

Clause 6 in Report No. 11 of Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting held on June 23, 2016 with the following additions:

1. Receipt of the communication from Tom Pechkovsky, Manager, Planning Services, York Catholic District School Board dated June 22, 2016.
2. Receipt of the communication from Tim Jessop, Associate, Weston Consulting on behalf of the owner of property in the Town of Whitchurch-Stouffville dated June 22, 2016.

6

Amendment No. 137 to the Whitchurch-Stouffville Official Plan

(Mayor Altmann declared an interest in this item due to him residing in and his family owning land in that area and did not take part in the consideration or discussion of or vote on this item.)

Committee of the Whole recommends:

1. Receipt of the deputation by Tim Jessop, Weston Consulting on behalf of the owners of 12724 and 12822 Tenth Line, and 12762 Tenth Line dated June 8, 2016.
2. Receipt of the following communications:
 1. Ross Cairo, Resident of the Town of Whitchurch-Stouffville dated May 31, 2016.
 2. Rocco Zappone, Savoia Developments Ltd. dated May 27, 2016.
 3. Adoption of the following recommendations, as amended, in the report dated June 3, 2016 from the Commissioner of Corporate Services and Chief Planner:
 1. Council approve Amendment No. 137 to the Town of Whitchurch-Stouffville Official Plan, subject to modifications described in Attachment 3 to this report.
 2. The Region defer its decision related to places of worship policies as requested by the Town of Whitchurch-Stouffville until this matter has been dealt with by the Town of Whitchurch-Stouffville. The Director of Community Planning and Development Services be authorized to issue a

Notice of Decision to approve the place of worship policies once adopted by the Town of Whitchurch-Stouffville.

3. The Region defer its decision regarding the properties located at 12724, 12822 and 12762 Tenth Line, Town of Whitchurch-Stouffville. The Director of Community Planning and Development Services be authorized to issue a Notice of Decision with respect to those properties when appropriate.
4. The Director of Community Planning and Development Services be authorized to issue a Notice of Decision to approve as modified Amendment No. 137 to the Town of Whitchurch-Stouffville Official Plan.
5. Regional staff be authorized to appear before the Ontario Municipal Board in support of the Region's position, if required, and the Regional Solicitor, or designate, be authorized to execute Minutes of Settlement, if appropriate.

Report dated June 3, 2016 from the Commissioner of Corporate Services and Chief Planner now follows:

1. Recommendations

It is recommended that:

1. Council approve Amendment No. 137 to the Town of Whitchurch-Stouffville Official Plan, subject to modifications described in Attachment 3 to this report.
2. The Region defer its decision related to places of worship policies as requested by the Town of Whitchurch-Stouffville until this matter has been dealt with by the Town of Whitchurch-Stouffville. The Director of Community Planning and Development Services be authorized to issue a Notice of Decision to approve the place of worship policies once adopted by the Town of Whitchurch-Stouffville.
3. The Director of Community Planning and Development Services be authorized to issue a Notice of Decision to approve as modified Amendment No. 137 to the Town of Whitchurch-Stouffville Official Plan.
4. Regional staff be authorized to appear before the Ontario Municipal Board in support of the Region's position, if required, and the Regional Solicitor, or designate, be authorized to execute Minutes of Settlement, if appropriate.

2. Purpose

This report provides an overview and recommends approval of Official Plan Amendment No. 137 (OPA 137) to the Town of Whitchurch-Stouffville Official Plan, subject to modifications listed in Attachment 3. OPA 137 implements the Town of Whitchurch-Stouffville Growth Management Strategy.

3. Background

The Town of Whitchurch-Stouffville undertook a Town-wide Growth Management Strategy (Municipal Comprehensive Review) to guide growth to the year 2031

In June 2012, the Town of Whitchurch-Stouffville undertook a Growth Management Strategy/Land Inventory and Capacity Analysis to guide development in Whitchurch-Stouffville to meet the Region's established growth targets. The York Region Official Plan, 2010 (YROP-2010) identifies a target population of 60,600 and an employment target of 23,000 by the year 2031 for the Town of Whitchurch-Stouffville.

All lands outside of the settlement areas in Whitchurch-Stouffville are protected by the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. This limitation results in future growth being concentrated within the existing settlement area boundaries. The Town's Preferred Growth Strategy proposes some moderate residential intensification with the balance of new residential development being accommodated in the Community of Stouffville (Attachment 1).

Consultation occurred throughout the preparation of the Growth Management Strategy

The Growth Management Strategy included three Public Information Centres. A statutory Public Open House was held on January 14, 2014, followed by a statutory Public Meeting on January 21, 2014. Whitchurch-Stouffville Council adopted OPA 137 to implement the Preferred Growth Strategy on April 15, 2014. Town Council adopted Regional staff's recommended modifications to OPA 137 on February 16, 2016.

The Town of Whitchurch-Stouffville is addressing growth in Ballantrae-Musselman Lake in a separate official plan amendment

The Community of Stouffville is the prime area for growth in the Town as identified through the Growth Management Strategy. Growth in the Ballantrae Musselman Lake area is limited due to servicing constraints and is expected to accommodate only 1% of Town wide housing growth to 2031. Ballantrae Musselman Lake is serviced with municipal water and a communal sewage system (Ballantrae Natural Resources Inc.). The communal system provides wastewater treatment for the Ballantrae adult lifestyle condominium community. Servicing is the main limitation to growth in this community.

In March 2016, Town Council requested the Region reconsider capacity assignment and an extension of sanitary sewer services to the Ballantrae-Musselman Lake Community as part of the current Water Wastewater Master Plan Update (Attachment 2). Regional staff advised the Town that the Water and Wastewater Master Plan does not provide for an extension of sanitary sewers to Ballantrae-Musselman Lake and recent analysis indicates that the Regional water system can support a population of 5900 (or 300 persons above the original design population). The Region has initiated a Class Environmental Assessment to increase the serviced population beyond 5,900 primarily through increasing water taking and amending Permits To Take Water from existing wells.

As the Oak Ridges Moraine Plan prohibits partial services, any capacity assignment beyond the original design population for the community (or 5,600 persons) has to have corresponding communal wastewater services. Expansion of the service area of the existing communal sewage system requires conformity to Provincial and Regional planning policies, an amendment to the existing Responsibility Agreement, and demonstration to the Region that the communal treatment plant can continue to operate to meet effluent criteria. Additional information on the servicing for this area will be provided through an upcoming report for the Ballantrae Musselman Environs Secondary Plan (OPA 136).

4. Analysis and Options

The Official Plan is consistent with Provincial policy

The Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan) provide policy direction on matters of provincial interest related to land use, planning and development. The Town of Whitchurch-Stouffville Official Plan was previously amended to address conformity with the Oak Ridges Moraine Conservation Plan (ORMCP), as part of

the Town's general ORMCP conformity exercise (OPA 112). OPA 137 proposes changes to the Official Plan that are consistent with the PPS and Growth Plan by directing growth to lands within the current settlement area, providing for an appropriate range of housing types and densities, ensuring development is phased, and providing policies that protect employment lands.

The Official Plan conforms with the York Region Official Plan, 2010 (YROP-210)

The YROP-2010 identifies the Community of Stouffville as 'Towns and Villages'. The YROP-2010 requires that new development within the built-up area of Towns and Villages achieve a minimum density requirement of 50 residents and jobs combined per hectare. All greenfield development in Stouffville including employment lands are expected to achieve an average of 54 persons/jobs per hectare.

OPA 137 proposes some key changes to the Town of Whitchurch-Stouffville Official Plan to align with Regional policy including:

- New population and employment growth forecasts to the year 2031 and intensification targets
- Housing targets to provide for a range of residential unit types
- Introducing employment land conversion policies
- Requirements for monitoring growth
- Adding policies related to Significant Habitat of Endangered Species and Threatened Species, Fish Habitat and Wildlife
- Adding a new land use designation to accommodate High Density Residential development within the Community of Stouffville Secondary Plan

Regional staff have reviewed the proposed modifications to the Town's Official Plan and are supportive of the changes. Some additional modifications have been proposed by Regional staff to be consistent with the YROP-2010. These include:

- Deleting policy references related to providing services to additional employment lands in the Vandorf-Preston Secondary Plan Area
- Deleting the Prestige Work/Live Area category

- Adding definitions related to Ancillary Uses, Major Retail and the requirement for a Regional Impact Analysis as it relates to Regional Retail Area sites

The Region also requested that policies be added to address well-head, source water protection and transportation demand management. The Town is currently working on Town-wide Official Plan amendments to address these policy areas. While the overall direction and intent of the modification is supported by the Town, the Town would prefer to add these policies as part of a Town-wide comprehensive review (e.g. currently undertaking a Transportation Master Plan). The Region is the approval authority for these official plan amendments and is agreeable to this approach.

Town Council adopted OPA 137 and Regional staff's recommended modifications on February 16, 2016. The Town has requested that policies related to places of worship within employment business park areas and the land use designations related to 12785 Ninth Line be deferred. A request was also made to include two properties within the urban area that currently fall outside of the urban serviced area. These requests are discussed below.

Deferral of place of worship policies in Employment Business Park Areas in the Community of Stouffville

In June 2015, the Town of Whitchurch-Stouffville passed an Interim Control By-law prohibiting development of places of worship for a period of one year on Employment Business Park lands in the Community of Stouffville. The Town has requested that the Region defer policies in OPA 137 related to place of worship permissions within employment lands, as shown on Attachment 3 to this report, until a land use planning study has been completed by the Town.

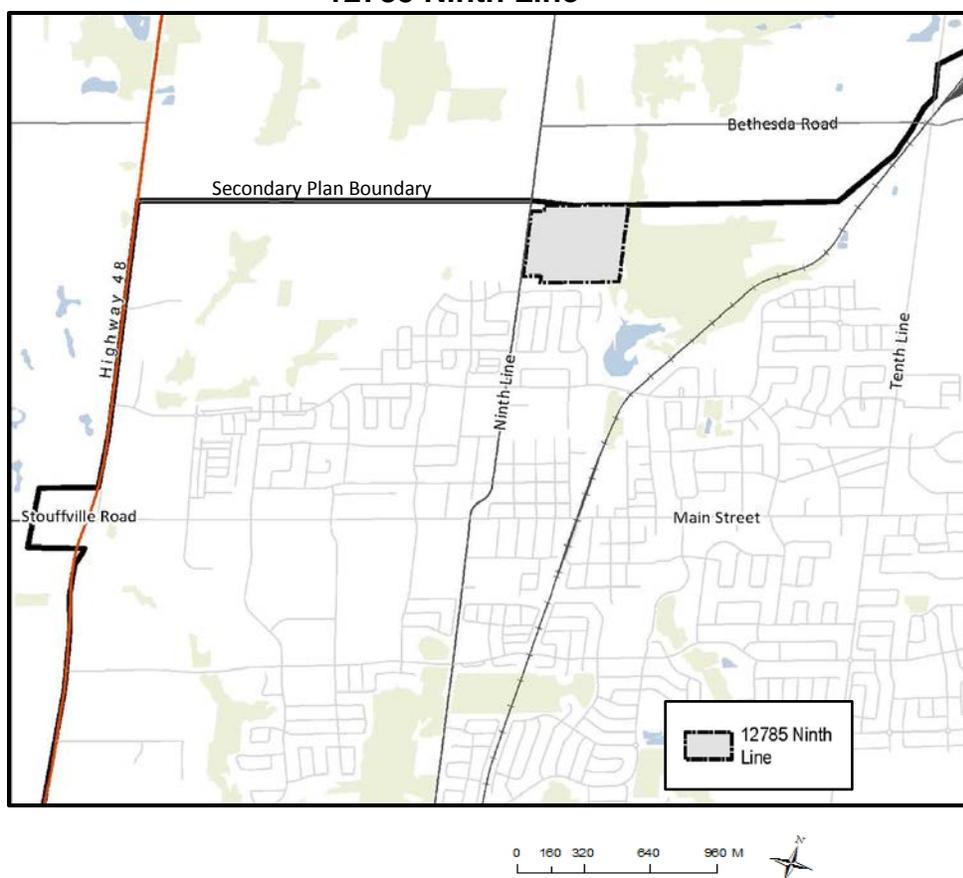
Deferral is not required for property at 12785 Ninth Line

Town Council originally requested a deferral for the property at 12785 9th Line which is located on the east side of Ninth Line at the northern limit of the Community of Stouffville settlement area (Figure 1). OPA 137 designates these lands to permit a number of uses including an Activity Node consisting of a catholic secondary school, residential area, Greenland Area (Little Rouge Creek) and a collector road. These designations were included in OPA 137 as adopted by Town Council on April 15, 2014.

