

File No.: 19-OP-248476
Municipality: Town of Whitchurch-Stouffville
Subject Lands: Town of Whitchurch-Stouffville

Date of Decision: September 25, 2025
Date of Notice: September 25, 2025

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(34) of the *Planning Act*

A decision was made on the date noted above to modify and approve in part, the Town of Whitchurch-Stouffville Official Plan, as adopted by By-law 2024-057 with one hundred and thirty-one (131) modifications and a non-decision for mapping and policies related to Employment Areas.

Purpose and Effect of the Official Plan

The approval of the Town of Whitchurch-Stouffville's Official Plan in part and as modified, repeals and replaces the in-effect official plan that was adopted by the Town in 2000, including all amendments thereto.

The approved Town of Whitchurch Stouffville Official Plan outlines a comprehensive land use policy framework to guide growth and development within the Town to the year 2051, including policies that establish growth management; establish protected major transit station areas; provide for a wide range of housing options and transportation options; plans for infrastructure and servicing; protect the natural heritage system and water resources; protect the agricultural system, and other matters.

The one hundred and thirty-one (131) modifications to the official plan have been made to address provincial policy direction, changes to upper-tier planning authority, growth management, hamlet and rural settlements, inclusionary zoning, water and wastewater servicing, wellhead protection zones, planned corridors, the natural heritage system, wetlands, aggregate extraction and operations, the agricultural system, and built heritage resources.

Please note that a decision is being withheld at this time on maps and policies related to employment areas within the Town until such time that the Town undertakes and completes the work needed in a manner that is consistent with the Provincial Planning Statement, 2024.

The new official plan applies to all lands within the Town of Whitchurch-Stouffville.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the Planning Act, the decision of the Minister of Municipal Affairs and Housing regarding an official plan adopted in

accordance with section 26 of the Planning Act is final and not subject to appeal. Accordingly, the Town of Whitchurch-Stouffville Official Plan, as modified and approved in part by the Minister, came into effect on September 25, 2025.

Other Related Applications: None

Getting Additional Information

Additional information is available on Town of Whitchurch-Stouffville's website:

<https://www.cometogetherws.ca/opr>

Additional information is available during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below.

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario (MSO-C)
777 Bay Street, 16th Floor Toronto, Ontario, M7A 2J3

DECISION

With respect to the New Town of Whitchurch-Stouffville Official Plan Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the Town of Whitchurch-Stouffville Official Plan, and all subsequent amendments thereto, pursuant to By-law 2024-057, insofar as this official plan is in effect.

Furthermore, I hereby approve the Town of Whitchurch-Stouffville Official Plan adopted by By-law 2024-057 subject to the following modifications, as shown in Part A, with additions in **bold underline** and deletions in **~~bold strikethrough~~**. Part B identifies parts of the Official Plan where a decision is withheld.

PART A – MODIFICATIONS

1. The wording “York Region”, or “The Region” or “the Region and” or “and by the Region” or “York Region and” or “and Region” or “as defined by York Region” or “as delineated by York Region” or “and using procedures established by York Region” or “in consultation with York Region” or “and in consultation with York Region” is deleted in the following policies:
 - “York Region” - Policy 4.1.1.1 a) ii.
 - “The Region” - the third paragraph in section 4.1; Policy 4.1.11.1 b)
 - “The Region and” - Policy 4.4.2.1 f); the first paragraph of Section 5.3.1
 - “And by the Region” - Policy 2.9.2.1 a)
 - “York Region and” - the first paragraph of 4.1.10
 - “And Region” - Policy 7.8.4.1 b) xv.
 - “As defined by York Region” - the first paragraph of Section 4.1.5
 - “As delineated by York Region” - Policy 2.2.4.2
 - “And using procedures established by York Region” - Policy 4.1.7.1 f)
 - “In consultation with York Region” - Policy 2.2.4.8
 - “And in consultation with York Region” - Policy 5.2.7.1 c) iv.; Policy 5.2.8.1 a) vii.

2. The reference to “Provincial Policy Statement” is modified to “Provincial Planning Statement” in the following policies:
 - The first paragraph of Section 2.7
 - The third paragraph of Section 4
 - Policy 4.1.1.1 a)
 - Policy 4.2.3.1 d)
 - Policy 5.3.1.1 s)
 - Policy 6.2.1.2 a)
 - Policy 7.3.1.2 xix)
 - Policy 7.3.4.5 f)
 - The first paragraph in 7.8.2
 - Policy 7.8.2.1

- Policy 7.8.5.1 a)
3. The reference to “The Growth Plan” or “and the Growth Plan” or “the Growth Plan and” or “the Growth Plan for the Greater Golden Horseshoe” is deleted in the following policies:
 - “The Growth Plan” - the second paragraph of Section 2.6; Policy 2.10.4.1 d); the third paragraph of Section 4; Policy 4.1.1.1 a); the first paragraph of Section 5.1
 - “And the Growth Plan” - the first paragraph of the Section “Relationships Between the PPS, Provincial Plans and Municipal Official Plans”
 - “The Growth Plan and” - Policy 2.1.1.4 b) iv
 - “The Growth Plan for the Greater Golden Horseshoe” - Policy 7.8.2.1

