

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: February 5, 2025

CASE NO.: OLT-23-000758

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Acorn NE Stouffville Inc.
Appellant: Northcape Investments Inc.
Subject: Proposed Official Plan Amendment No. 155 (Old Elm
Major Transit Station Area)
Municipality: Town of Whitchurch-Stouffville
OLT Case No.: OLT-23-000758
OLT Lead Case No.: OLT-23-000758
OLT Case Name: Acorn NE Stouffville Inc. v. Whitchurch-Stouffville (Town)

BEFORE:

M.A. SILLS) Wednesday, the 5th day of
VICE-CHAIR)
February, 2025

THE TRIBUNAL having received confirmation that appeals of OPA 155 by Acorn NE Stouffville Inc. and Northcape Investments Inc. have been scoped to the lands on the east side of Tenth Line, as outlined in red and labelled "Lands Subject to Appeal" on the revised version of Schedule F5 (Land Use Plan) attached as Schedule "A" to this Order;

AND THE TRIBUNAL confirms that by operation of 17(39) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended, OPA 155 is in full force and effect upon all lands to which it applies save and except for the lands outlined in red and labelled "Lands Subject to Appeal" on Schedule "A" to this Order;

THE TRIBUNAL further orders that the partial approval of OPA 155 is without prejudice to the positions taken by the parties in the remaining area-specific appeals so that if those appeals proceed to a subsequent hearing or motion, either on their own or as may be consolidated with other appeals, the Town of Whitchurch-Stouffville (the “Town”) will not take the position that the Tribunal ought not to approve site-specific modifications to the affected sections, tables, definitions, maps, schedules, and associated text, on the basis that they deviate from or are inconsistent with such sections, tables, definitions, maps, schedules, and associated text on a plan-wide basis. However, this does not affect the Town’s right to assert that the approved sections, tables, definitions, maps, schedules, and associated text should be applied to the specific sites without modification on the basis that they constitute good planning.

“Euken Lui”

EUKEN LUI
ACTING REGISTRAR

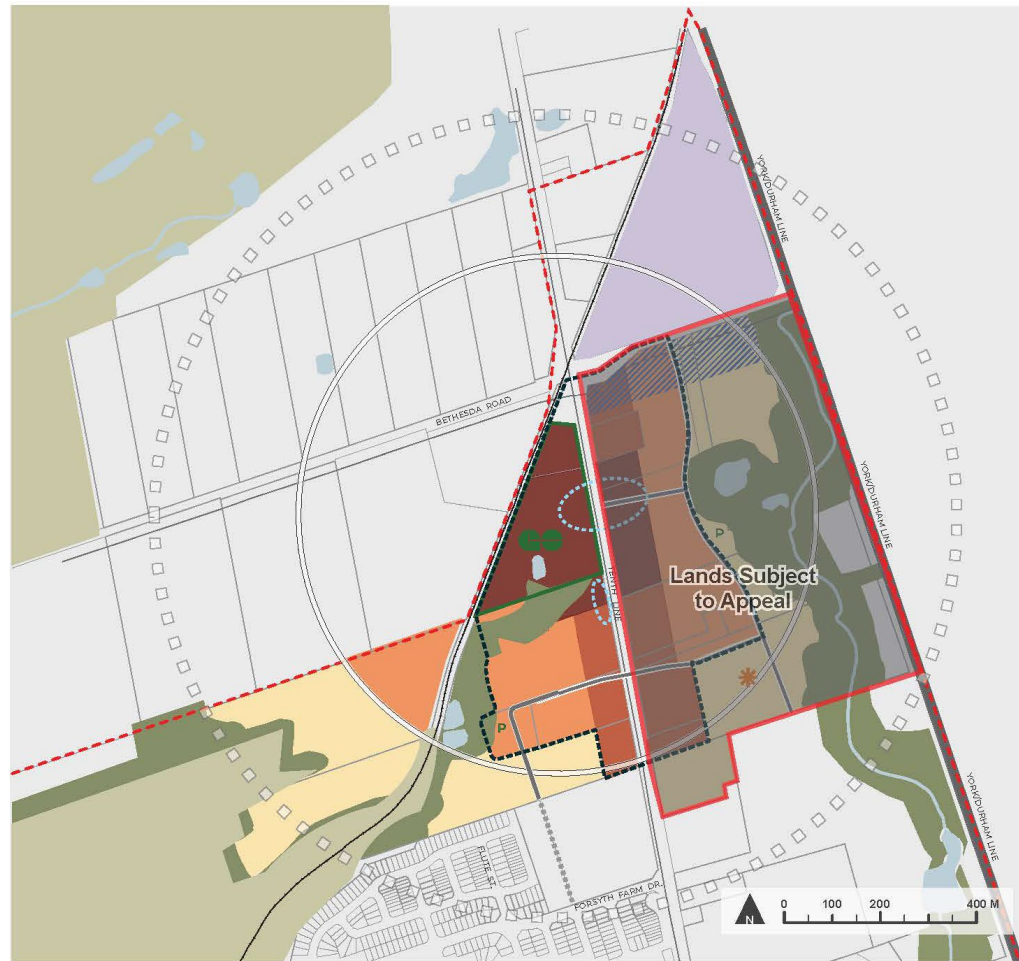
Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Schedule A

Schedule "A"



Note: Lands on the east side of Tenth Line are subject to appeal with the OLT

Old Elm GO Station Area (Formerly Lincolnville) Schedule F5 Land Use Plan

LEGEND

- Major Transit Station Area (1)
- Lincolnville Boundary
- Old Elm High-Density Mixed-Use
- Old Elm Medium-High Density Mixed-Use
- Old Elm Medium-High Density Residential
- Old Elm Residential
- Old Elm Utilities / Future Layover Facility
- Required Mixed-Use Frontage Area
- Special Provision 1
- Old Elm GO Station (formerly Lincolnville)
- Watercourses / Water Bodies
- Greenland Area (OPA 137) (2)
- Regional Greenlands System
- Proposed Neighbourhood Parks (3)
- Proposed School Location (4)
- Parcels
- Conceptual Collector Road
- Stouffville Settlement Area Boundary
- Town Boundary
- 500 m Boundary (approx. 5 - 6 min. walk)
- 800 m Boundary (10 min. walk)

- (1) The Major Transit Station Area boundary will be implemented by York Region.
- (2) Greenland Area is based on OPA 137 and includes updates based on data provided to WSP. Further refinements may be considered based on updated information.
- (3) Proposed park space locations are conceptual and subject to confirmation.
- (4) Proposed school location is conceptual and subject to confirmation of need and/or location.

January 2023

