



PLANNING OPINION REPORT

Zoning Bylaw Amendment and Site Plan Application
15450 Woodbine Ave
Whitchurch-Stouffville, ON

Prepared For:

876166 Ontario Inc & Galatia Lane Estates Inc. c/o Treasure Hill

May 2023

MGP

Zoning Bylaw Amendment and Site Plan Application

Planning Opinion Report

**15450 Woodbine Ave
Whitchurch-Stouffville, ON**

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Executive Summary

Malone Given Parsons Ltd. has been retained by Galatia Lane Estates Inc., the Owners of the lands municipally known as 15450 Woodbine Avenue (referred to herein as the “Subject Lands”) in the Town of Whitchurch-Stouffville. The purpose of this report is to render a planning opinion for a Site Plan Application and a Zoning By-law Amendment to facilitate the development of a panel manufacturing plant in the form of a one-storey industrial building with an associated office area and outdoor storage. Generally, these lands are located on the eastern side of Highway 404, north of Aurora Road in the community of Vandorf.

The proposed panel manufacturing plant is generally intended to produce prefabricated wall, flooring and roof systems for on-site new home construction with the goal of reducing construction times for new homes, creating safer working environments, and producing less material waste, among other benefits. The co-location of this facility in close proximity to a major goods movement network will enable the distribution of manufactured products. The proposed development will provide employment opportunities within the Town of Whitchurch-Stouffville on lands planned for employment uses adjacent to a major goods movement corridor.

The Subject Lands are located within the community of Vandorf, identified as a Hamlet under the York Region Official Plan and the Whitchurch-Stouffville Official Plan. As such, these lands are recognized within the delineated Built-Up Area (pursuant to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (“Growth Plan”). At a high level, the proposed development will help to implement the economic development and competitiveness goals set out by the Growth Plan and will contribute to projected employment growth targets to the 2051 planning horizon.

The Subject Lands are designated ‘Hamlet’ and are identified as part of the ‘Agricultural System’ under the York Region Official Plan. Similarly, the Subject Lands are designated as a ‘Potential Employment Area’ under the Vandorf-Preston Lake Secondary Plan of the Whitchurch-Stouffville Official Plan. The proposed industrial/employment uses align with these designations and the associated policies.

A zoning by-law amendment is sought to rezone the portion of the Subject Lands zoned Development Reserve (D) Zone to the Employment Light (EL) – Manufacturing Zone. An application for Site Plan is also required to permit the proposed development.

Based on our review of the applicable provincial, regional, and local policies, it is our opinion that the proposed development is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges

Moraine Conservation Plan, the York Region Official Plan, and Town of Whitchurch-Stouffville Official Plan. On this basis, the proposed development represents good planning and should be approved.

1.0 Introduction

This section provides a description of the Subject Lands, their location, characteristics, surrounding land uses, and the proposed development.

1.1 Subject Site

The Subject Lands are municipally known as 15450 Woodbine Avenue in the Town of Whitchurch-Stouffville, located north of Aurora Road, immediately west of Woodbine Avenue, and east of Highway 404. The Subject Lands are approximately 16.59 ha (41.01 acres) in size. These lands contain a small portion of a provincially significant wetland and an existing watercourse at the southeast corner, adjacent to Woodbine Avenue. The Subject Lands are legally described in Table 1.1 and shown on the following page in Figure 1.1.

Table 1.1: Legal Description

Owner	Legal Description	Municipal Address	Size
GALATIA LANE ESTATES (BT) INC.	PT LT 22 CON 3 WHITCHURCH PT 2 65R1631 ; TOWN OF WHITCHURCH-STOUFFVILLE	15450 Woodbine Ave S, Gormley, L0H1G0	16.6 ha (41.0)

1.1.1 Surrounding Land Uses

The Subject Lands are generally surrounded by agricultural and related uses on the immediate northern, southern and eastern sides of the property. Employment uses in the form of a business park are located to the west, across Highway 404. A commercial plaza is located southwest of the Subject Lands, along Aurora Road, west of Highway 404.

Wesley Corners and the hamlet of Vandorf are located south of the Subject Lands. This area is generally characterized by a combination of industrial and small-scale commercial uses. Residential uses are generally located south of the site along Woodbine Avenue and connecting roads.

Figure 1.1 Location of Subject Lands



The following summarizes the land uses surrounding the Subject Property:

- North** Agricultural uses and associated farm structures
- South** Agricultural uses immediately south of the Subject Lands
Aurora Road, A small residential subdivision with single detached homes located at the southwest corner of Woodbine Avenue and Aurora Road, An industrial facility under construction on the south side of Aurora Road
- East** Woodbine Avenue, Agricultural uses and associated farm structures on the east side of Woodbine Avenue
- West** Highway 404 and associated on/off ramps at Aurora Road, Institutional/Office and employment uses on the west side of Highway 404

2.0

Proposed Development

This section describes the proposed development for the Subject Lands and outlines the requested development approvals.

2.1 Overview

Malone Given Parsons Ltd. has been retained by Galatia Lane Estates Inc., the Owners of the lands municipally known as 15450 Woodbine Ave in the Town of Whitchurch-Stouffville, to provide a Planning Opinion Report for a Site Plan Application and a Zoning By-law Amendment to facilitate the development of a one-storey industrial building an associated office area, outdoor storage, and parking. This report has been prepared in support of proposed industrial manufacturing uses on the lands described under Section 2.2 of this Report.

Historically, lands located at 15450 Woodbine Ave (referred to hereafter as the “Subject Lands” or “Subject Site”) were used for agricultural and ancillary uses. Existing buildings include a farmhouse and barn situated on 15450 Woodbine Ave that were associated with the former agricultural operation on these lands. The Subject Lands are currently vacant.

Broadly, these lands are envisioned under the applicable planning policy (further described in Section 3.0 of this report) to generally support employment uses on these lands. In view of these policies, the proposed development represents an appropriate use of the Subject Lands and will help the Town of Whitchurch-Stouffville realize the policy direction set out under the applicable planning policy documents. The Subject Site will contribute to the Town’s employment base and assist in delivering continued economic opportunities strategically located next to Highway 404.

The proposal is consistent with and conforms to the policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, the York Region Official Plan, and Town of Whitchurch-Stouffville Official Plan.

2.2 Proposed Development

The proposed development consists of a one-storey industrial building with an accessory

office space (~10,643 square metres of which ~465 square metres is the office) and an attached roof covered storage area (~5660 square metres). The total gross floor area (“GFA”) proposed is ~10,642.96 square metres. The proposed development will contain a total of 177 parking spaces to serve the facility.

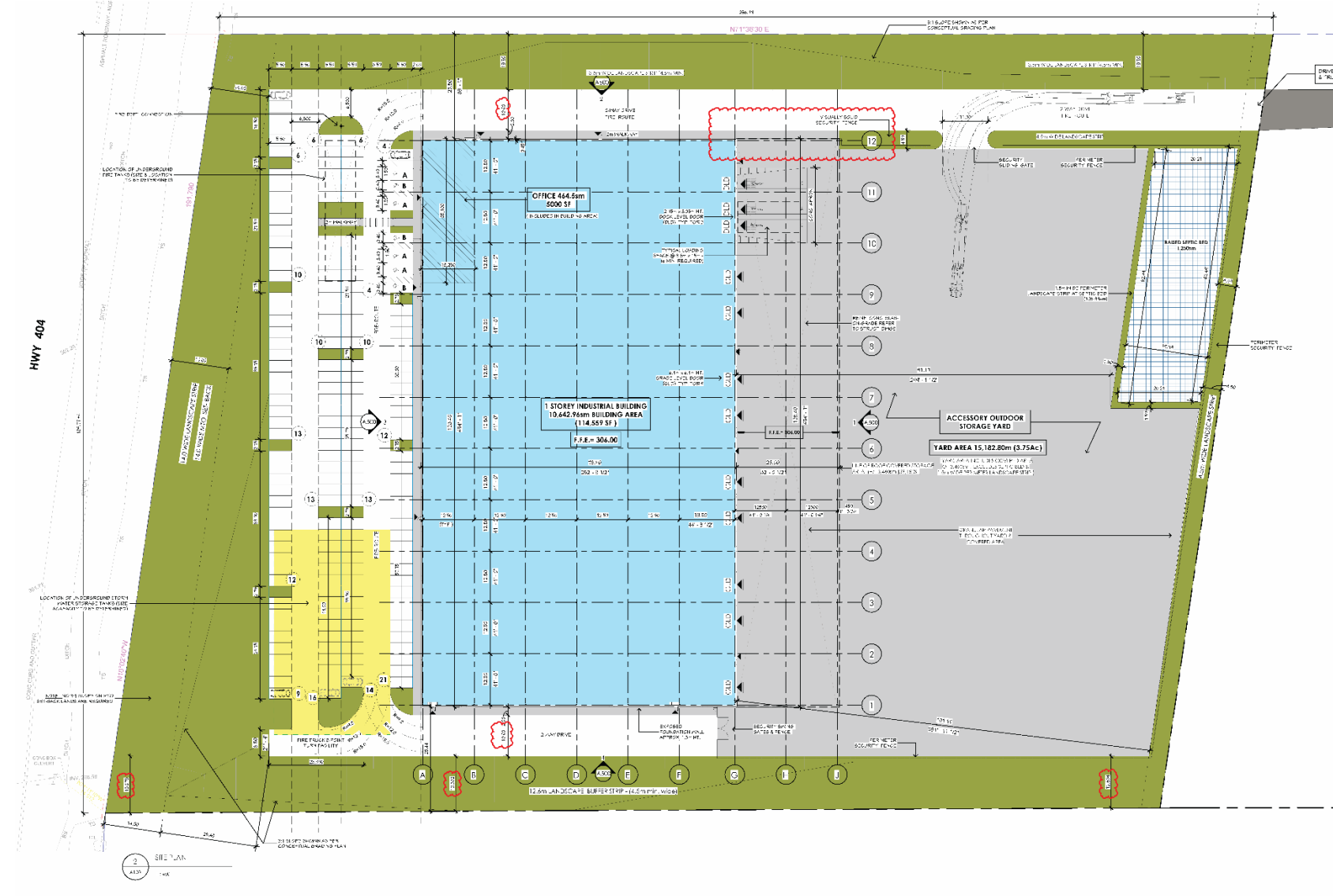
The facility is proposed to be a panel manufacturing plant that will produce prefabricated wall, flooring & roof systems for on-site new home construction. The plant will employ an automated building system that is expected to reduce construction times for new homes, create safer working environments, produce less material waste, enhance quality control, and contribute to smoother coordination throughout the construction process. This new panelization plant will provide employment opportunities that will service the Town of Whitchurch-Stouffville and the Greater Toronto Area more broadly.

The general orientation of the proposed plant will promote a ‘front elevation’ facing westward, visible from Highway 404. The associated surface parking is to be located to the west of the proposed structure, between highway 404 and the manufacturing plant. The truck court for loading is proposed to be located at the north end of the attached covered storage area at what is effectively the rear of the industrial building. areas Additionally, an accessory outdoor storage yard (totalling ~15,030 square metres) is proposed east of the proposed structure. A proposed raised septic bed (totalling 1,250 square metres) is located on the eastern side of the proposed outdoor storage area, immediately adjacent to the driveway.

The development is proposed to take place on the western portion of the Subject Lands, connected by a driveway to Woodbine Avenue.

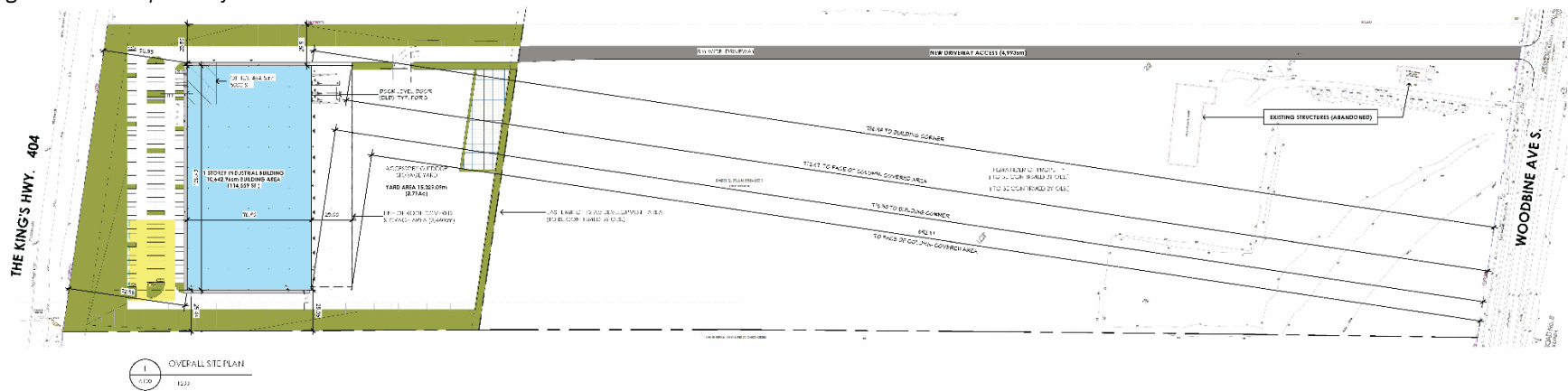
Figure 2.1 below shows the proposed development concept and Figure 2.2 shows the proposed development in context of the extent of the Subject Lands.

Figure 2.1 Proposed Development



Source: Natale Architect Inc.

Figure 2.2 Concept Plan for 15450 Woodbine Ave



Source: Natale Architect Inc.