 4. The reference to “Community of Gormley” is modified to “Hamlet of Gormley” in the following policies:
 - Policy 2.8.2.1 f) vi.
 - The first paragraph of Section 2.11.3
 - Policy 2.11.3.1
 - Policy 2.11.3.1 a)
 - Policy 2.11.3.1 b)
 - Policy 2.11.3.1 d)
 - Policy 2.11.3.2
 - Policy 2.11.3.2 a)
 - Policy 2.11.3.2 b)
 - Policy 2.11.3.3 a)
 - The heading of Section 6.5 Community of Gormley
 - The first paragraph of Section 6.5
 - The second paragraph of Section 6.5
 - The first paragraph of Section 6.5.1
 - The first paragraph of Section 6.5.4
 - The list of special provisions in Section 6.10
 - The heading Section 6.10.5 Community of Gormley

 5. The reference to “Community of Vandorf” is modified to “Hamlet of Vandorf” in the following policies:
 - The first paragraph of Section 2.11.4
 - The second paragraph of Section 2.11.4
 - Policy 2.11.4.1
 - Section 2.11.4.1 b)
 - Section 2.11.4.1 d)
 - Section 2.11.4.1 e)
 - Policy 2.11.4.2 f)
 - Section 2.11.4.1 g)
 - Section 2.11.4.2
 - Section 2.11.4.2 b)

- Section 2.11.4.2 e)
 - Section 2.11.4.2 g)
 - Section 2.11.4.3
 - Section 2.11.4.4
 - The heading of Section 6.8 Community of Vandorf
 - The first paragraph of Section 6.8
 - The second paragraph of Section 6.8
 - The first paragraph of Section 6.8.1
 - Policy 6.8.1.2 a)
 - The first paragraph of Section 6.8.2
 - The first paragraph in Section 6.8.3
 - The list of special provisions in Section 6.10
 - The heading of Section 6.10.2 Community of Vandorf
6. The reference to 'Community of Musselman's Lake' is modified to 'Hamlet of Musselman's Lake' in the following policies:
- The first paragraph of Section 4.3.5
 - The heading of Section 6.7 Community of Musselman's Lake
 - The heading of Section 6.10.4 Community of Musselman's Lake
7. The first paragraph in the section "Territorial Acknowledgement and Connection of Indigenous History" is modified so that it reads:

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams ~~Treaty~~ **Treaties** First Nations **(Alderville, Beausoleil, Chippewas of Georgina Island, Curve Lake, Hiawatha, Mississaugas of Scugog Island, and Rama First Nations) and within the Johnson-Butler Purchase (Gunshot Treaty).** It is also the traditional territory of other Anishinaabeg peoples, the Huron Wendat, and the Haudenosaunee.

8. The third paragraph of the section "Territorial Acknowledgement and Connection of Indigenous History" is modified so that it reads:

It is believed that Ppeople first inhabited a tundra-like Whitchurch-Stouffville about 11,000 years ago, hunting caribou and large animals, such as mastodon, at the end of the last ice age. When the climate warmed 9,000 years ago people began to utilize the rich plant and animal resources native to the Town today. Their camps, hunting and trapping territories, and long portage routes linking the lower and upper Great Lakes, and provide the beginnings of the Town's rich cultural heritage.

9. A new paragraph after the first paragraph is added in the section "Connection of Indigenous History" so that it reads:

Approximately 2,000 years ago, corn and other crops were introduced from the Mississippi valley to Great Lakes region by Algonquian (Anishnabek) speaking peoples.

10. The fourth paragraph of the section “Introduction” in the Preamble is modified so that it reads:

Most of the Town’s first settlers farmed the land. Subsequently, many of the settlement areas were established to service the agricultural population. Proximity to waterpower as well as to railways, the growth of Toronto, and improved road connections were all factors in the growth and evolution of some of these settlements in the Town. The historical settlements that continue to support the Town’s economic growth now form the basis of the settlement areas which currently exist within the Town of Whitchurch-Stouffville and represent a heritage resource unique in the region, worthy of protection and enhancement. These communities that are distinct in character and function include the Communities of Stouffville, **Vandorf, Gormley, and Ballantrae and Musselman’s Lake and the Hamlets of Vandorf, Gormley and Musselman’s Lake.**

11. The section “What is an Official Plan?” in the Preamble is modified so that it reads:

Municipal Official Plans must be consistent with the **Provincial Policy Statement, 2020 Provincial Planning Statement, 2024** (hereby referred to as “the PPS”) issued under the Planning Act, 1990 (“Planning Act”), and must conform or not conflict with any applicable Provincial ~~and Regional~~ Plans, including ~~A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”)~~, the Oak Ridges Moraine Conservation Plan, 2017 (“ORMCP”), the Greenbelt Plan, 2017, **the Lake Simcoe Protection Plan, 2009** and the Clean Water Act, 2006 and the York Region Official Plan, as they relate to the Town of Whitchurch-Stouffville.