The landowner is agreeable to providing a school block on the property but was concerned with the land use arrangements on this site given floodplain limits. As a result of these concerns Town Council requested a deferral of the designations of these lands to provide time to resolve the landowners concerns. The landowner has been working with the Toronto and Region Conservation Authority (TRCA) and the Town to confirm the floodplain and land uses for this property.

Region staff has also met with the landowner, staff from the TRCA, Town and York Catholic District School Board (YCDSB). All parties are working towards a solution and a deferral is no longer required. Some minor adjustments may need to be made to the land use designations on this property based on the review and approval of technical studies, to the satisfaction of the Town in consultation with the TRCA and YCDSB. On this basis, a site specific provision has been added to OPA 137 (Attachment 3 – Section 12.8.5.1) to allow some flexibility in the final delineation of the land use designations on this property, which will be confirmed through the review and approval of the draft plan of subdivision and supporting technical studies, to the satisfaction of the TRCA, the Town and YCDSB.

Figure 1
12785 Ninth Line

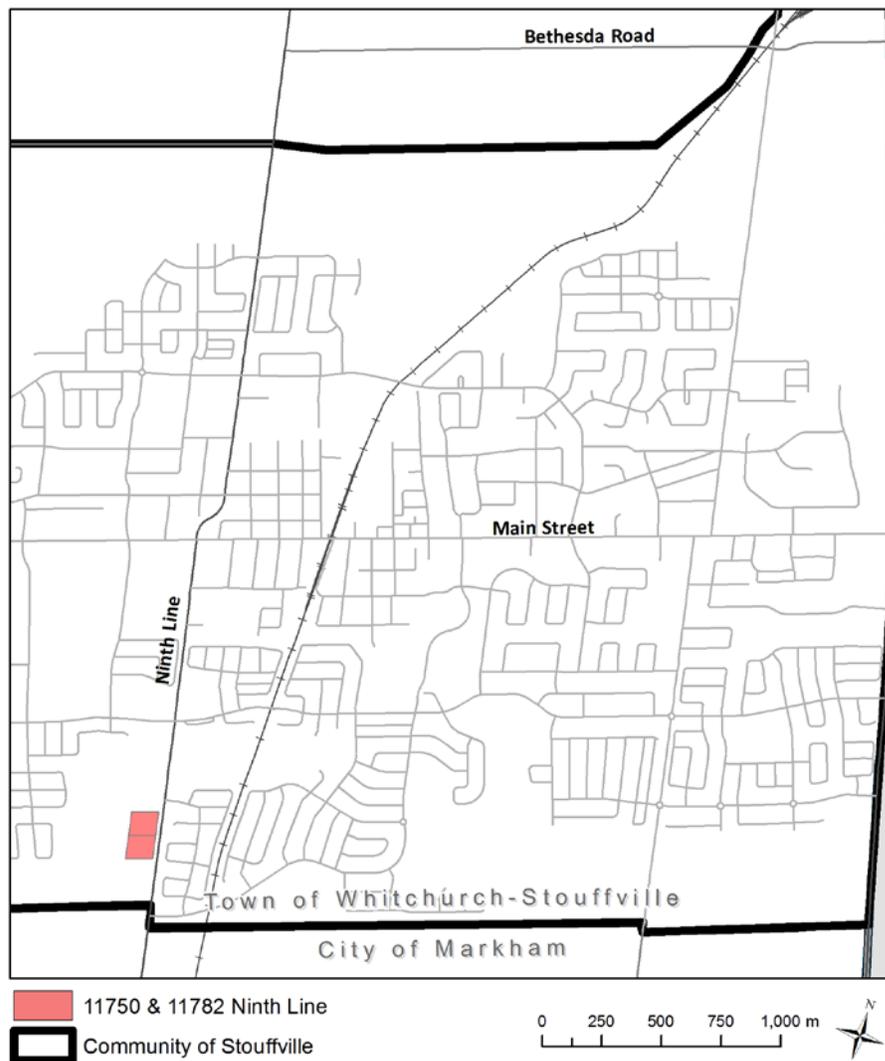


Two properties in the Community of Stouffville are to be added to the urban serviced area

There are two properties within the urban area of Stouffville (11750 and 11782 Ninth Line) that are outside of the Towns and Villages Urban Serviced Area

(Figure 2). Lands can only be included within the urban service area as part of a municipal comprehensive review. The lands are currently designated Rural Area and the owner has filed a site specific Official Plan Amendment to the Town to redesignate the lands to High Density Residential. OPA 137 will include these lands in the urban serviced area and the development proposal will be dealt with through the site specific official plan amendment. Site specific OPA 141 was adopted by Town Council on May 3, 2016 and is now under review by Regional staff.

Figure 2
Additional properties to be added to Urban Serviced Area



Approximately 96 percent of the Town's future residential growth will occur within the settlement boundary of the Community of Stouffville

Housing in the Community of Stouffville is forecast to increase by approximately 8,800 units from 2012 to 2031 accounting for 96% of forecasted housing growth within the Town. There are only limited opportunities to accommodate residential growth in the Town's other settlement areas because of servicing constraints.

In 2010, the Stouffville Community Secondary Plan was amended (OPA 129) providing a staging plan for growth within the urban serviced boundary of the

Community of Stouffville (Phase 2 lands on Attachment 1). The Phase 2 lands will accommodate approximately 3,300 to 3,500 dwelling units and are currently in the process of development application review and construction.

The Town's Preferred Growth Strategy established that the growth targets set by the Region can be accommodated through some moderate intensification (approximately 1,500 units) within the existing built-up area and through an expansion of the urban service area within the Stouffville Community Secondary Plan Area (Phase 3 lands on Attachment 1). Phase 3 lands are the remaining rural lands within the settlement area boundary of the Secondary Plan Area.

New residential development will provide a greater mix of housing options and choices

Phase 3 lands will accommodate approximately 3,056 units (Attachment 1). The Town is targeting a housing mix of 50% low density, 27% medium density and 23% high density housing. The housing mix represents a greater proportion of medium and high density residential development than in previous greenfield areas. Medium and high density development will be focused along Ninth Line, Bethesda Road, Tenth Line and adjacent to the GO Station. OPA 137 incorporates amendments to the Community of Stouffville Secondary Plan to accommodate the proposed future residential growth.

Additional Regional infrastructure investment will support future residential growth in the Stouffville Community

The existing Ninth Line sanitary sewer has capacity to accommodate the projected growth in the Community of Stouffville under OPA 137. Water system improvements required to support projected growth have been identified through the Region's 2016 Water and Wastewater Master Plan Update. Works include interconnection of pressure districts, a new water storage facility and pump replacement in the existing Stouffville Road Pumping Station, which will be implemented in stages over the next 25 years.

Whitchurch-Stouffville currently has a total vacant employment land inventory of 161 net hectares

The Town of Whitchurch-Stouffville currently has a total of 161 net hectares (398 net acres) of vacant employment lands within four areas of the Town (Stouffville, Cardico, Gormley and Vandorf) as identified in Table 1 and as shown on Attachment 4. Of the total vacant employment, 86 net hectares are located in the Community of Stouffville and are fully serviced. Some minor adjustments were made to the employment land inventory in the Community of Stouffville. The adjustments have no impact on the employment land inventory.

**Table 1
Employment Land Inventory**

Area	Net Hectares	Serviced
Community of Stouffville	86	Yes
Gormley	66	No
Cardico	5	No
Vandorf-Preston	4	No
Total	161	

Whitchurch-Stouffville identified the need for an additional 82 gross hectares of serviced employment lands in the Vandorf-Preston Secondary Plan Area

The Town's Growth Management Strategy indicated there is a shortage of serviced employment lands in the Town to accommodate growth to 2031, and an additional 82 gross hectares (215 acres) of serviced employment land is required to meet 2031 Regional assigned employment targets. The Town's Growth Management Strategy indicated that this shortfall could be accommodated by designating 82 of the 157 gross hectares of lands designated as 'Potential Employment Area' within the Vandorf-Preston Lake Secondary Plan Area. The 'Potential Employment Area' is located within the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. It can only be designated 'Employment' if the lands are provided on full municipal services, in accordance with the policies of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

The Vandorf-Preston Lake Secondary Plan anticipated private servicing and contains provisions to complete appropriate studies for private water and wastewater servicing that can be initiated at any time. The Town has advised that it will be undertaking an environmental assessment in 2017 to identify servicing

alternatives for the Vandorf-Preston Lake area. However, the Oak Ridges Moraine Conservation Plan and Greenbelt Plan govern the specific types of servicing required in these communities. The Greenbelt Plan does not permit the extension of lake based services and the Oak Ridges Moraine Conservation Plan does not permit partial services. These policies apply regardless of a Regional servicing solution.

The request for additional employment lands in Vandorf-Preston area will be reviewed as part of the Regional Municipal Comprehensive Review

The work done for the Town's Growth Management Strategy that demonstrated a need for additional employment lands in Whitchurch-Stouffville is inconsistent with the Region's assumptions and methodology used in the 2010 land budget. The current Regional Municipal Comprehensive Review process does not consider any additional employment lands in Vandorf-Preston as they have not been clearly demonstrated as needed to meet the Region's 2041 employment forecasts. Regional staff will continue to work with Town staff as part of the current Regional Municipal Comprehensive Review to clarify assumptions and forecasts and report back to Council as necessary.

Link to key Council-approved plans

Approval of OPA 137 contributes to Council's 2015 to 2019 Strategic Plan to support community health and well-being by diversifying the housing stock through the introduction of high density development. OPA 137 supports the Region's *Vision 2051* goals by protecting key environmental features and by directing growth to the existing settlement area.

5. Financial Implications

The growth facilitated through this amendment is consistent with the Region approved YROP 2010 growth projections and has been incorporated in the current Regional Master Plans. Delivery of infrastructure to support the Community of Stouffville under OPA 137 will be staged and implemented over the next 25 years. The approval of OPA 137 does not result in additional infrastructure costs to the current 10 year Capital Plan.

6. Local Municipal Impact

The recommendations in this report are consistent with the position of the Town of Whitchurch-Stouffville Council, which adopted Regional staff's modifications to OPA 137 on February 16, 2016. The Amendment updates the population,

housing and employment forecasts for the Town to 2031 and introduces employment land conversion policies. OPA 137 also adds lands within the urban serviced boundary of the Community of Stouffville Secondary Plan to accommodate residential growth to 2031.

Town staff have no objection to the proposed modifications set out in Attachment 3.

7. Conclusion

In 2012, the Town of Whitchurch-Stouffville undertook a Growth Management Strategy to guide development in Whitchurch-Stouffville to meet the Region's established growth targets. The Town's Preferred Growth Strategy as included in OPA 137 proposes some moderate residential intensification in the existing built up area (1,500 units), with the balance of new development (approximately 96 percent of forecasted residential growth) occurring within the settlement area boundary.

Overall, OPA 137 proposes amendments to the Town's Official Plan that are consistent with Provincial and Regional policies. Regional staff recommend that Council approve Amendment No. 137 to the Town of Whitchurch-Stouffville Official Plan, subject to the modifications in Attachment 3.

