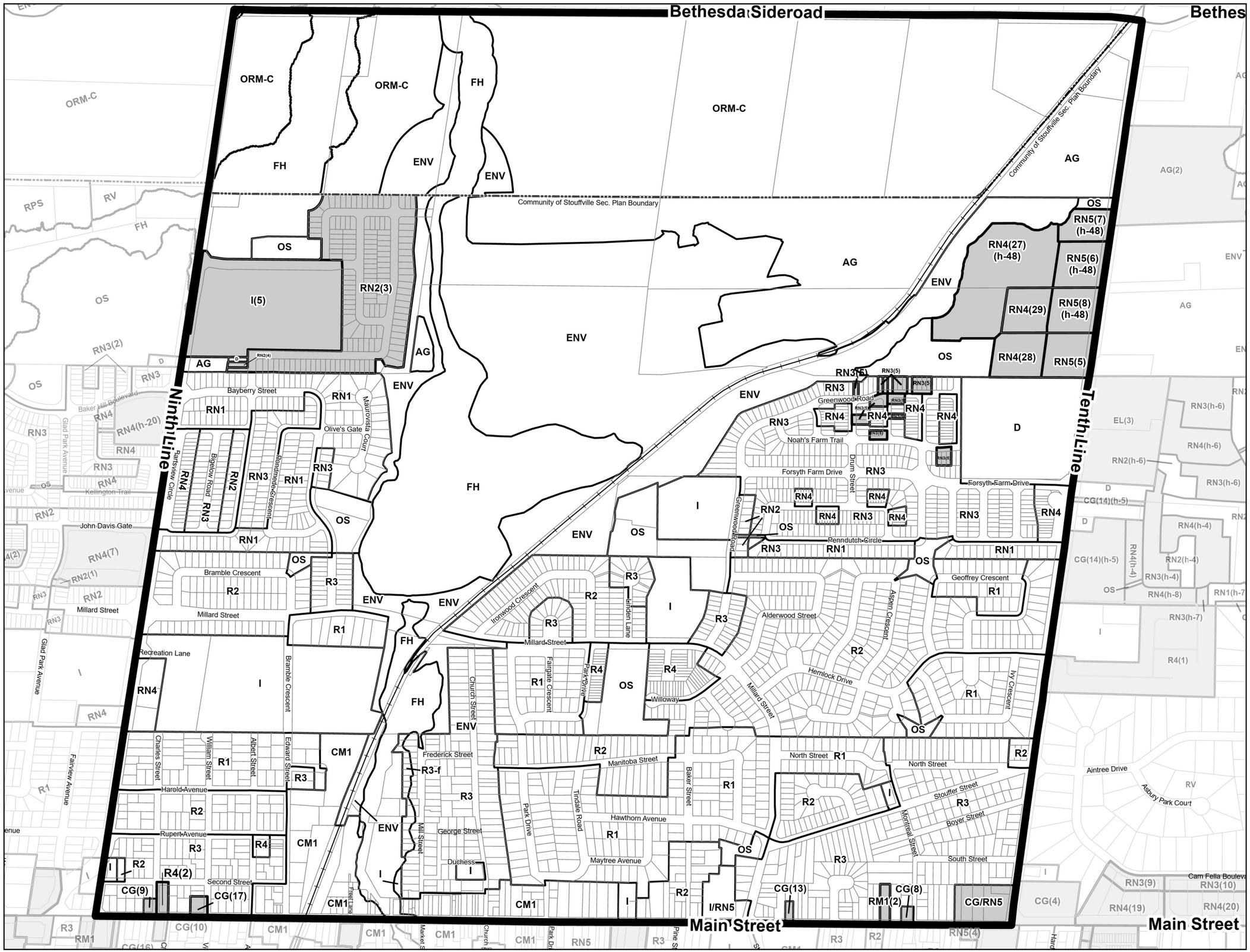
Section 8
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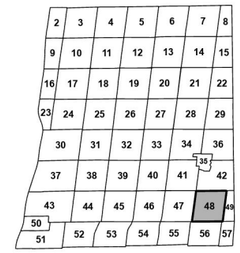
Section 2
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0 110 220 440 m

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ZONE DESCRIPTION

Section 4
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ENV - Environmental
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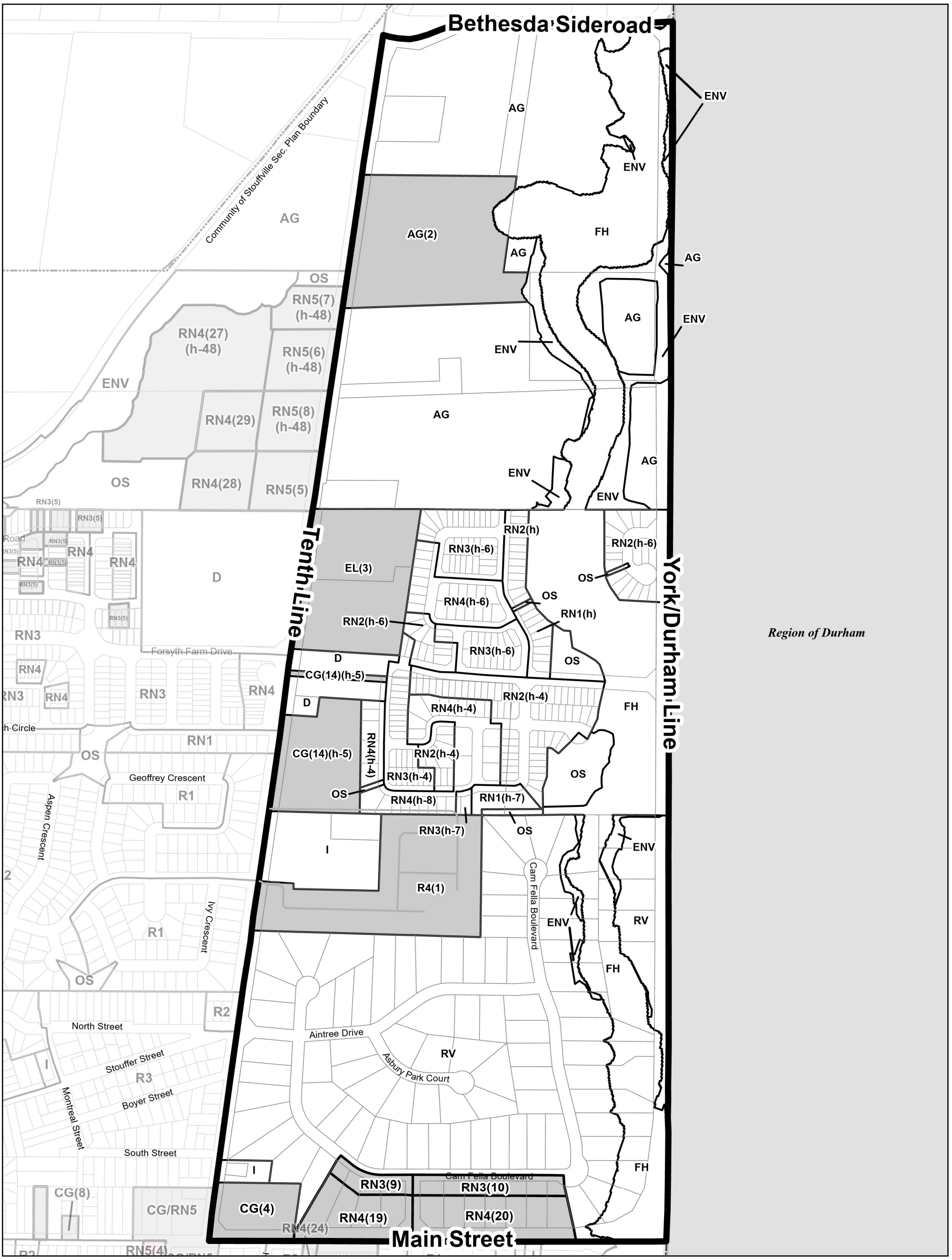
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WDA - Waste Disposal Area

0 35 70 140 210 280 m

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ZONE DESCRIPTION

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ENV - Environmental
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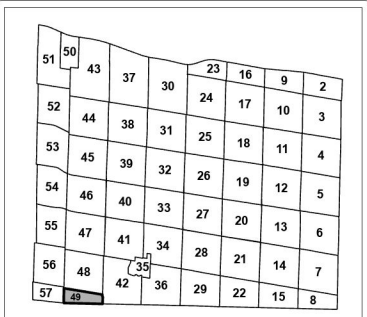
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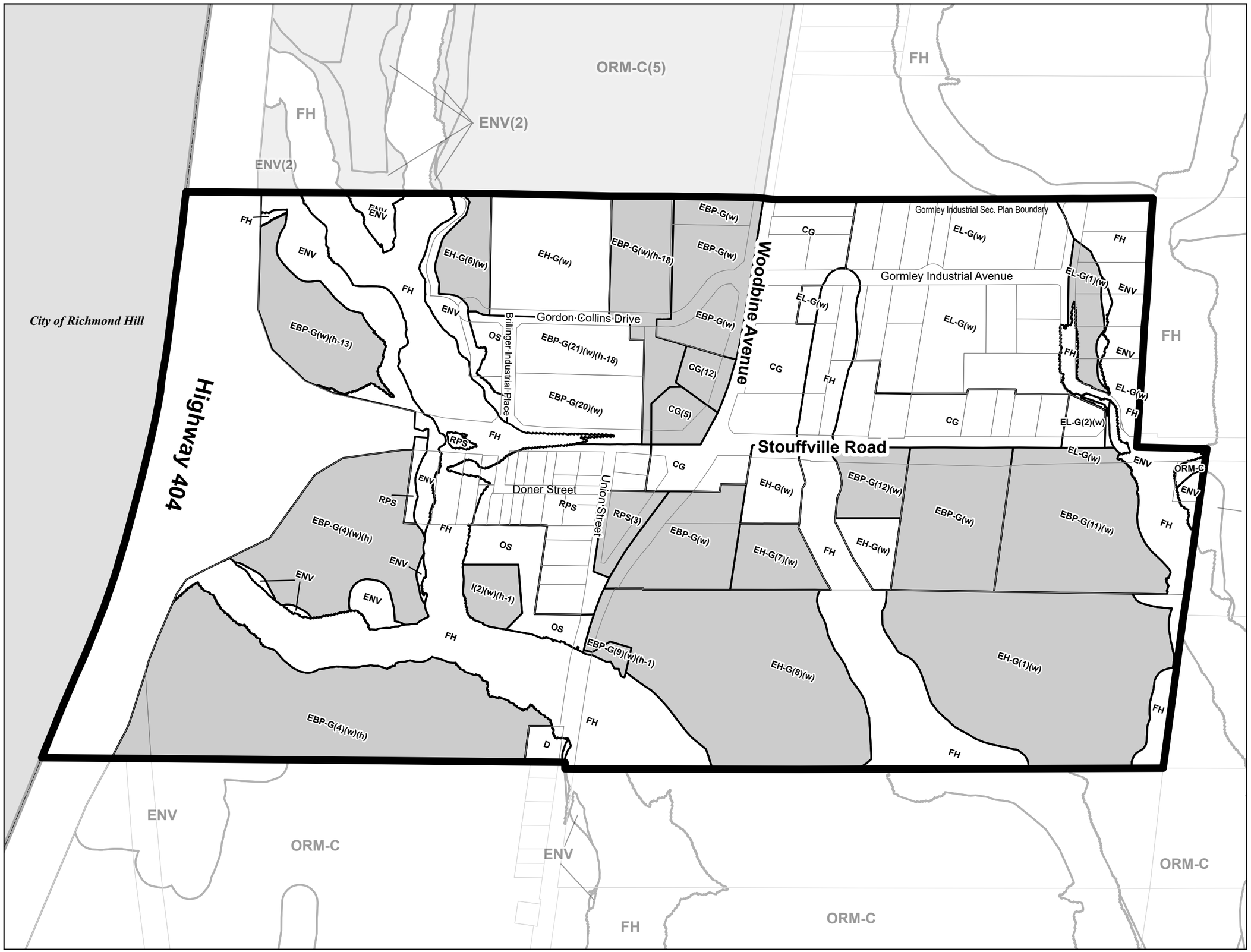
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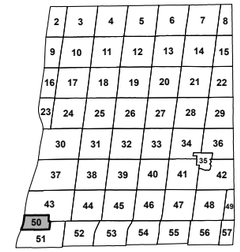
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SCHEDULE 49





