



Town of Whitby

By-law # 8101-24

Zoning By-law Amendment

Being a By-law to amend By-law #1784, as amended, being the Zoning By-law of the Town of Whitby.

Whereas the Council of The Corporation of the Town of Whitby deems it advisable to amend By-law #1784;

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

1. General

- 1.1. Schedule "B" to By-law #1784 is hereby amended by changing the zoning from R3 and R2A to R2A*-14 for the Subject Land shown on Schedule "A-1" attached to and forming part of this By-law amendment.
- 1.2. Subsection 5C (iii) – Residential (R2A*) Zone - Exceptions of By-law #1784 as amended, is hereby further amended by adding thereto the following Exception:

(n) R2A*-14: Exception 14
55 Garrard Road and Block 33 on Plan 40M-1315

1. Defined Area

- (a) The lands located south of Burnage Lane and east of Garrard Road, municipally known as 55 Garrard Road and Block 33 on Plan 40M-1315 shall be subject to the provisions as hereinafter contained. Matters not specifically dealt with in this By-law amendment shall be governed by the relevant provisions of By-law #1784.

2. Zone Provisions

- (a) Notwithstanding any provisions of this By-law to the contrary, in any R2A*-14 Zone the following provisions shall apply:
- (b) Lot Coverage
Maximum 40%
- (c) Front Yard
Minimum Depth 4.5 m

Provided however, and notwithstanding the above, a garage or carport, the entrance to which is from the front yard, shall be set back a minimum distance from the front lot line of 5.8 m

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| (d) | Rear Yard
Minimum Depth | 7.5 m |
| (e) | Interior Side Yard
Minimum Width | 1.5 m |
| (f) | Exterior Side Yard
Minimum Width | 4.5 m |
| | Provided however, and notwithstanding the above provisions, a garage or carport, the entrance to which is from the exterior side yard shall be set back a minimum distance from the exterior side lot line of | 5.8 m |
| (g) | Height of Building
Maximum | 10.5 m |
| | Provided that any third storey component of a dwelling unit shall be incorporated into the roof structure. | |

3. Zone Provisions That Do Not Apply

- (a) The following provisions shall not apply to the lands zoned R2A*-14 by this By-law amendment:
- 4(g) Sight Triangles
 - 4(m) Ten Per Cent (10%) of Every Lot
 - 4(w) Satellite Dishes

By-law read and passed this 24th day of June, 2024.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule A-1

To By-law # 8101-24

This is Schedule A-1 to By-law # 8101-24 passed by the

Council of the Town of Whitby this 24th day of June, 2024.

Clerk

Mayor