For more information on this report, please contact Teema Kanji, Senior Planner, Community Planning and Development Services at ext. 75107.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Dino Basso
Commissioner, Corporate Services

Bruce Macgregor
Chief Administrative Officer

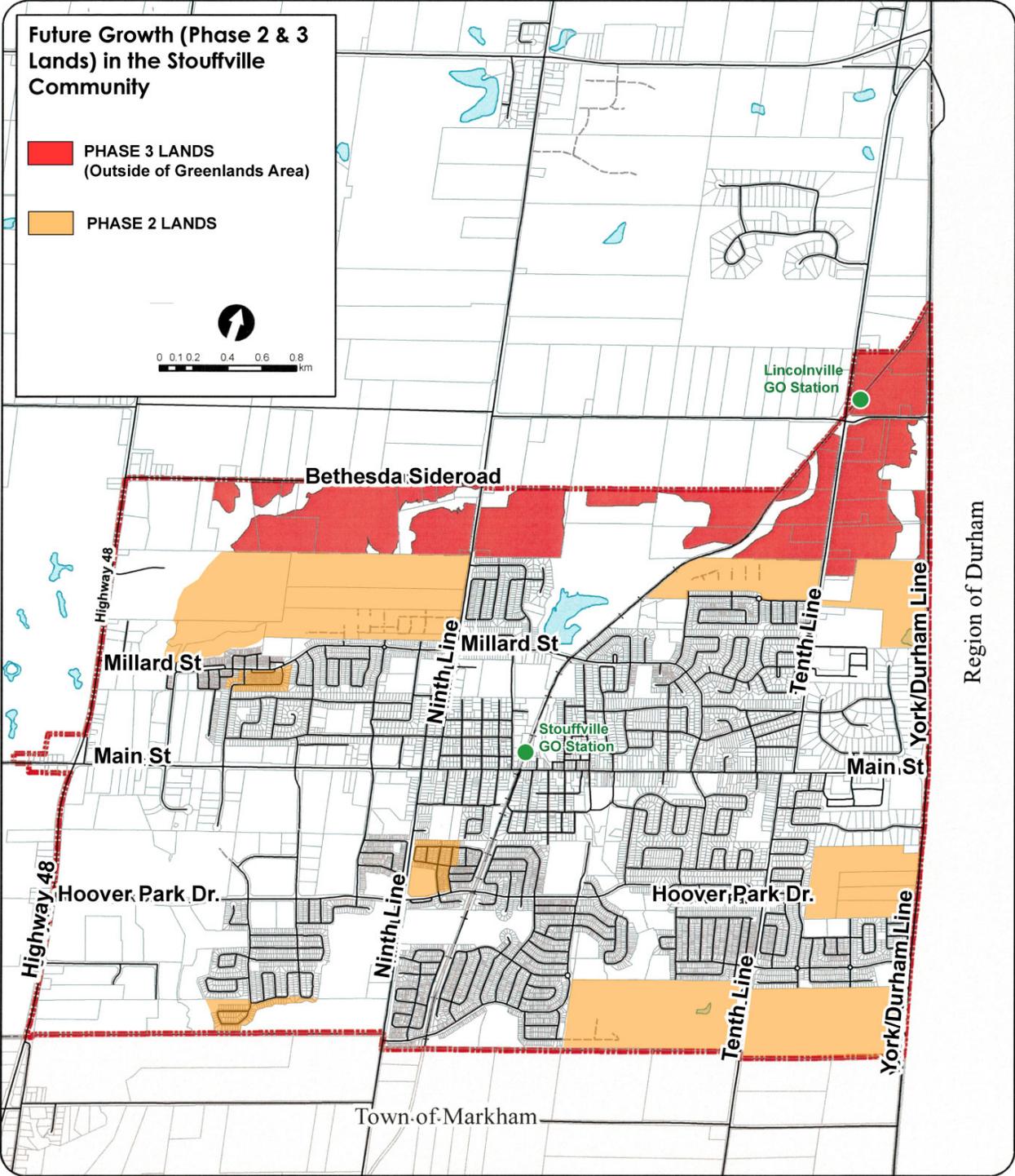
June 3, 2016

Attachments (4)

#6796409

Accessible formats or communication supports are available upon request

Future Growth (Phases 2 & 3 Lands) in the Stouffville Community



RE: MUNICIPAL WATER ALLOCATION – COMMUNITY OF BALLANTRAE-MUSSELMAN'S LAKE (D04)

Please be advised that the above-noted matter was brought before Council at its meeting held on March 1, 2016 and the following resolution was passed:

MOVED by Councillor Smith
SECONDED by Councillor Upton

- 1) THAT Council **defer** the approval of the remaining available water allocation of 544 persons, geographically within the Community of Ballantrae-Musselman's Lake as follows, **pending further discussion with the Regional Municipality of York and affected land owners:**

Lakeshore Road Area 165 persons
Ballantrae-Aurora West 165 persons
Musselman's Lake 132 persons
Highway 48 Corridor 82 persons

- 2) AND THAT Council **defer** the direction to staff to revoke any new water allocation that is not used (i.e. building permit issued) within a three year time period and made available for re-allocation, **pending further discussion with the Regional Municipality of York and affected land owners;**
- 3) AND THAT Council request the Regional Municipality of York to reconsider assumptions regarding water consumption per person and person per unit estimates within the Ballantrae-Musselman's Lake Community;
- 4) AND THAT Council request the Regional Municipality of York to consider the extension of sanitary sewer services to the Ballantrae-Musselman's Lake community as part of the current Water Wastewater Master Plan update.

CARRIED AS AMENDED

**Proposed Modifications to OPA No. 137
Whitchurch-Stouffville Official Plan**

Note: ~~Strikethrough~~ text denotes deleted text.

Bold text denotes added text.

Deferrals to the text are identified in "grey" highlighting.

The identified modifications include the applicable text of the amendment to provide context for the modifications. Other than the general modifications, the modifications follow the format of the text of the Amendment document.

AMENDMENT NO. 137

TO THE

OFFICIAL PLAN

OF THE

TOWN OF WHITCHURCH-STOUFFVILLE

PLANNING AREA

INITIATED BY

THE TOWN OF WHITCHURCH-STOUFFVILLE COUNCIL

April 2014

(Modified February 2016)

PART I - THE PREAMBLE does not constitute part of this Amendment.

PART II - THE AMENDMENT, consisting of the attached text and schedules constitutes Amendment No. 137 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area.

AMENDMENT NO. 137

TO THE OFFICIAL PLAN OF THE TOWN OF WHITCHURCH-STOUFFVILLE

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PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. 137 is to amend the Town of Whitchurch-Stouffville Official Plan, to introduce new growth management policies and to incorporate new lands within the Community of Stouffville Settlement Area for urban purposes to meet the land needs of the Town to the year 2031 in accordance with the requirements of the York Region Official Plan.

2. LOCATION

This Amendment applies to all the lands in the Town of Whitchurch-Stouffville.

3. BASIS

In June 2012, Town Council authorized the preparation of a Growth Management Strategy for the Town of Whitchurch-Stouffville. The Growth Management Strategy consisted of a two-step process examining the long term land needs of the Town to 2031.

Step 1 involved the preparation of a Growth Management Strategy/Land Inventory and Capacity Analysis (GMS) for the Town. The analysis was undertaken in the framework of current provincial planning policy, the Region of York's new Official Plan (ROP) Modified York Region Official Plan - 2010 (June 20, 2013 Office Consolidation), and the Town of Whitchurch-Stouffville's Official Plan and Secondary Plans. It included three Public Information Centres and three presentations to Council.

The analysis in Step 1 examined both residential and employment requirements for the Municipality. The GMS demonstrated the need for additional residential and non-residential lands to accommodate growth in the Town in the next ten years and through to 2031. The preferred growth strategy for the Community of Stouffville was the "More Compact Scenario #1 – Compact Greenfield".

This preferred growth strategy is based on some moderate residential intensification in the existing built up area, with the balance of new residential development in the Community of Stouffville Phase 3 lands. The Phase 3 lands is a "greenfield" area which includes those remaining areas of the Community of Stouffville Secondary Plan that are not currently designated for development, but are within the Oak Ridges Moraine Conservation Plan Settlement Area boundary.

~~With respect to employment lands, the GMS identified the need to designate 87 gross hectares (215 gross acres) of additional serviced employment lands. However,~~ The GMS recognized that options for employment lands expansion in the Community of Stouffville area limited. A preliminary assessment in Step 1 determined that there may be potential to designate and service additional

employment lands in the Vandorf area in the Vandorf-Preston Lake Secondary Plan.

Town Council received the Step 1 – Summary Report on May 21, 2013; adopted the preferred growth strategy (residential and non-residential) for the Town through to 2031; and authorized the commencement of Step 2 of the GMS. Council also directed that the GMS be used to assist in the preparation of other studies and analyses such as Capital and Operating Budgets and Ten Year Capital forecasts; and Development Charges Studies. In addition it is to be utilized as a basis for future participation in the 2015 Provincial Review of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

Building on the work in Step 1, Step 2 included a background analysis of the development context and policy framework related to the Phase 3 lands, as well as the preparation of a Development Concept for the Phase 3 lands. Based on the Concept, Servicing and Transportation Master Plans were prepared, as well as a related Fiscal Impact Update.

To implement the work carried out through the GMS, as well as Provincial and Regional policies, amendments are required to the Official Plan including the Stouffville Secondary Plan, to accommodate residential and related uses in the Phase 3 lands, to provide for additional intensification and direction with respect to employment conversion and other associated directions. These include updates of the population, housing and employment forecasts, the provision of policies for high density residential development, greater flexibility in the location of community facilities and policies for the protection of significant habitat.

PART II – THE AMENDMENT

TOWN OF WHITCHURCH-STOUFFVILLE 2013 GROWTH MANAGEMENT STRATEGY IMPLEMENTATION

All of this part of the document entitled Part II: The Amendment, consisting of the following text, constitutes Amendment No. 137 to the Official Plan of the Whitchurch-Stouffville Planning Area.

The effect of this Amendment is to amend the Official Plan to implement the conclusions of the 2013 Town of Whitchurch-Stouffville Growth Management Strategy particularly the general Official Plan policies of Section 1.3.3 Growth Management, Section 6.2 Housing, Section 7 Development Application Pre-Consultation and Submission Requirement, Section 8.17 Monitoring and the policies of the Community of Stouffville Secondary Plan, as well as the policies of the Vandorf-Preston Lake, and Gormley Industrial Secondary Plan Secondary Plans with respect to employment land conversions.

1. The Town of Whitchurch-Stouffville Official Plan, as amended, is hereby amended:
 - i) by deleting the phrase “, the Gormley Industrial Area and the Vandorf-Preston Lake Secondary Plan” in the last sentence of Section 1.1;
 - ii) by deleting the term “three” in Section 1.2 ii);
 - iii) by adding the phrase”, Vandorf-Preston Lake Area,” before the phrase “and Gormley” in the second sentence of Section 1.2;
 - iv) by ~~adding~~ deleting the term “three” and replacing it with the term “four” in the second sentence of Section 1.3.1;
 - v) by deleting Section 1.3.3.1, Population and Employment and replacing it with the following:

“1.3.3.1 Population and Employment

The Official Plan, and the Town’s 2013 Growth Management Strategy, are based on the following forecasts:

- i) Population
The population of Whitchurch-Stouffville is forecast to grow from 39,400 in 2011 to 60,600 by 2031.
 - ii) Total employment is forecast to grow from ~~13,600~~ **12,600** in 2011 to 23,000 by 2031. ~~However, this will require the designation of 70 net hectares of additional serviced employment land to accommodate growth to the year 2031. The Town will work with the Region of York to investigate options for the designation and servicing of additional lands to achieve this objective with a priority on lands designated as “Potential Employment Area” in the Vandorf-Preston Lake Secondary Plan.~~
- vi) by adding to the end of Section 1.3.3.2 ii) after the phrase “in the Gormley Industrial Area”, the phrase “and in the designated “ORM Employment Area”, “Employment Area, and “Potential Employment Area” on Schedule “G” in the Vandorf Preston Lake Secondary Plan”;
 - vii) by deleting the phrase “once a secondary plan has been prepared with a specific vision and growth management strategy for this area” in Section 1.3.3.2 iii) and replacing it with the phrase “in accordance with the Vandorf-Preston Lake Secondary Plan”;
 - viii) by deleting the term “2021” and replacing it with the term “2031” in Section 1.5;
 - ix) by deleting the introductory sentence and subsection i) and ii) of Section 6.2.2 and replacing them with the following:
 - i) The Town will provide for an appropriate range of housing types and densities required to meet the 2031 forecast population for the Town. ~~allocation of population, and any allocation of units, by the Region of York to the Town by:~~
 - ~~i) maintaining a minimum 10 year supply of land designated for housing through intensification and redevelopment and in designated greenfield areas in the Secondary Plan Areas designated on Schedule “B” to this Plan;~~
 - ~~ii) maintaining a 3 to 7 year supply of registered and draft approved plans of subdivision, condominium plans and/or site plans with servicing capacity in the Secondary Plan Areas designated on Schedule “B” to this Plan.~~

- x) adding the following new subsection, 6.2.3, to Section 6.2 Housing:

“6.2.3 Housing Targets

The Town, to meet the allocation of population by the Region of York Official Plan to the Town, will plan to accommodate a housing unit target of an additional 9,200 units between 2012 and 2031. Further, the Town will plan to achieve a housing mix target of in the Community of Stouffville where the majority of residential is planned to comprise of 50% low density residential units; 27% medium density residential and 23% high density residential units.