ZONE DESCRIPTION

Section 4
AG - Agricultural
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FH - Flood Hazard
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RM2 - Residential Multiple 2

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

Section 6
CM1 - Downtown Mixed Commercial
CM2 - Western Approach Mixed Commercial
CMB - Commercial Residential Mixed - Ballantrae
CG - General Commercial
CL - Local Commercial
CV - Village Commercial
CR - Recreational Commercial

Section 7
EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

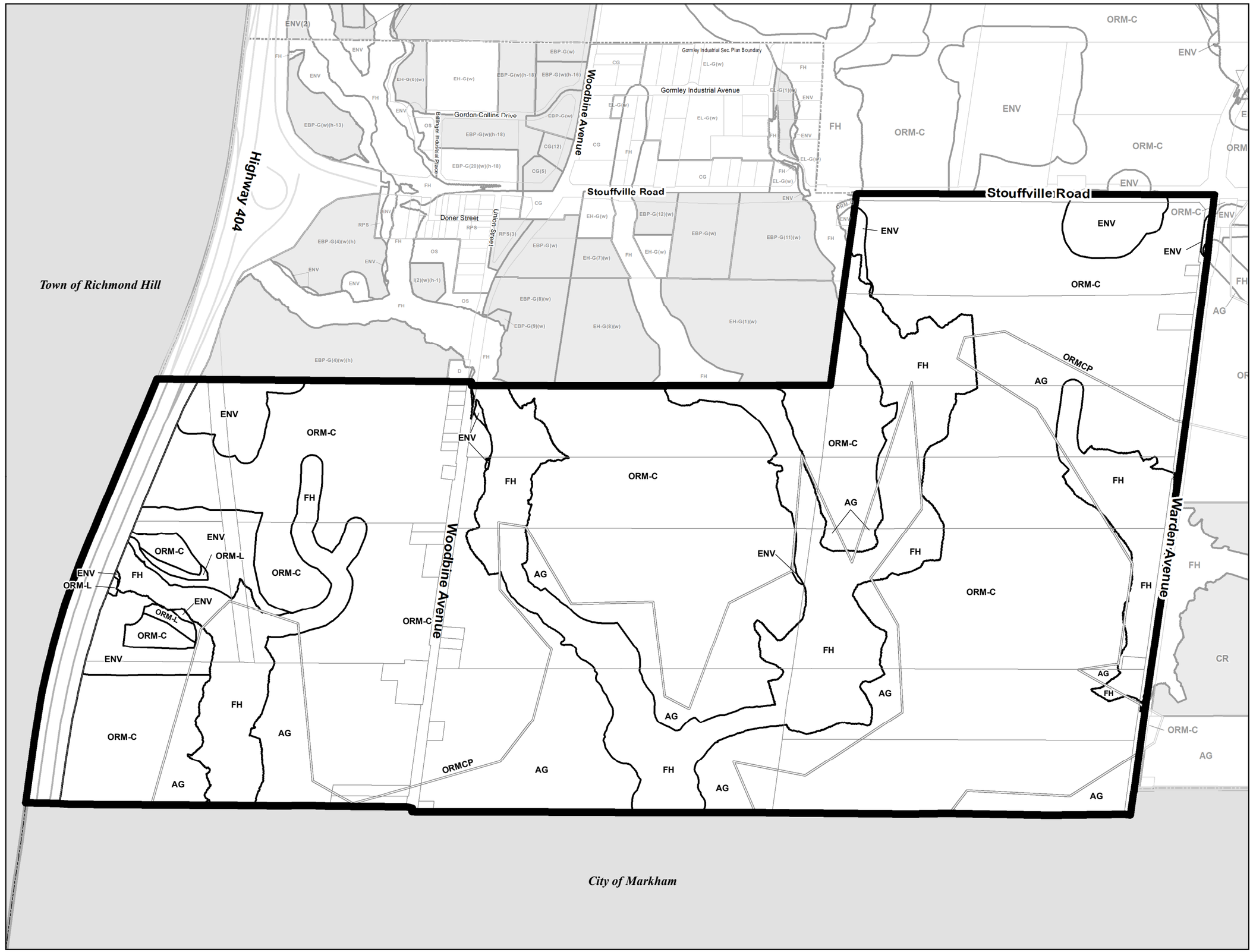
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

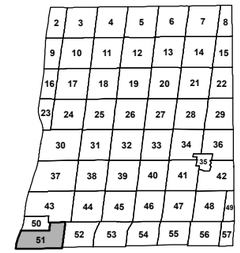
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 25 50 100 150 200 m

Town of Whitchurch Stouffville
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ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

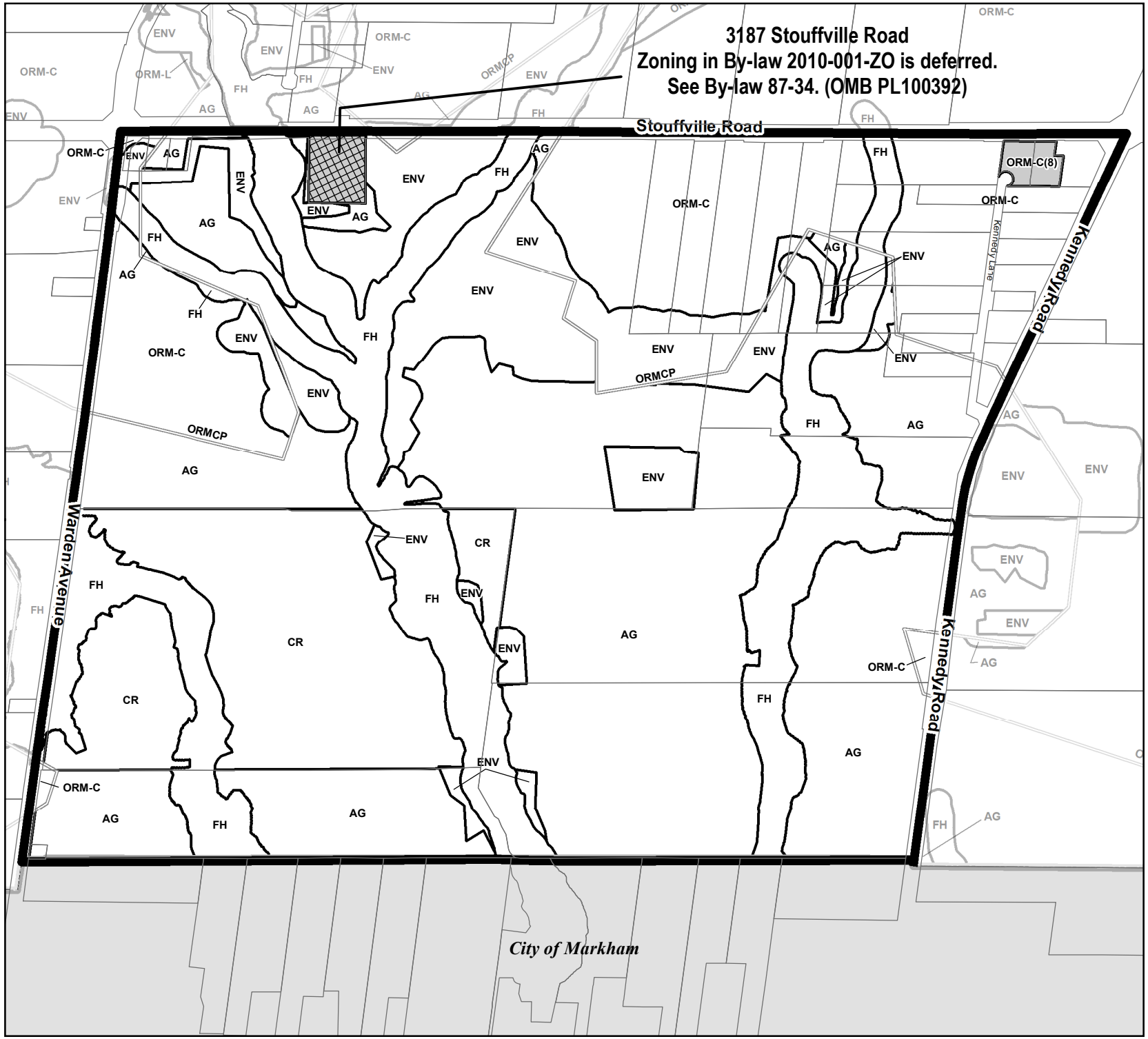
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

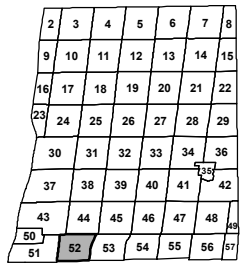
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 40 80 160 240 320 m

Town of Whitchurch Stouffville
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SCHEDULE 51





ZONE DESCRIPTION

Section 4
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

Section 5
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RV - Residential Village
R1 - Residential 1
R2 - Residential 2
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RN1 - New Residential 1
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RN3 - New Residential 3
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EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

