

WELCOME!

Welcome to the **Downtown Stouffville Heritage Conservation District Plan Open House**. Please take your time exploring the panels to learn what a Heritage Conservation District is, how the process works, and what the Project Team is working on right now. Team members are here to answer questions, hear your thoughts, and help guide you through the material. We also invite you to share your feedback by completing our survey. If you have questions or comments after the open house, you can reach the Town’s Heritage Planning staff using the contact information on the final panel, available by phone, mail, or email.

ACKNOWLEDGMENT

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams Nations. It is also the traditional territory of other Anishinaabeg peoples, the Wendat, and the Haudenosaunee. We also recognize the contributions of all Indigenous peoples to this place and commit to a continued dialogue and greater respect for the land we have come to share. This recognition of the contributions and historic importance of Indigenous peoples must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community.

PRIMARY PROJECT TEAM



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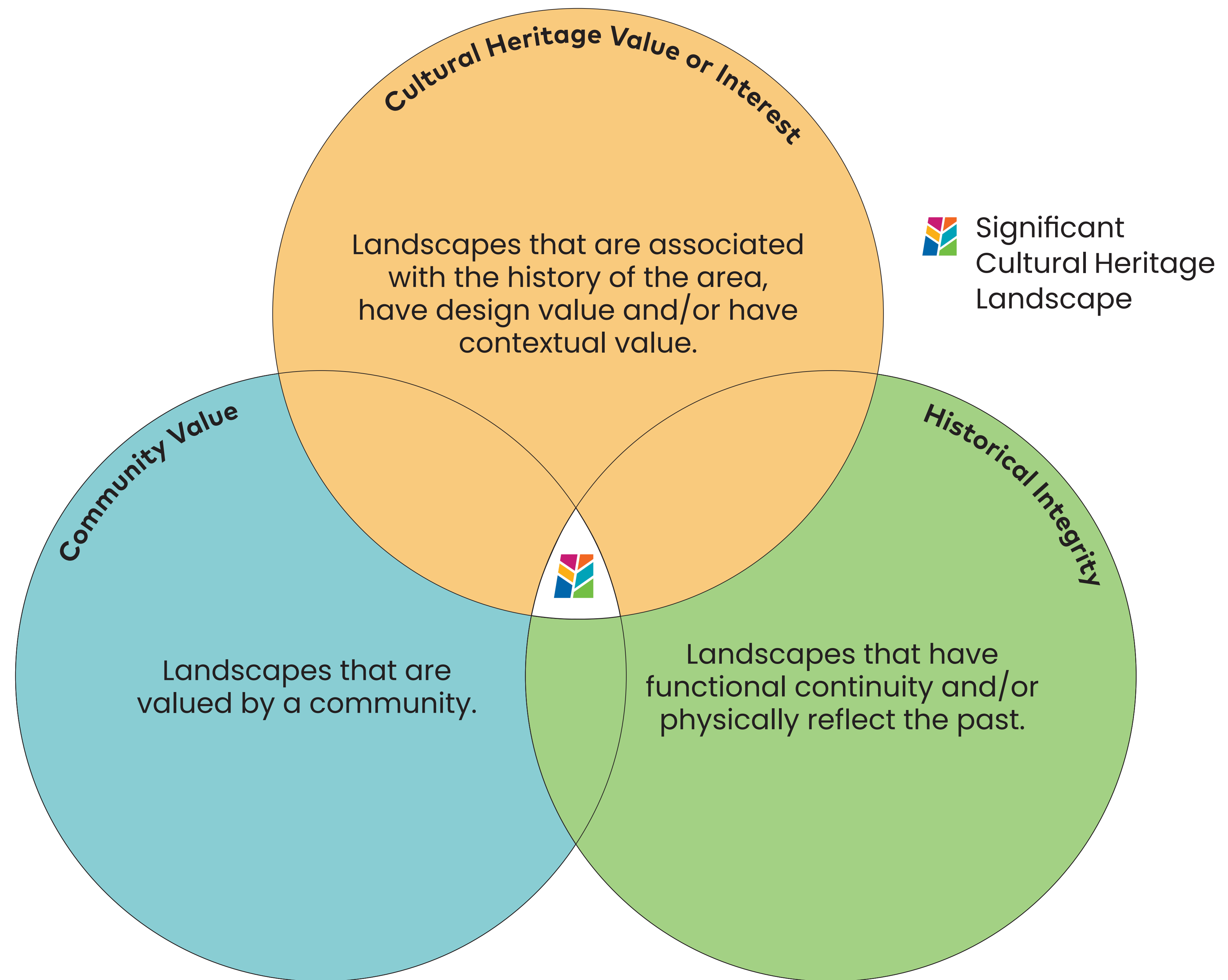
WHAT IS A HERITAGE CONSERVATION DISTRICT?