2.3 Development Applications

Pre-Application Consultation (“PAC”) comments were received by the Town of Whitchurch-Stouffville on December 19, 2022. As confirmed by Town Staff through the Pre-Application Consultation comments, a Zoning By-law Amendment is required to facilitate the proposed development. This amendment will amend the zoning category on the Subject Lands to facilitate the proposed use.

Additionally, an application for site plan control is required to facilitate the development of the proposed industrial building.

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3.0

Planning Policy and Regulatory Framework

This section provides a review of the proposed development in the context of the Provincial, Regional and Local Municipal planning documents. An analysis of the applicable policies based on the proposed development is provided at the end of each sub-section.

The following planning documents are reviewed in this Section:

- The Provincial Policy Statement, 2020
- The Growth Plan for the Greater Golden Horseshoe, 2019
- The Greenbelt Plan, 2017
- Oak Ridges Moraine Conservation Plan, 2017
- York Region Official Plan, 2022
- Town of Whitchurch-Stouffville Official Plan (2000)
- Vandorf-Preston Lake Secondary Plan
- Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO

3.1 Provincial Policy Statement, 2020

The Provincial Policy Statement 2020 (“PPS”) came into effect on May 1, 2020, and provides high-level policy direction on land use planning, development, and other related matters of provincial interest. The goals outlined by the PPS provide a framework for long-term policy directives that are to be complemented by regional and municipal plans to achieve comprehensive, integrated planning. The PPS is intended to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments in Ontario. All planning decisions shall be consistent with the policies of the PPS under the *Planning Act*.

It is the intent of the PPS to ensure development occurs in a manner that is cost- and land-efficient and environmentally sensitive. The PPS outlines policy directives which promote efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth (Section 1.0).

The Subject Lands are located within a settlement area under the PPS, which include urban areas and rural settlement areas, such as cities, towns, villages and hamlets. Settlement areas under the PPS are intended to be the focus of growth and development and are to promote land use patterns that efficiently use land and resources, infrastructure, and public service facilities (Section 1.1.3).

The PPS promotes economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs (Section 1.3.1 a). It is the policy of the PPS that planning authorities shall provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (Section 1.3.1 b).

3.1.1 Economic Development

In broad terms, the Subject Lands are intended to contribute to the economic development directives of the PPS. Section 1.3.1 of the PPS articulates that planning authorities shall promote economic development and competitiveness by:

- a) *“providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;”* among other factors.

It is the Policy of the PPS that Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs (Policy 1.3.2.1). Moreover, planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations (Policy 1.3.2.6).

The PPS additionally provides policy direction pertaining to long-term economic prosperity within Ontario. Section 1.7 of the PPS states that long-term economic prosperity should be supported by promoting opportunities for economic development and community investment readiness.

Generally, the proposed development will provide employment opportunities within the Town of Whitchurch-Stouffville on lands planned for employment uses adjacent to a major goods movement corridor (Highway 404). At a high level, the proposed panel

manufacturing facility is consistent with the economic development policies of the PPS, 2020.

3.1.2 Servicing

In addition to setting out where growth should occur, the PPS also provides direction with respect to the provision of infrastructure. As per policy 1.6.6.2, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas (Policy 1.6.6.2). Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development (Policy 1.6.6.3). The PPS also states in Section 1.6.6.7 that planning for stormwater management shall be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term.

Municipal servicing is presently not available to service the Subject Lands, and the proposed development will use private water and wastewater servicing. The Functional Servicing and Stormwater Management Report ("FSSR"), prepared by SCS Consulting, confirms that the site can be serviced by the proposed well and septic systems and that the Site Plan layout supports the stormwater management requirements. At a high level, the proposed development does not present any issues of consistency with the servicing policies of the PPS.

3.1.3 Natural Heritage Features

The Provincial Policy Statement provides high-level direction pertaining to the use and management of resources within Ontario. Specifically, this section of the PPS provides direction on Natural Heritage and Natural Heritage Features under section 2.1. It is the policy of the PPS that *"[natural] features and areas shall be protected for the long term"* and that *"[natural] heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas"* (Policies 2.1.1 and 2.1.3).

According to the Environmental Impact Study ("EIS") prepared by Palmer, the Subject Lands are located within the extent of Ecoregion 6E. As per the policies of the PPS, development and site alteration are not permitted in significant wetlands in Ecoregions 5E, 6E and 7E (Policy 2.1.5). Development and site alteration shall not be permitted on adjacent lands to natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Policy 2.1.8).

With respect to the policies above, the proposed development is located outside of the significant wetlands that are described and assessed through the EIS. The EIS concludes that development of the proposed industrial building is not expected to impact the wetland located in the eastern extent of the Subject Site. The design avoids the wetland

and the 30 m vegetation buffer which surrounds this feature. The proposed access road, which is generally located on the northern side of the site, is likewise approximately 30 m from the wetland buffer. As such, the EIS concludes that the proposed development will not negatively impact the existing natural heritage features and therefore does not present any issues of conformity with the Natural Heritage policies of the PPS.

3.1.4 Conclusion

The Subject Lands are located within a settlement area, which are intended to be the focus of growth and development. At a high-level, the proposed development is envisioned and appropriate for these lands.

Based on the above, the PPS promotes the development of strong communities, the establishment of employment uses, and the optimization of land to facilitate economic growth. The proposed development represents an efficient use of land located within a settlement area, specifically a hamlet, under the PPS. The proposed uses are consistent with Policy 1.3.1 and promote economic activity for the Township's employment base.

The natural heritage features located on the site will not be negatively impacted by the proposed development, as determined through the EIS. The proposed development and access road are both to be located at an appropriate distance from the wetland and the associated 30 metre vegetation buffer.

Based on these policies, it is our opinion that the proposed development is consistent with the vision set out by the PPS and helps to achieve key PPS policies as they relate to employment and economic development.

3.2 Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020 Consolidation) ("Growth Plan") came into effect on May 16, 2019. Amendment 1 to the Growth Plan subsequently came into effect on August 28, 2020. In broad terms, the Growth Plan mirrors many of the policies of the PPS. The Growth Plan broadly sets out policies for managing growth and development to the year 2051 and guides land use planning and urban form. As per the *Planning Act*, all planning decisions shall conform with the policies of the Growth Plan.

The vision and guiding principles of the Growth Plan set out an overarching intent to create compact and complete communities, maximize economic and employment opportunities, and optimize the use of existing infrastructure. By 2051, the Greater Golden Horseshoe is expected to grow to 14.8 million people and 7 million jobs. The Growth Plan provides direction on how to accommodate this growth in complete communities that are well designed with a mix of jobs, services, and housing. The Growth Plan also provides population and employment forecasts for all upper- and single-tier municipalities to better coordinate planning for growth across the region. Schedule 3 allocates an employment forecast of 990,000 jobs within York Region by the year 2051.

3.2.1 Employment Policies

The Subject Site is designated Potential Employment Area under the applicable Secondary Plan, described in Section 3.7 of this report. The Growth Plan directs that economic development and competitiveness in the Greater Golden Horseshoe (“GGH”) will be promoted by ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the year 2051 (Section 2.2.5.1 b).

It is the policy of the Plan that municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities (Section 2.5.5.5). The Growth Plan articulates that:

“To support goods movement, this Plan calls for a co-ordinated goods movement network that links major goods movement facilities and corridors to the provincial highway network and areas of significant commercial activity. This Plan also calls for the long-term protection of planned corridors and the colocation of infrastructure in these corridors where appropriate” (Section 3.1)

Similarly, Policy 3.2.5.1.b states that existing and planned corridors are to be protected to meet current and projected needs. The land use designations along planned corridors will support the policies of the Growth Plan by directing development to settlement areas. (Policy 3.2.5.2).

Policy 2.2.5.6 notes that upper-tier municipalities are responsible for designating employment areas in Official Plans and protecting them for appropriate employment uses over the long term. In planning for employment areas within settlement areas, municipalities will prohibit residential uses, prohibit or limit other sensitive land uses, and provide an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility (Policy 2.2.5.7).

As described in subsequent sections of this report, the Subject Lands are located within the Hamlet designation of the York Region Official Plan. Within the Vandorf-Preston Lake Secondary Plan sub-area, the Subject Lands are designated Potential Employment Area. The proposed development is located in proximity to Highway 404, a major goods movement corridor under the Growth Plan. The proximity to Highway 404 represents a valuable opportunity for employment uses that may capitalize on the visibility and accessibility of this major goods movement corridor. The orientation of the proposed facility will have an attractive front elevation facing Highway 404.

3.2.2 Conclusion

At a high level, it is our opinion that the proposed development will help to implement the economic development and competitiveness goals set out by the Growth Plan and will

contribute to projected employment growth targets to the 2051 planning horizon. Moreover, we believe that this proposed development will produce an efficient use of land; one which is beneficially located adjacent to a major goods movement corridor that connects the Subject Lands to broader markets in Southern Ontario.

With respect to the above, we are of the opinion that the proposed panel manufacturing facility conforms to the policies of the Growth Plan and represents an opportunity to efficiently utilize lands that the Town has identified for future employment uses.

3.3 The Greenbelt Plan, 2017

The Greenbelt Plan was prepared and approved under the Greenbelt Act, 2005 and took effect on December 16, 2004. The Greenbelt, 2017, was approved by the Lieutenant Governor in Council, Order in Council No 1025/2017, as an amendment to the Greenbelt Plan and came into effect on July 1, 2017.

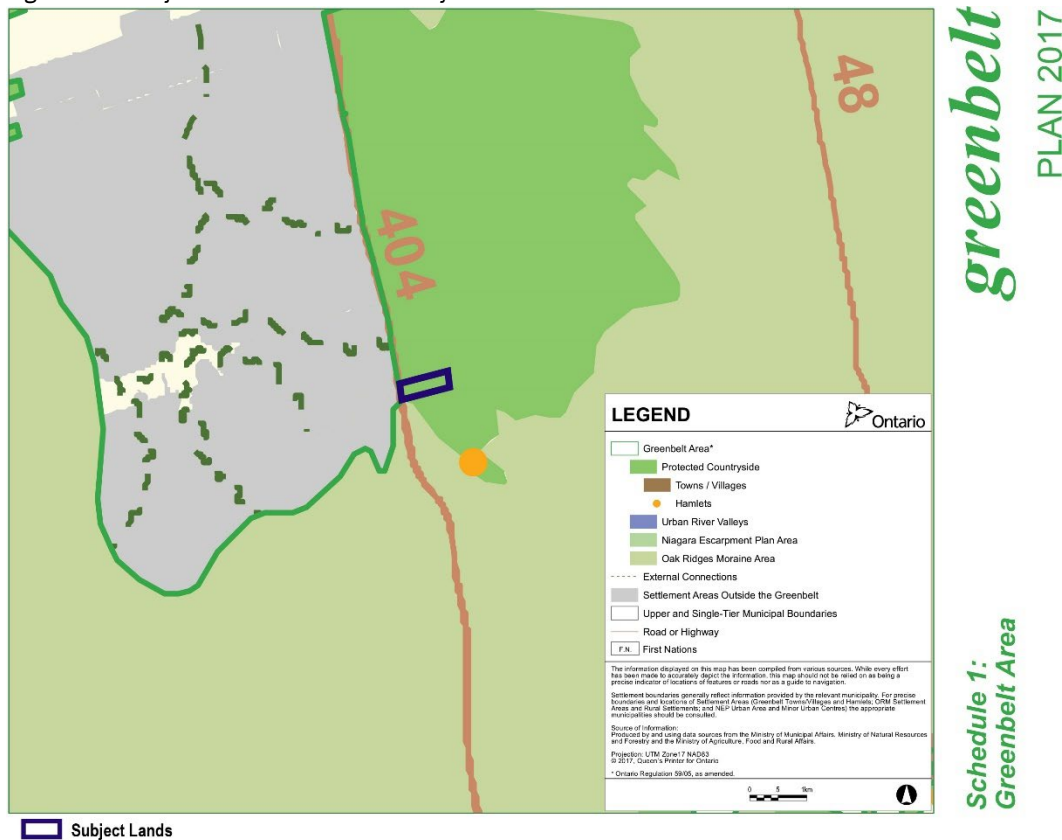
The Greenbelt Plan describes the Greenbelt as the cornerstone of the Growth Plan; an overarching strategy that provides clarity and certainty about urban structure, where and how future growth should be accommodated, and what must be protected for current and future generations. Generally, the Greenbelt Plan, together with the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas, and functions occurring on this landscape.

3.3.1 Settlement Areas

Under the Greenbelt Plan, the Subject Lands are designated “Protected Countryside”, as shown on Figure 3.1: Subject Lands in the context of the Greenbelt Plan.

Notably, the Subject Lands are also conceptually identified as part of a “Hamlet”, as per Schedule 1 of the Greenbelt Plan. The Greenbelt Plan shows the boundaries of Towns/Villages, but identifies Hamlets through the use of symbols, as shown on Schedule 1 to the Greenbelt Plan below. According to the Plan, regional and local official plans are to provide the detailed delineation of settlement area boundaries (Policy 1.4.2). As described in greater detail in Sections 3.5.1 and 3.7 of this report, regional and local official plans identify these lands as being within the delineated built boundary under respective ‘Hamlet’ designations.

Figure 3.1: Subject Lands in the context of the Greenbelt Plan



According to the Greenbelt Plan, Settlement Areas (identified as Towns, Villages, and Hamlets) vary in size, diversity, and intensity of uses. These Settlement Areas are generally found throughout the Protected Countryside area of the Plan. All settlement areas that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered 'Rural Settlements' for the purposes of the Greenbelt Plan.