As of July 1, 2024, York Region is an upper-tier municipality without planning responsibilities. The York Region Official Plan, as legislatively approved through the Official Plans Adjustments Act, 2023 is deemed to be part of the Town of Whitchurch-Stouffville Official Plan and is in effect until the Town revokes or amends the York Region Official Plan. In the event of conflict, policies in the York Region Official Plan will prevail over policies in this Plan as set out in the Planning Act.

These overarching policy documents provide direction to the Town on land use planning matters. Overall, the Official Plan policies establish:

- How to build upon Provincial initiatives that support the development of healthy, sustainable and complete communities established by the PPS **and the Growth Plan**

12. The section “Legislative Basis for the Official Plan” in the Preamble is modified so that it reads:

In addition to the PPS, the Town of Whitchurch-Stouffville is subject to numerous Provincial Plans and initiatives, including:

- The Oak Ridges Moraine Conservation Plan (ORMCP);
- The Greenbelt Plan;
- The Lake Simcoe Protection Plan;
- ~~**A Place to Grow: Growth Plan for the Greater Golden Horseshoe;**~~
- The Drinking Water Source Protection Plans under the Clean Water Act;
- Metrolinx 2041 Regional Transportation Plan; and,
- Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.

These Plans and initiatives, which collectively affect the entire land base of the municipality, form a key foundation for the Town’s overall land use planning structure. The boundaries of ~~**each of these Plan Areas the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan**~~ are depicted on ~~**Schedule B- Provincial Plan Areas and Designations**~~ ~~**Schedule A – Town Structure.**~~

13. The second paragraph of the section “The Planning Act” in the Preamble is modified so that it reads:

Official Plans prepared under the authority of the Planning Act must be consistent with or conform to other Provincial Plans and policies, as well as implement the policies of the York Region Official Plan. ~~**York Region, as an upper-tier level of government, provides specific policy direction to implementing Provincial legislation and plans.**~~

14. The section name and content of “Provincial Policy Statement” in the Preamble is modified so that it reads:

~~**Provincial Planning Statement**~~ ~~**Provincial Policy Statement**~~

The PPS is issued under the authority of Section 3 of the Planning Act and provides policy direction on matters of Provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land.

The declared intent of the PPS is to provide for appropriate development while protecting resources of Provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The interests of the PPS can be categorized into themes:

- Building strong and healthy communities;
- Wisely using and managing resources; and,
- Protecting public health and safety.
- Building homes, sustaining strong and competitive communities
- Infrastructure and facilities
- Wise use and management of resources
- Protecting public health and safety

15. The section “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” in the Preamble is deleted in its entirety:

The Places to Grow Act, 2005, provides for the establishment of growth plans for specific geographic areas within the Province of Ontario. The Growth Plan was established under The Places to Grow Act, 2005, and came into effect on June 16, 2006. The Growth Plan, 2019 was prepared and approved under The Places to Grow Act, 2005. This was followed by Amendment 1 approved by the Lieutenant Governor in Council which created the 2020 Office Consolidation. The Growth Plan establishes a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe to 2051. The Growth Plan is intended to provide leadership for improving the ways in which our cities, suburbs, towns, and villages will grow over the long term. The Growth Plan directs municipalities to prioritize intensification and higher densities in identified strategic growth and settlement areas to make efficient use of land and infrastructure and support transit viability. This in return is intended to provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors. As regional and local growth continues, Preamble Town of Whitchurch-Stouffville Official Plan, May 2024 (Adopted by Council) 6 the Growth Plan identifies a key need to support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households. In addition, the Growth Plan asserts that these objectives must be integrated with planning and investment in infrastructure and public service facilities.

16. The section “Greenbelt Plan” in the Preamble is modified so that a new paragraph is added after the text so that it reads:

Amendment 4 to the Greenbelt Plan came into effect on October 20, 2024, and provided that policies of the Provincial Policy Statement, 2020 and A

**Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019
continue to apply where the Greenbelt Plan refers to them.**

17. The section "York Region Official Plan" in the Preamble is deleted and replaced with the following text so that it reads:

As of July 1, 2024, the York Region Official Plan, as it applies to the Town, is deemed to be part of the Town of Whitchurch-Stouffville Official Plan and is in effect until the Town revokes or amends the York Region Official Plan. In the event of conflict, policies in the York Region Official Plan will prevail over policies in this Plan as set out in the *Planning Act*. York Region continues to be responsible for infrastructure planning to support growth.

The Town of Whitchurch-Stouffville's Official Plan will address a horizon that plans to accommodate growth to the year 2051 in conformity with the York Region Official Plan.