A **Heritage Conservation District (HCD)** is a geographically defined area with distinct heritage character that is protected by a municipal bylaw under the Ontario Heritage Act. An HCD is a type of Cultural Heritage Landscape with a collection of heritage features—such as buildings, streetscapes, and landscapes—that together create a special character or tell an important story. When an HCD is established, the municipality adopts a district plan with policies and guidelines that help manage future change. These tools support the conservation, protection, and enhancement of the area’s unique character while allowing it to evolve in a thoughtful, coordinated way. The District is significant for its cultural heritage value, historical integrity and community value. It not only includes buildings and structures, but also relates to landscaping, wayfinding, street furniture, lighting, signage and other aspects related to the aesthetic of a District.

Although each is unique, districts often have similar characteristics. **These may include having:**

-  A cluster of buildings, sites, structures, designed landscapes, and natural areas that are linked by their aesthetic, historical, or socio-cultural contexts or by their usage.
-  A combination of elements including natural features such as topography, landforms, landscapes, water courses together with built forms such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.
-  A definable visual harmony through such elements as building scale, mass, height, shape, construction materials, proportion, colour, etc., that convey a distinct sense of time and place.
-  A commonality or a heterogeneity, which enables a district to be recognized and distinguishable from its surroundings or from neighbouring areas.



PROCESS OF DESIGNATING AN HCD

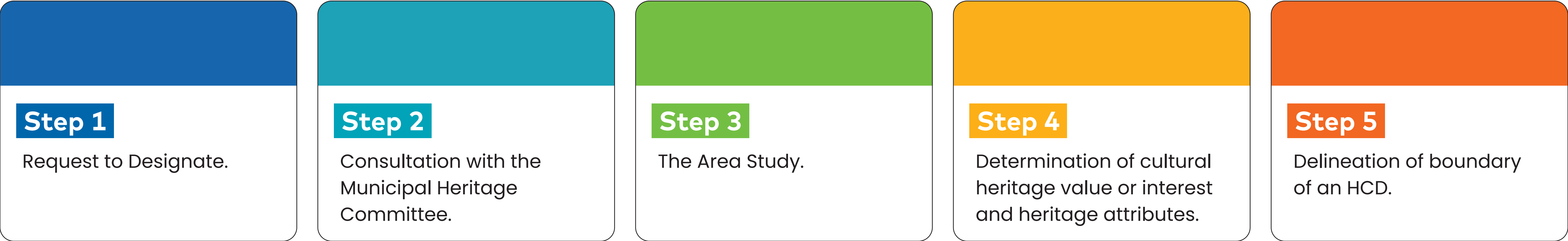


The process to establish an HCD is carried out in two phases. The first phase is the HCD Study, which entails an analysis of the cultural heritage significance of the study area to determine if it, or a portion of it, should be considered for an HCD.

This work involves researching the development of Stouffville and inventorying the properties, streetscapes, and open spaces of the study area. This information is compiled into an HCD Study Report, which recommends a heritage conservation district boundary (if appropriate) for consideration by Whitchurch-Stouffville Council. This phase has been completed with the findings of the report being endorsed by Council at the May 18th, 2022 Council Meeting.

The second phase of an HCD project is the implementation phase. This phase includes the creation of Plan and Designation By-laws for each of the HCDs. These documents provide a policy framework for changes within the HCDs. Currently, the Town has three designated HCDs with supporting plans. The fourth district, covering the downtown area from Albert Street to Stouffer Street is currently underway and is, importantly, the scope of this project.