Rural settlements are, according to the Greenbelt Plan, serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development, and are subject to official plan policies that limit growth. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses (Policy 2.2.9.1). It is the policy of the Greenbelt Plan that growth will be limited in settlement areas that:

- are rural settlements;
- are not serviced by existing or planned municipal water and wastewater systems; or
- are in the Greenbelt Area (Policy 2.2.1.2).

The Subject Lands are currently identified within the Hamlet of Vandorf in the Town of

Whitchurch-Stouffville Official Plan. Further, in the pre-application consultation package prepared by the Town of Stouffville on December 19, 2022, City staff confirmed that the property is located in the Hamlet of Vandorf, which is considered a Hamlet in the Protected Countryside Area of the Greenbelt Plan.

Section 3.4.1 provides that Towns and Villages are to be the focus of development and related economic and social activity within the Protected Countryside Area. Under this same section of the Greenbelt Plan, Hamlets are described as being substantially smaller than Towns/Villages and playing a significantly lesser role in accommodating concentrations of residential, commercial, industrial and institutional development. The Greenbelt provides that Hamlets are typically serviced with individual on-site sewage and water services and thus are not locations to which growth should be directed. Despite this general direction, the Greenbelt Plan states that the policies of the Plan do not apply to Hamlets, save for a selected list, as stated in Section 3.4.4:

Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is permitted through infill and intensification of Hamlets subject to appropriate water and sewage services.

To this end, the Greenbelt Plan also defers to official plans for the precise delineation of settlement area boundaries.

3.3.2 Natural System

Section 3.2 speaks to the Natural System policies set out by the Plan. Under this section, it is stated that the Protected Countryside contains a Natural System that provides a continuous and permanent land base necessary to support human and ecological health in the Greenbelt and beyond. Under the Greenbelt Plan, the Natural System is comprised of the Natural Heritage System, Water Resource System and key hydrologic areas, key natural heritage features and key hydrologic features.

Although the Subject Lands do not contain any portion of the Natural Heritage System (“NHS”) under the Greenbelt Plan, the Subject Lands contain both key natural heritage feature (“KNHF”) and key hydrological feature (“KHF”). As per the EIS prepared by Palmer (dated March 31, 2023), a Provincially Significant Wetland (PSW) was identified in the southeast corner of the Subject Site. The Subject Lands do not contain any NHS features, but due to the wetland’s provincial significance, it is considered both a KNHF and KHF. Staking of this wetland was completed by the LSRCA and Palmer on November 1, 2022.

As such, the proposed development must demonstrate that there are no negative impacts to the KNHF and KHF or their function, and no negative impacts on biodiversity or connectivity within the NHS (Section 3.2.2.4.a). Further, with respect to lands within a key natural heritage feature or a key hydrologic feature in the Protected Countryside, the following policies shall apply:

Section 3.2.5.3 *Beyond the Natural Heritage System within the Protected Countryside, key natural heritage features are not subject to the policies of section 3.2.5, but are to be defined pursuant to, and subject to the policies of, the PPS.*

Section 3.2.5.4 *In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.*

Section 3.2.5.5 *A proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside requires a natural heritage evaluation or a hydrological evaluation which identifies a vegetation protection zone which:*

- a) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and/or its function; and*
- b) Is established to achieve and be maintained as natural self-sustaining vegetation.*

KHFs located within 120 m of the proposed development require a natural heritage hydrological evaluation to determine a vegetation protection zone. The EIS concludes that the NHS to the north is greater than 120 m away from the Subject Lands and, as such, does not meet this criteria.

The EIS articulates that the PSW requires a minimum vegetation protection zone of 30 m, as per Section 3.2.5.4 of the Greenbelt Plan. The EIS further states that development of the proposed industrial building is not expected to impact the PSW on the Subject Site. The design avoids the PSW and its 30 m vegetation buffer and the proposed access road is approximately 30 m from the wetland buffer.

3.3.3 Conclusion

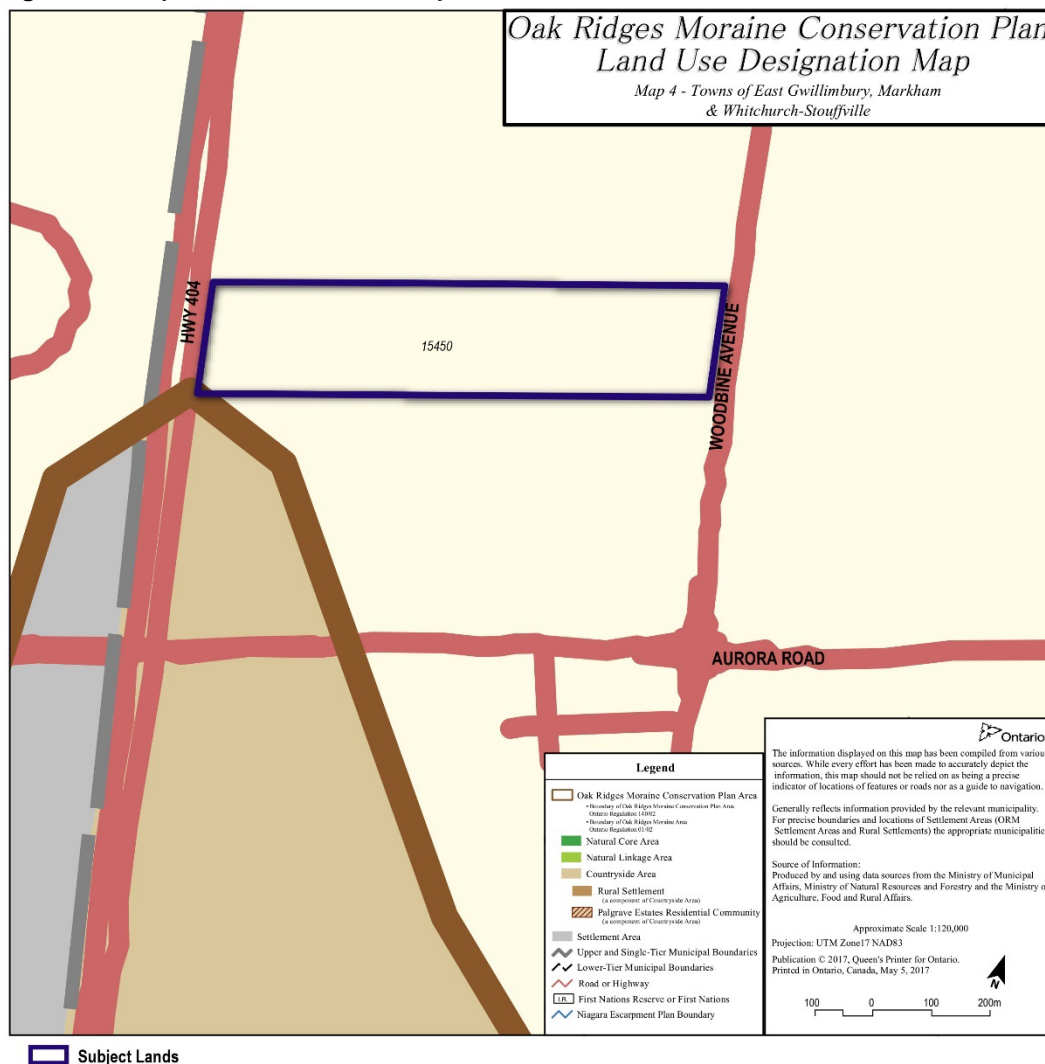
Based on the above evaluated policies and the findings of the EIS, the proposed development conforms to the Natural Systems policies and provisions of the Greenbelt Plan. The proposed development does not negatively impact the PSW located at the northeast corner of the Subject Lands.

3.4 Oak Ridges Moraine Conservation Plan, 2017

The Oak Ridges Moraine Conservation Plan (“ORMCP”) came into effect on November 16, 2001, as an ecologically based plan to provide land use and resource management

direction to protect the Moraine's environmental features and functions. The ORMCP was most recently updated in 2017. The purpose of the ORMCP is to provide the necessary land use policies for the protection of the Oak Ridges Moraine's ecological and hydrological features and functions. Planning decisions made under the *Planning Act* are required to conform to this Plan, if applicable.

Figure 3.2: Subject Lands in the context of the ORMCP, 2017



As demonstrated in Figure 3.2: Subject Lands in the context of the ORMCP, 2017, the majority of the Subject Lands are located outside of the ORMCP area.

3.4.1 Countryside Areas

The ORMCP identifies approximately 8 square metres of the southwestern corner of the Subject Site as Countryside Area. Countryside Areas provide an agricultural and rural transition/buffer between the Natural Core Areas, Natural Linkage Areas, and the urbanized settlement areas. The purpose of the Countryside Areas is to encourage

agricultural and other rural uses that support the Plan's objectives (Section 13.1).

Section 40(1) states that small-scale commercial, industrial and institutional uses are permitted under this designation which are supportive of, complementary to or essential to uses that are permitted in the Countryside Areas and do not require large-scale modification of terrain or vegetation, or large-scale buildings and structures.

Given that such a relatively small portion of the Subject Lands are located within the extent of the ORMCP area, and that no development is proposed on this area, it is our opinion that the proposal conforms to the policies of the ORMCP.

3.5 York Region Official Plan (2022)

The York Region Official Plan, ("YROP") 2022 was adopted by York Regional Council in June 2022 and the Minister of Municipal Affairs and Housing approved the Plan in November 2022. The policies of the official plan guide new planning and development throughout York Region. The YROP 2022 incorporates seven major goals that provide high-level direction for the objectives and policies contained in each Chapter. Among the objectives under Section 1.3, it is the goal of the Region:

To enhance York Region's urban structure through a comprehensive integrated growth management process that provides for healthy, sustainable, complete communities with a strong economic base;

To provide the services required to support York Region's residents and businesses to 2051 and beyond, in a financially and environmentally sustainable manner; and

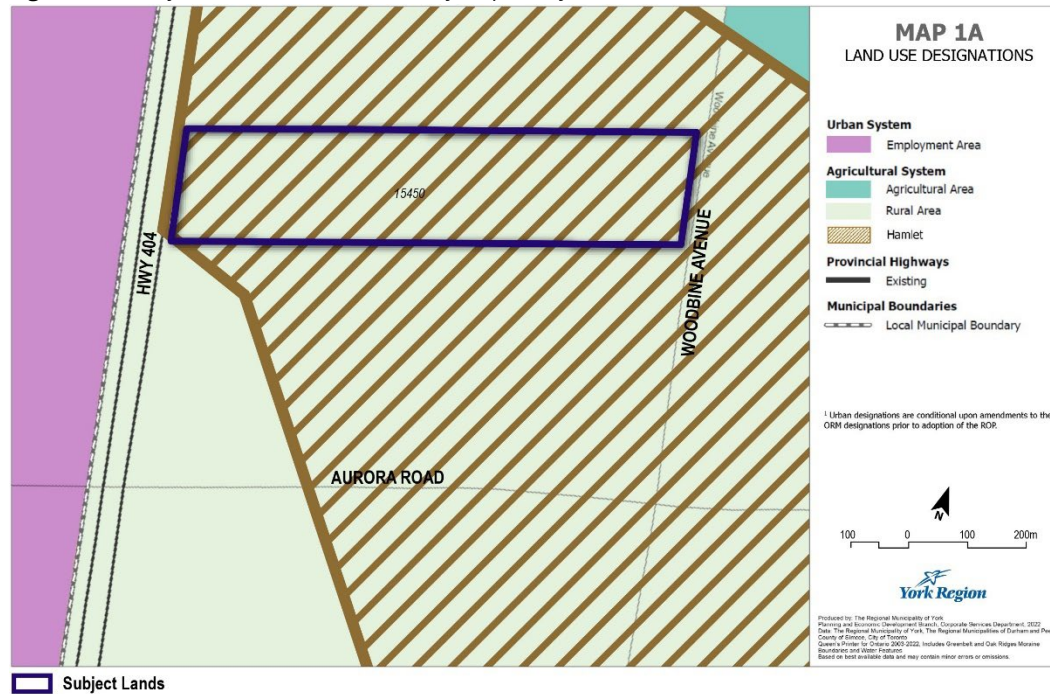
To ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity.

The YROP states that York Region will continue to experience a significant portion of the new urban growth anticipated in the Greater Golden Horseshoe (GGH) over the next 30 years. The Plan provides for growth in York Region to a population of 2.02 million people and 990,000 jobs by 2051. Communities will be planned for healthy and active living and meaningful employment opportunities for local business to thrive (Section 2.0). Of this, Whitchurch-Stouffville is forecasted to grow to a population of 91,700 and 34,800 jobs from a population of 49,400 and 16,900 jobs in 2021 (Section 2.2.1).

3.5.1 Hamlets

Map 1A (Figure 3.3: Subject Lands in the Context of Map 1A of the YROP of this Report) identifies the Subject Lands within a designated 'Hamlet'.

Figure 3.3: Subject Lands in the Context of Map 1A of the YROP



As per Section 5.4 of the YROP, Hamlets are generally defined as:

“existing hamlets or similar existing small settlement areas that are long established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development, and are subject to official plan policies that limit growth” (per the Definitions of the YROP).

York Region’s Hamlets exist within the Protected Countryside Area designation of the Greenbelt Plan and within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan. It is the policy of Council to protect long-established Hamlets as designated on Map 1A, subject to applicable Provincial plans (Policy 5.4.1).