The role of the York Region Official Plan is to provide broad high-level, long-term policy direction on matters related to the environment, resources, regional growth, regional structure, and regional services. By contrast, the role of the Town of Whitchurch-Stouffville Official Plan is to determine the strategic local policy directions and the detailed policies for the municipality, in conformity with the overall strategic directions of the York Region Official Plan. The planning roles and responsibilities of York Region and the local area municipalities within York Region are further detailed and refined from time to time through the establishment of appropriate operating protocols and other service delivery agreements.

18. The section name and content of Section 1.3.3. is modified so that it reads:

1.3.3 Hamlet Community of Musselman's Lake Guiding Principles

The **Hamlet Community** of Musselman's Lake is a historical residential community located on the Oak Ridges Moraine. Infill development within the Community will comprise most future development to protect the Oak Ridges Moraine.

1.3.3.1 It is a goal of this Official Plan that the **Hamlet Community** of Musselman's Lake will:

- a) Protect and enhance existing natural systems and features and reflect the objectives of the Oak Ridges Moraine Conservation Plan.
- b) Accommodate and encourage limited infill opportunities, subject to adequate servicing capacity.
- c) Recognize and value the rural character and cultural heritage resources.

19. The section name and content of Section 1.3.4 is modified so that it reads:

1.3.4 Hamlet Community of Gormley Guiding Principles

The Hamlet Community of Gormley will comprise a distinctive, predominantly industrial and commercial area. The Hamlet Community of Gormley will benefit from and leverage its location along Highway 404 to promote the development of employment uses and its “gateway” location within the Town, compatible with established land uses **and its role as a Rural Settlement in provincial plans.**

1.3.4.1. It is the goal of this Official Plan that the Hamlet Community of Gormley will:

- a) Ensure the proper functioning of an integrated and cohesive planning area, through the arrangement of land uses.
- b) Ensure that land uses develop in a manner which is compatible with adjacent land uses, including industrial, commercial and residential land uses.
- c) Encourage a broad range of industrial and employment uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville, and utilize the Highway 404 as a major goods and movement corridor.
- d) Continue to recognize the existing employment and commercial land uses, **and allow limited opportunities for infill, expansions, redevelopment and new development that services the needs of the employees of the Gormley Industrial Area and the residents of the Gormley community. and accommodate opportunities for infill and new employment and commercial development.**
- e) **Development will be compatible with adjacent land uses and in keeping with the rural character of the area**

20. The section name and content of Section 1.3.5 is modified so that it reads:

1.3.5 Hamlet Community of Vandorf Guiding Principles

The Hamlet Community of Vandorf will be a friendly and environmentally aware community which is designed to protect and enhance its natural setting, while promoting a sense of community among its residents. The Hamlet Community of Vandorf will benefit from and leverage its location along Highway 404 to promote the development of employment uses and its “gateway” location within the Town, compatible with established land uses **and its role as a Rural Settlement in provincial plans.**

1.3.5.1 It is a goal of this Official Plan that the Hamlet Community of Vandorf will:

- a) Ensure that new development will be designed, and existing development will be maintained, 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.**

- b) Vandorf will be developed with small scale commercial, recreational and institutional facilities which will allow it to serve as a meeting place for residents and visitors.
- ~~b) Be developed with an identifiable 'main street' which accommodates a mix of commercial, residential, and institutional facilities which will allow it to serve as a meeting place for residents and visitors.~~
- c) Encourage a broad range of industrial and employment uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville, and utilize the Highway 404 as a major goods and movement corridor.
- d) Development will be compatible with adjacent land uses and in keeping with the rural character of the area.

21. The text in the sixth paragraph of Section 2 is modified so that it reads:

Whitchurch-Stouffville's population is forecast to steadily increase to 2051, consistent with broader York Region growth trends. The Town's population is forecasted to grow from approximately 51,400 persons in 2021 to 103,000 ~~103,500~~ persons by 2051. This represents an increase of approximately 51,600 ~~52,100~~ persons between 2021 and 2051, or an average annual growth rate of 2.3% ~~2.4%~~ during this period.

22. The text in the eighth paragraph of Section 2 is modified so that it reads:

In accordance with the growth projections and allocations prepared by York Region, Whitchurch-Stouffville's employment base is also expected to increase from 17,000 jobs to 28,400 ~~28,300~~ jobs by 2051. This represents an increase of approximately 11,400 ~~11,300~~ jobs between 2021 and 2051, or an average annual growth rate of 1.7% during this period. Based on the Town's forecasted growth, a strategic approach to growth management is required that aligns land use, financial sustainability, infrastructure and phasing to sustainably manage this forecasted growth and foster the creation of complete communities.