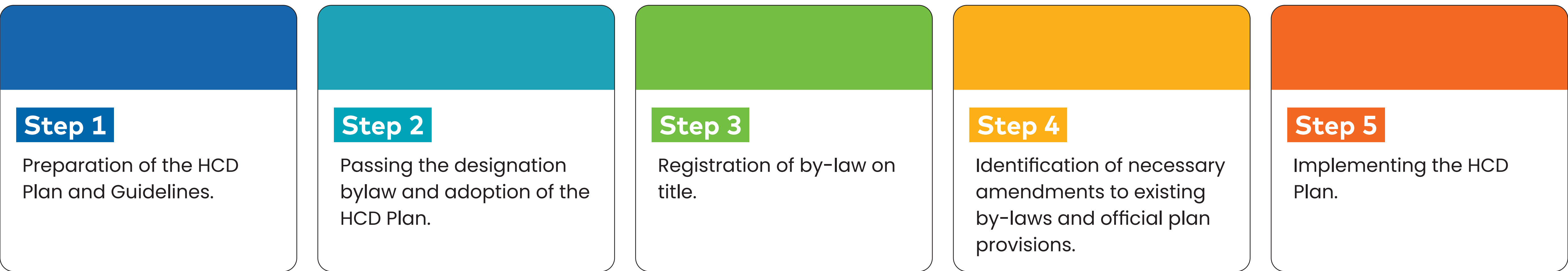
The Study Phase



Stouffville HCD Study (2022)



The Implementation Phase



STATEMENT OF OBJECTIVES

What the designation aims to achieve

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Why the area matters

DESCRIPTION OF HERITAGE ATTRIBUTES

Character of the district and its properties

POLICIES, GUIDELINES & PROCEDURES

How to manage change and achieving objectives

DESCRIPTION OF HERITAGE PERMITTING

When a heritage permit is required and how it is processed

WHAT DOES AN HCD DO?

-  Conserve and enhance the Downtown heritage character, including the **“tight-knit community and small town vibes”** which will promote tourism and business development in the Downtown.
-  Support long-term stewardship of heritage buildings through adaptive reuse and supportive landscape elements.
-  Encourage ongoing maintenance and repair to identified heritage attributes.
-  Encourage spaces for community connections through historic built form, landscaping, wayfinding and circulation that **commemorates the community’s stories and inspires community interactions**. Districts are not just for the past, but for also for developing history.
-  Promote community pride in the Downtown and long-term preservation of the character for future generations to enjoy.



PROJECT SCOPE AND TIMELINE

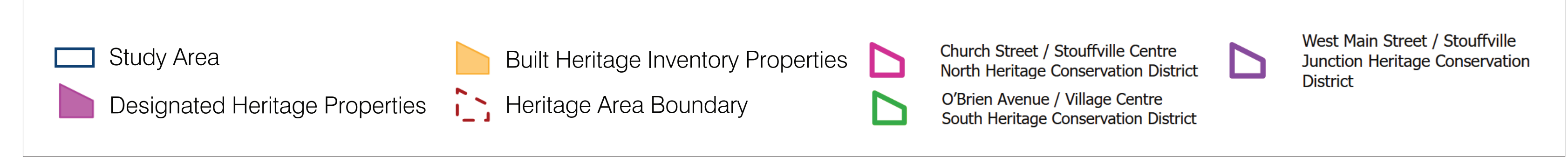


The Downtown Heritage Conservation District Plan project launched in January of 2026 and will look to implement an HCD in the downtown core of the Village of Stouffville. The Plan is anticipated to be finalized in the Fall of 2026.

As the HCD Study was completed prior to changes in legislation, further study is required as part of this project to evaluate if at least 25 % of the properties located within the HCD to meet two or more criteria of Ontario Regulation 9/06- the criteria for determining cultural heritage value. This is included in Phase 3 of the work plan. This means that the Project Team will be on site to review properties between April and June.



An aerial photograph of a suburban neighborhood with a blue boundary line. The boundary starts on the left, runs north-south along a railway corridor, then turns east, following a series of streets including Burkholder St, Church St N, and Main St. It continues east along Main St, then turns south along Stouffer St, and finally turns west along Hawthorn Ave and Manitoba St. A scale bar at the top left shows distances of 0, 43.75, 87.5, and 175 meters. Street names are labeled in white text: MARKET ST, CHURCH ST N, MANITOBA ST, HAWTHORN AVE, MAIN ST, BURKHOLDER ST, PARK DR, and STOFFER ST.



 District is located within a Major Transit Station Area.

GENERAL HISTORY OF STOUFFVILLE



Stouffville has been home to Indigenous communities for over 12,000 years including the Anishinaabe, Haudenosaunee and Wendat peoples. The Jean-Baptiste Lainé Site, just south of Stouffville, provides insight into a large 16th century ancestral Huron (Wendat) community. The site documented 95 longhouses supporting a population of 1800 persons at one time.