The YROP defers to local official plans and zoning by-laws to designate the boundaries of Hamlets as identified on Map 1A of the Plan. With respect to development within Hamlets, it is the policy of Council:

Policy 5.4.3 *“That local official plans shall provide policies that limit future growth to minor infilling in Hamlets, subject to the ability to service growth by individual private on-site water and wastewater systems, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”*

Policy 5.4.5 *“That development in Hamlets shall be of an appropriate size and scope to ensure compatibility with the surrounding community in the*

context of use of land, buildings and structure size, area, density, and height, in accordance with local official plan policies.”

Policy 5.4.6 *“That consents may be permitted in Hamlets, subject to applicable Provincial plans and local official plan consent policies and the ability to service the development by individual private on-site water and wastewater systems.”*

Policy 5.4.8 *“That notwithstanding policy 5.4.3, additional growth and development in Hamlets may be permitted in existing secondary plans with an appropriate water and wastewater solution in conformity with Provincial plans, approved and in effect the date this Plan came into effect.”*

As per the above, the YROP defers to local official plans and zoning by-laws to designate the boundaries of Hamlets. Local official plans and zoning by-laws are generally to limit future growth to minor infilling subject to the ability to service growth by individual private on-site water and wastewater systems. Accordingly, the boundary of the Hamlet in which the Subject Lands are included is confirmed through the Vandorf-Preston Lake Secondary Plan boundary, under the Town of Whitchurch-Stouffville Official Plan (detailed in subsequent sections of this report).

The proposed development generally aligns with the future employment uses envisioned by the area municipality through the Whitchurch-Stouffville Official Plan / the Vandorf-Preston Lake Secondary Plan. This development will be serviced by private on-site water and wastewater systems which have been determined to be appropriate by the Town. It is our opinion that the development is compatible with the surrounding community in the context of the use of land and its proximity to an existing transportation corridor. As such, we believe that the proposed development is appropriate and aligns with the applicable hamlet policies of the YROP.

3.5.2 Rural Area

The southwest corner of the Subject Lands (measuring approximately 8 square metres) is located outside the Hamlet designation and are designated Rural Area.. The policies of the Rural Areas designation are articulated under Section 5.3 of the YROP. As per the YROP, Rural Areas consist of lands located outside of urban areas and agricultural/specialty crop areas, which have unique social, economic and geographic characteristics. Rural lands are generally used for agricultural uses to help create the continuous land base for agriculture, linking the Agricultural Areas and supporting elements of the agri-food network. The Rural Area designation limits permitted uses to recreation, tourism, resources-based commercial uses, management and use of resources, among others.

There is no development proposed on the portion of the Subject Lands designated Rural Area.

Formulae.

It is our opinion that the proposed development complies with the applicable Provincial land use plans and policies, as detailed in previous sections of this report. Through discussions with the Town, an AIA was not identified as a required study through the Pre-Application Consultation process. The Functional Servicing and Stormwater Study prepared by SCS Consulting Group demonstrates that the proposed development can be supported through private servicing. Moreover, the EIS prepared by Palmer confirms there will be no negative impacts on the natural features within the Regional Greenlands System or their ecological functions.

Further, the Provincial Minimum Distance Separation Formulae applies to amendments to rezone or redesignate lands to permit development in prime agricultural areas or rural lands. The majority of the Subject Lands, particularly where development is proposed, is located within a settlement area in the Hamlet of Vandorf, and outside of the rural lands, and therefore the Minimum Distance Separation Formulae do not apply. As such, we believe that the proposed development is consistent with the Agricultural Area policies of the YROP.

3.5.4 Regional Greenlands System

As detailed above, a small portion of the Subject Lands are subject to the policies of the Regional Greenlands System. According to the policies of the YROP the primary function and vision of the Regional Greenlands System is to ensure the protection of natural heritage features in a system of cores connected by corridors and linkages (Section 3.2). Under the YROP, this includes the Oak Ridges Moraine Conservation Plan's Natural Core Area and Natural Linkage Area designations, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, the Natural Heritage System for the Growth Plan, approved local natural heritage systems, key natural heritage features, key hydrologic features and functions, and the lands necessary to maintain these features within a system.

According to section 3.2.3, development and site alteration is prohibited within the Regional Greenlands System. Development and site alteration applications within 120 metres of the Regional Greenlands System shall be accompanied by an environmental impact study (Policy 3.2.4). Within the Regional Greenlands System, some uses may be permitted subject to meeting requirements of the applicable Provincial plans, including new infrastructure required to service the community including water and wastewater systems, stormwater management systems/facilities and streets if:

“[N]o other reasonable alternative location exists and if an approved environmental impact study demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the relevant Provincial plan, where applicable (Section 3.2.5 d) i.).”

It is the policy of Council that infrastructure planning, design and construction be

sensitive to the features and functions of the Regional Greenlands System and include context sensitive design and innovative technologies to minimize impacts and enhance the system. Infrastructure within the system should avoid key natural heritage features and key hydrologic features where possible and shall be subject to the policies of applicable Provincial plans (Policy 3.2.6).

According to the YROP, the Regional Greenlands System and water resource system shall, in Urban Areas and Towns and Villages, be designated more specifically in local official plans and secondary plans and integrated into community design using best available scientific information in consultation with conservation authorities (Policy 3.1.4).

The YROP provides that the requirement for content and scope of the environmental impact study will be determined through the pre-consultation meeting. In accordance with this direction, an EIS has been prepared by Palmer, dated March 31, 2023. The report assesses the proposed access to the Subject Lands via Woodbine Avenue, which will cross the Regional Greenlands System and be constructed in proximity to the existing watercourse. As confirmed by the EIS, the design of the proposed development, including the road access via Woodbine Avenue, will be located at a minimum of approximately 30 m from the wetland buffer. Per the findings of the EIS, the proposed development does not present any issues of consistency with the Greenlands System policies of the YROP.

3.5.5 Provincially Significant and Provincial Plan Area Wetlands

A portion of the Subject Lands contain Key Hydrological Features, consisting of Provincially Significant and Provincial Plan Area Wetlands (“PSW”), as identified on Map 4 of the YROP. This designation generally transects the southeastern portion of the Subject Lands, located opposite the proposed manufacturing uses and activities and partially aligns with the Greenlands System overlay described in Section **Error! Reference source not found.** of this report. The PSW designation corresponds with a tributary of Weslie Creek, a watercourse within the Bogart Creek wetland complex. The lands associated with the PSW and the mapped watercourse in this portion of the Subject Site are within the Lake Simcoe Region Conservation Authority regulation area.

MAP 4
KEY HYDROLOGIC FEATURES

Key Hydrologic Features

- Provincially Significant and Provincial Plan Area Wetlands
- Permanent or Intermittent Stream

Oak Ridges Moraine Conservation Plan

- Oak Ridges Moraine Conservation Plan Boundary

Provincial Highways

- Existing

Municipal Boundaries

- Local Municipal Boundary

Subject Lands

15450

HWY 404

WOODBINE AVENUE

AURORA ROAD

York Region

Produced by: The Regional Municipality of York,
Planning and Economic Development Services, Corporate Services Department, 2022
Scale: The Regional Municipality of York, The Regional Municipality of Durham and The
County of Simcoe, City of Toronto
Queen's Printer for Ontario (2022-2023) Includes Greenfield and Oak Ridges Moraine
Boundaries and Water Features
Based on best available data and may contain minor errors or omissions.

"The use is permitted by the Plan, the applicable Provincial Plan and it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions."

"[T]o permit development and site alteration within 120 metres of wetlands identified on Map 4, but not within the vegetation protection zone, subject to an approved environmental impact study that demonstrates no negative impacts to the wetland feature or its ecological functions. Notwithstanding the aforementioned, within the vegetation protection zone, development and site alteration may be permitted in accordance with policies 3.2.5.c and 3.2.5.d of the Plan".

In accordance with the requirements for development, an EIS has been prepared and notes that the proposed development avoids the identified provincially significant wetlands and its 30 m vegetation buffer. It further states that potential effects to the

wetlands are largely avoided by the project design and overall placement of the proposed industrial building, storage area, and parking (Section 8.1 of the EIS).

3.5.6 Ecologically Significant Water Contribution Area

The Subject Lands are also shown on Map 7 as being within the ORMCP Area of High Aquifer Vulnerability overlay and within the Ecologically Significant Groundwater Recharge Area identified on Map 12B. According to the YROP, best management practices are encouraged for all development proposals within highly vulnerable aquifers (as shown on Map 7) and significant surface water contribution areas (as shown on Map 12B) that involve:

Section 3.3.8 a. *“Manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquids; and”*

Section 3.3.8 b. *“Application, storage, and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount”.*

The development does not propose to use the storage space (proposed as an accessory outdoor storage yard) for the above listed purposes. As such, the proposed development and associated manufacturing activities are consistent with the policies of the YROP.

3.5.7 Conclusion

The proposed development conforms to the policies of YROP insofar as:

- The proposed development will contribute to the employment opportunities within the Region and help to achieve the Region’s 990,000 jobs by the year 2051 (of which 34,800 are to be located in Whitchurch-Stouffville).
- The proposed development generally aligns with the Agricultural Area policies of the YROP.
- The proposed development conforms to the Regional Greenlands System policies of the YROP. Section 3.2.4 provides development and site alteration applications within 120 metres of the Regional Greenlands System shall be accompanied by an environmental impact study. An EIS has been prepared which concludes that design of the proposed development, including the road access via Woodbine Avenue, will be located approximately 30 m from the wetland buffer.
- The proposed development is located within a hamlet designation. The YROP defers to local official plans and zoning by-laws to designate the boundaries of Hamlets as identified on Map 1A of the Plan. The proposed development generally aligns with the future employment uses envisioned by the area municipality through the Whitchurch-Stouffville Official Plan / the Vandorf-Preston Lake Secondary Plan and is consistent with the policies of the YROP.
- A small portion of the Subject Lands, located in the southwestern corner of the lot, is within the Rural Area designation. However, development is not proposed in this area.

- A portion of the Subject Lands contain Key Hydrological Features, consisting of Provincially Significant and Provincial Plan Area Wetlands. As above, an EIS has been prepared to evaluate the proposed development. It has been determined that the development avoids the identified provincially significant wetlands and its 30-metre vegetation buffer.
- The Subject Lands are located in Ecologically Significant Groundwater Recharge Area identified on Map 12B. The development does not propose to use the storage space (proposed as an accessory outdoor storage yard) for the uses listed under Section 3.3.8.

3.6 Town of Whitchurch-Stouffville Official Plan (2000)

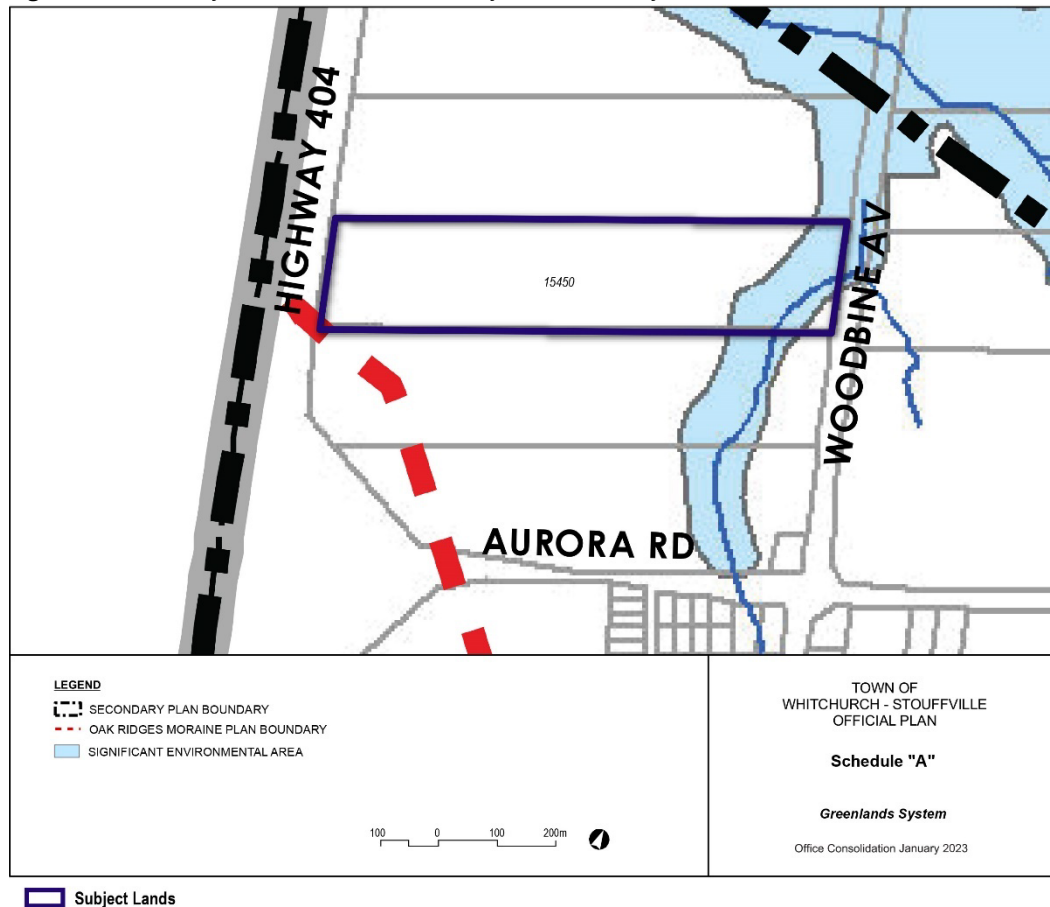
The Town of Whitchurch-Stouffville Official Plan (“WSOP”) was adopted by the Town on September 5, 2000 and approved by York Region on March 20, 2001. The WS-OP was subsequently approved by the Ontario Municipal Board (now the Ontario Land Tribunal) on June 23, 2004. The WSOP provides an overall vision, principles, objectives, and policies to guide decision making by the Town respecting the natural environment, land use, community services, social and cultural matters, and development review.