The achievement of the housing mix target shall not be required on a yearly basis, but the Town shall review progress in meeting the targets every five years, and will monitor on **an** annual basis.”

- xi) by making the existing policies in Section 8.3, Further Amendment to Plan, a new subsection “8.3.1 General Plan Amendment Evaluation Criteria” and adding the following new subsection at the end of Section 8.3:

8.3.2 Employment Land Conversion

- i) Maintaining and protection a sufficient variety of employment lands is essential to the Town’s economic competitiveness. As such, the Town shall, as a priority, protect, maintain and enhance the long term viability of all designated employment lands including the following:
- a) “Rural Commercial/Industrial/Institutional Area” on Schedule “B”, Land Use and Transportation Plan;
 - b) “Business Park Area” and “Industrial Area” on Community of Stouffville Secondary Plan, Land Use and Transportation Plan, Schedule “F” and Land Use Plan Western Approach Area, Schedule “F2”;
 - c) “Prestige Industrial” and “Industrial”, Gormley Industrial Secondary Plan, Land Use and Roads Plan, Schedule “A”; and
 - d) “ORM Employment Area”, “Employment Area”, and “Potential Employment Area”, **Land Use and Transportation Plan**, Schedule “G”.

For the purposes of this Plan, lands in these designations, comprise an “area of employment” as defined by the Planning Act, and “employment area” as defined by Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Provincial Policy Statement (PPS) and the York Region Official Plan.

- ii) The Town shall, as a priority, work to ensure that these areas remain viable employment areas including conducting five year reviews of employment lands to accommodate employment intensification.

- iii) The conversion of employment lands to non-employment uses, including residential, major retail, and other retail and commercial uses which are non-ancillary to employment uses is not permitted. Notwithstanding this prohibition, the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review in accordance with the applicable policies and population/employment forecasts of the Province, Region and the Town. In particular, such a municipal comprehensive review shall be carried out as an official plan review or amendment initiated by the Town **in consultation with the** Region that comprehensively applies the policies and schedules of the York Region Official Plan, the Growth Plan and the PPS and includes a land budget and analysis for the Town. In addition, such a review must demonstrate that:
 - a) There is a need for the conversion;
 - b) The Town will meet the employment forecasts allocated to the Town by the Region;
 - c) The conversion will not adversely affect the overall viability of the employment designations, and the achievement of the intensification targets, density targets and other policies of the Official Plan, the York Region Official Plan, the Growth Plan and the PPS;
 - d) There is existing or planned infrastructure to accommodate the proposed conversion;
 - e) The lands are not required over the long term for employment purposes for which they are designated;~~and~~
 - f) Cross-jurisdictional issues have been considered~~;~~ and
 - g) That a sufficient supply of employment lands based on the applicable municipal comprehensive review will be maintained to accommodate the employment growth forecasts in this Plan.**

- iv) The Town in carrying out a municipal comprehensive review shall evaluate any sites identified for potential conversion based on the following criteria:
 - a) Site is located outside or on the fringe of a designated employment area;
 - b) Site is isolated from the surrounding designated employment areas;
 - c) Site is surrounded by non-employment land use designations on a least three sides;

- d) Conversion would not create non-compatible land uses;
 - e) Conversion of site would not negatively affect employment lands in the area;
 - f) Conversion would be consistent/supportive of the Town's policy planning objectives;
 - g) Conversion does not contravene any of the Town's planning objectives;
 - h) Site offers limited market choice for employment lands development due to factors including size, configuration and physical conditions; and
 - i) Site does not offer the potential for future expansion on existing or neighbouring employment lands."
- xii) by deleting the phrase "Oak Ridges Moraine" in the title of Section 8.17; making the existing policies a new subsection "8.17.1 Oak Ridges Moraine Monitoring" and adding the following new subsection at the end of Section 8.17:

8.17.2 General Monitoring

In addition to the monitoring related to the Oak Ridges Moraine,-The Town shall monitor the implementation of the policies of the Official Plan on a regular basis to measure their success in managing growth. This process will utilize the Town's existing systems and data as set out in Section 12.10.4 of the Community of Stouffville Secondary Plan, to examine measures such as population and employment growth and housing mix.

- xiii) by adding a new Section 9.5.10 and renumber the existing 9.5.10 to 9.5.16 to 9.5.11 to 9.5.17 respectively:

"9.5.10 Municipal Comprehensive Review

~~Municipal comprehensive review shall mean an official plan review or official plan amendment initiated by the Town, in consultation with the Region, that comprehensively applies the policies and schedules of the Growth Plan, the PPS and the York Region Official Plan."~~

Municipal Comprehensive Review means an official plan review or an official plan amendment, undertaken by the Town of Whitchurch-Stouffville, in consultation with, and approved by York Region, that comprehensively applies the policies of this Plan, the York Region Official Plan, and the provincial Growth Plan for the Greater Golden Horseshoe, and includes a land budget analysis as determined by the Town and the Region.

- xiv) by adding at the end of Section 10.6, Implementation, of the Gormley Industrial Secondary Plan, the following new subsection, 10.6.6:

“10.6.6 Employment Land Conversion

Notwithstanding any other provisions of this Secondary Plan, the conversion of lands in the “Prestige Industrial” and “Industrial” designations to non-employment uses, including residential, major retail, and other retail and commercial uses which are non-ancillary to employment uses, is not permitted. Notwithstanding this prohibition, the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review in accordance with the provisions of Section 8.3.2, Employment Land Conversion, of the Official Plan.”

- xv) by adding at the end of Section 13.10, Implementation and Interpretation. Vandorf Preston Lake Secondary Plan, the following new subsection 13.10.6:

“13.10.6 Employment Land Conversion

Notwithstanding any other provisions of this Secondary Plan, the conversion of lands in the “ORM Employment Area”, “Employment Area”, and “Potential Employment Area” designations to non-employment uses, including residential, major retail, and other retail and commercial uses which are non-ancillary to employment uses, is not permitted. Notwithstanding this prohibition, the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review in accordance with the provisions of Section 8.3.2, Employment Land Conversion, of the Official Plan.”

- xvi) by amending Section 12.3.1, Purpose, by:

- a) adding the phrase “and,” at the end of subsection viii);
- b) deleting subsection x) and replacing it with the phrase “Neighbourhood Retail Area”.

- xvii) by deleting Section 12.3.11, Special Commercial Area and replacing it with the following new Section 12.3.11:

“12.3.11 Neighbourhood Retail Area

i) Definition

The Neighbourhood Retail Area recognizes a node of neighbourhood focused commercial activity in the north east area of the Community.

ii) Function and Direction

The Neighbourhood Retail Area is a commercial district that provides for the development of a mixed use area which will include a commercial component which provides a range of goods and services designed to meet the day to day requirements of the area residential neighbourhoods which are not easily accessible to the other commercial areas.”

- xviii) by adding the following new sentence at the end of the first paragraph of Section 12.4.8, New Residential Areas:

“Best efforts should also be made to reflect the community design policy directions in Sections 5.2.8 and 5.6.7 of the York Region Official Plan including high-quality, urban design, attractive buildings, landscaping and public streetscapes.”

- xix) by adding the following new sentence at the end of Section 12.4.9, New Employment Areas:

“Further, development in new Employment Areas shall be encouraged to intensify to maximize the use of land using a variety of approaches including reduced setbacks and increased building coverage.”

- xx) by adding the following new subsection to **new** Section **3.5.6** ~~12.5.2 Greenland System~~:

3.5.6 Significant Habitat of Endangered Species and Threatened Species, Fish Habitat and Wildlife

i) Notwithstanding any other provisions of the Plan, and regardless of the land use designation, no development or site alteration shall be permitted in significant habitat of endangered species and threatened species; and in fish habitat, except in accordance with provincial or federal requirements.

ii) Development and site alteration shall not be permitted in significant wildlife habitat or on adjacent lands to any significant habitat of endangered species and threatened species, fish habitat or significant wildlife habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no impacts on the natural features or their ecological functions.

iii) The Town will encourage private land stewardship, which protects and enhances the habitat of species at risk.

iv) The Town will work with the Province, as appropriate, on the preparation of recovery strategies or management plans for

species at risk.

- xxi) by deleting Section 12.6.2.2, Municipal Water Service and replacing it with the following:

“12.6.2.2 Municipal Water Service

All new development in the Community of Stouffville shall be ~~serv~~**serviced** by the municipal water supply and distribution system subject to **available capacity**. Existing development, ~~which is served serviced by~~ **may continue on** private water services ~~may continue to be served by such services, At the time but when the~~ **until the** municipal water supply and distribution system is extended, **at which time such lots on private water services** shall ~~generally be~~ **encouraged to** connected to the water system.”

- xxii) by deleting Sections 12.6.3.2 Sewage Treatment Facility and 12.6.3.3, Municipal Sewage Service and replacing them with the following:

“12.6.3.2 Sewage Treatment System

The Town’s sewage system is connected to the York Durham Sewer System (YDSS) which provides sewage treatment capacity.”

“12.6.3.3 Municipal Sewage Service

All new development in the Community of Stouffville shall be ~~serv~~**serviced** by the municipal sewage collection and treatment system subject to ~~the availability of~~ **available capacity**. ~~availability.~~ Existing development, ~~which is served by~~ **may continue on** private sewage disposal systems ~~may continue to be served by such systems, but when~~ **until** the municipal sewage collection and treatment system is extended, **at which time such** lots on **private services** shall ~~generally be~~ **encouraged to** connected to the sewage collection and treatment system. ~~subject to capacity availability.”~~

- xxiii) by deleting from Section 12.6.4.2, New Stormwater Management Facilities, the phrase “for areas outside the Existing Community Area designated on Schedule ‘F’;

- xxiv) by amending Section 12.7.2.1, Population:

- a) deleting the title “i) Population”;
- b) deleting the first sentence of Section 12.7.2.1 i) Population, and replacing it with the following:

“The population of the Community of Stouffville is estimated to be approximately 25,900 in 2011 and is projected to increase to **approximately** 47,825 by 2031.” and
c) deleting subsection ii).”

xxv) by deleting Section 12.7.2.2 Employment and replacing it with the following:

“12.7.2.2 Employment

Employment which is accommodated in the Community in Stouffville in 2011 is estimated to be approximately 7,545 jobs **in 2011**—This **and** is forecast to increase to **approximately** 14,275 jobs by 2031.”

Add the following new Section

12.4.3 (a) Heritage Buildings in Phase 3 Lands

i) It is the Town’s intent to encourage and facilitate the retention and conservation of buildings of architectural and/or historical merit and to promote the integration of these resources into new development proposals.

ii) Conservation of cultural heritage resources within Phase 3 lands shall be consistent with the provisions of this Plan.