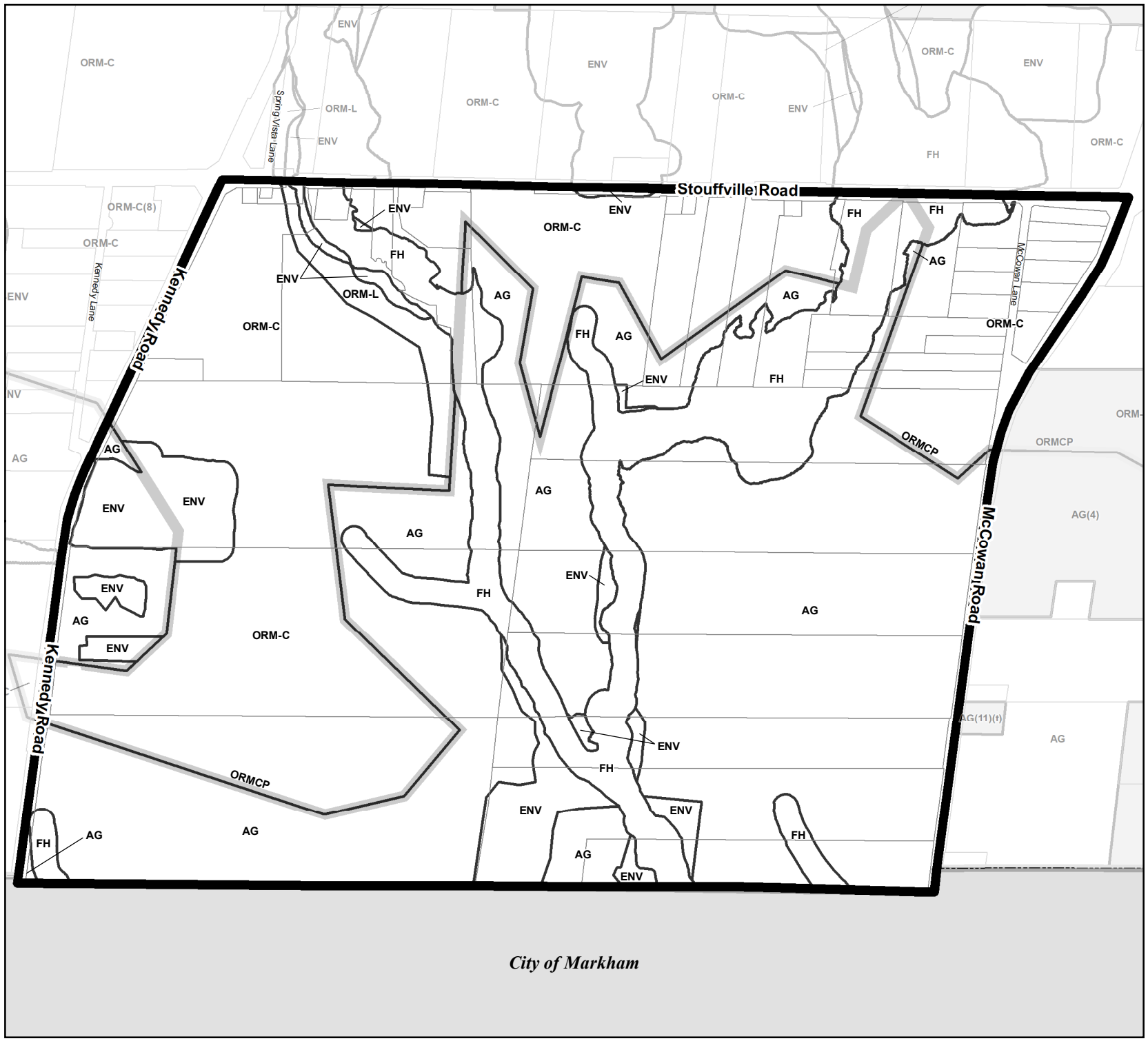
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

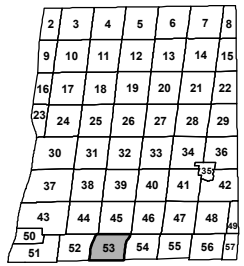
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
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EL/EL-G - Employment Light / - Gormley
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EX - Employment Extraction

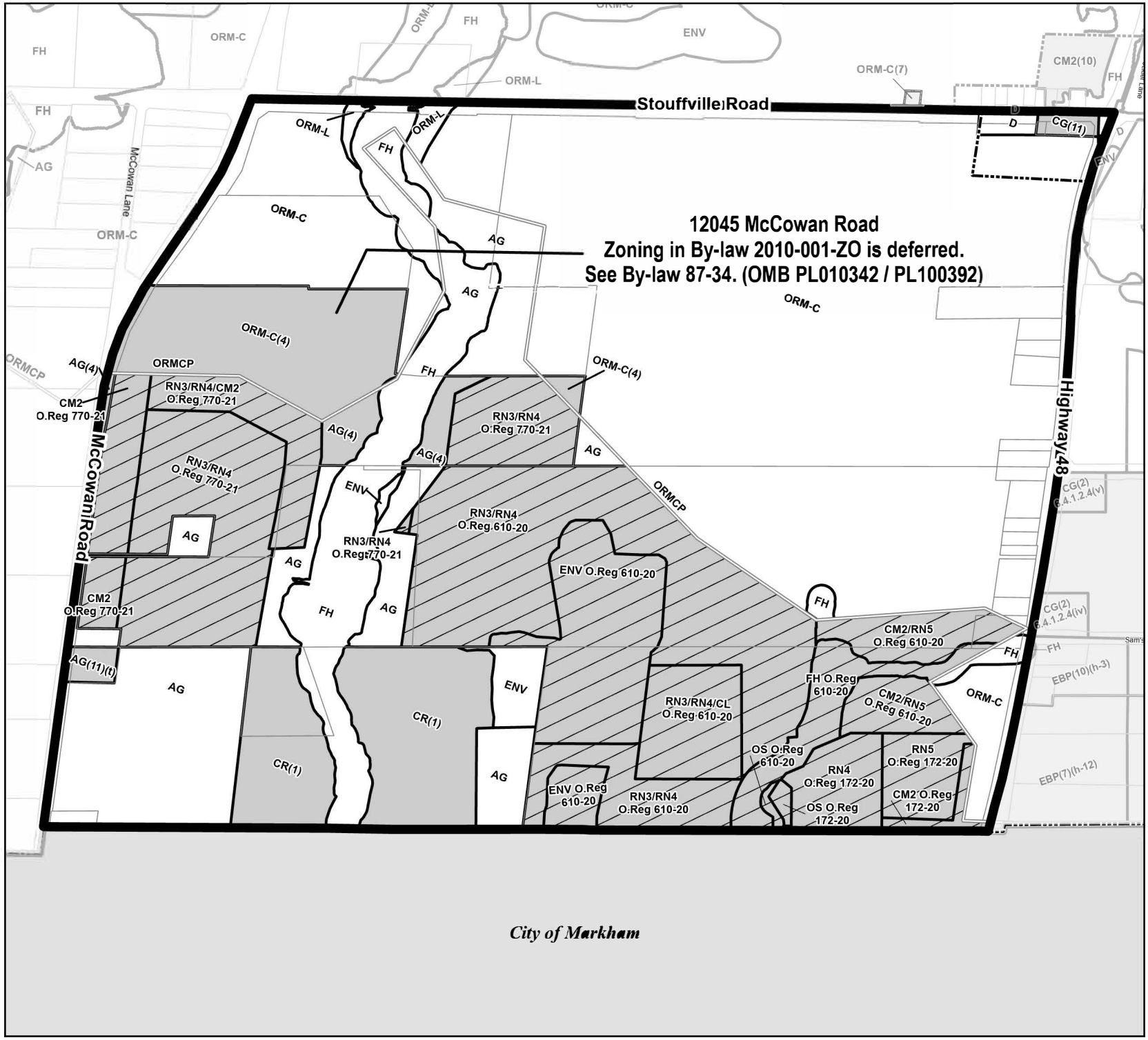
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

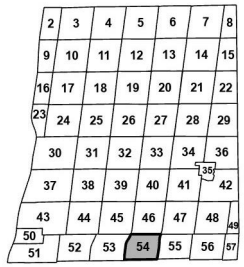
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 55 110 220 330 440 m

Town of Whitchurch Stouffville
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ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
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EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

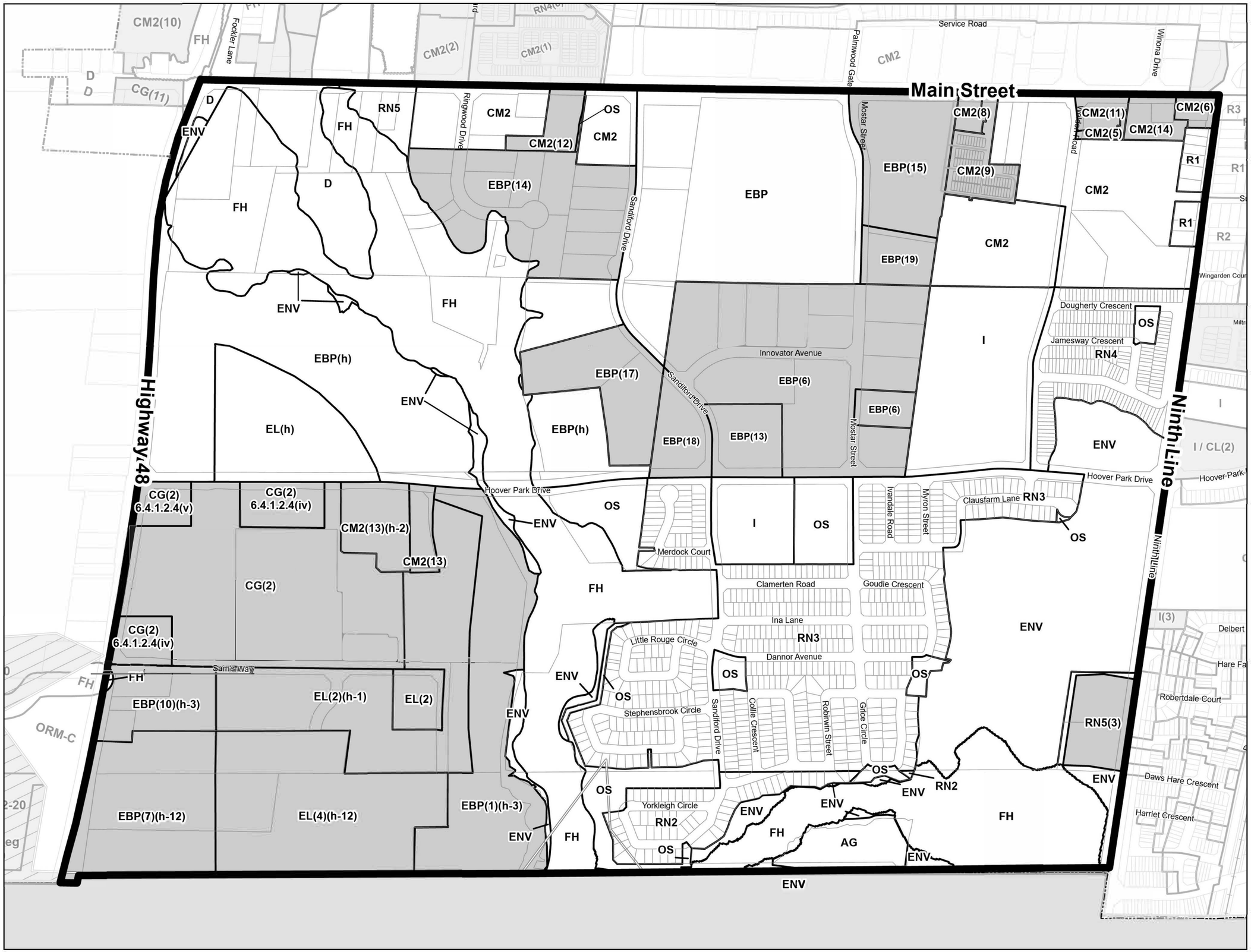
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

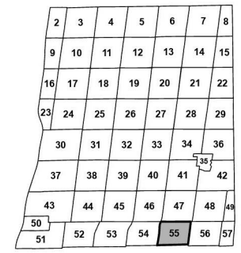
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 50 100 200 300 400 m

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ZONE DESCRIPTION

Section 4
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

Section 5
RPS - Residential Private Services
RV - Residential Village
R1 - Residential 1
R2 - Residential 2
R3 - Residential 3
R4 - Residential 4
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RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

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EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