1804

Hamlet of “Stoufferville” founded.

1817-1824

Abraham Stouffer established several mills on Duffin’s Creek.

1832

First post office was established renaming the community “Stouffville”.

1850s

Population: 350 inhabitants. Stouffville included a grist and oatmeal meal, sawmill, foundry, tannery and Congregational Church.

1870s

Toronto and Nipissing Railway arrived July 1, 1871 and the Stouffville Station was established. Stouffville incorporated as a village in 1877, the same year as the arrival of the Lake Simcoe Junction Railroad.

1880s

Mansion House Hotel constructed as luxury hotel with electricity (Main and Edward Streets known as the Stouffville Junction). In 1885, Daley’s Hall was built.

1896

19 on the Park built as a market and dance hall on Main Street.

1920s

Williams Treaties were signed in 1923 between seven Anishinaabe First Nations and the Crown. The Carnegie Library (1923) and a new federal post office (1926) were constructed on Main Street. Daley Hall was destroyed in fire in 1923.

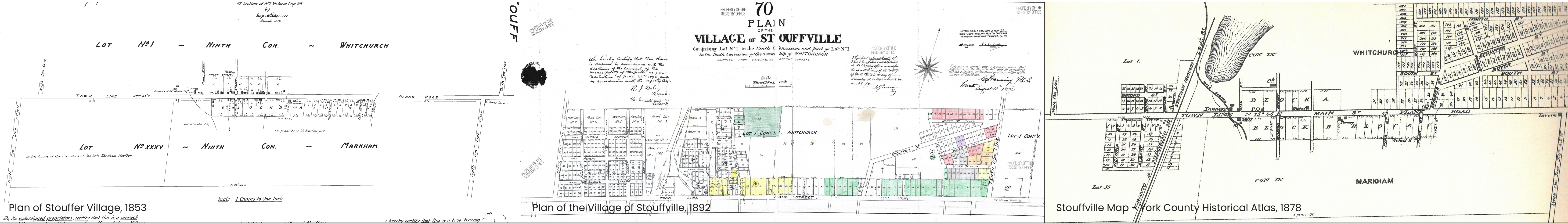
1930

Reconstruction of Main Street and Stouffville’s Clock Tower were completed.

1970s

Township of Whitchurch and Village of Stouffville amalgamate (1971). There was a fire at Ratcliffe Block (Main and Market Street)(1971). A new library was built in 1977 (Main and Market Streets).

* Courtesy of the Town of Whichurch–Stouffville



PRELIMINARY HERITAGE ATTRIBUTES OF DOWNTOWN STOUFFVILLE



The narrow, deep lots reflective of the original 1852 Plan of Stouffer's Village;



Concentration of late 19th century commercial buildings within the Italianate, Late Victorian and 'Boomtown' historic architectural styles and the proportion of the street wall to the street and narrow setback promoting a continuous street wall in the downtown core;



Concentration of institutional buildings including places of worship, historic post office, Summitview Public School constructed at the end of the 19th century to the 1920s;



Concentration of Late Victorian residences adaptively re-used for commercial purposes;



The predominant use of brick and ornamentation of masonry including the use of parapets, quoins and voussoirs;



Low-rise building massing (generally 2 storeys);