The Subject Lands are identified within the Secondary Plan Area of Vandorf-Preston Lake on Schedule B – Land Use and Transportation Plan. An analysis of the land use policies, as they pertain to the Subject Lands under the Vandorf-Preston Lake Secondary Plan, are described under Section 3.7 of this report.

3.6.1 Greenlands System

The Whitchurch-Stouffville OP identifies a portion of the Subject Lands within a Significant Environmental Area, as per Schedule A. According to the EIS, This Significant Environmental Area is associated with both the Bogart Creek Wetland Complex PSW and the mapped tributary of Weslie Creek.

Figure 3.6: The Subject Lands in the Context of Schedule 'A' of the WSOP



The Significant Environmental Area policies are outlined under Section 3.4.2 of the Whitchurch-Stouffville Official Plan. Generally, this designation recognizes a variety of features possessing significant attributes or environmental functions, which in many instances have been deemed to be of Provincial Regional or Local Significance. Permitted uses within the areas designated Significant Environmental Area shall be limited to conservation, enhancement and preservation of the natural environment, and passive recreational uses such as nature viewing and pedestrian trails which will have no negative impact on the natural environmental features and ecological functions of the area, including no net loss of fish habitat, where applicable (Policy 3.4.2.2).

As detailed under Section 3.4.2.4:

Section 3.4.2.4 i *"The areas included in the Significant Environmental Area designation were identified based on a general background analysis. Site specific studies shall be required to define the significance of such natural features and their importance within the Town's Greenlands System, as well as to better define the exact preservation requirements, buffer widths and boundaries where development is proposed in or abutting such lands. In addition, where development is proposed abutting*

a stream for which floodplain mapping is not available, such mapping shall be required to be submitted as part of any development application”.

Section 3.4.2.4 ii *“The boundaries of the lands in this designation can be refined without further amendment to this Plan subject to approval by the Town, in consultation with the appropriate Conservation Authority, of an Environmental Impact Study and/or other detailed information required by the Town. However, the Town must be satisfied through a peer review of the EIS or other information, carried out at the cost of the applicant, that the criteria in Section 3.4.2.4 iii) a) and b) can be satisfied”.*

The policies of the Vandorf-Preston Lake Secondary Plan echo the directives of the Whitchurch-Stouffville OP. This includes policy 13.7.8, which states that:

Section 13.7.8 *“The lands in the Significant Environmental Area designation on Schedule “G” shall be subject to the policies of Section 3.4.2 of the Official Plan. In addition to the policies of Section 3.4.2, where new development is proposed a 30 m minimum naturally vegetated and unmaintained buffer shall be established on each side of a watercourse measured from the top of bank.*

Lands within the Wesley Creek “Significant Environmental Area” and the Regional Significant Forest Lands also designated “Significant Environmental Area” are subject to the Natural System Policies of Section 3.2 of the Greenbelt Plan.”

The proposed access road to the panel manufacturing facility via Woodbine Avenue will cross a segment of the Subject Lands that are designated Significant Environmental Area. As such, an Environmental Impact Study has been prepared in order to define the significance of the natural features and their exact preservation requirements in accordance with Policy 3.4.2.4. The EIS identifies a PSW in the southeast corner of the Subject Site which requires a 30 m vegetated buffer. . The EIS further confirms that the development of the proposed industrial building is not expected to impact the PSW on the Subject Site and avoids the PSW and its 30 m vegetation buffer. To this end, the proposed access road is approximately 30 metres from the wetland buffer and conforms to the Greenlands policies of the Whitchurch-Stouffville OP.

3.7 Vandorf-Preston Lake Secondary Plan

The Town of Whitchurch-Stouffville Official Plan recognizes four Secondary Plan Areas which are intended to function as settlement areas within the Town and maintain individual identities (Section 4.16.1). These include the Community of Stouffville, Ballantrae-Musselman Lake, Gormley Industrial Area, and Vandorf-Preston Lake. The Subject Lands are within the boundary of the Vandorf-Preston Lake Secondary Plan (VPLSP) and are therefore identified within the delineated settlement area under the Whitchurch-Stouffville Official Plan.

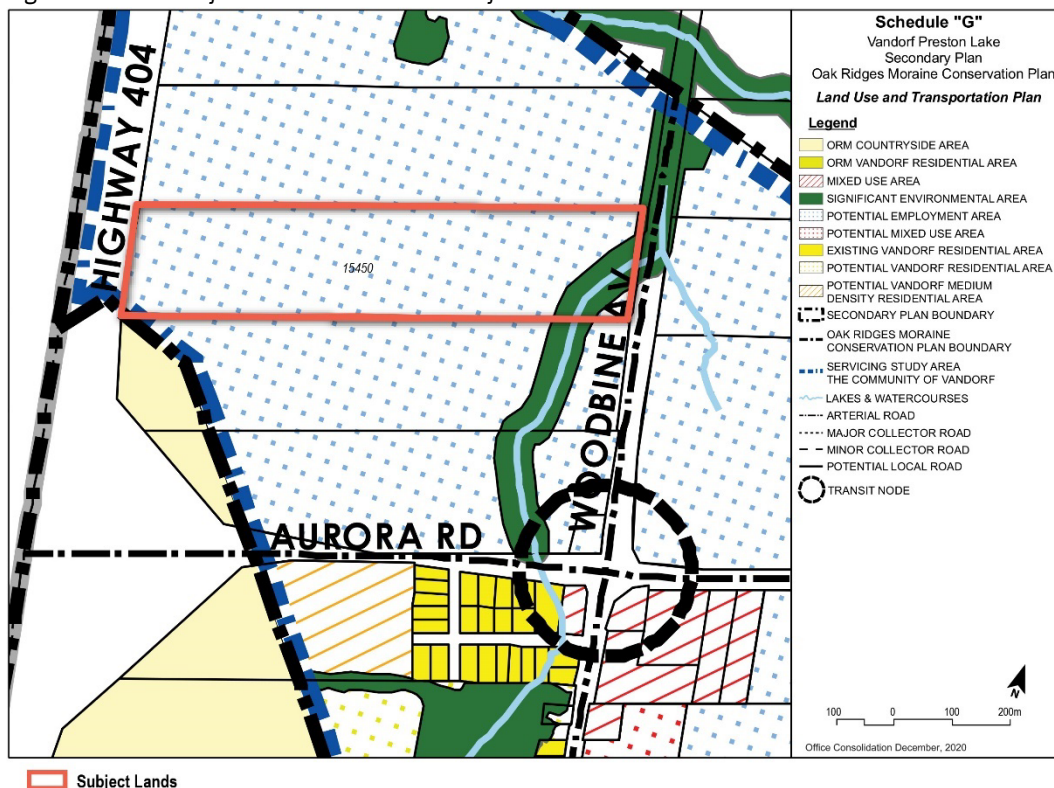
According to the Secondary Plan Area policies of the Whitchurch-Stouffville Official Plan, development in each of the Secondary Plan Area designations shall be governed by the individual Secondary Plans. Where conflict arises, the policies of the Secondary Plan shall take precedence over the Whitchurch-Stouffville OP (Policy 4.16.2.1). The text provisions of the Vandorf-Preston Lake Secondary Plan (“VPLSP”) are included under Section 13 of the consolidated WSOP and shown on Schedules G-G5.

The VPLSP provides that new development will be designed in a manner which protects and enhances the natural environment, reflecting the location of this area on or in proximity to the Oak Ridges Moraine (Policy 13.2.2). It is intended that Vandorf will provide for the potential for additional employment development to:

“...support the economic health of existing businesses and encourage the location of new businesses in Vandorf, provided sewer and water services can be provided, including the potential for additional employment development on full municipal services in a business campus format which will create a “gateway” to Vandorf and Whitchurch-Stouffville”. (Policies 13.2.2 iii.).

As per the Schedules of the VPLSP, the Subject Lands are primarily designated “Potential Employment Area” and are located within the “Servicing Study Area for the Community of Vandorf”, as shown in Figure 3.7. An assessment of the land use and servicing policies in view of the proposed manufacturing activities are detailed in subsequent sections.

Figure 3.7: The Subject Lands in the Context of the VPLSP – Schedule ‘G’



3.7.1 Potential Employment Area Designation

The Potential Employment Area designation sets out to recognize a potential employment area which provides for the completion of the existing employment development in the Community of Vandorf. The permitted uses in the Potential Employment Area designation include the following (Section 13.7.3.2):

- *Agricultural uses, with the exception of intensive livestock operations;*
- *Fish, wildlife and forest management;*
- *Conservation projects and flood and erosion control projects;*
- *Low intensity recreational uses;*
- *Public parks and open space uses;*
- *Those uses permitted in Section 13.7.2.2, subject to the policies of Section 13.7.2.3; and,*
- *accessory uses.*

The permitted employment uses outlined under Section 13.7.2.2 include: industrial, office, wholesale, research and development, institutional, commercial recreation, and accessory uses, subject to the following:

- a) the provision of servicing in accordance with the provisions of Section 13.5.3.2 of this Plan;
- b) open storage shall be screened and shall be prohibited adjacent to watercourses and natural features; and,
- c) the provisions of Section 13.7.2.3 with the exception of subsection b).

Moreover, where lots front on Highway 404, Aurora Road or Woodbine Avenue such lands shall be zoned to permit only prestige employment uses (Policy 13.7.3.3). Such uses will require the Zoning By-law to enforce *“enhanced landscaping and all elevations facing a street shall be required to present a “front” elevation. Loading and open storage areas will not be permitted in any yard facing a street”*.

Permitted uses under policy 13.7.2.2 of the VPLSP shall require a zoning by-law amendment and shall:

- *be restricted to dry uses, until the completion of the servicing studies in Section 13.5.3.2;*
- *require that open storage be screened;*
- *limit retail and service commercial uses to products produced and/or assembled on the premises provided that the retail operation occupies less than 20% of the area of the main building;*
- *be in keeping with the character of the existing areas of the Community of Vandorf; and,*
- *reflect the directions in Sections 13.4, Community Improvement Strategy of this Plan.*

Section 13.7.2.3 further states that:

“Notwithstanding any other policies of this Plan, the Town shall not permit industrial uses which are considered to be a significant health or safety concern to residents or to the natural environment. Where there is a concern with the potential impact of an industrial use, an evaluation report shall be prepared by the Town, at the cost of the applicant based on terms of reference approved by the Town and the applicant. The report shall evaluate the impacts of the proposed use and whether appropriate mitigation measures can be developed to reduce the impacts to a level acceptable to the Town. Where the concern includes the potential for impact on the natural environment, the evaluation report shall include an Environmental Impact Statement (EIS) to demonstrate that there will be no negative impacts on the natural features or their ecological functions. The EIS shall be scoped and approved by the Town in consultation with the Lake Simcoe Region Conservation Authority.” [emphasis added] (Policy 13.7.2.3 ii).

In view of the policies detailed above, the proposed development is guided by the provisions of the VPLSP. Generally, the potential employment area designation – under which the Subject Lands are designated – permit and support the establishment of industrial uses subject to specific criteria. This criterion includes the provision of servicing (which are addressed in further detail under Section 3.7.2 of this report) and to demonstrate that there will be no negative impacts on the natural features or their ecological functions (as addressed under section 3.6.1 of this report). With respect to Policy 13.7.3.3, the general orientation of the proposed plant will consist of ‘front elevation’ facing westward, visible from Highway 404. In this respect, the proposed development does not present any issues of conformity with the policies of the Potential Employment Area.

3.7.2 Servicing Study Area

The Subject Lands are located within the Servicing Study Area of the VPLSP, as delineated on Schedule ‘G’, and will require a detailed assessment of servicing options prior to permitting any significant new development.

The proposed development seeks to develop a portion of lands (equating to 48,562.28 square metres of the total ~166,660.00 square metre lot area) on an existing lot of record within the Servicing Study Area demarcated on Schedule ‘G’. As per policy 13.5.3.1, Existing development, including changes to those uses and new uses on a lot of record or infill lots in the Servicing Study Area, shall be subject to the policies of Section 13.5.2. The interpretation of the WSOP policies was confirmed by Town staff through the pre-consultation package dated December 19, 2022.

Policy 13.5.2 provides that approval of any new wells shall require the submission of a hydrogeological study which will evaluate the potential for well interference. Approval of a new well may be refused if concerns with well interference are identified. In addition, new wells shall be required to be constructed to maximize hydraulic head. The approval

of new private sewage systems will require the submission of an assessment of the potential impact on the shallow soil and groundwater conditions and the susceptibility of the groundwater resource to contamination (Policy 13.5.2 ii & iii).

In accordance with the above, a hydrogeological assessment (prepared by EXP Services Inc.) and a Geotechnical Investigation (prepared by Soil Engineers Ltd.) have been prepared in support of the proposed development. The findings presented in these reports (particularly the Hydrogeological Investigation) determines that based on the extent of zone of influence and the distance to the nearest surface water feature, impacts to surface water features are not anticipated. Moreover, the Hydrogeological Investigation further provides that no shallow dewatering related impact on water supply wells is expected in the area. However, based on the relatively rural setting, it is understood that domestic wells might still be active. The report recommends the completion of a door-to-door survey for all wells located within 500 m zone of the site to confirm well uses in the area.

