



# Town of Whitby By-law # 8115-24

## 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 H-R5A to R5A\*-16 for the Subject Land shown on Schedule "A-1" attached to and forming part of this By-law amendment
- 1.2. Subsection 5O (iii) – Residential (R5A\*) Zone – Exceptions of By-law #1784 as amended, is hereby further amended by adding thereto the following Exception:

**(o) R5A\*-16: Exception 16  
2002 Rossland Road East**

**1. Defined Area**

The lands located north of Rossland Road and west of William Davidson Street, municipally known as 2002 Rossland Road East 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**

Notwithstanding any provisions of this By-law to the contrary, in any R5A\*-16 Zone the following provisions shall apply:

- |     |                                |           |
|-----|--------------------------------|-----------|
| (a) | Lot Frontage<br>Minimum        | 45.0m     |
| (b) | Height<br>Maximum              | 4 storeys |
| (c) | Setbacks<br>Interior Side Yard |           |

Minimum Width from western lot line 5.0m  
Minimum Width from eastern lot line 12.0m

(d) Number of Parking Spaces

Minimum	Resident	1.25 spaces/unit
	Visitor	0.20 spaces/unit

(e) Balcony Projection

Balconies are permitted to project from the main wall of a building provided they are set back a minimum distance of 2.0m from an interior side lot line.

**3. Zone Provisions That Do Not Apply**

The following subsections of Section 4 General Provisions shall not apply to the lands zoned R5A\*-16 by this By-law amendment:

4(m) Ten Per Cent (10%) of Every Lot  
4(w) Satellite Dishes

1.3. Section 12 Exceptions to By-law #1784, as amended is hereby further amended by deleting Exception (7-Q).

1.4. This By-law shall not come into force and effect until Amendment #135 to the Town of Whitby Official Plan has received final approval.

By-law read and passed this 7th day of October, 2024.

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Elizabeth Roy, Mayor

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Christopher Harris, Town Clerk

# Schedule A-1

To By-law # 8115 -24

This is Schedule A-1 to By-law # 8115 -24 passed by the

Council of the Town of Whitby this 7th day of October, 2024.