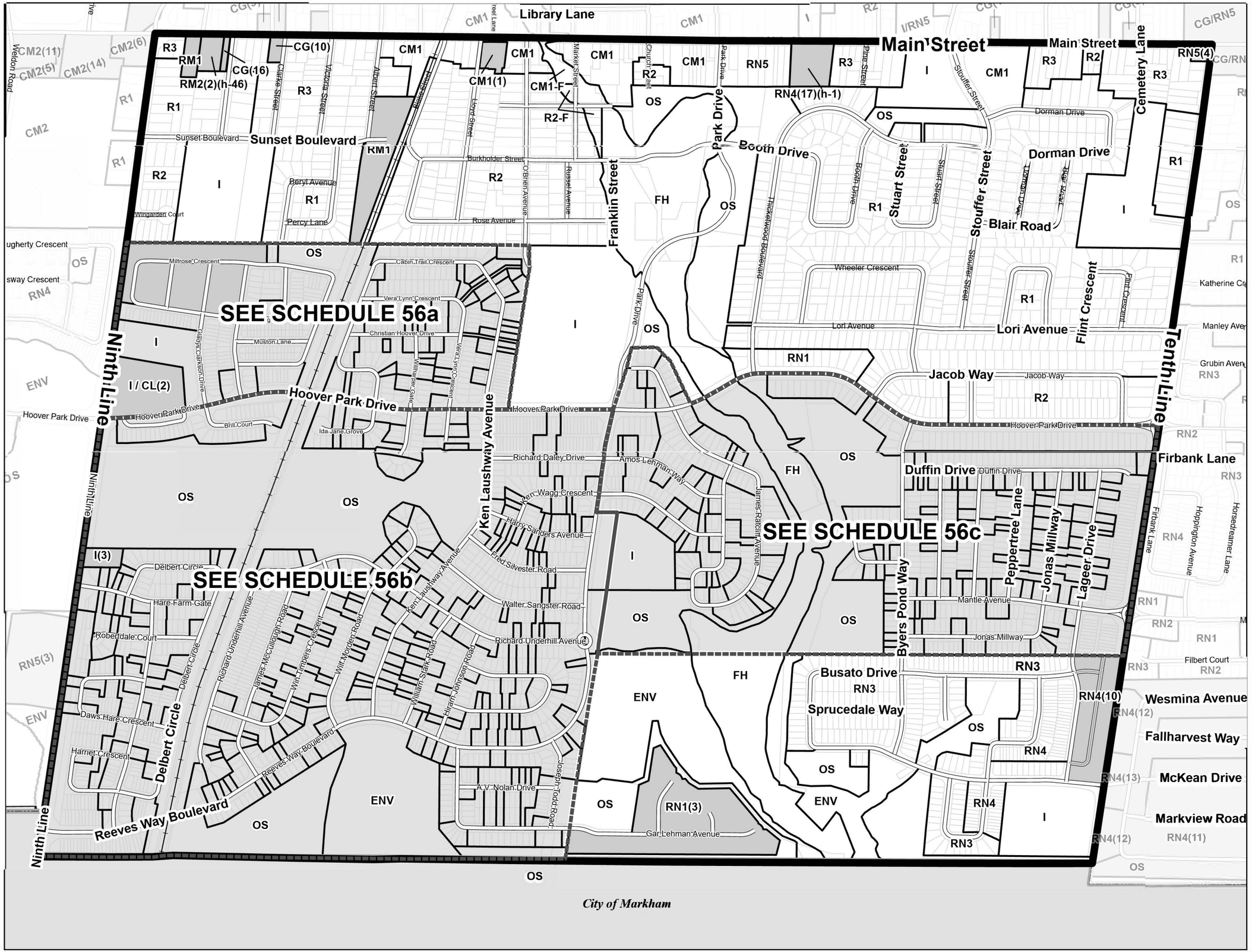
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

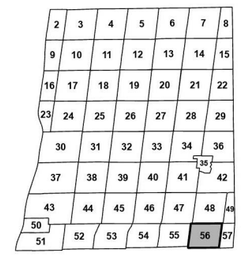
0 30 60 120 180 240 m

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SCHEDULE 55



City of Markham



ZONE DESCRIPTION

Section 4
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

Section 5
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

Section 5A
RN1 - New Residential 1
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Section 7
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EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

Section 8
I - Institutional
OS - Open Space
D - Development Reserve

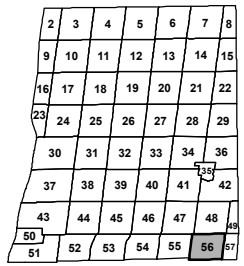
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 30 60 120 180 240 m

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ZONE DESCRIPTION

Section 4
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

Section 5
RPS - Residential Private Services
RV - Residential Village
R1 - Residential 1
R2 - Residential 2
R3 - Residential 3
R4 - Residential 4
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Section 7
EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

Section 8
I - Institutional
OS - Open Space
D - Development Reserve

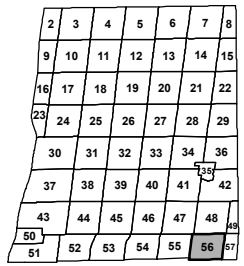
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 15 30 60 90 120 m

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SCHEDULE 56a





ZONE DESCRIPTION

Section 4
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

Section 5
RPS - Residential Private Services
RV - Residential Village
R1 - Residential 1
R2 - Residential 2
R3 - Residential 3
R4 - Residential 4
RM1 - Residential Multiple 1
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Section 5A
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EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction

Section 8
I - Institutional
OS - Open Space
D - Development Reserve

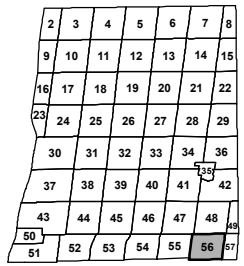
Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 20 40 80 120 160 m

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SCHEDULE 56b





ZONE DESCRIPTION

Section 4
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

Section 5
RPS - Residential Private Services
RV - Residential Village
R1 - Residential 1
R2 - Residential 2
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R4 - Residential 4
RM1 - Residential Multiple 1
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EL/EL-G - Employment Light / - Gormley
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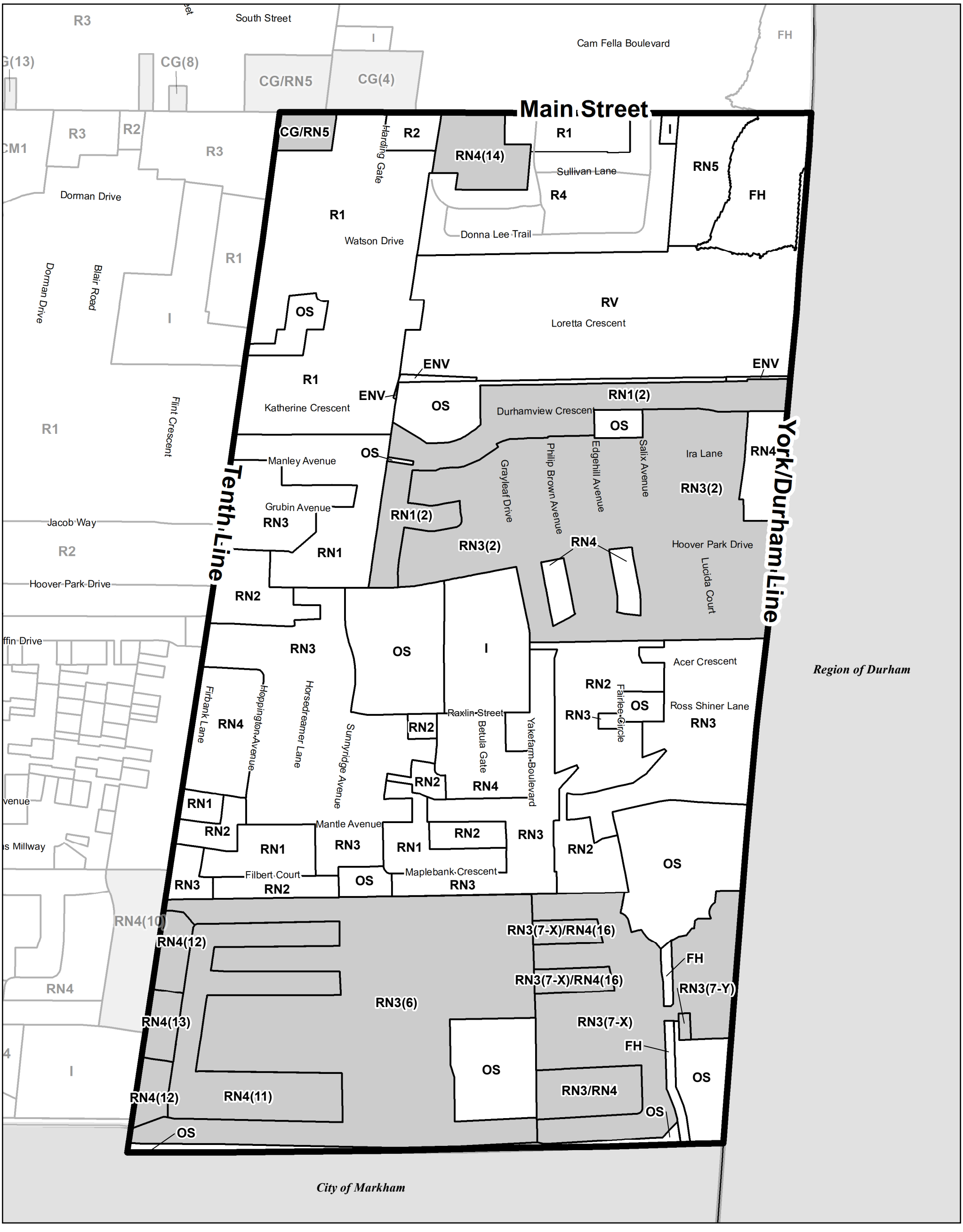
Section 8
I - Institutional
OS - Open Space
D - Development Reserve

Section 2
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area

0 20 40 80 120 160 m

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SCHEDULE 56c



ZONE DESCRIPTION

Section 4
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

Section 5
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

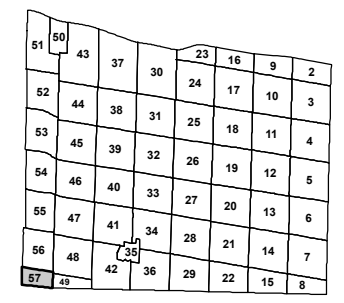
Section 5A
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5

Section 6
CM1 - Downtown Mixed Commercial
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EL/EL-G - Employment Light / - Gormley
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Section 8
I - Institutional
OS - Open Space
D - Development Reserve

Section 2
h - Holding Symbol
f - Flood Vulnerable
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WDA - Waste Disposal Area