23. Policy 2.1.1.2 b) and c) are modified so that it reads:

b) Community Area: Includes the Communities Community of Ballantrae, ~~Musselman's Lake, Vandorf, and Gormley~~. Community Areas accommodate a range of residential, commercial, employment and institutional areas, where people live, shop, work and play, with the amenities they need for day-to-day living accessible close to home. The Community Area of Ballantrae is partially serviced by municipal water supply system and a private individual on-site wastewater system. Community Areas are predominately serviced by individual on-site water services and individual on-site sewage services, and partial services, which includes municipal water services in the case of Ballantrae and Musselman's Lake. Modest growth and

redevelopment is anticipated to be directed to Ballantrae, subject to adequate municipal water servicing capacity.

c) Hamlet Area: Includes the Hamlets of **Bloomington, Musselman's Lake, Vandorf and Gormley** which comprises **of historical a small** rural settlements **with of** existing residential and limited commercial and employment uses which serves the local community and supports the surrounding Agricultural System. **Hamlets are predominantly serviced by individual on-site water services and individual on-site sewage services and partial services in the case of Musselman's Lake.** Limited redevelopment and infill growth is anticipated **on individual on-site water services and individual on-site sewage services.** **Additional modest growth may be permitted subject to appropriate water and wastewater solution and in conformity with applicable provincial plans.**

24. Policy 2.1.1.2 d) is modified so that it reads:

d) New Urban Area: Includes lands located outside the Greenbelt Area, which have been identified **through the Region's Municipal Comprehensive Review** as urban expansion areas to accommodate job and population growth to 2051. These lands include Designated Greenfield Areas and are subject to a Secondary Plan process that will further delineate community and employment areas. Growth is planned to occur on municipal sewage services and municipal water services.

25. Section 2.2.5 is deleted in its entirety and all subsequent items are renumbered accordingly.

2.2.5 Regional Employment Area

2.2.5.1 Regional Employment Areas are identified as an overlay on Schedule A – Town Structure in the Community of Stouffville and will be important in accommodating a significant amount of new employment growth, with an emphasis on protecting employment areas for traditional, or land extensive employment uses.

2.2.5.2 Regional Employment Areas are subject to the applicable policies of Section 3.8.

26. The first paragraph of Section 2.3 is modified so that it reads:

Community Areas are shown on Schedule A – Town Structure and are planned to accommodate a range of residential, employment, commercial, and institutional areas, where people live, shop, work and play, with the amenities they need for day-to-day living accessible close to home. Community Areas include the **Community of Ballantrae Communities of Ballantrae, Musselman's Lake, Vandorf, and Gormley.**

27. The section name and text of Section 2.3.2 is modified and moved to Section 2.4 so that it reads:

2.4.2 2.3.2 Hamlet Community of Musselman's Lake

2.4.2.1 2.3.2.1 The **Hamlet Community** of Musselman's Lake will accommodate limited infill and redevelopment, subject to appropriate servicing, and in a manner that protects and enhances the natural environment and systems.

2.4.2.2 2.3.2.2 Development within Musselman's Lake will be compatible and in keeping with the established character of this waterfront community.

28. The section name and text of Section 2.3.3 is modified and moved to Section 2.4 so that it reads:

2.4.3 2.3.3 Hamlet Community of Vandorf

2.4.3.1 The Hamlet of Vandorf will accommodate limited growth through infill, redevelopment, and development on vacant lands subject to appropriate servicing and in a manner that protects and enhances the natural environment and systems.

2.4.3.2 Development within Vandorf will be compatible and in keeping with the established rural character of the area.

2.3.3.1 Development and redevelopment in the Community of Vandorf will protect and enhance the natural environment, while providing a range of employment opportunities, services and facilities for residents and visitors.

2.3.3.2 There are significant opportunities for employment growth associated with the Community of Vandorf's proximity and access to Highway 404. The Town will assess servicing solutions and opportunities to support more intensive employment development.

2.4.3.3 2.3.3.3 Woodbine Avenue is envisioned **to evolve into a Mixed Use 'Main Street' corridor** to accommodate an identifiable community core supported by mixed use commercial, residential, office and community amenities.

29. The section name and text of Section 2.3.4 is modified and moved to Section 2.4 so that it reads:

2.4.4 2.3.4 Hamlet Community of Gormley

~~2.4.4.1~~ ~~2.3.4.1~~ The **Hamlet Community** of Gormley is a distinctive, primarily industrial and commercial area within the Town, which includes a small residential community.

~~2.4.4.2~~ ~~2.3.4.2~~ The **Hamlet Community** of Gormley is expected to accommodate a broad range of employment and commercial land uses **and limited growth through infill, redevelopment and development on vacant lands, subject to appropriate servicing.**

~~2.4.4.3~~ ~~2.3.4.2~~ The Town will ensure the **Hamlet Community** of Gormley is developed in a manner which is compatible with adjacent land uses, including industrial/commercial and residential land uses **and in keeping with the established rural character of the area.**

~~2.4.4.4~~ ~~2.3.4.3~~ The **Hamlet Community** of Gormley is expected to accommodate a broad range of employment and commercial land uses, with **significant** opportunities for infill and new employment development, **such as logistics, warehousing, office, innovation and green industries,** which support goods movement given its strategic location and access to Highway 404. **Employment supportive uses including hotels, conference and training facilities and ancillary retail and commercial uses will strengthen and diversify the employment opportunities.**

~~2.3.4.4~~ ~~The Community of Gormley is anticipated to accommodate a significant share of future employment growth over the planning horizon. The Town will assess servicing solutions and opportunities to support more intensive employment development~~

30. The first paragraph of Section 2.5 is modified so that it reads:

New Urban Areas are identified as an overlay on Schedule A – Town Structure and will be planned to include community areas and employment areas. New Urban Areas include lands identified **for urban expansion through the Region’s Municipal Comprehensive Review** that are intended to accommodate job and population growth to the year 2051. The New Urban Areas comprise the Town’s remaining agricultural lands that are located outside of the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.