12.5.3.3 Ground Water Management

~~Ground water resources are largely insensitive to development because of the till layer covering most of the Secondary Plan Area. However, within this context, g~~ Ground water management shall be addressed through **the approval of a Functional Servicing Studies and Hydrogeological Studies, in consultation with the Toronto Region and Conservation Authority. The Functional Servicing Study(s)** shall have regard for the following issues:

iii) the effects of temporary dewatering, and of any potential long term decreases in the water table should be assessed as part of the review of applications for plans of subdivision **and site plan.**; ~~and~~

xxvi) by amending Section 12.7.2.3 i) by:

- a) adding to the title the phrase “and Institutional”;
- b) adding after the word “Public” in the first line the phrase “ and institutional”;
- c) deleting the phrase “parks and schools” in the first line and replacing it with the phrase “parks, schools and places of worship”;

- d) deleting the phrase “;and” in subsection b);
- e) adding phrase “and,” at the end of subsection c); and
- f) adding the following phrase as subsection d):

“d) provided that institutional uses such as places of worship shall be located with frontage on an arterial road, and shall be subject to the submission of a traffic and parking study which demonstrates the provision of adequate parking and access;”

xxvii) by amending Section 12.7.6.3 ii), Land Use Policies:

- a) to delete subsections a), b), and e) which are identified as “Deferral #3;
- b) by changing subsection c) to subsection a) and adding the phrase “and,” and the end; and,
- c) by changing subsection d) to subsection b).

xxviii) by amending Section 12.7.6.3 iii) to add the following phrase at the end of Section iii):

“except in the Phase 3 lands identified on Schedule F5, where the permitted density shall be a minimum of 15 units per net hectare and a maximum of 30 units per net hectare”;

xxix) by amending Section 12.7.6A by adding a new subsection, 12.7.6A.4.4 as follows:

“12.7.6A.4.4 – Special Provision 4 – Phase 3 Lands – South side of Bethesda Road, East of Business Park Area designation

The lands in the Urban Medium Density Residential Area designation in Phase 3 on the south side of Bethesda Road, East of the Business Park Area may be used for institutional uses, including a place of worship, in addition to the permitted residential uses. However, any development application shall be evaluated in conformity with the provisions of Section 12.9 to ensure that any impacts from adjacent employment uses can be appropriately mitigated.”

xxx) by amending Section 12.7.6 by adding a new section, 12.7.6B Urban High Density Residential Area as follows:

“12.7.6B Urban High Density Residential Area

12.7.6B.1 Purpose

The Urban High Density Residential Area designation has been designed to provide for housing forms which have a higher density and height than permitted in other Residential designations. This designation provides for

additional housing options for residents in locations adjacent to major transit stations areas or on arterial roads with existing or planned transit routes adjacent to Activity Nodes or other similar locations.

12.7.6B.2 Permitted Uses

~~The uses permitted in the Urban Medium Density Residential Area in Section 12.7.6A.2~~

The following uses and building types are permitted:

- i) townhouse dwelling units; and**
- ii) apartment buildings.**

12.7.6B.3 Land Use Policies

All development shall conform with the applicable policies of this Plan, particularly the Community Character Strategy policies of Section 12.4. In addition, the following policies shall apply:

- i) ~~Densities of between a minimum of 65 units per net hectare and a maximum of 120 units per net hectare shall be achieved;~~ **To provide for a density ranging from 65 units per net hectare to 120 units per net hectare;**
 - ii) Development shall be located fronting on an arterial road so that preferably direct access can be provided to the property. Direct access to collector of local roads may be accommodated if traffic can immediately access onto the arterial road so as to minimize traffic movements into lower density residential areas; and
 - iii) The policies of Section 12.7.6A.3 iii) to vii) inclusive.
- xxx) add a new subsections, 12.7.8.4 and 12.7.8.4.1 , to Section 12.7.8 Greenland Area as follows:

12.7.8.4 Special Provision

The Greenland Area designation of Schedule “F” for the Phase 3 Lands has been developed based on an Environmental Background Report and incorporates a Greenland System including buffers as recommended in Section 5.3 of the Report. ~~The final boundary of the~~ **Refinements to the boundary of the** Greenland System shall be implemented through the ~~development plan of subdivision development review~~ approval process in accordance with Section 12.5.2.1 **and 12.5.6.2** and will incorporate

environmental buffers as recommended in Section 5.3 of the Environmental Background Report. Minor modifications **to the boundaries of the Greenland System refinements** may be considered **without amendment to this Plan as part of a development application, supported by an Environmental Impact Study or other Study as determined by the Town in consultation with the Conservation Authority.** ~~to the boundaries when the boundary is precisely determined as part of the development review process to reflect differences in scale and level of detail. However, such minor modifications~~ **Refinements to the boundary of the Greenland System** shall not negatively impact the Greenland System as determined by the Town, in consultation with the Conservation Authority. ~~, not shall such minor modifications or refinements result in any significant decrease or increase in the size of the Greenland System, with the exception of any increase resulting from the identification of the habitat of significant endangered species and threatened species, fish habitat or significant wildlife habitat in accordance with the provisions of Section 12.5.6.2~~

12.7.8.4.1 Special Provision 2 – Phase 3 Lands Greenland Area Special

The Greenland Area Special designation on Schedules “F” for the Phase 3 land west of the Tenth Line and south of the rail corridor recognizes an area which is believed to have wetland vegetation communities and a hydrologic function associated with the drainage of the area. A determination of the role of this area and the potential to shift its location to the west and north parallel to the rail corridor will be undertaken as part of a Functional Servicing Plan prepared in support of a development application for the lands to the satisfaction of the Town in consultation with the Toronto Region Conservation Authority. The corridor may be modified and/or relocated without an amendment to this Plan through the development review process.”

xxxii) by amending Section 12.7.12.4 by:

- a) deleting the phrase “of four storeys” in Section 12.7.12.4 v) and replacing it with the phrase “20 metres”
- b) deleting Section 12.7.12.4 vi) and replacing it with the following:

“development shall be designed to maximize the use of the site.”

xxxiii) by deleting Section 12.7.15, Special Employment Area, and replacing it with the following:

“12.7.15 Special Residential Area

12.7.15.1 Purpose

The Special Residential Area designation on Schedule 'F' is an area in transition. The lands had been planned and partially developed as an employment and commercial area. However, the viability of the area for employment uses and the potential for impacts on adjacent residential uses are a concern.

12.7.15.2 Permitted Uses

The permitted uses are institutional uses and those in the Urban Medium Density Residential Area, as well as any legally existing uses.

12.7.15.3 Land Use Policies

New development within the area designated "Special Residential Area" shall be subject to the policies of the Urban Medium Density Residential Area".

xxxiv) by deleting Section 12.7.16.4 and adding a new Section 12.7.16B as follows:

"12.7.16B Major Transit Station Area

12.7.16.B1 Purpose

The primary use of the Lincolnville Major Transit Station Area is as a GO Station, together with related facilities. The area is also intended to provide access for various transportation modes to the transit station, including consideration of pedestrians, bicycle parking and commuter pick-up/drop-off facilities. In addition, it may accommodate related ancillary uses including maintenance, industrial and commercial uses.

12.7.16B2 Permitted Uses

The permitted uses and related buildings and structures, are transportation uses and related ancillary uses including maintenance, industrial and commercial uses.

12.7.16B3 Land Use Policies

The Town will work with Metrolinx to maintain and enhance transit service at the station. In particular, the Town will work to maximize access to the major transit station by all modes of transportation and to ensure that adjacent development is designed to be compatible with the major transit station use.

12.7.16B4 Special Provision – Lands west of GO Station and Railway Track on Tenth Line

The lands west of the Lincolnville GO Station are privately owned and are not proposed to be acquired for GO Station uses. However, the lands may be used for non-residential uses compatible with and/or supportive of the GO Station use, including office and commercial uses, place of worship or other institutional uses; and transportation related uses.”

- xxxv) by moving Section 12.7.16.5 to Section 12.7.6A.5, Urban Medium Density Residential Area Special Provisions, as Section 12.7.6A.4.5;
- xxxvi) by moving Section 12.7.16.6 to Section 12.7.7.4, Activity Node Special Provisions, as Section 2.7.7.4.2;
- xxxvii) by amending Section 12.7.19.3, Land Use Policies by:
 - a) deleting subsection 12.7.19.3 viii) and replacing it with the following:

“The building height shall be a maximum of 10 storeys. However, building heights shall be determined based on establishing an appropriate transition in scale to any adjacent development in the Residential Area designation and to Main Street. To establish the appropriate relationship a variety of methods may be used by the Town including angular planes, stepping of height limits, appropriate location and orientation of the building, and the use of setbacks and stepbacks of the building mass.”; and,
 - b) deleting the number “65” in subsection 12.7.19.3 xv) and replacing it with the number “120”;
- xxxviii) by amending Section 12.8.2.5. Local Roads by adding a new subsection iii) as follows:

“At the time of development of the lands between the west side of Ninth Line and the Greenland System in Phase 3, the potential for the provision of a local or collector road and/or pedestrian/trail connection to the west across the Greenland Area will be analyzed to enhance connectivity in this area. Development of the lands to the west of the Natural Heritage System will be designed to **protect** ~~provide~~ for such a potential future connection.”
- xxxix) by amending Section 12.8.3 ii) by:
 - a) adding at the end of the first sentence the phrase “and the Major Transit Station Area designation.”;
 - b) deleting the portion of the second sentence commencing with “however, if this is not possible” and replacing it with the phrase “as well as at the Lincolnville Station in the Major Transit Station Area designation”;

xL) by deleting Section 12.8.3 iii);

(xLi) by amending Section 12.8 by adding a new Section 12.8 Special Provisions as follows:

“12.8.5 Special Provisions

12.8.5.1 Purpose

~~Development of the lands in Part of Lot 4, Concession 4 shall require the establishment of a secondary means of access to Ninth Line for emergency vehicles.~~

Part of Lot 4, Concession 4 – 12785 Ninth Line

The final delineation of the land use designations shall be confirmed through the review and approval of the draft plan of subdivision and supporting technical studies, to the satisfaction of the Town, Toronto and Region Conservation Authority and the York Catholic District School Board. Some minor adjustments to the land use designations are permitted provided the goals, objective and principles of the Secondary Plan and the intent of the policies are maintained and the draft plan of subdivision:

- a) Protects the Greenway System, to the satisfaction of the Toronto and Region Conservation Authority;**
- b) Provides a collector road which may serve as a secondary means of access to Ninth Line for emergency vehicles; and**
- c) Provides a 6 hectare (15 acre) secondary school block, to the satisfaction of the York Catholic District School Board.”**

(xLii) by adding at the end of Section 12.9.3 iv) after the phrase “Secondary Plan”, the phrase“ and Section 12.7.8.4”;

(xLiii) by deleting the phrase “Noise Assessment Criteria in Land Use Planning, October, 1995” in Sections 12.9.3 vii) and 12.9.4 iii) and replacing it with “Environmental Noise Guideline, August 2013”;

(xLiv) by deleting the phrase “and Energy Guidelines” in Section 12.9.4 iii);

(xLv) by deleting in Sections 12.10.2.1, 12.10.2.4 the phrase “Existing Community Area” and replacing it with the phrase “Built Boundary”;

xLvi) by adding a new Section 12.10.2.6, Phase 3 Lands, as follows:

“12.10.2.6 Phase 3 Lands

In addition, to the other policies of this section, the Phase 3 Lands are identified on Schedule 'F5', which also identifies Phase 3 Sub-Area 3.1 and Sub-Area 3.2. To assist in the achievement of the Town's population target, approximately 3,056 residential units are forecasted to be developed in Phase 3. Approximately 1,600 residential units would be located in Sub-Area 3.1 and approximately 1,456 residential units in Sub-Area 3.2. **Best efforts will be made to achieve a minimum density of 50 residents and jobs combined per hectare in the developable area of Phase 3 lands.**"

- xLvii) by deleting in Section 12.10.3, Residential Intensification Strategy, in the second paragraph the number "1,400" and replacing it with the number "2,020";
- xLviii) by adding at the end of Section 12.11, Implementation, the following new subsection, 12.11.12:

"12.11.12 Employment Land Conversion

Notwithstanding any other provisions of this Secondary Plan, the conversion of lands in the "Business Park Area" and "Industrial Area" designations to non-employment uses, including residential, major retail, and other retail and commercial uses which are non-ancillary to employment uses, is not permitted. Notwithstanding this prohibition, the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review in accordance with the provisions of Section 8.3.2, Employment Land Conversion, of the Official Plan."

- xLViii) 12.1.3 Secondary Plan Structure

The Secondary Plan includes Schedule 'F', Land Use Plan and Transportation Plan, Schedule 'F1', Land Use Plan Community Core Area, Schedule 'F2', Land Use Plan, Western Approach Area, Schedule 'F3', Greenland System, Schedule 'F4' Downtown Stouffville Community Improvement Area and Schedule 'F5', Phase 2 and Phase 3 Lands Sub-Areas.