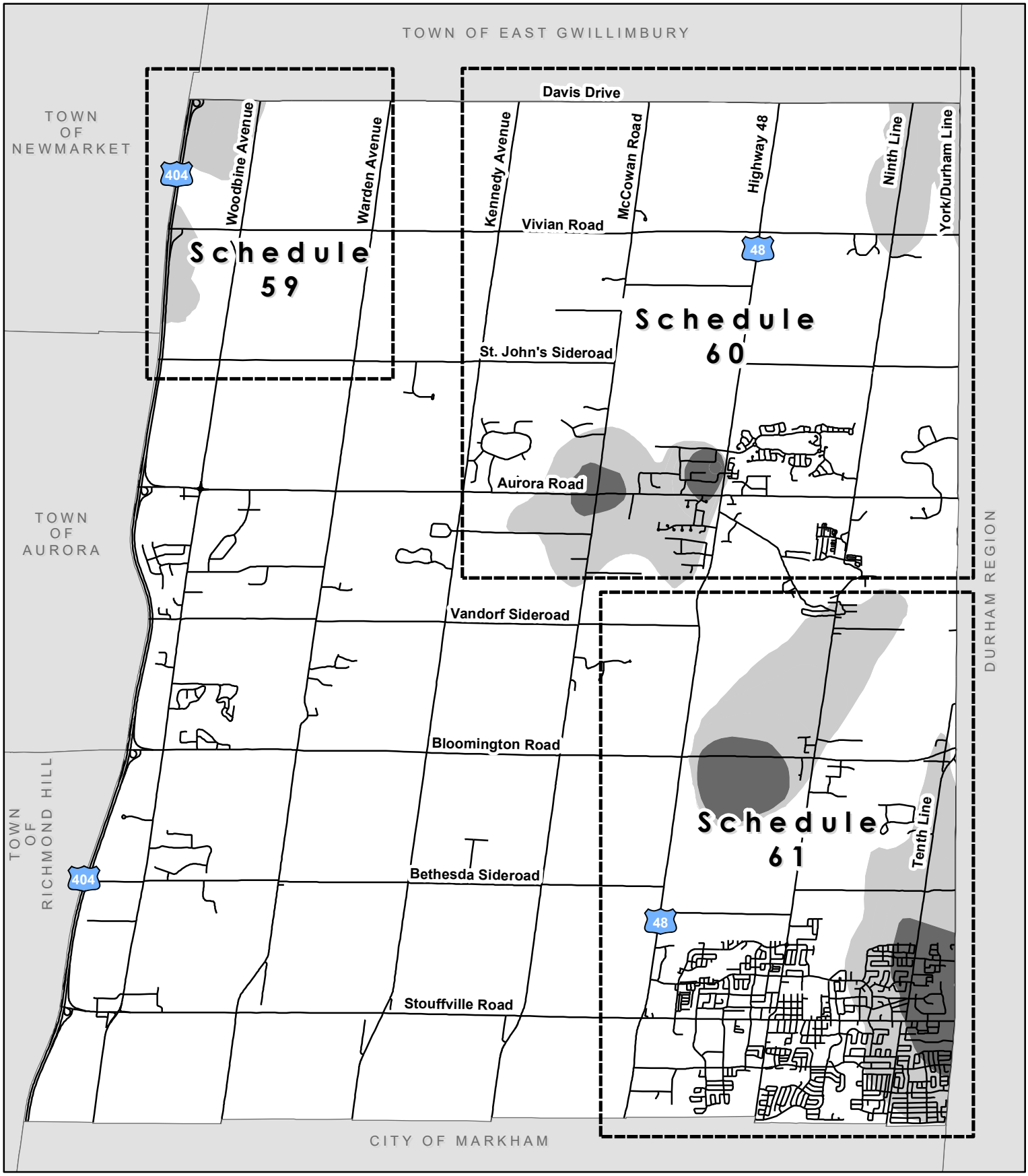


SCHEDULE 57

0 40 80 160 240 320 m

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SCHEDULE 57



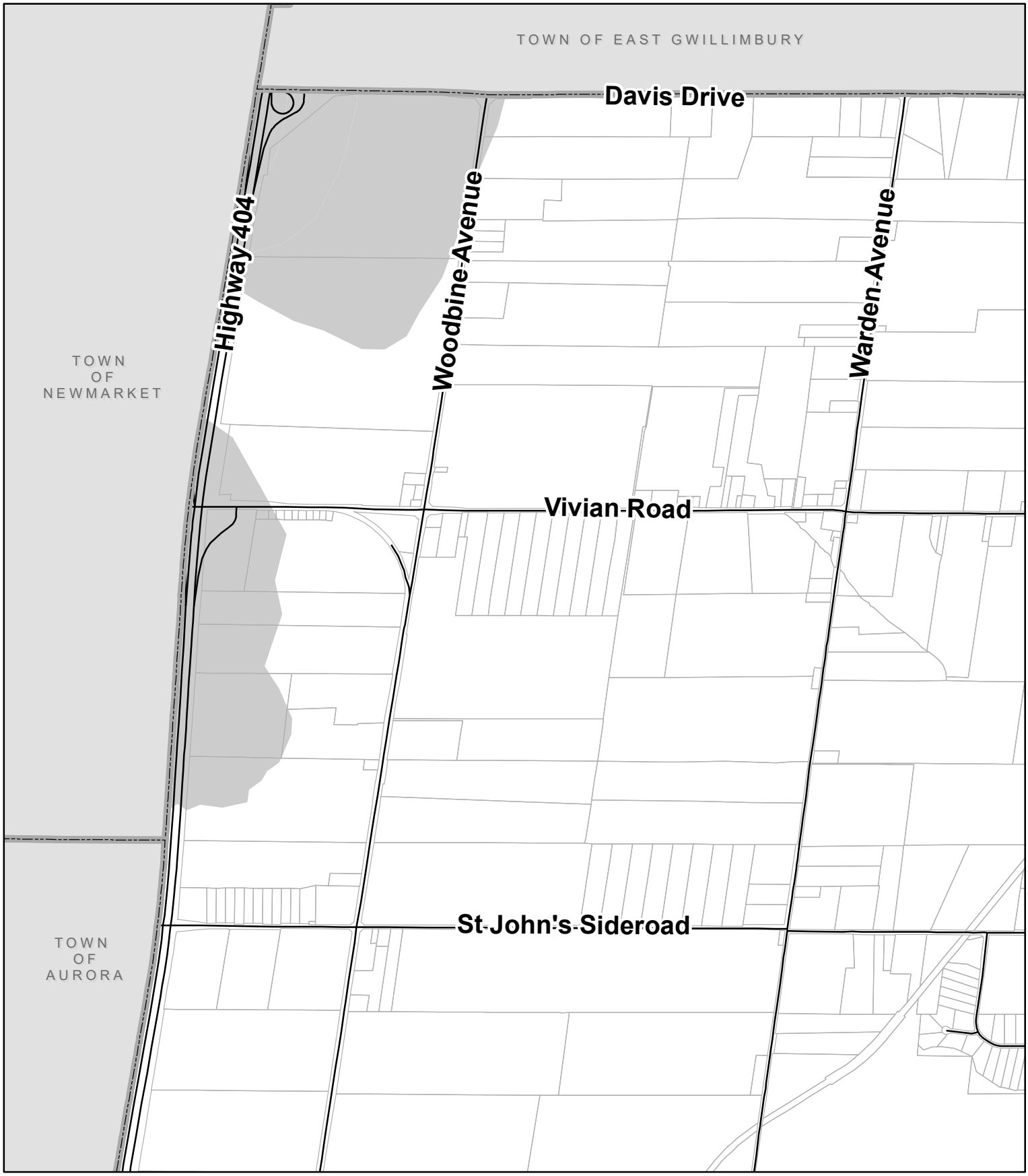
Wellhead Protection Area - Section 2.11.1

