



Town of Whitby

By-law # 8212-25

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 deems it advisable to amend By-law #2585;

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 OS to R2-9 for the land shown as the Subject Land on Schedule "A-1" attached to and forming part of this By-law amendment.
- 1.2. Subsection 9(3) – Residential Type 2 (R2) Zone – Exceptions to By-law # 2585, as amended, is hereby further amended by adding thereto the following Exception:

Exception 9 (R2-9) **East Side of 815 Brock Street North**

1. Defined Area

The lands located south of Manning Road and west of Bradley Drive and zoned R2-9 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 #2585.

2. Uses Permitted

No person shall within any R2-9 Zone use any lot or erect alter or use any building or structure except for one or more of the following uses:

- single detached dwelling

3. Zone Provisions

Notwithstanding any provisions of this By-law to the contrary, in any R2-9 Zone, the following provisions shall apply:

- | | | |
|-----|-------------------------|--------------------|
| (a) | Lot Frontage
Minimum | 12 m |
| (b) | Lot Area
Minimum | 410 m ² |

(c)	Interior Side Yard Minimum	1.2 m
(d)	Building Height Maximum	11.5 m

By-law read and passed this 23rd day of June, 2025.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule A-1

To By-law # 8212-25

This is Schedule A-1 to By-law # 8212-25 passed by the
Council of the Town of Whitby this 23rd day of June, 2025.