In addition to the above, the WSOP provides that the Town will consider strategies to retrofit stormwater treatment technologies in existing developments in conjunction with the Conservation Authorities, in accordance with the policies of Section 13.4.3.7 (Policy 13.5.4.1). The WSOP mandates that The Functional Servicing Study required in Section 13.5.3, will also address stormwater management (Policy 13.5.4.2).

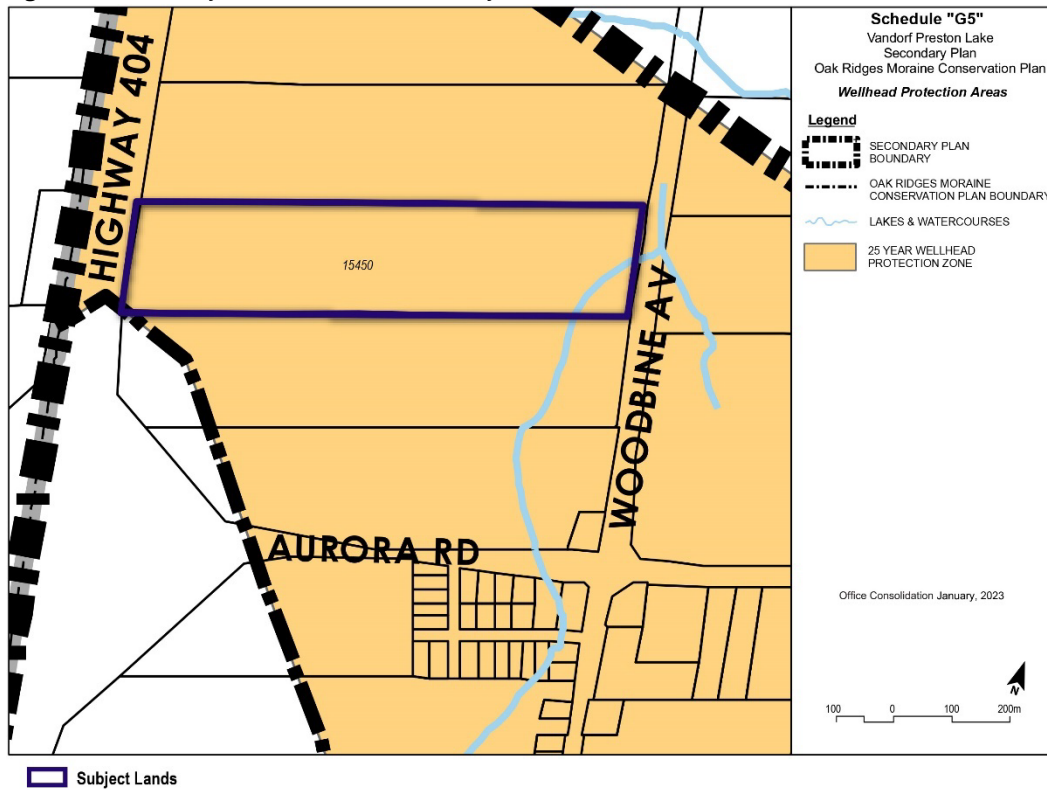
Although the policies of Section 13.5.3.2 do not apply to the existing development (which is contemplated on a lot of record in the Servicing Study Area), an FSSR has been prepared in support of the proposed development. This report investigates both the servicing and stormwater management components of the proposed development. The FSSR concludes that the site can be serviced by the proposed septic system and well system and that the Site Plan layout supports the stormwater management requirements. With respect to Stormwater Management in particular, runoff quality and quantities will be controlled through the provision of bioswales, grassed swales, and a dry pond.

Per the findings of the relevant supporting studies, the proposed development does not present any issues of consistency with the Servicing policies of the YROP.

3.7.3 Wellhead Protection Area

According to the VPLSP, the 25 Year Wellhead Protection Area on Schedule "G5" is considered an overlay. Notwithstanding the fact that the lands in this designation are not located in the Oak Ridges Moraine, development in this designation shall be subject to the Wellhead Protection policies of Section 5.10 of the Official Plan. As per Section 5.10.1, land use restrictions apply in the Wellhead Protection Areas based on the "time-of-travel" for ground water to reach the municipal well and the relative threat posed by certain land uses and activities in proximity to wellheads.

Figure 3.8: The Subject Lands in the Context of the VPLSP – Schedule 'G-5'



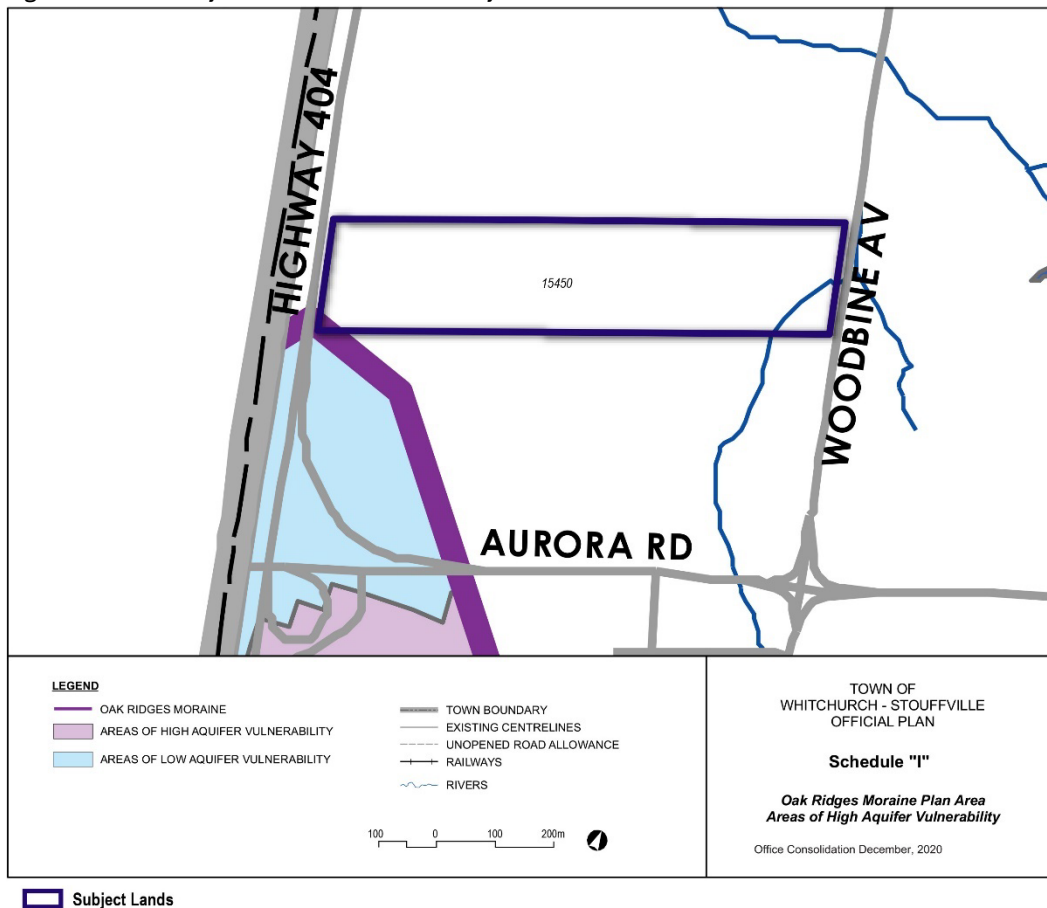
According to Schedule 'G-5' of the VPLSP, the Subject Lands are located within the extent of the '25 Year Wellhead Protection Zone'. Within Wellhead Protection Areas 0 – 25-year Time-of-Travel Zones, new uses which involve the following are prohibited:

- i) Storage, except by an individual for personal or family use of:
 - a. Petroleum fuels
 - b. Petroleum solvents and chlorinated solvents
 - c. Pesticides, herbicides and fungicides
 - d. Construction equipment
 - e. Inorganic fertilizer
 - f. Road salt; and,
 - g. Contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario 1990.
- ii) Generation and storage of hazardous waste or liquid industrial waste
- iii) Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities.

In accordance with the above, the development does not propose the storage of the above list of prohibited materials. As such, the proposed development conforms to the Wellhead Protection policies of the VPLSP.

3.7.4 ORM Countryside Area

Figure 3.9: The Subject Lands in the Context of the WSOP – Schedule 'I'



As shown in Figure 3.9 of this report, the southeastern portion of the Subject Lands (consisting of approximately 8 square metres) are located in the ORM Countryside Area under the Oak Ridges Moraine Conservation Plan Area, shown on Figure 3.7 and Figure 3.9. Generally, this designation is identified in the ORMCP as areas where agricultural and other rural uses that support the Conservation Plan's objectives will be encouraged (Policy 13.6.5.1). The purpose of the designation of these areas is to maintain, and where possible to improve or restore, the ecological integrity of the Moraine Area, while providing for a range of agricultural and rural uses. Permitted uses under this designation are generally limited to natural resource management and conservation, recreation, and limited residential and commercial uses.

Similar to previous sections pertaining to the ORMCP area, the proposed concept on the Subject Lands do not include development on the lands under this designation. As such, the proposed development conforms to the ORM Countryside designation under the plan.

3.7.5 Conclusion

The proposed development conforms to the policies of the VPLSP (with reference to the

policies of the Whitchurch-Stouffville OP) insofar as:

- The Whitchurch-Stouffville OP defers land use policy direction to the VPLSP. The Subject lands are primarily located within the “Potential Employment Area” of the VPLSP which permits industrial, among other uses, subject to servicing and natural features criteria;
- An Environmental Impact Study has been prepared in order to define the significance of the natural features and their exact preservation requirements in accordance with Policy 3.4.2.4 and 13.7.8. The EIS confirms that the development of the proposed industrial building is not expected to impact the PSW on the Subject Site and avoids the PSW and its 30 m vegetation buffer.
- A Servicing and Stormwater Management Report concludes that the site can be serviced by the proposed septic system and well system and that the Site Plan layout supports the stormwater management requirements. With respect to Stormwater Management in particular, runoff quality and quantities will be controlled through the provision of bioswales, grassed swales, and a dry pond.
- The Subject Lands fronts on Highway 404 and are to be zoned to permit only prestige employment uses (Policy 13.7.3.3). The proposed development will incorporate a ‘front elevation’ facing westward, visible from Highway 404. Loading and open storage areas will be located in at the rear of the manufacturing plant, in accordance with the VPLSP;
- The development’s storage area does not propose the storage of the prohibited materials under section 5.10.1 of the Whitchurch-Stouffville OP.

3.8 Official Plan Review, December 2022

The Town of Whitchurch-Stouffville is currently undertaking a review of its Official Plan which includes conformity with provincial plans and the Region’s Official Plan. In January of 2023, MGP on behalf of the Owners of the Subject Properties, reviewed the 2nd Draft New Town of Whitchurch-Stouffville Official Plan, dated December 2022, and provided a letter with comments for Staff and Council consideration. In particular, comments were submitted regarding Servicing Study Area policies within the Community of Vandorf to be amended in order to provide additional flexibility, recognizing that servicing needs can be highly variable from site to site. Additional comments were submitted in support of designating portions of the Community of Vandorf as a Community Planning Permit System Area to expedite growth in this area.

According to the letter, MGP articulated and understanding that the Town will undertake a detailed Master Environmental Servicing Plan (“MESP”) for the Community of Vandorf to identify a preferred servicing strategy. The policies of the Draft OP are intended to accommodate an interim servicing solution for new development until such time as the MESP is approved. The Draft OP notes that any new development that creates more than three additional lots will generally require either an MESP for the whole Servicing Study Area or a Functional Servicing Study (“FSR”) for the surrounding quadrant of Woodbine Avenue and Aurora Road to be completed.

MGP recommended associating the need for such studies with significant Draft Plans of Subdivision of a greater quantum, at least ten (10) lots. This would mirror the number of units for which the Province has recently exempted the need for Site Plan approval for the purposes of draft policy 2.8.3.6. MGP also recommended the proposed policy section can incorporate greater flexibility by noting that the need for an MESP or quadrant-wide FSR will be assessed on a case-by-case basis without requiring an amendment to this Plan.

MGP also recognized that the Town was considering a Community Planning Permit System (“CPPS”) to streamline development approval processes by combining zoning, site plan and minor variance into one application. MGP has recommended that the Town should consider designating areas in smaller community areas such as Vandorf as a CPPS area. This tool will serve as a catalyst for employment growth to expedite and encourage employment development in the Vandorf community, which has long been identified for development. Extending the permitting process to employment areas will ensure that the Town promotes population growth together with the efficient creation of jobs, which is consistent with local, regional and provincial planning policy.

