



Town of Whitby By-law # 8147-25

Zoning By-law Amendment

Being a By-law to amend By-law # 1784, as amended, being the Zoning By-law for 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 "A" to "MD-B-1", "MX3-B", and "MD-B" for the Subject Land shown on Schedule "A-1" attached to and forming part of this By-law.
- 1.2. Section 15.4.3 Residential – Brooklin Zone Regulations to By-law #1784 as amended, is hereby further amended by adding a new subsection 15.4.3 (c) Exceptions and adding thereto the following Exception:

15.4.3 (c) Exceptions

(1) **Exception 1: MD-B-1
5035 Anderson Street**

1. **Defined Area**

The lands located at 5035 Anderson Street and zoned Medium Density – Brooklin Zone Exception 1 (MD-B-1) shall be subject to the provisions as hereinafter contained. Matters not specifically dealt with in this By-law shall be governed by the relevant provisions of By-law #1784.

2. **Uses Permitted**

No person shall within any MD-B-1 Zone use any lot or erect, alter or use any building or structure except for one or more of the following uses:

- All uses permitted within the MD-B Zone in accordance with Table 15.4(1) Uses Permitted in Residential – Brooklin Zones.

3. Zone Provisions

Notwithstanding any provisions of the By-law to the contrary including any provisions of the MD-B Zone, for any use, building or structure in an MD-B-1 Zone, the following additional provisions shall apply to a Street Townhouse Dwelling with a front access garage:

Lot Area
Minimum 130 m²

Front/Exterior Yard Setback to Private Street:

The minimum separation distance from the end wall of a Street Townhouse Dwelling to the travelled portion of a private street and/or parking area shall be 2.0m

Decks, Porches, Steps, Patios and Balconies:

Decks, porches, patios, and balconies are permitted to project from a main wall of a dwelling unit provided they are setback a minimum distance of 2.0m from the travelled portion of a private street and/or parking area.

By-law read and passed this 3rd day of February, 2025.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule A-1

To By-law # 8147-25

This is Schedule A-1 to By-law # 8147-25 passed by the

Council of the Town of Whitby this 3rd day of February, 2025.

Clerk

Mayor