4.14.3.1 New Uses

- g) adequate water supply and sewage disposal facilities are available to the satisfaction of the Town and the Region of York Region Health Services Department; and

The following definitions are added to Section 9.5:

ANCILLARY USES

Small scale retail uses that primarily serve the business functions on employment lands.

MAJOR RETAIL

Major retail includes retail big box stores, retail warehouses and shopping centres. For the purposes of this definition a shopping centre is not a collection of ancillary uses that primarily serve the business functions on employment lands.

12.7.6.2 Permitted Uses and Building Types, Buildings and Structures

~~The permitted uses, and related buildings and structures, are:~~

The following uses and building types are permitted:

- ~~i) Low density residential including single detached dwellings, semi-detached and townhouse dwellings duplex dwellings; and~~
- ~~ii) Medium density residential limited to townhouse dwellings, low rise apartment, stacked townhouse or similar medium density residential development.~~

12.7.6A Urban Medium Density Residential Area

12.7.6A.2 Permitted Uses

~~The permitted uses, and related buildings and structures, are:~~

- ~~i) townhouse dwelling units, inclusive of on-street townhouses, cluster townhouse units, and, stacked townhouse units;~~
- ~~ii) apartment and residential condominium buildings; and~~
- ~~iii) quadruplexes and similarly constructed residential buildings.~~

The following uses and building types are permitted:

- iv) townhouse dwelling units; and**
- v) apartment buildings.**

12.7.6A.3 Land Use Policies

- ~~i) densities between a minimum of 30 units per net hectare and maximum of 65 units per net hectare shall be achieved;~~ **To provide for a density ranging from 30 units per net hectare to 65 units per net hectare;**

12.7.12.2 Permitted Uses

- xii) ancillary uses subject to the polices of Section 12.7.12.4 a)**

12.7.12.3 Prohibited Uses

The following uses are prohibited:

- i) major retail**

- ii) service commercial**

~~retail and service commercial uses, with the exception that products produced and/or assembled on the premises may be retailed from the premises subject to the provisions of the Zoning By-law, and provided that the retail operation occupies less than 10% of the area of the main building;~~
and

~~ii)~~

- iii) commercial “self-storage” warehouses**

12.7.12.4 a) Ancillary Uses

- i) Only products produced and/or assembled on the premises may be retailed from the premises subject to the provisions of the Zoning By-law, and**
- ii) The combined gross floor area devoted to all ancillary uses is limited to a maximum of 10 percent of the total gross floor area of the building.**

12.7.13.2 Permitted Uses

- vii) ancillary uses subject to the policies of Section 12.7.13.6**

12.7.13.4 Prohibited Uses

- i) major retail**

- ii) service commercial**

~~Retail and service commercial uses are prohibited with the exception that products produced and/or assembled on the premises may be retailed from the~~

~~premises subject to the provisions of the Zoning By-law, and provided that the retail operation occupies less than 10% of the area of the main building.~~

12.7.13.6 Ancillary Uses

- i) Only products produced and/or assembled on the premises may be retailed from the premises subject to the provisions of the Zoning By-law, and**
- ii) The combined gross floor area devoted to all ancillary uses is limited to a maximum of 10 percent of the total gross floor area of the building.**

Section 12.7.14 Prestige Work/Live Area is deleted in its entirety.

Reference to Prestige Work/Live Area in Section 12.3.8 i) Employment Areas is deleted.

~~In addition, in the Prestige Work/Live Area, residential uses may be permitted subject to the policies of this Plan.~~

12.7.20A.4 Land Use Policies

The Town will only consider the creation of additional Regional Retail Area sites as part of a comprehensive assessment associated with the Five Year review of the Secondary Plan, including a Retail Market Analysis **and a Regional impact analysis.**

2. That Schedule "F" is amended as shown on Schedule 1 such that the "as amended" Schedule F is as shown on Schedule 2. Schedules "F-3", "F5" and "B" to the Town of Whitchurch-Stouffville Official Plan are modified as shown on Schedules 3, 4 and 5 respectively forming part of this amendment.
3. This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.

**THIS IS SCHEDULE 2 TO
OFFICIAL PLAN AMENDMENT NO.137**

- Existing Residential Area
- Residential Area
- Urban Medium Density Residential Area
- Urban High Density Residential Area
- Activity Node Area
- Greenland Area
- Community Park Area
- Cemetery Area
- Gateway Mixed Use Area
- Business Park Area
- Industrial Area
- Special Residential Area
- Rural Area
- Regional Retail Area
- Neighbourhood Retail Area
- Western Approach Area - Mixed Use
- Core Area - Mixed Use
- Core Area - Main Street
- Major Transit Station Area
- Special Provision Area
- Main Street Special Policy Area
- Heritage Area
- Boundary Buffer Area
- Built Boundary
- Arterial Roads
- Collector and Proposed Collector Roads
- Flood Plain Area
- Secondary Plan Boundary
- Towns and Villages Urban Serviced Area
- Gateway Area
- Community Core GO Transit Station
- Access Study Area
- Potential Access Study Area Roads

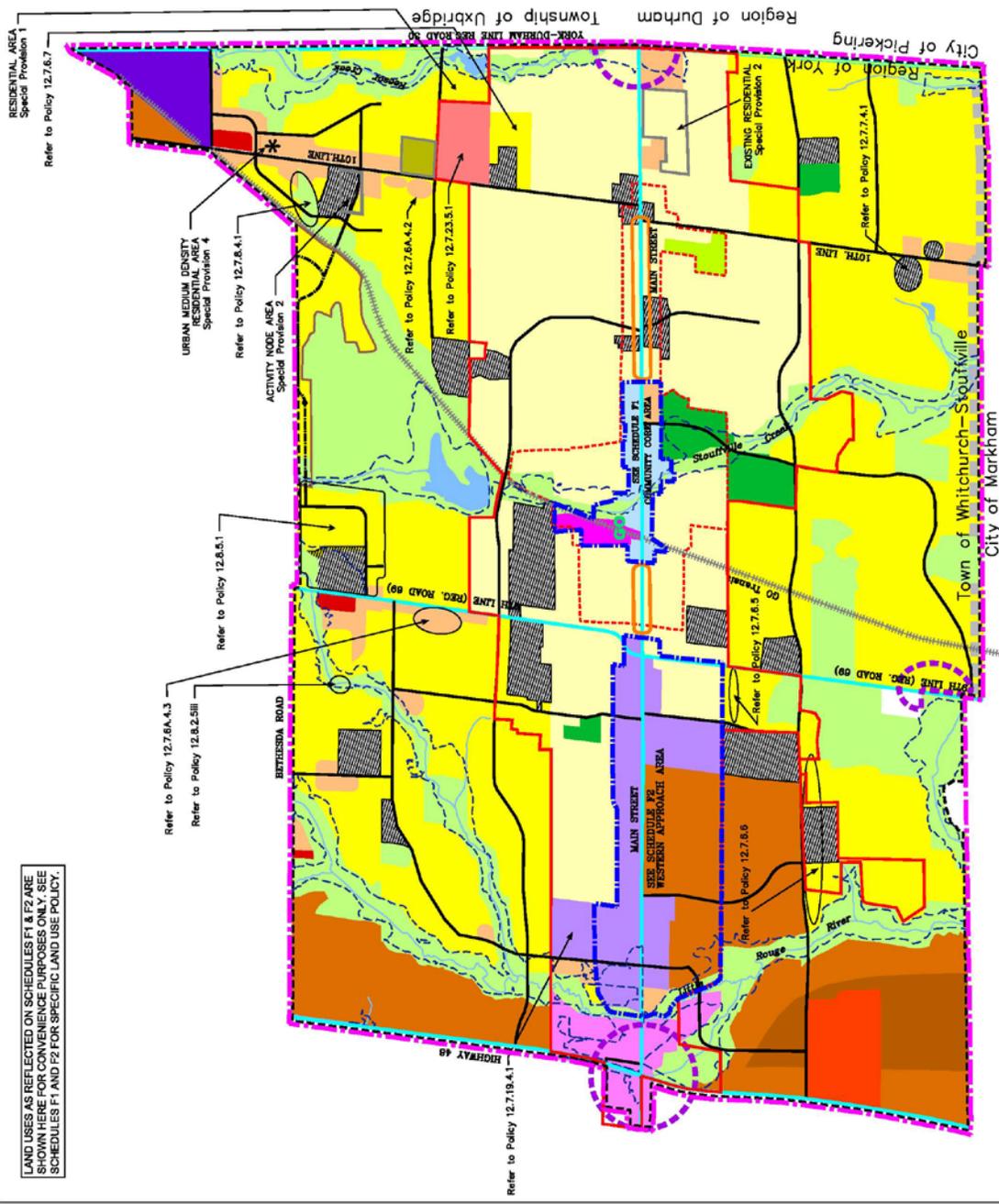
**Community of Stouffville
Secondary Plan**

Schedule F
Land Use and Transportation Plan

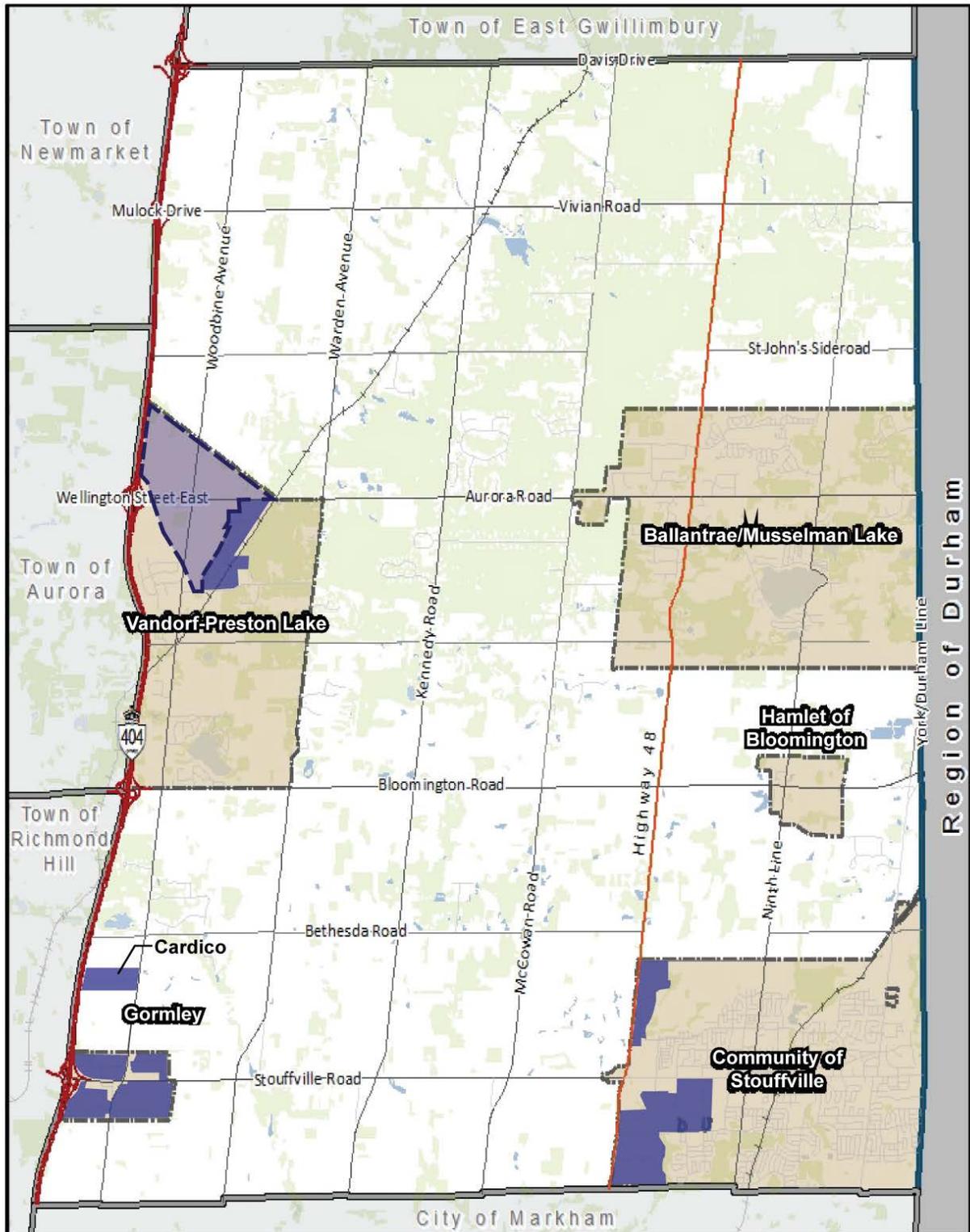


May 2016

LAND USES AS REFLECTED ON SCHEDULES F1 & F2 ARE SHOWN HERE FOR CONVENIENCE PURPOSES ONLY. SEE SCHEDULES F1 AND F2 FOR SPECIFIC LAND USE POLICY.