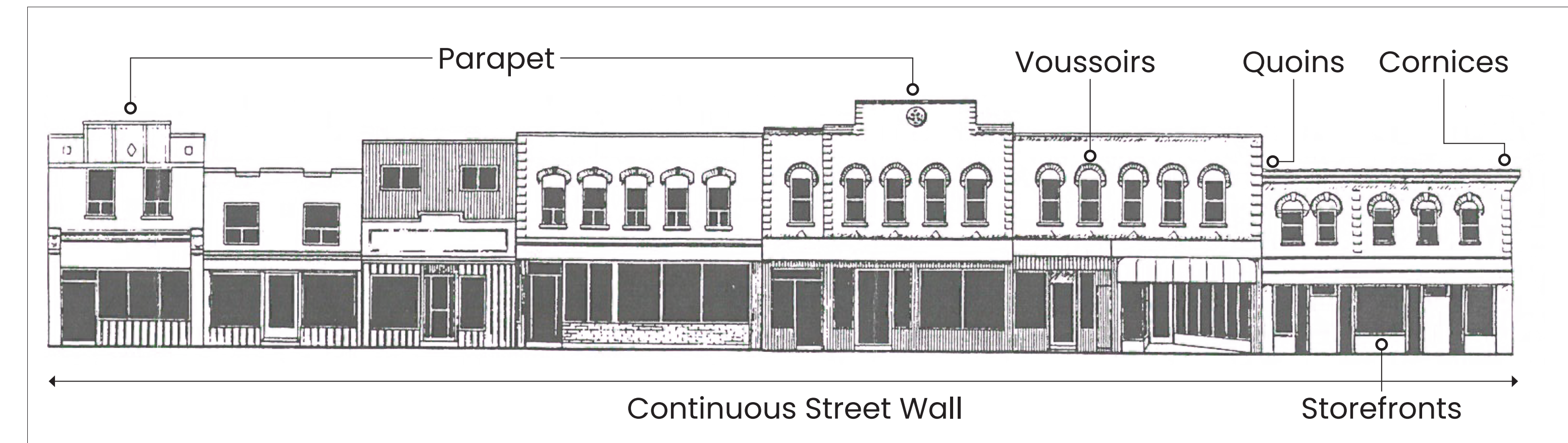
Landmarks including the Stouffville Clocktower and Town Square/Civic Plaza;



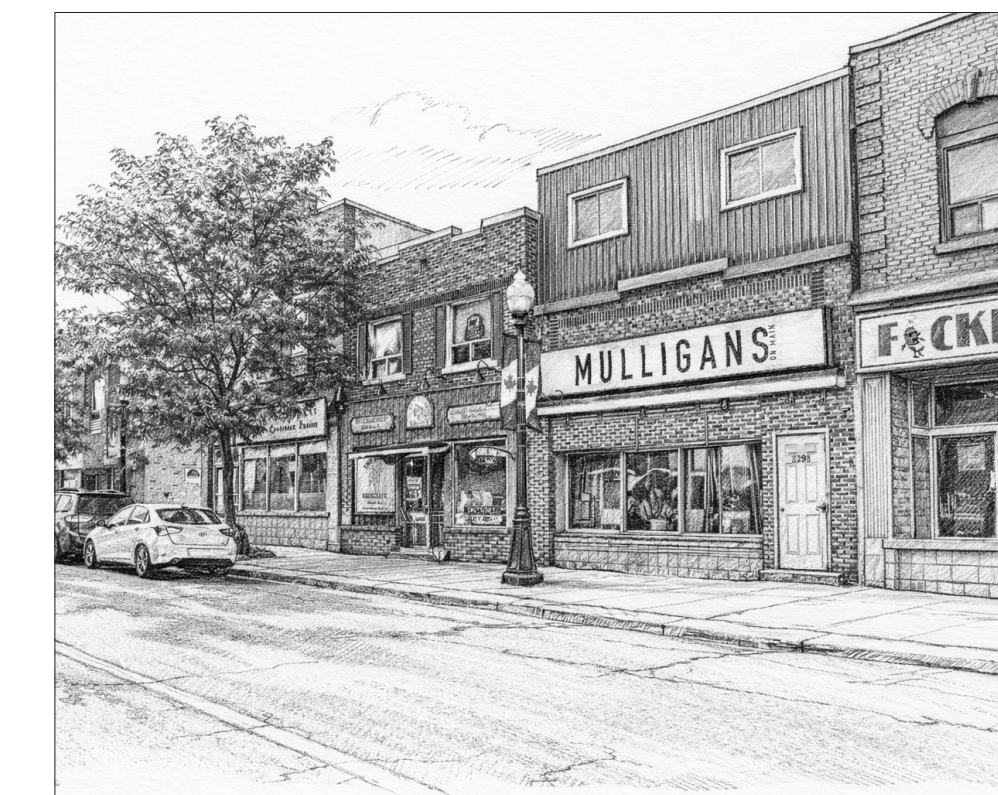
Landscape features such as the railway line and Stouffer's Creek which contributed to the early commercial and industrial development of the Town; and,



