



# Planning for Growth Discussion Paper Summary

## As part of the Whitchurch-Stouffville Official Plan Review

The Town is undertaking an Official Plan Review (OPR) and has identified key issues to be addressed with the community under key theme areas: Planning for Growth, Planning for the Natural Environment, Planning for Complete Communities, Consultation and Visioning, and General Technical and Housekeeping items.

### Growth in the Town of Whitchurch-Stouffville

According to the 2016 Census, the Town was the third fastest growing municipality in Canada and second fastest growing in Ontario. The Town's four settlement areas of Stouffville, Ballantrae-Musselman Lake, Vandorf Preston Lake and Gormley are envisioned to accommodate projected growth over the next 25 years. With over 90% of the Town falling within the Oak Ridges Moraine and Greenbelt, infill growth and intensification within these settlement areas, in particular the Community of Stouffville, will be critical in the protection and enhancement of the Town's natural environment.

### Importance of Planning for Growth to the new Town Official Plan

The Province, through A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 directs municipalities to prioritize intensification and higher densities in identified settlement areas to make efficient use of land and infrastructure, support transit viability and support a range and mix of housing options. This in return is intended to provide flexibility to capitalize on new economic and employment opportunities. These objectives must be integrated with planning and investment in infrastructure (servicing, and roads) and public service facilities.

### Planning for Growth Considerations

The OPR will identify opportunities for the Town to plan for expected growth and investment, while promoting economic development opportunities. Key policies to be explored include the following:

- Directing Growth to Built-Up Areas – Ensure that growth and development will occur in settlement areas that can support increases in population and promote a wide variety of employment and economic opportunities.
- Providing Housing Options – Promote the adequate provision of a full range of housing options, including affordable housing, to support the needs of all socio-economic backgrounds.
- Employment and Economic Development – Promote economic development and competitiveness by making more efficient use of existing employment areas and vacant and underutilized employment lands.
- Transportation System – Encourage growth through new development and intensification that is transit-supportive and sustainably designed to promote alternative modes of transportation.
- Infrastructure and Public Services – Plan for and support development that makes effective use of investments in infrastructure and public service facilities.
- Environmental Sustainability – Promote growth to occur in an environmentally sustainable manner that is well-designed, encourages a sense of place and provides high-quality public spaces.

### Learn More and Get Involved

To learn more about the Town Official Plan Review visit us at: [www.cometogetherws.ca/opr](http://www.cometogetherws.ca/opr).