31. The first paragraph of Section 2.8 is modified so that it reads:

The Town is growing quickly. Based on the Region’s Official Plan, the Town of Whitchurch-Stouffville is expected to be home to **103,000 103,500** residents and accommodate **28,300 28,400** jobs by 2051. **York Region prepares tThese forecasts were prepared by York Region** using an integrated and comprehensive approach with infrastructure planning. This approach includes an

analysis of water and wastewater, transportation, environmental and financial impacts.

32. The second paragraph of Section 2.8.1 is modified so that it reads:

The Town's Urban Area (Stouffville) and the Community Area of Ballantrae the Community Areas (Ballantrae, Musselman's Lake, Vandorf, and Gormley) are the primary settlement areas of the Town. Growth will be primarily directed to the settlement areas, particularly within MTSAs and Strategic Growth Areas within the Community of Stouffville through infill and intensification, as well as new community development within the Designated Greenfield Areas. New Urban Areas will also be the focus of accommodating the projected increases in population and employment to achieve the Town's growth forecasts to 2051.

33. Table 1 in Section 2.8 is modified as follows:

- The 2051 population forecast is modified from 103,500 to 103,000 and the 2051 employment forecast is modified from 28,400 to 28,300 under the 2051 column.

34. Policy 2.8.1.1 k) is modified so that it reads:

k) Ensure a minimum 15-year supply of land is designated and available designated for housing through intensification, redevelopment, and in Designated Greenfield Areas.

35. Policy 2.8.2.1 e) is modified so that it reads:

e) Identify Built-Up Areas on Schedule A – Town Structure which includes lands all land within the delineated built boundary within the Communities of Stouffville and Ballantrae. The Town will direct a significant portion of its population and employment growth through intensification and redevelopment within the Built-Up Areas in the Community of Stouffville resulting in the more efficient use of land and infrastructure, and the creation of revitalized and more vibrant urban areas. To a lesser extent, population growth will be directed to the Community of Ballantrae as described in this Plan.

36. Policy 2.8.2.1 n) is modified so that it reads:

n) The Town will Work with the Region to monitor and report regularly on the pattern and amount of residential and employment development and density occurring within the Designated Greenfield Area, Built-Up Area, Major Transit Station Areas, and Employment Zones.

37. Policy 2.8.3.1 d) is deleted in its entirety and all subsequent items are renumbered accordingly.

d. Plan for a settlement area boundary expansion within New Urban Areas, in accordance with approvals and direction provided by the Province and York Region.

38. Policy 2.10.2.2 c) is modified so that it reads:

c) Prohibit infrastructure to be located in the Oak Ridges Moraine Natural Linkage Area unless:

i. The need is demonstrated and there is no reasonable alternative;

ii. **the applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:**

1) ii. Construction disturbance is kept to a minimum;

2) 4. The right-of-way (paved portion) width is kept to a minimum provided ploughs, fire and transit vehicles can traverse optimally and to meet other objectives such as stormwater management, safety, Vision Zero, erosion and sediment control;

3) 2. The project allows for wildlife movement;

4) 3. Lighting is focused downwards **away from the Natural Core Areas:**

5) 4. Planning, design and construction keeps adverse effects on the ecological integrity of the ORMCP Area to a minimum;

6) 5. A single corridor is planned to contain as much infrastructure as possible; and,

7) 6. The infrastructure provides a needed link between neighbourhoods or arterial roads.

39. Policy 2.10.4.1 j) ii. is modified so that it reads:

ii. The new wastewater treatment plant will provide **sewage** services to development on partial services or development where one or more subsurface wastewater works on on-site wastewater systems are failing.

40. Policy 2.10.4.1 k) is modified so that it reads:

k) Not permit the development of new non-municipal **(private)** wastewater treatment plants in the Lake Simcoe watershed unless it is demonstrated that:

41. Policy 2.10.4.1 l) is modified so that it reads:

l) Permit **development employment uses** on private communal water services and/or private communal sewage services **on an interim basis, as the preferred form of servicing for multi-unit/lot development within settlement**

areas, where municipal water services and municipal sewage services are planned, not available, planned or feasible, to support protection of the environment and minimize potential risks to human health and safety subject to the policies of the York Region Official Plan.

42. Policy 2.10.4.1 m) is modified so that it reads:

m) Not permit new **individual** on-site sewage services or subsurface sewage works within 100 metres of any lakes or permanent stream in watersheds identified by the Conservation Authorities unless:

43. A new sub-policy 2.10.4.1 s) is added as follows:

s) Ensure that where private communal water services and private communal sewage services are proposed, the owner enters into a responsibility agreement with the Town or York Region that addresses all service-related requirements, financial and otherwise, of the Town or York Region, depending on which tier of municipality would be responsible for action related to the service, if necessary.