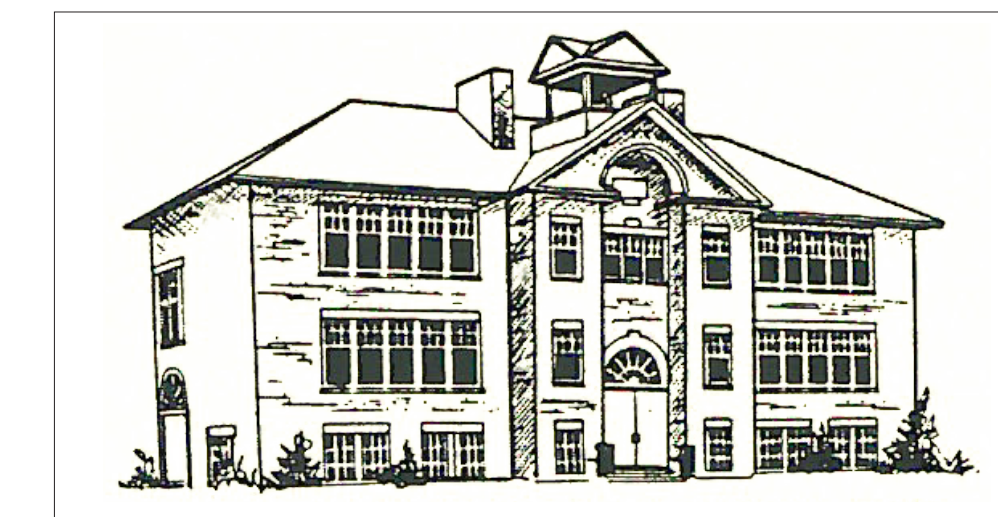
Historical location of Main Street between Markham and Whitchurch Townships as a peripheral settlement.



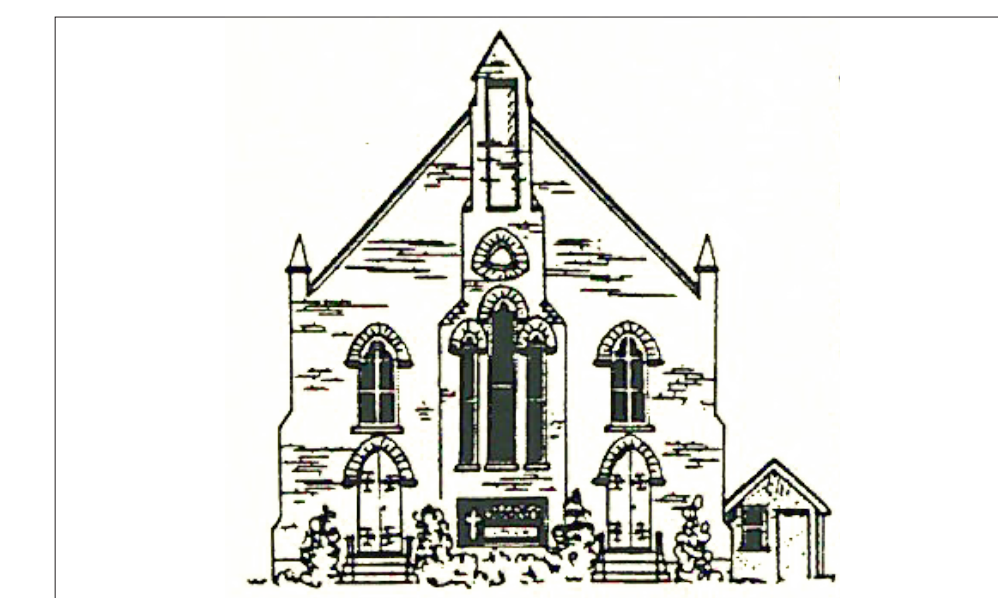
↑ 6294-6316 Main Street



↑ Commercial storefronts along Main Street in Downtown Stouffville. Original Image courtesy of the Town and reproduced as a sketch by AI.



↑ Summitview Public School (Formerly Stouffville Public and Continuation School) - 6551 Main Street



↑ Memorial Christian Church (Formerly Congregational Church) - 6528 Main Street



↑ 6294-6316 Main Street



↑ 19 on the Park; Original image courtesy of the Town and reproduced as a sketch by AI

Note: Architectural sketches are from the Stouffville Village Walking Tours by the Whitchurch-Stouffville Historical Society, 1995.

WHAT DOES AN HCD MEAN FOR YOUR PROPERTY?



 You can continue to complete interior alterations and minor alterations, as identified in a Heritage Conservation District Plan, without a heritage permit as before.

 Properties that are considered non-contributing have differing policies than those that are contributing.

 Being located in an HCD does not mean that you must restore your building to a particular period of time. The intent is that exterior changes, focused on the front facades, are to be completed in a manner that is appropriate and do not result in any irreversible changes that negate the building's contributing heritage value.

