



# Town of Whitby

## By-law # 8005-23

### Zoning By-law Amendment

Being a By-law to amend By-law #2585, as amended, being the Zoning By-law of the Town of Whitby.

Whereas, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

#### 1. General

- 1.1. Schedule "A" to By-law #2585 is hereby amended by changing the zoning from R3 to R3-5 for the Subject Land shown on Schedule "A-1" attached to and forming part of this By-law.
- 1.2. Subsection 10 (3) Residential Type 3 Zone (R3) – Exceptions to By-law #2585, as amended, is hereby further amended by adding thereto the following Exception:

#### **Exception 5: (R3-5)** **918 Brock Street South**

##### 1. Uses Permitted

Notwithstanding the uses permitted in the R3 Zone, any lot located within an R3-5 Zone may be used for all the uses permitted in the R3 Zone plus the following additional use:

- Office

Provided further and notwithstanding the foregoing, the additional use listed above shall only be permitted in the building existing on the site at the date of the passing of this By-law.

##### 2. Zone Provisions

Notwithstanding any provisions of this By-law to the contrary, any non-residential use in an R3-5 Zone shall be established in accordance with the following provisions:

- (a) Number of Parking Spaces:

The minimum number of parking spaces required for the additional non-residential use permitted in an R3-5 Zone shall be calculated as follows:

- Office 1 parking space per 30m<sup>2</sup> of gross floor area on or below the first storey.

Provided further and notwithstanding the foregoing, the minimum number of parking spaces required shall be 7 parking spaces inclusive of one accessible parking space.

(b) Location of Parking Spaces

All parking spaces provided shall be located only in the rear yard.

(c) Driveway Width  
Minimum 2.5m

(d) Gross Floor Area Restriction

The maximum gross floor area devoted to office use shall not exceed 90m<sup>2</sup>.

By-law read and passed this 19th day of June, 2023.

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Elizabeth Roy, Mayor

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Christopher Harris, Town Clerk

# Schedule A-1

To By-law # 8005-23

This is Schedule A-1 to By-law # 8005-23 passed by the  
Council of the Town of Whitby this 19th day of June, 2023.