- 2 Year Time of Travel Area
- 0 to 25 Year Time of Travel Area

0 350 700 1,400 2,100 2,800 m

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SCHEDULE 58



Wellhead Protection Area - Section 2.11.1

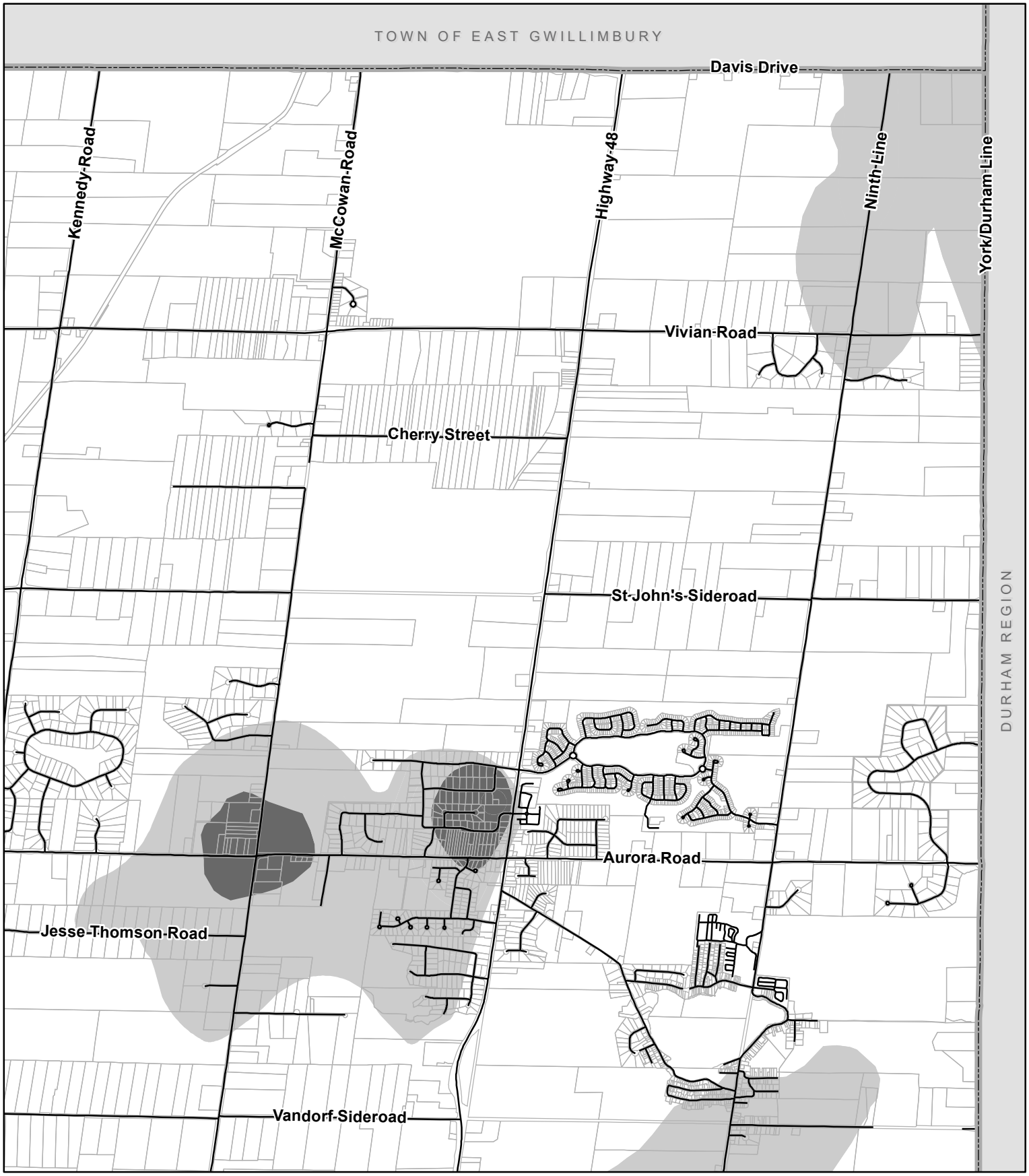
2 Year Time of Travel Area

0 to 25 Year Time of Travel Area

0 112.5 225 450 675 900 m

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SCHEDULE 59



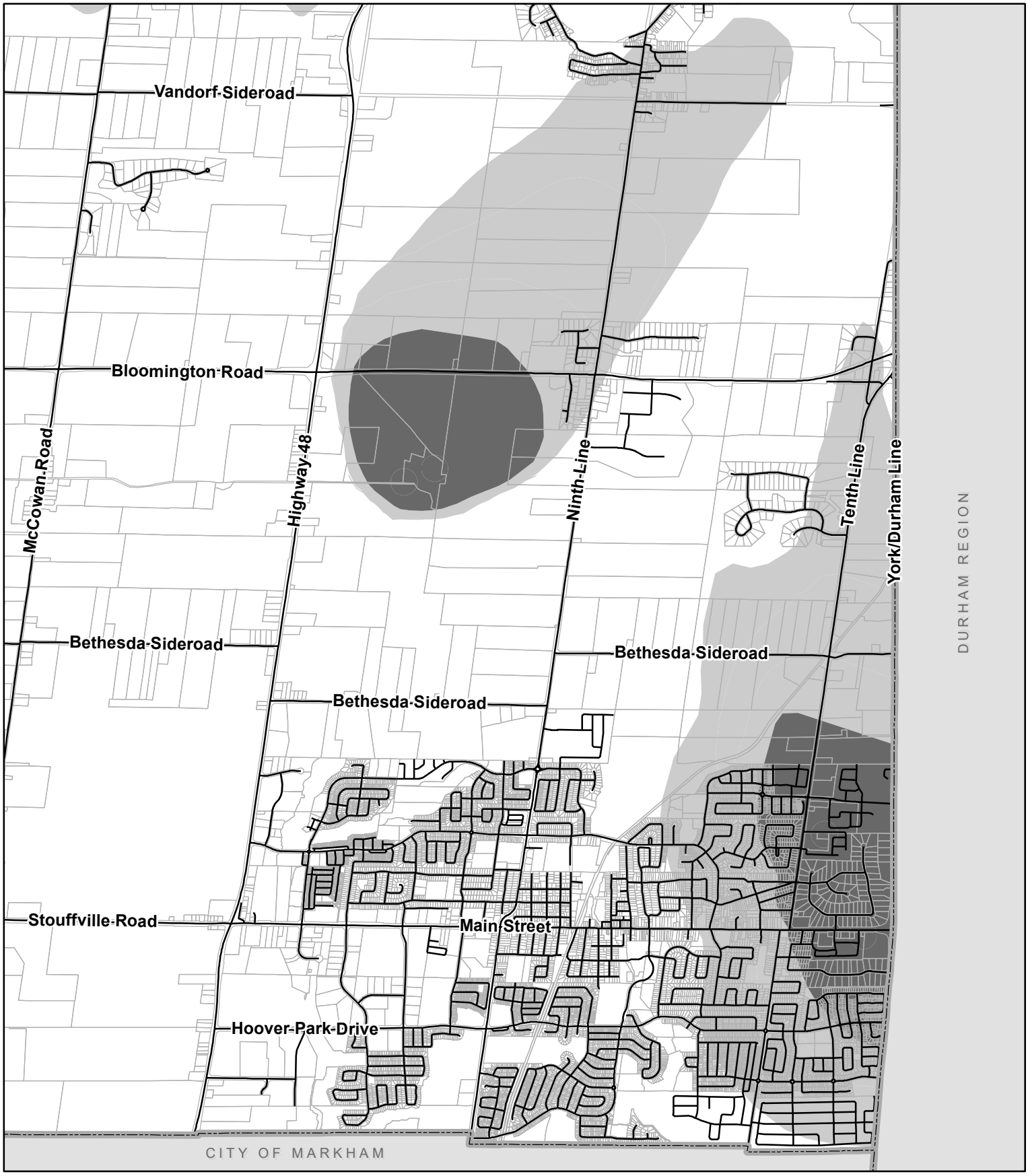
Wellhead Protection Area - Section 2.11.1

- 2 Year Time of Travel Area
- 0 to 25 Year Time of Travel Area

0 175 350 700 1,050 1,400 m

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Wellhead Protection Area - Section 2.11.1

2 Year Time of Travel Area

0 to 25 Year Time of Travel Area

0 165 330 660 990 1,320 m

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SCHEDULE 61



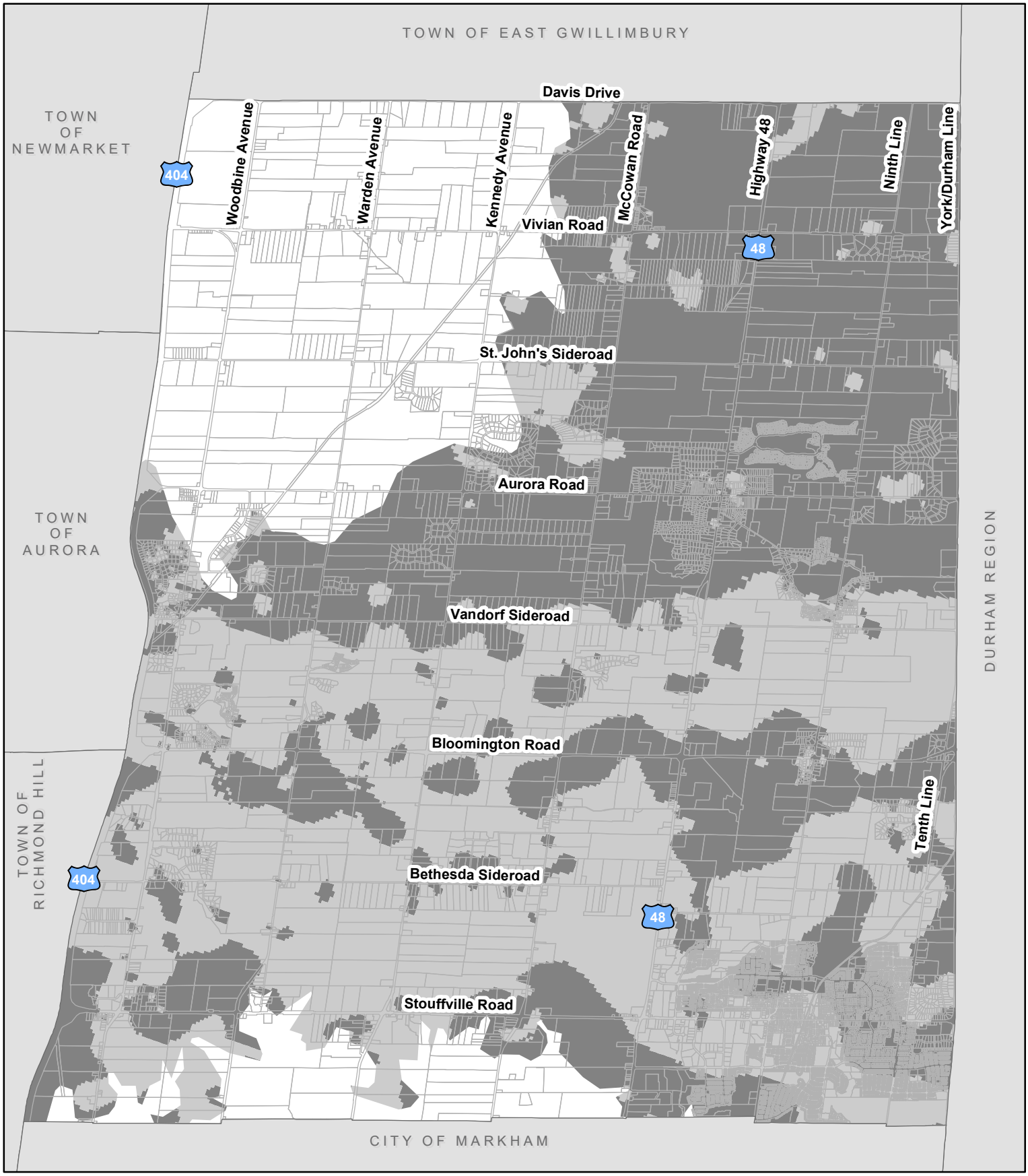
Landform Conservation Area - Section 2.11.3

- Landform Conservation Area (Category1)
- Landform Conservation Area (Category2)

0 350 700 1,400 2,100 2,800 m

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SCHEDULE 62



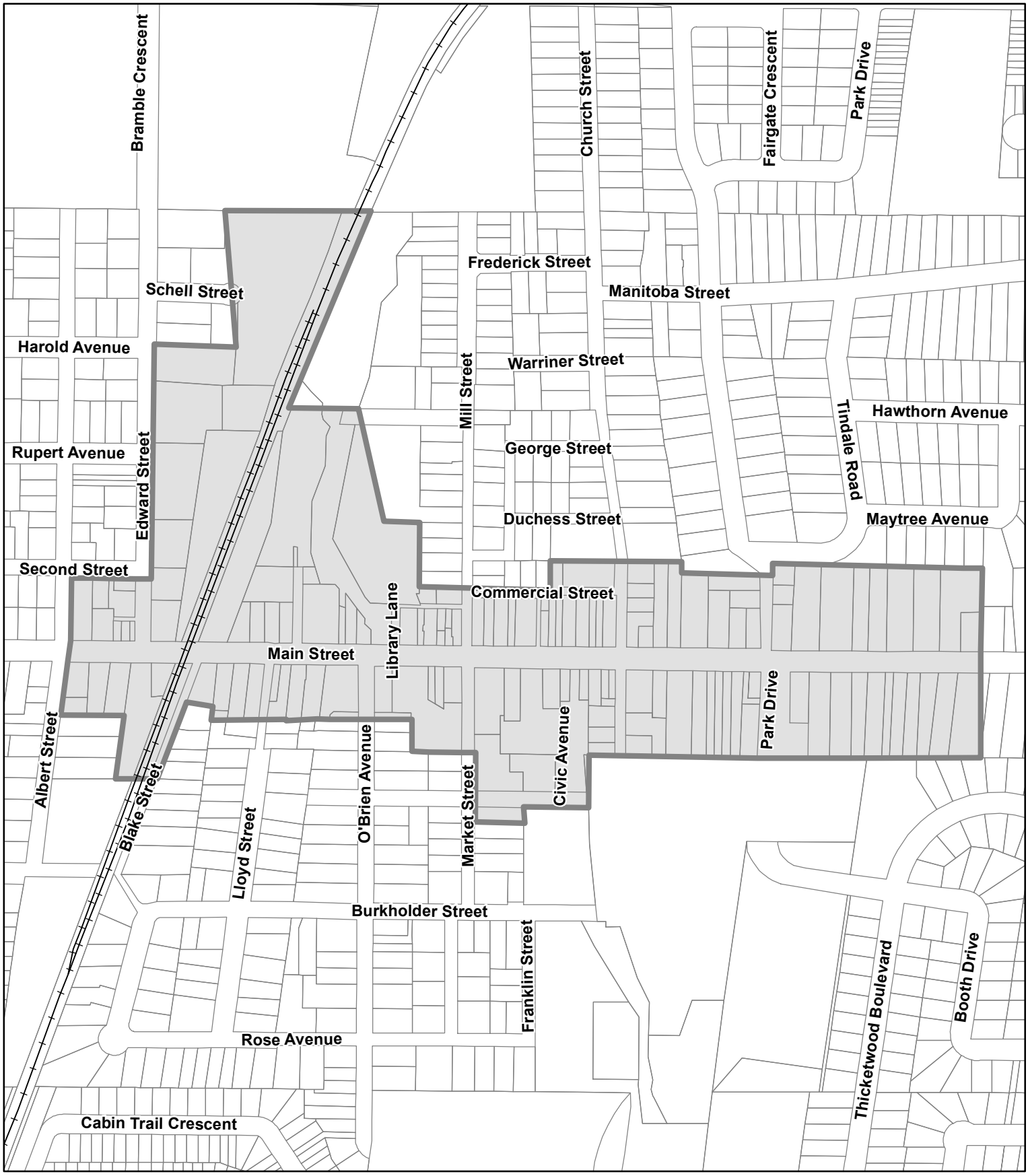
Areas of High Aquifer Vulnerability - Section 2.11.2