Employment Lands in the Community of Whitchurch-Stouffville



Martin, Carrie

From: Kelly Graham [mailto:kgraham@westonconsulting.com]
Sent: Wednesday, June 08, 2016 4:18 PM
To: Martin, Carrie
Cc: Tim Jessop
Subject: RE: Application to make a deputation at the June 16 CoW meeting

Dear Carrie,

Yes, Mr. Jessop will be speaking on behalf of the owners of 12724 and 12822 Tenth Line, and 12762 Tenth Line.

Thank you very much,

Kelly

From: Martin, Carrie [mailto:Carrie.Martin@york.ca]
Sent: Wednesday, June 08, 2016 3:49 PM
To: Kelly Graham
Subject: RE: Application to make a deputation at the June 16 CoW meeting

Hi Kelly,

Thank you for your message. I will add Mr. Jessop's name as a deputation request for next week's meeting. Please note that deputations are subject to Committee granting deputant status and are for a maximum of 5 minutes per Council's Procedure Bylaw. The meeting will take place in Council Chambers at 17250 Yonge Street, Newmarket. Please arrive before 9 a.m. and check-in with the clerk at the door.

Will Mr. Jessop be speaking on behalf of a client regarding specific lands? If yes please provide me with details.

Regards,

Carrie

Carrie Martin | Committee Coordinator, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext. 71303 | carrie.martin@york.ca | york.ca

Our Values: *Integrity, Commitment, Accountability, Respect, Excellence*



From: Kelly Graham [<mailto:kgraham@westonconsulting.com>]
Sent: Wednesday, June 08, 2016 2:58 PM
To: Martin, Carrie
Cc: Tim Jessop
Subject: Application to make a deputation at the June 16 CoW meeting

Dear Ms. Martin,

I am writing to you on behalf of Tim Jessop, Associate at Weston Consulting.

Mr. Jessop would like to make a deputation at the York Region Committee of the Whole meeting on June 16, with regard to Amendment 137 to the Official Plan of Whitchurch Stouffville.

Please let me know if you require any further information.

Regards,

Kelly Graham (MPI)

Planner



Vaughan office: T. 905.738.8080 ext. 256 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8

Oakville office: T: 905.844.8749 ext. 256 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3

Toronto office: T: 416.640.9917 ext. 256 | 127 Berkeley Street, Toronto, ON. M5A 2X1

1-800.363.3558 | F: 905.738.6637 | kgraham@westonconsulting.com | www.westonconsulting.com

May 31, 2016

Regional Chair and Members of Council
c/o Regional Clerk
York Region
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

RE: Town of Whitchurch Stouffville Official Plan Amendment 137

Dear Mr. Chair and Members of Council,

I am the owner of 12762 Tenth Line in Stouffville. The property is approximately 2 hectares (5 acres) in area and fronts onto the west side of Tenth Line. The Town is proposing to designate the majority of my property as an Activity Node to accommodate a 6 acre block for a new York Region Catholic District School Board elementary school. **I am on record as objecting to the school being located on my property when this matter was before Town Council and I am confirming my continued objection before York Region Council to this proposed amendment.** This is not the right location for this school. It is located between a four lane highway and a railway track. This will put the lives of children in danger.

I have conditionally sold the property and the purchaser is seeking to develop the property for residential. The property will never be developed if the Town and Region require a school to be built on almost the entire property. It isn't financially feasible. The school board will have to expropriate the property from me (or any future owner) and this will result in a **significant burden to taxpayers.**

I have retained Weston Consulting to review the proposed Official Plan Amendment and they will be submitting a separate letter on my behalf regarding this matter.

I would like Council to defer making decision on this matter until we have been provided an opportunity to have a formal meeting with staff to discuss this in more detail. If we are not given an opportunity to meet with staff, we will appeal this matter to the Ontario Municipal Board.

Regards,



Ross Cairo
Stouffville Glass, Mirrors & Aluminum (2012) Ltd.
3759 Durham Road #30
Stouffville, ON
L4A 7X4

CC. Tim Jessop, Weston Consulting



WESTON CONSULTING

planning + urban design

Regional Chair and Members of Council
c/o Denis Kelly, Regional Clerk
York Region
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

June 10, 2016

**Re: Proposed Amendment (OPA 137) to Stouffville Secondary Plan
June 16, 2016 Committee of the Whole (2) Meeting
Town of Whitchurch-Stouffville**

Dear Regional Chair and Members of Council:

Weston Consulting was recently retained by the owner of 12762 Tenth Line in Whitchurch-Stouffville (the 'subject property') to review the proposed amendments to the Town of Whitchurch-Stouffville Official Plan that would be implemented through Official Plan Amendment 137 (OPA 137). OPA 137 was adopted by Town Council on April 15, 2014 and forwarded to the Region for approval. The Region provided comments and recommended modifications back to the Town on October 16, 2015. On February 16, 2016, Town Council adopted further modifications to OPA 137 and forwarded it again to the Region for review. It is our understanding that York Region staff are bringing forward a recommendation report to the Committee of the Whole on June 16th, 2016, regarding this matter.

The subject property is approximately 2 ha (5 acres) in area with frontage on the west side of Tenth Line (Figure 1). The subject property forms part of the Phase 3 lands in Stouffville. The intention of OPA 137, in part, is to designate the majority of the Phase 3 lands to permit residential uses to ensure the Town can accommodate its share of growth allocated to it by the Region for the 2031 planning horizon. Schedule 2 of OPA 137 includes an amended 'Schedule F – Land Use and Transportation Plan' for the Stouffville Secondary Plan. The location of the subject property on this schedule is illustrated in Figure 2 below. A proposed Collector Road is identified as traversing the subject property. The majority of the subject property is designated as an 'Activity Node Area' and the southwest portion of the site is identified as Residential Area.

The following information summarizes our review of the proposed amendment and outlines concerns related to the proposed Activity Node Area on the majority of the subject property. It is also recommended that the Town make further amendments to ensure the development of Phase 3 lands occurs in a coordinated and equitable manner through the creation of one or more land owners groups.



Figure 1: Aerial photo of subject lands

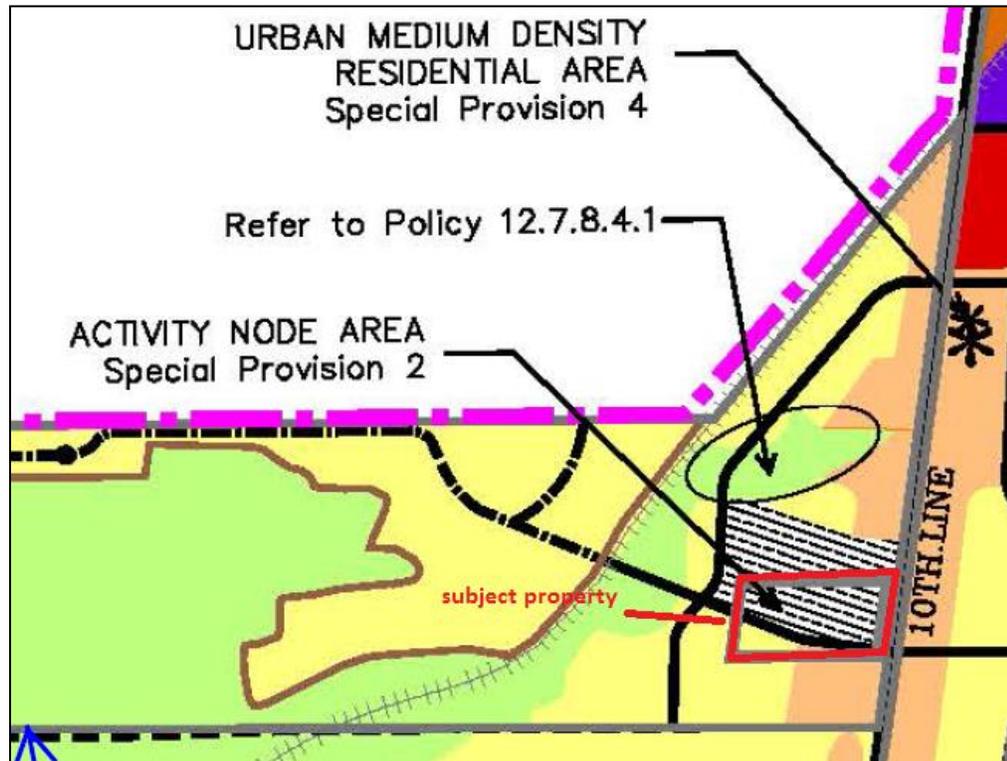


Figure 2: Approximate location of subject property per Schedule 2, OPA 137

As outlined in the Secondary Plan, lands in the Activity Node Area designation are primarily intended to accommodate a range of public or private non-profit community uses which may

include a residential component as part of a mixed use development. The Secondary Plan states in Section 12.7.7 that Activity Node Areas are intended to be focal points within the community, where clusters of community uses *may* be located and include:

- institutional, including such uses as places of worship, public, separate and private schools, offices for public and non-profit uses, and arenas;
- residential;
- convenience retail and service commercial;
- office; and,
- parks.

While it is not stated anywhere in the Official Plan, Secondary Plan or OPA 137, I understand that the Activity Node Area partially located on the subject property is intended to accommodate a public park approximately 4 acres in area and a York Region Catholic District School Board (YRCDSB) elementary school on a parcel of land approximately 6 acres in area. The proposed elementary school would be located along Tenth Line with the proposed park located adjacent to and west of the school block.

We do not agree with the approach taken by the Town in designating a portion of the subject property as an Activity Node Area in order to accommodate a public park and future elementary school.

The size of the park being proposed would suggest it has been sized to function as a larger community park. It exceeds the parkland dedication requirements that would normally be required in accordance with the Planning Act should the subject property and surrounding lands be developed. The Secondary Plan has a Community Park Area designation with corresponding policies per Section 12.7.9. To our knowledge, the Town has not completed any analysis to demonstrate the need for a community park in this location. If this is intended to be a community park, the Town should clearly articulate the areas served by this community park and ensure appropriate measures are in place that benefitting land owners are sharing the cost associated with the development of the community park. If it is a local park, the normal development approval process will ensure that a park is provided in accordance with the requirements established in the Planning Act and it would not be necessary to identify the size and location of the park on the land use schedule.

The Stouffville Secondary Plan states in Section 12.11.7.3 that (emphasis added): “Prior to the final approval of development on lands outside the Existing Community Area designated on Schedule “F”, the Town may require that landowners with applications for development enter into an agreement or agreements to address the sharing of the common costs of development.” It does not appear that OPA 137 is proposing to change this section of the Secondary Plan and once enacted, the amended Schedule “F” does not adequately distinguish the limit of Existing Community Areas. This section should be further amended to address the changes being proposed to Schedule “F” and to require that future development of Phase 3 lands occurs through a formal process whereby individual land owners are required to participate in one or

more land owners group that, among other things, will ensure that common costs are equitably shared amongst all benefiting land owners. The creation of a land owners group would not only ensure an equitable sharing of cost associated with any community park being developed. It would also ensure that other infrastructure required to service Phase 3 lands (e.g. storm water ponds, sanitary and water pipes, etc...) is planned comprehensively and costs are equitably shared amongst all benefitting land owners.