 The HCD can promote a sense of place and character which in turn can result in increased tourism and business creating a distinct identity for the Town.

 There are potential grant programs for protected heritage properties in the District to receive funding for maintenance and upkeep.

 If you propose certain alterations, demolition or new construction, a heritage permit will be required. The heritage permit has a specific timeline and is free to submit. You have the ability to appeal a decision if it is refused.



ALTERATIONS EXEMPT FROM REVIEW

	
Roof Material (If replaced in like)	Eavestroughs & Downspouts
	
Lighting (Security, Amenity)	Landscaping (as identified in the Plan)
	
Painting with same/like colour Small Repairs / Maintenance	Work in Rear Yard Concealed from Public Realm

WHAT IS A HERITAGE PERMIT?

A heritage permit is required for new construction, some alterations and for demolition (if requiring a demolition permit).

IS THERE A COST FOR THE SUBMISSION OF A HERITAGE PERMIT?

No. A heritage permit is free.

IS THERE A TIMELINE FOR APPROVAL?

Yes, 90 days from Notice of Receipt/Notice of Complete Application. If Council does not provide a decision, by default it is approved.

DOES EVERY ALTERATION REQUIRE A PERMIT?

No. The HCD Plan will outline when a permit is not required, or if it is considered a minor or major permit. Interior alterations are exempt from the designation.

WHAT IS THE PROCESS OF ACQUIRING A HERITAGE PERMIT?

- 1

Speak to Town Staff to confirm if the nature of work requires a permit and if so, what information should be attached to the application form.
- 2

Complete and submit a heritage permit application and provide the requested information.
- 3

Town Staff review the application for and identify, if applicable, any missing information.
- 4

Town Staff provides a Notice of Receipt and circulates information to the Heritage Committee.
- 5

The Heritage Committee reviews the application and provides a recommendation to Council.*
- 6

Council can decide to approve, approve with condition, or refuse the permit.

* With delegated authority, and depending on the nature of the permit (minor or major), the approval process is streamlined through Staff. The majority of heritage permits in the Town are through Staff review and approval.

AM I ABLE TO APPEAL THE REFUSAL OF A PERMIT?

Yes, you can appeal to the Ontario Land Tribunal.

DEVELOPMENT IN AN HCD



-  The purpose of a heritage conservation district is not to “freeze” or restore the physical components of a historic place to a particular period of time. Instead, the goal of conservation(through the HCD Plan) is to maintain the identified character while allowing for growth and change.
-  The purpose of the HCD is to guide change. The policies and guidelines in the Plan are tailored for the Stouffville community which is why the community’s input is so important.
-  There are many towns in Ontario that embrace both heritage and growth and Stouffville is about to do both within the context of a Heritage Conservation District.

BENEFITS OF AN HCD



HAVE YOUR SAY!



FEEL FREE TO ANSWER THE FOLLOWING QUESTIONS ON A POST IT NOTE AND ADD IT TO THE APPROPRIATE CATEGORY. WE WOULD LOVE TO HEAR FROM YOU.



What makes **Downtown Stouffville** special?



What do you feel is the **most important** to conserve?



What do you feel **proud of** in **Downtown Stouffville**?



What attracts people to **visit Stouffville**?



Are there aspects aside from **built heritage** that you would like to be addressed or conserved? (i.e. landscaping, street furniture, signage, lighting).



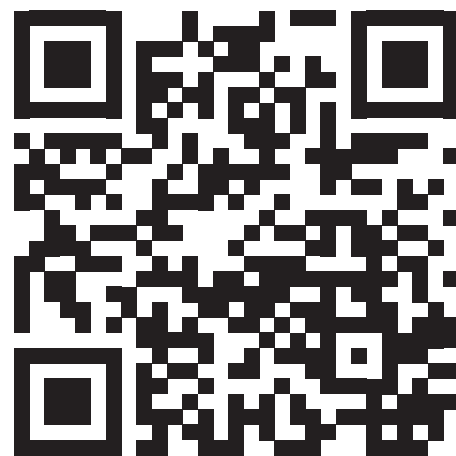
Would you like to **share a story** related to a certain site?



What are your concerns with a **Heritage Conservation District**?



We also have surveys available here and you could also can provide feedback after the open house by contacting or visiting:
<https://www.cometogetherws.ca/heritage>



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