3.9 Zoning

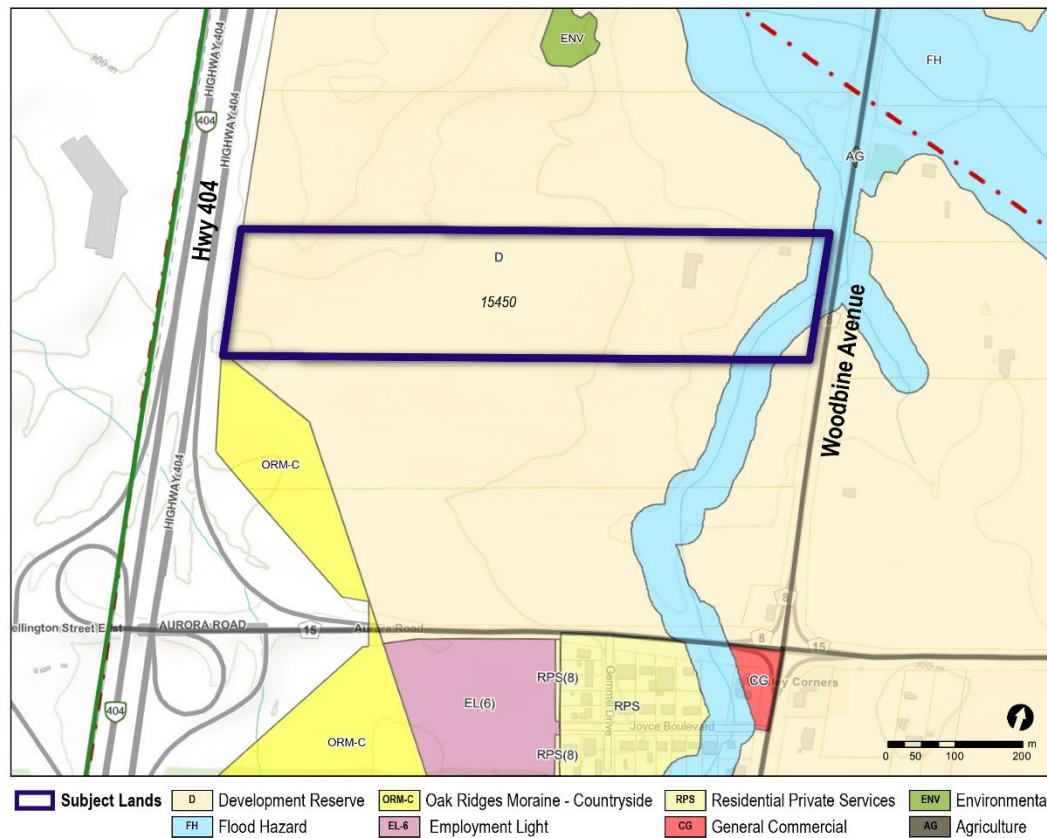
3.9.1 Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO

The Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO (2011) was adopted on March 2, 2010 and subsequently approved by the Ontario Municipal Board by Order dated January 13, 2011.

As part of the zoning by-law, the Town undertook a conformity exercise to ensure that the zoning permissions and provisions are in accordance with the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, York Region Official Plan, and Town of Whitchurch-Stouffville Official Plan. Accordingly, the permitted uses and regulations established in the zoning by-law are reflective of, and comply with, the above policy documents.

Under the Comprehensive Zoning By-law, the subject lands are zoned “Development Reserve (D) Zone”, “Oak Ridges Moraine – Countryside (ORM-C) Zone”, and “Flood Hazard (FH) Zone”, as shown in Figure 3.10 below.

Figure 3.10: Zoning of the Subject Lands



The policies pertaining to the Development Reserve (D) Zone are detailed under Section 8 of the ZBL. Section 8.1 outlines the permitted uses under this zone classification. These permitted uses include the following:

Development Reserve (D) Zone	
Permitted Use	Qualifying Notes to Permitted Uses
Accessory Farm Dwelling Unit	Accessory farm dwellings shall, subject to Section 3.5, be permitted, provided that they do not negatively impact the ecological integrity of the area.
Existing Buildings and Structures	Only lawfully existing uses, buildings and structures existing as of March 2, 2010, are permitted. Enlargement of lawfully existing buildings and structures are permitted subject to the regulations in Section 8.2 (2011-115-ZO) (2013-114-ZO)
Home Occupation	Home Occupations are subject to the regulations in section 3.27. (2016-144-ZO)
Single Detached Dwelling	A single detached dwelling is permitted on an existing lot of record if the property was zoned to permit a single

	detached dwelling on November 15, 2001, and on the day prior to the effective date of this By-law, subject to the provisions of 3.18, 3.19 and 3.20.)
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Policies and provisions pertaining to the Oak Ridges Moraine - Countryside (ORM-C) Zoning classification are provided under Section 4 of the ZBL. Permitted uses under this zone include:

Oak Ridges Moraine – Countryside (ORM-C) Zone	
Permitted Use	Qualifying Notes to Permitted Uses
Accessory Farm Dwelling Unit	Accessory farm dwellings shall, subject to Section 3.5, be permitted, provided that they do not negatively impact the ecological integrity of the area.
Accessory uses, buildings and structures	The maximum lot coverage of all accessory buildings shall not exceed 5% of the lot area, to a maximum gross floor area of 200m ² (2016-143-ZO)
Agricultural uses, buildings and structures	No agricultural use, building or structure, including a plant nursery, shall be permitted on any lot less than 0.8 ha in area or on any lot within a registered plan of subdivision or on a lot or taking access from a road in a registered plan of subdivision. (2011-152-ZO)
Agricultural uses, no buildings or structures	n/a
Bed and Breakfast Establishment	The indicated uses are permitted only in single detached dwellings permitted by Sections 3.18, 3.19 and 3.20 of this By-law. (2013-111-ZO) <ul style="list-style-type: none"> i) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services. ii) Every bed and breakfast establishment must provide a minimum of 37 m² of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof. (2013-111-ZO)
Farm Produce Sales Outlet	The maximum size of a farm produce sales outlet shall be 100 m ² and is subject to a minimum lot area of 25 ha. A maximum of 25% of the sales area of a farm produce sales outlet may be devoted to the sale of produce and

	food products produced off the farm.
Farm Vacation Home	The indicated uses are permitted only in single detached dwellings permitted by Sections 3.18, 3.19 and 3.20 of this By-law. (2013-111-ZO)
Fish, Wildlife, Forestry Management	n/a
Group Home	No group home shall be located within 800 m of another group home. The indicated uses are permitted only in single detached dwellings permitted by Sections 3.18, 3.19 and 3.20 of this By-law. (2013-111-ZO)
Home Industry	Home industries are subject to the regulations in Section 3.26. (2011-115-ZO)
Home Occupation	Home occupations are subject to the regulations in Section 3.27. (2011-115-ZO)
Low Intensity Recreation uses	n/a
Plant Nursery	No agricultural use, building or structure, including a plant nursery, shall be permitted on any lot less than 0.8 ha in area or on any lot within a registered plan of subdivision or on a lot or taking access from a road in a registered plan of subdivision. (2011-152-ZO)
Private Home Daycare	The indicated uses are permitted only in single detached dwellings permitted by Sections 3.18, 3.19 and 3.20 of this By-law. (2013-111-ZO)
Single Detached Dwelling	The indicated uses are permitted subject to Sections 3.18, 3.19 and 3.20.
Unserviced Park	n/a

Similarly, the policies of the Flood Hazard (FH) Zone are provided under Section 4 of the ZBL. Permitted uses under this zone include the following:

Flood Hazard (FH) Zone	
Permitted Use	Qualifying Notes to Permitted Uses
Agricultural uses,	No agricultural use, building or structure, including a plant nursery, shall be permitted on any lot less than 0.8

buildings and structures	ha in area or on any lot within a registered plan of subdivision or on a lot or taking access from a road in a registered plan of subdivision. (2011-152-ZO) The indicated uses are permitted subject to obtaining a permit from the Conservation Authority having jurisdiction.
Agricultural uses, no buildings or structures	No agricultural use, building or structure, including a plant nursery, shall be permitted on any lot less than 0.8 ha in area or on any lot within a registered plan of subdivision or on a lot or taking access from a road in a registered plan of subdivision. (2011-152-ZO)

3.9.2 Requirement for Zoning By-law Amendment

To permit the proposed manufacturing and supportive uses, the Owners are proposing to rezone the Subject Site to facilitate the proposed uses and activities in accordance with Section 13.7.2.2 of the VPLSP.

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4.0

Supporting Studies and Reports

Various supporting studies are prepared in support of the proposed Site Plan Control Application and Zoning By-law Amendment.

The Owner submitted a request for Pre-Consultation Meeting on October 19th, 2022 (Town File: PRE22.088). The following plans and studies have been prepared in support of this application and in accordance with the PAC Checklist provided by the Town on December 19, 2022.

Table 4.1 Supporting Studies

Report	Prepared By:
Planning Opinion Report (this report)	Malone Given Parsons Ltd.
Geotechnical Investigation	Soil Engineers Ltd.
A Stage 1 & 2 Archaeological Assessment	Archaeological Consultants Canada ("ACC")
Hydrogeological Assessment	EXP Services Inc.
Scoped Environmental Impact Study	Palmer
Phase I Environmental Site Assessment	EXP Services Inc.
Phase II Environmental Site Assessment	EXP Services Inc.
DRAFT Functional Servicing and Stormwater Report	SCS Consulting Group Ltd.
Noise Feasibility Study	HGC Engineering

4.1 Geotechnical Investigation Report

A Geotechnical Investigation was carried out by Soil Engineers Ltd. at 15450 Woodbine Avenue in the Town of Whitchurch-Stouffville (Wesley Corners) in March 2023. The purpose of the investigation was to reveal the subsurface conditions and determine the engineering properties of the disclosed soils for the design and construction of an industrial development. The geotechnical findings warranting special consideration for the project include:

1. Topsoil is void of engineering value and should only be reused for landscape purpose.
2. Any surplus should be removed off site. Due to the lack of quality and compaction records, the existing earth fill cannot be used to support any structure sensitive to movement. Furthermore, the fill contains relatively high organic content; therefore, it must be subexcavated to native ground, sorted free of concentrated topsoil, organics and deleterious materials, prior to be reused for structural backfill.
3. Where site grading with additional fill is required, it is economical to place an engineered fill for foundation, slab-on-grade and pavement construction.
4. The proposed building can be constructed on conventional spread and strip footings founded on engineered fill or competent native soil. The foundation subgrade must be inspected by a geotechnical engineer.

4.2 Stage 1 & 2 Archaeological Assessment

A Stage 1 & 2 Archaeological Assessment was prepared by Archaeological Consultants Canada (“ACC”) on November 14th, 2022. The objective of a Stage 1 background study is to provide information about the subject property’s geography, history, previous archaeological fieldwork, and current land conditions. A Stage 1 study evaluates the subject property’s archaeological potential in order to recommend appropriate strategies for the Stage 2 survey. The objective of a Stage 2 property assessment is to document all archaeological resources present on the property and to make a determination about whether these resources, if present, have cultural heritage value or interest.

Stage 1 background research indicates that the subject property has general archaeological potential due to the historic presence of a farmstead within the subject property, historic proximity to a watercourse, and proximity to twenty registered archaeological sites. A visual property inspection determined that 3.74 ha of the subject property has low to no archaeological potential because it has been previously disturbed by modern construction activities or is permanently low-lying and wet. The balance of the subject property, 29.77 ha, does not display evidence for disturbance that would have destroyed or removed archaeological resources; therefore, further assessment of the subject property in the form of a Stage 2 Archaeological Assessment was recommended.

Two locations were identified during the Stage 1 & 2 assessment. Location 1 is an Indigenous findspot documented during test pit survey where a single flake was

identified. Location 2 is a Euro-Canadian findspot documented during pedestrian survey where a single fragment of ironstone was identified.

ACC concluded that both Location 1 and Location 2 did not meet the criteria for requiring a Stage 3 assessment; the sites have no further Cultural Heritage Value or Interest and do not require further fieldwork. The subject property has been fully assessed and no further archaeological assessment of the property is required. The Stage 1 & 2 Archaeological Assessment has been submitted to the Ministry of Citizenship and Multiculturalism, as acknowledged in a letter from the ministry on November 16, 2022.

4.3 Hydrogeological Assessment

Hydrogeological Investigation Report associated with the proposed development located at 15450 Woodbine Avenue, Stouffville, Ontario water prepared by EXP Services Inc. (EXP) (dated March 10, 2023). The report notes that EXP previously conducted a Preliminary Geotechnical Investigation in 2021 for this and the adjacent property at 15374 Woodbine Avenue. The pertinent information gathered from the noted investigations is utilized for this report.

The objective of the Hydrogeological Investigation Report was to:

1. Establish the local hydrogeological settings within the Site;
2. Provide Preliminary recommendations on construction and long-term dewatering;
3. Assess groundwater quality; and
4. Prepare a Hydrogeological Investigation Report.

The water level monitoring suggests the groundwater flow directions in the overburden wells on the Site are interpreted to flow towards the southwest. It should be noted a groundwater divide exists at the eastern boundary of the Site, and groundwater flow east of the site is towards the east.

No long-term dewatering is anticipated for the proposed development. For short-term dewatering, to ensure that discharge meets the required standards, and the effects of the dewatering are not widespread, both water quantity and water quality of groundwater must be documented and monitored during the pre-construction, construction and post-construction periods. Accordingly, a monitoring and mitigation plan is presented.

4.4 Environmental Impact Study

An Environmental Impact Study ("EIS") was prepared by Palmer, dated May 3rd, 2023, for the proposed development. The objective of the study was to complete a background review, field surveys, and desktop analysis to assess the Subject Property's natural heritage features and their functions, assess potential impacts from the proposed development, and provide mitigation measures where appropriate.

Natural heritage features associated with the Subject Property are primarily linked to the

Bogart Creek Wetland Complex Provincially Significant Wetland (“PSW”), located at the southeast corner of the property and is associated with the Wesley Creek. In determining the extent of the PSW, Palmer conducted a staking exercise with the Lake Simcoe Region Conservation Authority on November 1, 2022. Development of the proposed industrial building is not expected to impact the PSW on the Subject Property. The design avoids the PSW and its 30 m vegetation buffer. The proposed access road is approximately 30 m from the wetland buffer.

Palmer determined that the old house could provide roosting habituate for Species at Risk (“SAR”) bats. Further, approximately ten Barn Swallow nests were observed in the old bard; however, human created structures have not been considered Significant Wildlife Habitats (“SWH”), in Palmer’s experience.