- Areas of High Aquifer Vulnerability
- Areas of Low Aquifer Vulnerability

0 350 700 1,400 2,100 2,800 m

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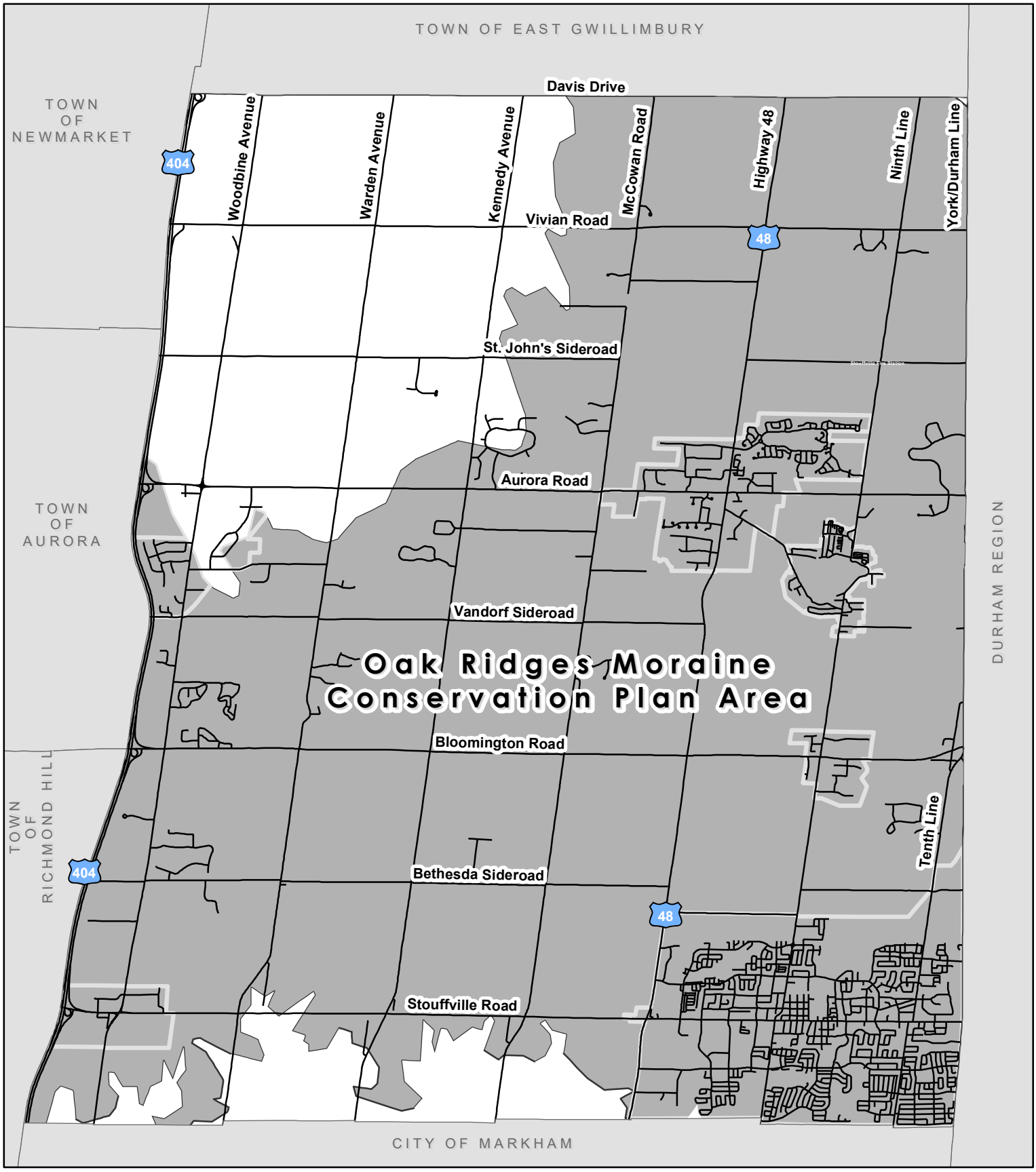
Downtown Parking Reduction Area - Section 3.24.5

Lands Subject to Section 3.24.5 - Downtown Parking Reduction Area

0 20 40 80 120 160 m

Town of Whitchurch Stouffville
Zoning By-law 2010-001-ZO
Revised: July 2026

SCHEDULE 64



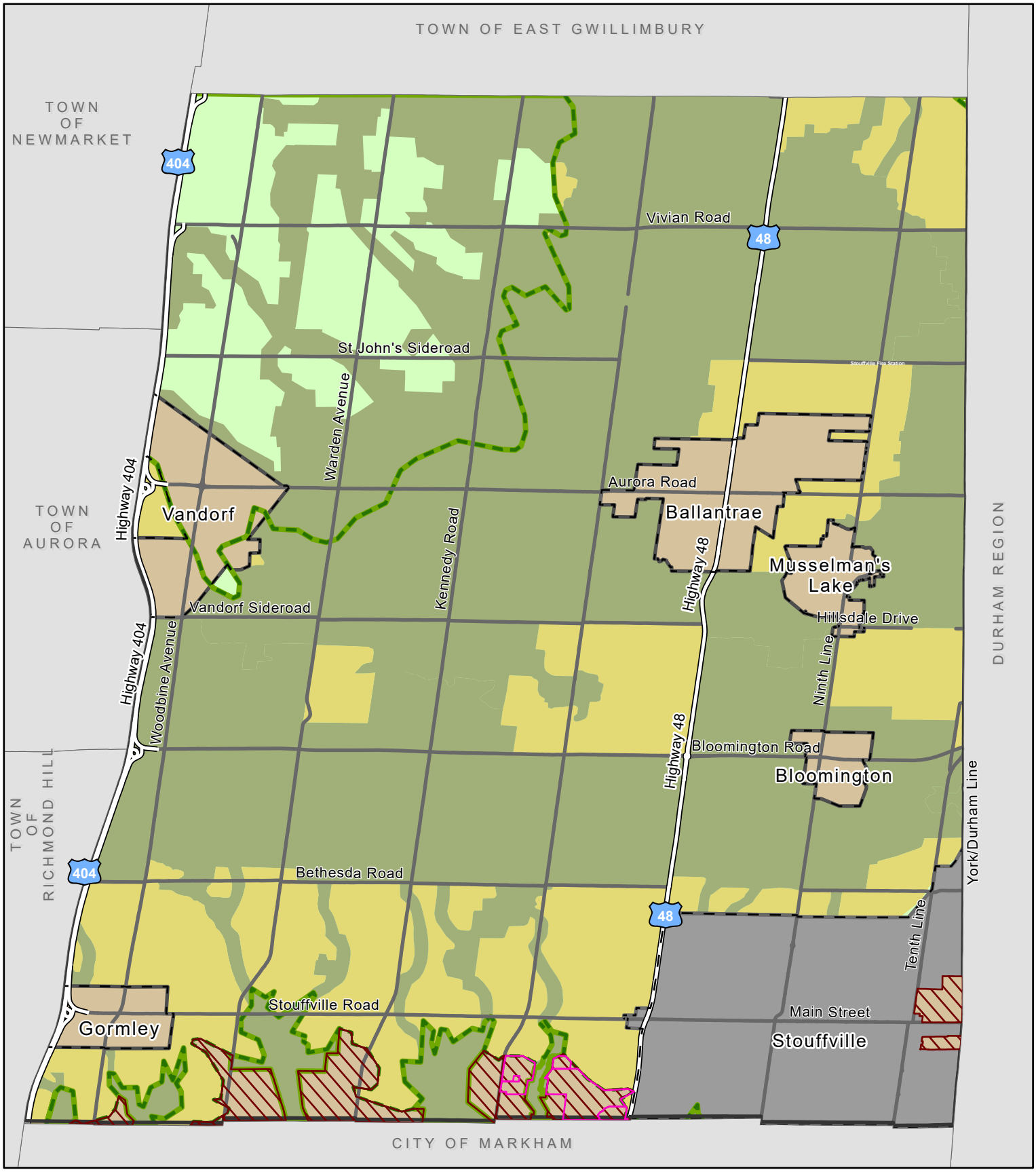
Oak Ridges Moraine Conservation Plan (ORMCP) Area

- Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Conservation Plan Settlement Area Boundary

0 375 750 1,500 2,250 3,000 m

Town of Whitchurch Stouffville
Zoning By-law 2010-001-ZO
Revised: July 2026

SCHEDULE 65



Additional Residential Unit Permission Map

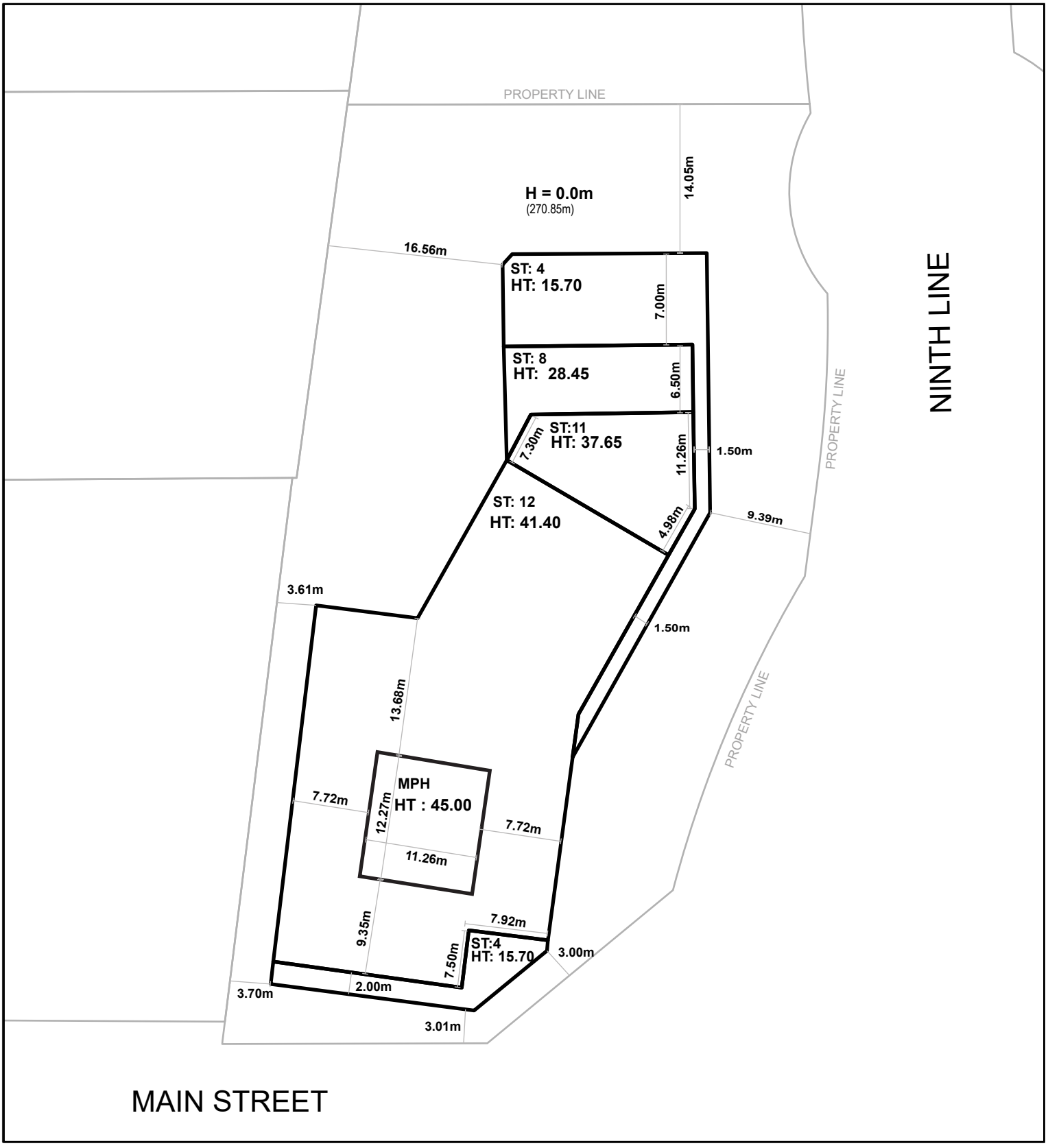
*Subject to zone use permissions and regulations.