With respect to the proposed elementary school, it is our understanding that the YRCDSB has identified the potential need for two new schools to service the Phase 3 lands. This includes a parcel of land approximately 15 acres in area to accommodate a secondary school, and a second parcel approximately 6 acres to accommodate an elementary school. The School Board has a number of criteria¹ for selecting appropriate sites including the following (emphasis added):

1. "The site is to be centrally located within the proposed attendance area in order to maximize the non-transportation zone (1.6 km elementary, 4.8 km high school). The road network and pedestrian network should support efficient travel to schools.
2. Frontage on the east side of the road so that the building can be oriented east-west with the front wall of the building facing west.

It is our understanding that the School Board identified a need for the two parcels of land and provided the Town with their criteria for locating an appropriate school site. The Town selected the current location on the west side of Tenth Line with the majority being located on the subject property. Our client is on record regarding this matter and has questioned how the Town arrived at its decision to locate the proposed elementary school on the west side of Tenth Line on the subject property. The response on record from the Town is as follows:

"The requirement for two elementary schools has been identified for the Phase 3 lands. The location of such facilities as part of a community node to serve as a focal point for subareas of the Phase 3 lands is appropriate. For the subareas in the eastern portion of the Phase 3 lands a central location on Tenth Line is appropriate. The western side of Tenth Line was selected as it will be most accessible to the lands west of the rail corridor if a road or pedestrian connection is provided across the tracks. There is no significant difference between the amount of medium and high density development on the west or east side of Tenth Line and high density development would not be anticipated to generate a significant number of elementary school pupils."

Based on the location criteria provided by the School Board, an alternate location on the east side of Tenth Line would appear to be more appropriate. An elementary school on the east side of Tenth Line would accommodate the front wall of the building along Tenth Line to face west.

¹ Based on "School Site Guidelines Handout as per YCDSB Policy 505 – Development and Acquisition of School Sites"

Furthermore, is our understanding that an at-grade level crossing of the rail line would not be permitted and that constructing an over-pass is cost prohibitive in this location. It is our assumption that alternative access to the western portion of the subject property will be required from either Ninth Line and/or Bethesda Road. This is consistent with the Town's position and is reflected in the proposed amendment before the Committee that identifies this portion of the subject property as being an 'Access Study Area.' The staff report presented to Town Council on February 16, 2016, states that "...[t]his area has development potential, but it also has significant access constraints." If lands west of the rail line are developed, it is highly probable that they will be disconnected from lands on the east side. An elementary school on the east side of Tenth Line would provide a more centralized location to maximize the number of pupils in the non-transportation zone east of the rail line.

Please notify us of any upcoming council or committee meeting where the topic will be discussed, as well as any decisions that are made with regard to the Whitchurch Stouffville OPA 137.

Please contact the undersigned (x232) or Kelly Graham (x256) if you have any questions regarding this letter.

Sincerely,
Weston Consulting
Per:



Tim Jessop, MES, MCIP, RPP
Associate

- c. Ross Cairo, Stouffville Glass
Teema Kanji, Senior Planner, Region of York

May 27, 2016

Regional Chair and Members of Council
c/o Regional Clerk
York Region
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

RE: Town of Whitchurch Stouffville Official Plan Amendment 137

Dear Mr. Chair and Members of Council,

My company, Savoia Developments Ltd, owns 12724 and 12822 Tenth Line in Stouffville. The property is approximately 37 hectares (91.4 acres) in area and fronts onto the west side of Tenth Line. The Town is proposing to designate a portion of my property as an Activity Node to accommodate a 4 acre park and a 6 acre block for a future elementary school. **I am on record as objecting to the school being located on my property when this matter was before Town Council and I am confirming my continued objection before York Region Council to this proposed amendment.** This is not the right location for this school. It is located between a four lane highway and a railway track. This will put the lives of children in danger.

I have retained Weston Consulting to review the proposed Official Plan Amendment and they will be submitting a separate letter on my behalf regarding this matter.

I would like Council to defer making decision on this matter until we have been provided an opportunity to have a formal meeting with staff to discuss this in more detail. If we are not given an opportunity to meet with staff, we will appeal this matter to the Ontario Municipal Board.

Regards,



Rocco Zappone
Savoia Developments Ltd
103 Caines Avenue
Willowdale, ON
M2R 2L4

CC. Tim Jessop, Weston Consulting



York Catholic District School Board

Catholic Education Centre, 320 Bloomington Road West, Aurora, Ontario L4G 0M1
Tel: 905-713-2711, 416-221-5050, 1-800-363-2711, Automated Lines: 905-713-1211, 416-221-5051
Fax: 905-713-1272 • www.ycdsb.ca

Regional Chair and Members of Council
c/o Denis Kelly, Regional Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

June 22, 2016

Re: Proposed Amendment (OPA 137) to Whitchurch-Stouffville Official Plan

Dear Mr. Chair and Members of Council

On June 16 2016, the Region's Committee of the Whole passed a number of motions regarding OPA 137, including a motion to defer land uses for 12762, 12724 and 12822 Tenth Line. The York Catholic District School Board does not support the deferral of these lands, as it will result in the approval of the balance of OPA 137, in the absence of a Catholic Elementary School Site to serve the population generated by new development.

The Catholic Elementary site currently identified in the OPA 137 is required to accommodate students generated by this planned development. The deferral of this portion of the plan leaves the school board without a provision for an elementary school site.

The Planning for OPA 137 has been underway for several years. The school sites have consistently been identified and available as a subject of discussion.

Local council adopted the plan on April 15, 2014, which was revised on February 16, 2016 to address the Region's comments. To defer a portion of the plan, due to an objection by a local land owner regarding the location of a public service facility, at this point in the process jeopardizes the ability of the school board to accommodate students generated by this development.

The York Catholic District School Board requests that the OPA137 land use designations as identified in the Town of Whitchurch-Stouffville Council adopted Official Plan Amendment be supported by the Region.

Regards,

A handwritten signature in black ink, appearing to read "Tom Pechkovsky".

Tom Pechkovsky,
Manager, Planning Services

CC: Carol Cotton, YCDSB Chair of the Board
Elizabeth Crowe, YCDSB Vice Chair of the Board
Patricia Preston, YCDSB Director of Education
Valarie Shuttleworth, York Region
Isa James, Town of Whitchurch-Stouffville



**WESTON
CONSULTING**

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Regional Chair and Members of Council
c/o Denis Kelly, Regional Clerk
York Region
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

June 22, 2016

**Re: Proposed Amendment (OPA 137) to Stouffville Secondary Plan
Town of Whitchurch-Stouffville**

Dear Regional Chair and Members of Council:

Weston Consulting was recently retained by the owner of the property legally described as PT LT 4, CON 9, WHITCHURCH, PT 1, 65R31567, WHITCHURCH-STOUFFVILLE; T/W EASE OVER PT LT 4, CON 9, PT 2, 65R31567, AS IN A67176A; T/W EASE OVER PT LT 5, CON 9, PT 3, 65R31567, AS IN YR1026395. The subject property is approximately 10.3 ha (25.4 acres) in area and located between Ninth and Tenth Line, south of Bethesda Road, and directly north of the Stouffville Conservation Area (Figure 1). This property is contained in the Phase 3 lands and designated on Schedule F (as amended by OPA 137) as "Greenland Areas" and "Residential Area" (Figure 2). It falls within the Access Study Area delineated on Schedule F by a brown line. There is a proposed road traversing this property that is identified in Schedule F as "Potential Access Study Area Roads." Schedule F also identifies that the western limit of the property is within a "Flood Plain Area" associated with the Duffins Creek tributary.



Figure 1: Approximate location of subject lands.

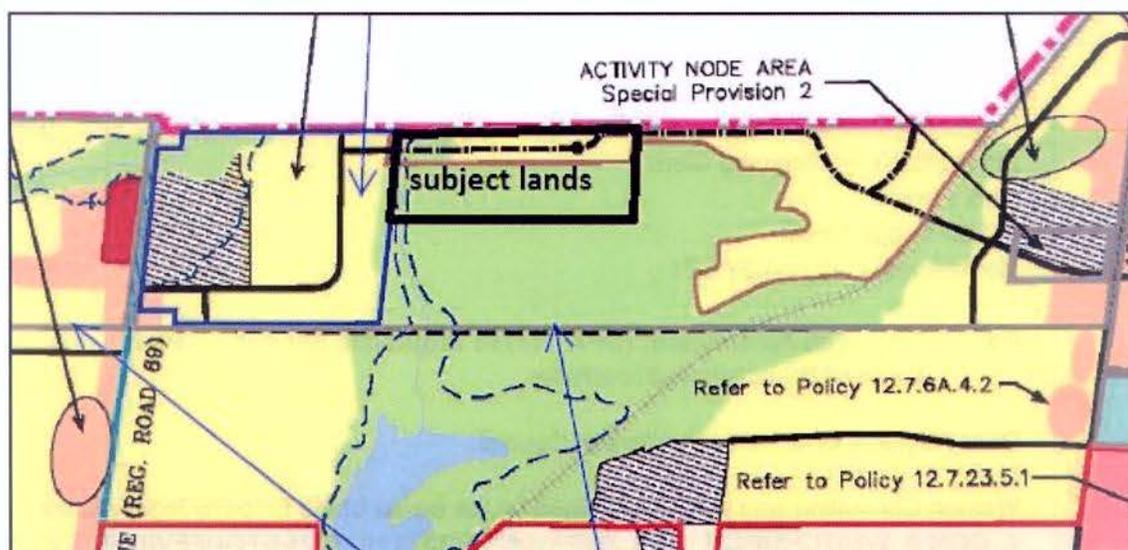


Figure 2: Approximate location of subject property per Schedule 2, OPA 137

Based on our review of the existing and proposed Stouffville Secondary Plan (as amended by OPA 137), there is no policy associated with the terms “Access Study Area” or “Potential Access Study Area Roads” identified on Schedule F. The only reference to this is contained in the Town staff report presented to Town Council on November 16, 2016 that states:

“An Access Study Area is identified for the proposed Low Density Residential lands between the railway and the Natural Heritage System generally south and southeast of the Bethesda Sports Park. A potential transportation system is illustrated on the plan but it is shown “dotted in” recognizing that the final road system will only be determined based on the results of the required Access Study. This area has development potential, but it also has significant access constraints. Two accesses are required given the size of the area (71.15 hectares/176 acres) to ensure the safety of residents by providing for an emergency access. A detailed study is required to evaluate how these potential accesses can be provided. The Study will address factors such as safety, community design and cost considerations. It would also evaluate the access options for vehicular as well as active transportation modes.”

It is also noted that the proposed alignment of the collector road connecting the subject lands to Tenth Line appear to cross an existing water feature surrounded by vegetation on a nearby property that is contained in an area designated as Greenland Area on the proposed Schedule F.

The proposed amendment to the Stouffville Secondary Plan introduces two new terms through Schedule F but lacks any corresponding direction in the text of the document on what the implication of these terms mean to the timing and ability to develop the lands. The delineation of an “Access Study Area” and the identification of “Potential Access Study Area Roads” should either be removed or there should be appropriate policy associated with these terms to explain their intention.

Section 12.8.1(i) acknowledges that road networks, including collector roads, are shown schematically on Schedule "F" and Section 12.8.2.4(ii) acknowledges that the alignments shown in Schedule F are general and detailed design shall further refine the alignment. Based on the uncertainty of the collector roads in this location, stronger language should be included that would allow collector roads in this area to be re-located entirely or removed completely without further amendment to this plan.

Weston Consulting is meeting with Town staff tomorrow to discuss this and other matters related to OPA 137 in more detail. In the meantime, it is requested that the Region defer making a decision on this matter to allow time for the above recommendations to be incorporated into OPA 137.

Please provide us with notification of any decisions made regarding Official Plan Amendment 137.

Please contact the undersigned (x232) or Kelly Graham (x256) if you have any questions regarding this letter.

Sincerely,
Weston Consulting
Per:



Tim Jessop, MES, MCIP, RPP
Associate

- c. David Brand, Wingarden Development Corporation (email only)
Teema Kanji, Senior Planner, Region of York (email only)
Isa James, Town of Whitchurch-Stouffville (email only)