44. Policy 2.10.5.1 l) is deleted in its entirety and replaced with the following:

l) An application for major development within the Lake Simcoe watershed shall be accompanied by a stormwater management plan that demonstrates:

- i) consistency with stormwater management master plans**
- ii) consistency with subwatershed evaluations and water budgets**
- iii) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;**
- iv) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and**
- v) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.**

l) Require a preliminary phosphorus budget as part of a functional servicing report, stormwater management plan, or other study for major development within the Lake Simcoe watershed, to demonstrate how changes in phosphorus loadings between pre-development and post-development will be minimized, in accordance with the Lake Simcoe Protection Plan and LSRCA requirements.

45. Policy 2.10.5.1 aa) is modified so that it reads:

aa) Where feasible, ensure that stormwater management facilities be located adjacent to a watercourse and local or collector roads to ensure proper access to the facilities for safety and maintenance.

46. A new Policy 2.11.4.4 is added after Policy 2.11.4.3 and all subsequent are items renumbered accordingly.

Water or Wastewater Master Plan

2.11.4.4 If municipal water and wastewater systems or private communal water and wastewater systems are determined to be the preferred means of servicing for the area of the Hamlet of Vandorf that is subject to the Greenbelt Plan, a comprehensive water or wastewater masterplan or equivalent, informed by watershed planning or equivalent will be prepared in accordance with the Greenbelt Plan.

47. Policy 2.13.1.1 a) is modified so that it reads:

a) Work with the Region, local municipalities and the Province to identify and protect existing and planned utility corridors as **determined identified** through ~~the Environmental Assessment Act process where applicable or identified in Provincial plans provincial transportation plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO), or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a~~ **corridor** to support expected growth within York Region and its neighbouring municipalities.

48. Table 2 is modified in Policy 3.2.1.1 as follows:

- The new housing (market and affordable) is modified from 16,710 to 18,020 units under the Total Number of Units Targeted from 2021 to 2051 column and from 557 units to 600 units under the Average Annual Number of Units from 2021 to 2051 column.

49. Policy 3.5.4.1 b) is modified so that it reads:

b) Implement the ATSP which will, among other matters, determine the infrastructure requirements for the development of an integrated pedestrian and cycling network for the Communities of Stouffville and Ballantrae, and the Hamlets of Musselman's Lake and Vandorf.

50. Policy 3.5.1.1 m) is modified so that it reads:

m) Maximize opportunities to provide and obtain parkland through traditional parkland dedication and cash-in-lieu standard rates for parkland conveyance (e.g., 2% of lands proposed for development or redevelopment for commercial, **institutional**, or industrial purposes, and 5% for all other lands, including residential **and institutional** purposes).

51. Policy 3.7.1.1 a) i. and ii. are modified so that it reads:

i. Built heritage resources, **including such as** buildings, structures, monuments, installations **or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community;** ~~**remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community;**~~

ii. Cultural heritage landscapes, which include a defined geographical area **identified as having cultural heritage value or interest by a community, including an Indigenous community of heritage significance** which ~~**may have been has**~~ modified by human activities ~~**and is valued by a community.**~~ It ~~**may involves**~~ grouping(s) of individual heritage features such as **buildings**, structures, spaces, **views**, archaeological **sites** and natural elements, which together form a significant type of heritage form and landscape, distinctive from its constituent elements or part; and,

iii. Archaeological resources such as artifacts, archaeological sites, and marine archaeological sites, **as defined under the Ontario Heritage Act.**

52. Policy 3.7.2.1 l) is modified so that it reads:

l) Ensure that a property that has been designated by by-law in accordance with the Ontario Heritage Act, **and/or recognized or designated by federal or provincial agencies** shall then be considered to be a protected heritage property.

53. Policy 3.7.7.1 e) is modified so that it reads:

e) Encourage the designation of **built heritage resources property under the Ontario Heritage Act, which may contain built heritage resources or cultural heritage landscapes**, and actively promote any available incentive programs for use by property owners.

54. The first paragraph of Section 4.1.2 is modified so that it reads:

The Greenbelt Natural Heritage System is designated on Schedule B – Provincial Plan Areas and Designations as an overlay. The policies of this

Section apply to lands outside of the ORMCP. The boundaries of the Greenbelt Natural Heritage System are based on the best available mapping **and are not intended to be precise. No refinements to the boundaries of the Natural Heritage System can occur after the one-time refinement at the time this Plan was brought into conformity with the policies of section 3.2.2.5 of the Greenbelt Plan.** The boundaries **of key natural heritage features and key hydrologic features and any minimum vegetation protection zones** will be confirmed and refined through an Environmental Impact Study. Such staking will be undertaken in co-operation with the Town **and, where the** applicable **the** Conservation Authority **and York Region.**

55. The first paragraph of Section 4.1.6 is modified so that it reads:

The primary function of the Regional Greenlands System is the protection of natural heritage features in a system of core areas connected by corridors and linkages. The Regional Greenlands System is identified on Schedule A – Town Structure. Linkage areas are the focus of land securement and enhancement activities. The Town’s Natural Heritage System is reflective of the Regional Greenlands System and is subject to **four five** policy regimes: the PPS, **the Growth Plan,** ORMCP, the Greenbelt Plan and the Lake Simcoe Protection Plan.