Key mitigation measures proposed by Palmer include an Erosion and Sediment Control Plan developed by SCS Consulting Group to avoid excess sediment into the PSW. As well, bat exit surveys are recommended to determine the presence/absence of SAR bats. Surveys in 2023 will determine the number of active barn swallow nests and therefore determine whether the habitat is considered a Candidate SWH. The EIS recommends timing windows for structure demolition and vegetation clearing to avoid potential conflicts with wildlife on the site. Should demolition occur outside of this window, a qualified biologist should complete a nesting bird survey within the structures, to ensure that there are no conflicts with the *Migratory Birds Convention Act* (MBCA). One patch of Japanese Knotweed was observed east of the old house. It is recommended that this species is fully removed from the Subject Property

Based on the findings and recommendations of this EIS, the proposed development of the Site Plan is environmentally feasible. It is the professional opinion of Palmer that the proposed development would not result in negative impacts to the identified natural heritage features (i.e., the PSW), provided the recommended mitigation and enhancement measures set out in this report are implemented. Mitigation is given for potential SAR and Candidate SWH. The EIS notes that these conclusions are subject to the results of seasonal field investigations in 2023.

4.5 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA), dated June 17, 2021, was prepared by EXP Services Inc. (EXP) on the properties located at 15374 and 15450 Woodbine Avenue. The objective of this Phase I ESA is to identify issues of potential environmental concern to the Site. Based on the Phase I ESA findings, including Site observations, information provided by the Site representative, the review of environmental databases, available historical information, and the pending information requested from the Ministry of Environment, Conservation and Parks (“MECP”), issues of potential environmental concern were identified. This generally includes:

1. Potential presence of fill materials of unknow quality on the northwest quadrant of the Site;

2. Potential historical fuel oil aboveground storage tank;
3. Potential equipment and/or vehicle maintenance or repair activities;
4. Petroleum staining at northeast portion of the Barn; and,
5. Potential historic use of oil-based suppressant on dirt tracks and/or corrals.

Based on the findings of the Phase I ESA, further environmental investigation (i.e., Phase II ESA) is recommended for the Site. The report concludes that given the small quantity, the presence of several small piles of soil and rubble observed to the west of the Barn was not considered to present a significant potential environmental concern for the Site. However, during future construction or redevelopment of the Site, it is recommended that the soil piles be characterized via a sampling and testing program prior to being reuse or remove from the Site for disposal.

4.6 Phase II Environmental Site Assessment

A Phase II Environmental Site Assessment (ESA), dated June 17, 2021, was prepared by EXP Services Inc. (EXP) on the properties located at 15374 and 15450 Woodbine Avenue. The purpose of this Phase II ESA was to assess whether the Areas of Potential Environmental Concern (APECs) identified in the 2021 EXP Phase I ESA had resulted in adverse subsurface environmental impacts to the Site. Based on the findings of this Phase II ESA, the following conclusion and recommendations are presented.

Based on the findings of this Phase II ESA, the following conclusion and recommendations are presented:

1. The laboratory analytical results for all tested soil and groundwater samples met the applicable MECP Table 1 Site Condition Standards for Residential / Parkland / Institutional / Industrial / Commercial / Community property uses, medium to fine-textured soils. No further investigation is considered warranted for the Site at this time.
2. Groundwater monitoring wells installed during this investigation on Site may be maintained for on-going monitoring purposes. If the monitoring wells are no longer required, they should be decommissioned by a licensed well contractor in accordance with Ontario Regulation 903.

4.7 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report ("FSSR") was prepared by SCS Consulting Ltd., dated May 2023, in support of the industrial development located at 15450 Woodbine Avenue in the community of Vandorf. The purpose of the FSSR is to demonstrate that the proposed development can be graded and serviced in accordance with the Town of Whitchurch-Stouffville, Lake Simcoe Region Conservation Authority (LSRCA), York Region Road Design Guidelines, the Ministry of Transportation Ontario (MTO), the Ontario Building Code, and the Ministry of Environment, Conservation and Parks (MECP) design criteria.

The FSSR concludes that the site can be serviced by the proposed septic system and well system and that the Site Plan layout supports stormwater management requirements. With respect to Stormwater Management, the FSSR provides the following:

Quality Control:

- Runoff from the areas proposed to be modified will be limited to the existing release rates;
- Stormwater quantity control will be achieved through inlet-controlled devices, and weir wall controls with stormwater storage provided by parking lot storage, underground concrete tank storage and superpipe storage;
- Volume control will be achieved by infiltrating the runoff from a 25 mm rainfall event in the underground concrete storage facility and filtering the 25mm storm event runoff from each outlet.

Quality Control

- The water quality objective will be satisfied by catchbasin shields, infiltration, and filtration through manufactured treatment devices.

Water Balance

- On-site retention of runoff from the 25 mm rainfall event will be through the use of an infiltration component within the underground storage facility.

Erosion Control

- The erosion control criteria will be satisfied as the design meets the volume control criteria.

Phosphorus Budget

- A phosphorus budget analysis was completed which shows that the proposed phosphorus export will be reduced to the greatest extent feasible, far below the pre-development phosphorus levels.

The FSSR further summarizes that the proposed development will be serviced by an onsite septic system and will be serviced by an onsite well system. Fire protection will be provided via underground storage tanks. It is noted that the site has been graded to mimic existing drainage patterns while minimizing cut and fill differentials.

4.8 Noise Study

A Noise Study was prepared by HGC Engineering, dated May 1, 2023, of the proposed industrial/office development located at 15450 Woodbine Avenue. The analysis is based on a review of the proposed site plan, a site visit, aerial imagery, and sound level data from HGC Engineering past project files of similar facilities. A computer model of the site and the nearby area was created, using acoustical modelling software, to predict the

sound levels at the nearby noise sensitive receptors. The predicted sound levels were compared to the guidelines of the Ministry of Environment, Conservation and Parks (MECP) and the Town of Whitchurch-Stouffville. The report concludes that the sound emissions of the proposed industrial development are predicted to be within MECP limits at the most potentially impacted nearby points of reception.

5.0

Zoning By-law Amendment

This section provides a description of, and rationale for, the proposed amendment to the Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO

A Major Zoning By-law Amendment to the Town of Whitchurch-Stouffville Zoning By-law 2010-001-ZO is submitted with this application. Presently, the Subject Lands are zoned “Development Reserve (D) Zone”, “Oak Ridges Moraine – Countryside (ORM-C) Zone”, and “Flood Hazard (FH) Zone”. The proposed Zoning By-law Amendment is intended to rezone the portion of the Subject Lands zoned “Development Reserve (D) to Employment Light (EL) - Manufacturing Zone.

Permitted uses for the Employment Light (EL) - Manufacturing Zone are detailed under Section 7 – Employment Zones of the Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO (“ZBL”). Among the list of permitted uses, the ZBL permits Manufacturing or Assembling or Processing and Office Uses (Section 7.1).

A draft Zoning By-law Amendment has been prepared and submitted as part of the application package. The proposed development conforms to all provisions of the EL Zone. The existing “Oak Ridges Moraine – Countryside (ORM-C) Zone”, and “Flood Hazard (FH) Zone” on the Subject Lands apply to the balance of the site.

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6.0

Conclusion

This section provides a summary of the policy review in this report and concludes why the proposed development represents good planning.

This report has reviewed the proposed development in accordance with the policies set out in the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), The Greenbelt Plan (2017), the Oak Ridges Moraine Conservation Plan (2017), the York Region Official Plan (2022), the Town of Whitchurch-Stouffville Official Plan (2000), and Town of Whitchurch-Stouffville Zoning By-law 2010-001-ZO (2011). The proposed development requires an application for Site Plan Control and a Zoning By-law Amendment. Through the planning analysis detailed in the previous sections of this report, it is our opinion that the proposed development represents good planning, is consistent with and conforms to all applicable Provincial and Regional policy, and generally meets the intent of Municipal planning documents.

The proposed development of the Subject Lands for employment uses, in the form of a panel manufacturing plant with visibility and frontage on Highway 404, is an appropriate use for the Subject Lands. Generally, this proposed use aligns with the vision and direction set out by the area municipality's official and secondary plans, conforms to regional and provincial plans and is consistent with the policies of the PPS.

The proposed amendments to permit the development on the Subject Lands represent good planning and should be approved for the following reasons:

The proposed development is consistent with the policies of the Provincial Policy Statement by:

- Promoting economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and,
- Facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites,

including market-ready sites, and seeking to address potential barriers to investment.

The proposed development conforms with the Growth Plan for the Greater Golden Horseshoe by:

- Maximizing economic and employment opportunities and optimizing the use of existing infrastructure, namely Highway 404.
- Contributing to the forecasted growth of 990,000 jobs within York Region by the year 2051
- Supporting the designation and preservation of lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities

The proposed development conforms to the Greenbelt Plan by:

- Directing limited growth to a conceptual hamlet area under the Plan which are to be governed by official plans and related programs or initiatives under municipal official plans.
- Protecting PSW on the Subject Property by locating the proposed uses at appropriate distances from identified natural heritage features.

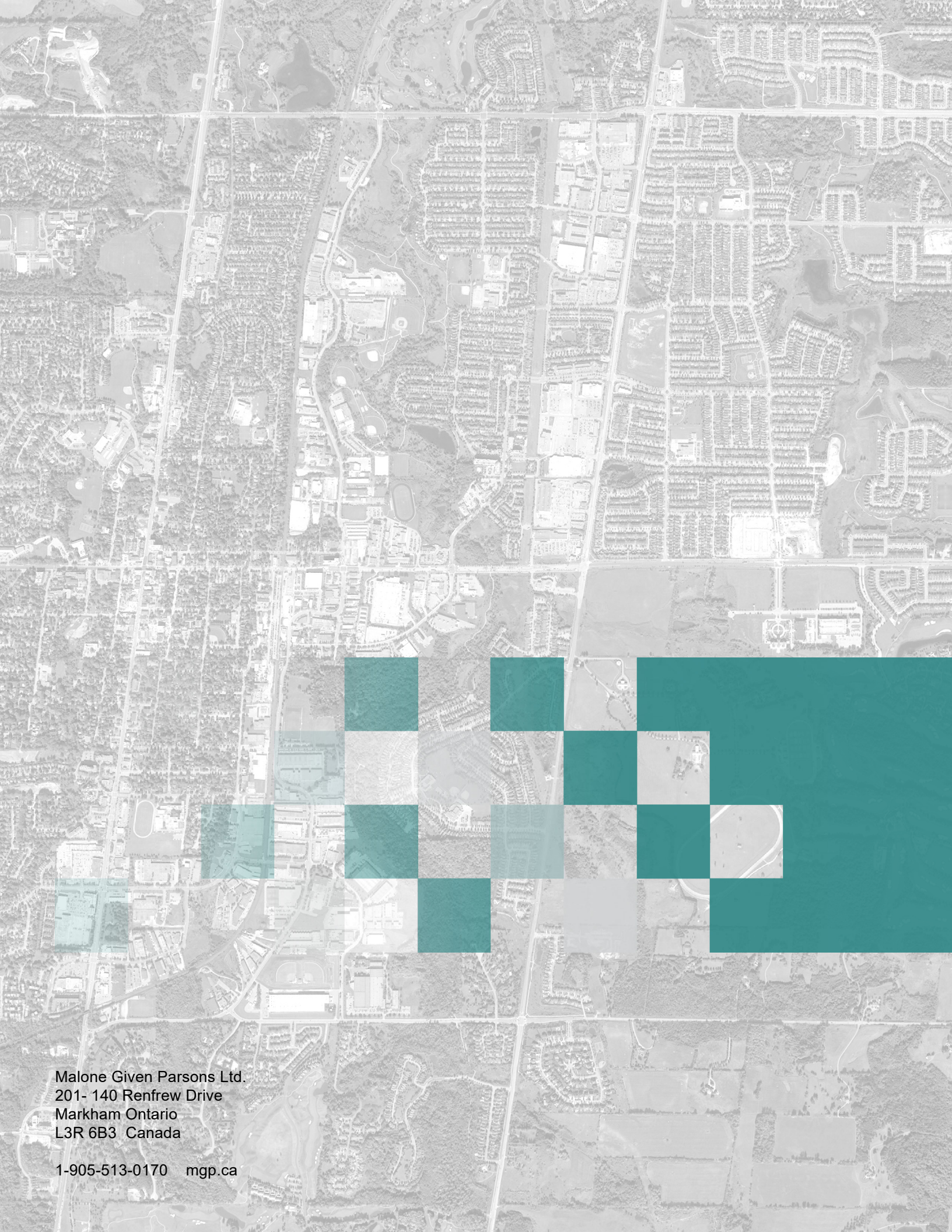
The proposed development conforms to the York Region Official Plan by:

- Enhancing York Region's urban structure through a comprehensive integrated growth management process that provides for healthy, sustainable, complete communities with a strong economic base;
- Providing the services required to support York Region's residents and businesses to 2051 and beyond, in a financially and environmentally sustainable manner; and
- Ensuring resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity.
- Avoiding Provincially Significant Wetlands through the preparation of an EIS which concludes that design of the proposed development, including the road access via Woodbine Avenue, will be located approximately 30 m from identified wetlands and associated buffers.

The proposed development generally conforms with the policies of the Town of Whitchurch-Stouffville Official Plan/Vandorf-Preston Lake Secondary Plan by:

- Providing employment uses on the Subject Lands as envisioned by the VPLSP.
- Providing enhanced landscaping and all elevations facing a street shall be required to present a "front" elevation and complying with policy pertaining to loading and open storage area locations on a site.

For the reasons noted above, it is our professional opinion that the proposed development represents good planning and should be approved.



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