- Potential for one integrated or ancillary ARU.*
- Potential for one integrated ARU in a single detached dwelling or existing accessory building.*
- Potential for one integrated ARU in a single detached dwelling.*
- ARUs not permitted.
- Potential for two ARUs upon connection to full municipal services.*
- Oak Ridges Moraine Conservation Plan Boundary
- Greenbelt Plan Boundary
- Minister Zoning Order Areas

0 380 760 1,520 2,280 3,040 m

Town of Whitchurch Stouffville
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Revised: July 2026

SCHEDULE 66



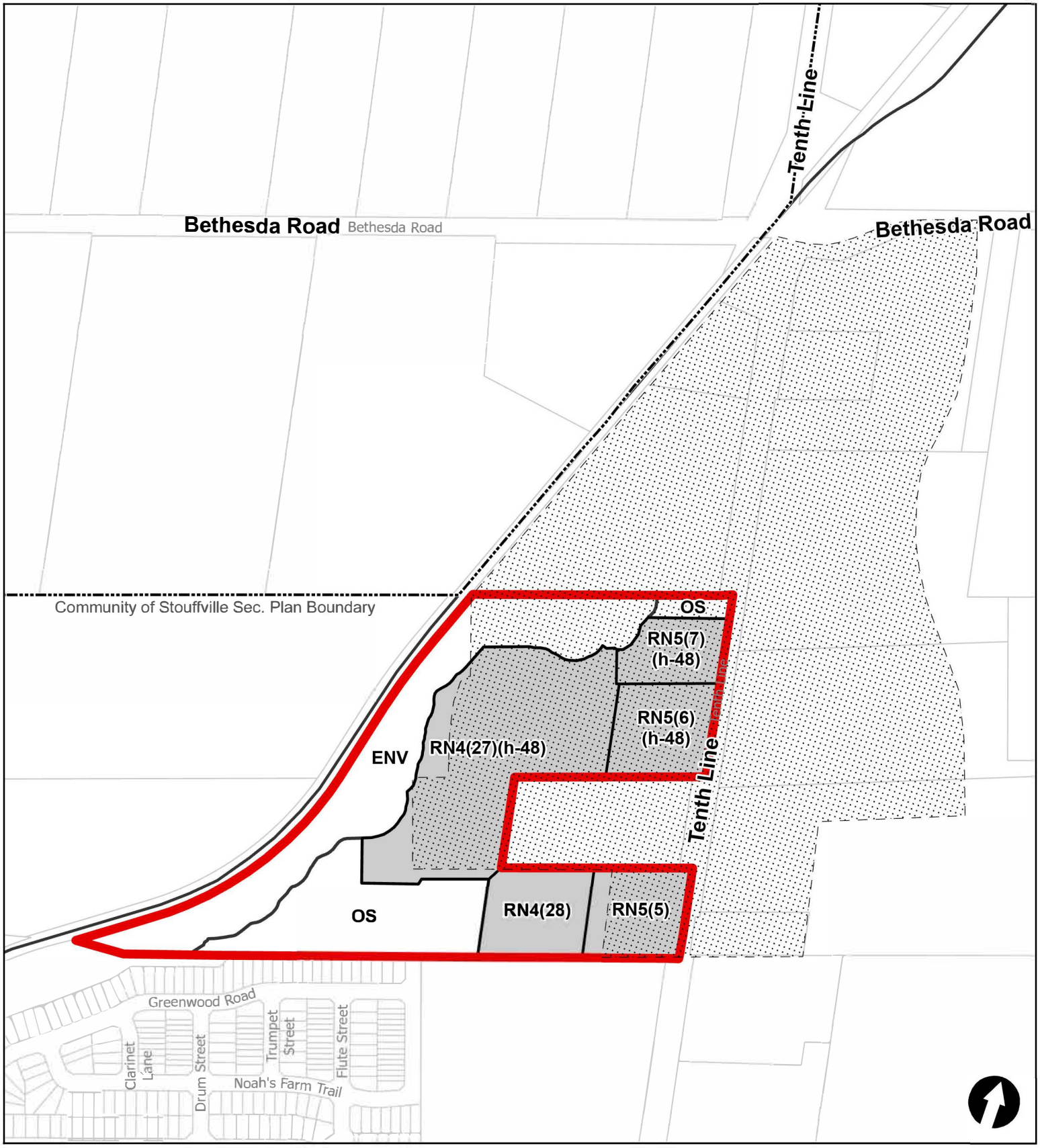
Stouffville

Town of Whitchurch Stouffville
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Revised: July 2026

SCHEDULE 67

5964 Main Street

Not to Scale



Stouffville

SCHEDULE 68

Major Transit Station Area

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Revised: July 2026



Stouffville

SCHEDULE 69

Major Transit Station Area

Town of Whitchurch Stouffville
Zoning By-law 2010-001-ZO
Revised: July 2026

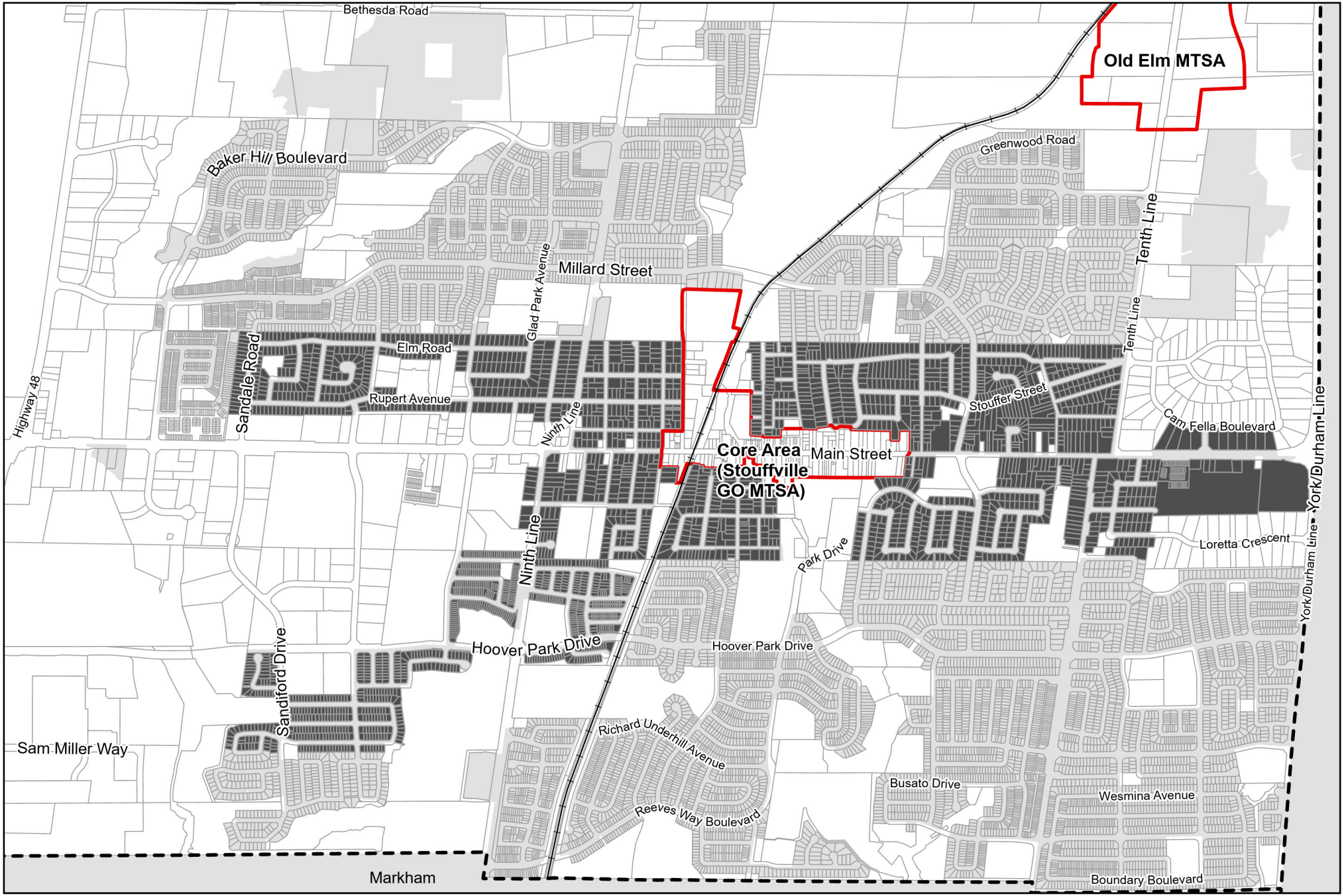


HAF 1 Schedule

- Major Transit Station Area (MTSA)
- HAF1 Parking Reduction Area

Advisory Note: This schedule identifies only those lots that may be eligible for parking reductions for apartments, dwellings above commercial uses, and stacked townhouses. Notwithstanding all development must still comply with the applicable requirements, area designations and site-specific provisions of the Official Plan and Zoning By-law.

SCHEDULE 70



HAF 2 Parking Reduction and Use Permission Area

- Major Transit Station Area (MTSA)
- HAF 2 Use Permission Area
- HAF 2 Parking Reduction and Use Permission Area

Advisory Note: This schedule identifies only those lots that are eligible missing middle housing forms and associated regulations. Further among those identifies a portion of lots that can qualify for parking reductions. Notwithstanding all development must still comply with the applicable requirements, area designations and site-specific provisions of the Official Plan and Zoning By-law.

SCHEDULE 71