56. Policy 4.1.7.1 f) is modified so that it reads:

f) Recognize that not all of the key natural heritage features and key hydrologic features may be shown on Schedules K. There are many components that have not been mapped. These components will be determined through future study as development applications are processed based on criteria **and procedures** provided by the Province, **and using procedures established by York Region,** or the Conservation Authority, where applicable, and will be subject to the applicable policies of this Plan.

57. The third paragraph in Section 4.1.8 is modified so that it reads:

Provincial policy prohibits development in Provincially Significant Wetlands, as well as within identified wetlands within the Oak Ridges Moraine Conservation Plan Area, and the Natural Heritage Systems of the Greenbelt Plan **and Growth Plan.** Wetlands outside of these areas also exist in the Town identified as Other Evaluated Wetlands and Non-evaluated Wetlands on Schedules K. These wetlands, as well as those identified as wetlands within the Oak Ridges Moraine, **Greenbelt, Growth Plan** and Lake Simcoe watershed, and other hydrologic features are identified on Schedules K.

58. Policy 4.1.8.1 e) is modified so that it reads:

e) Non-evaluated wetlands that would qualify as Provincially Significant shall be treated as such. The determination of which wetlands qualify shall be aided by consultation with the applicable Conservation Authority

59. Section 4.1.8.1 h) is modified so that it reads:

h) Consider amending this Plan where new wetlands are evaluated by a trained evaluator in accordance with the Ontario Wetland Evaluation System (OWES) manual or approved by the Province. Any new wetlands will be subject to the applicable policies of this Plan and the applicable Provincial plan requirements.

60. Policy 4.1.8.1 i) is modified so that it reads:

i) Study and evaluate non-evaluated wetlands through joint initiatives involving the Town, the Conservation Authorities, Province, York Region, a development proponent or other appropriate parties.

61. Policy 4.1.9.1 c) is modified so that it reads:

c) Prohibit new mineral aggregate operations and new wayside pits and quarries or ancillary uses in significant woodlands within the Natural Heritage System of the Protected Countryside and Natural Linkage or Countryside Areas of the ORMCP and the Natural Heritage System, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province.

62. Policy 4.1.9.1 e) is modified so that it reads:

e) Require a minimum vegetation protection zone for non-significant woodlands, as determined through an Environmental Impact Study in support of development applications, to the satisfaction of the Town and Conservation Authority, where required.

63. Policy 4.1.9.1 l) is modified so that it reads:

l) Require a Woodland Compensation Plan for removed woodland deemed not significant, that would otherwise have been significant in accordance with policy 3.4.30 of the York Region Official Plan, except where permitted through normal farm practices. The Woodland Compensation Plan shall be prepared to the satisfaction of York Region and the Town, in consultation with York Region and the Conservation Authority, where required, and shall demonstrate a net gain in woodland area.

64. Policy 4.1.10.1 d) is modified so that it reads:

d) Require that a minimum vegetation protection zone for non-significant valleylands be determined through an Environmental Impact Study in support of development applications, to the satisfaction of the Town **and Conservation Authority**.

65. Policy 4.1.11.1 b) is modified so that it reads:

b) Identify candidate ANSIs on Schedule K and work with the Province, **where appropriate, the Region, and the Conservation Authorities** to **formally** confirm candidate ANSIs through the confirmation procedure.

66. Policy 4.1.11.1 d) is modified so that it reads:

d) Require that the need for a minimum vegetation protection zone for any ANSI be determined through an Environmental Impact Study in accordance with Table 4 and any applicable Provincial **or Conservation Authority** guidelines, technical papers or policies as amended.

67. Policy 4.1.13.1 f) i. is modified so that it reads:

f) Require that the minimum vegetation protection zone outside of the Provincial Plan area shall not be less than that required as per Table 4 where a woodland, wetland, or Life Science Area of Natural and Scientific Interest is identified for protection and:

i. Is located within and outside the boundary of the Oak Ridges Moraine, **or** the Natural Heritage System of the Protected Countryside in the Greenbelt, **or the Natural Heritage System for the Growth Plan; and,**

68. The second paragraph of Section 4.1.14 is modified so that it reads:

In the Town of Whitchurch-Stouffville, linkage areas include the Oak Ridges Moraine Natural Linkage Area designation shown on Schedule B – Provincial Plan Areas and Designations, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, **the Natural Heritage System for the Growth Plan**, key natural heritage features, key hydrologic features and functions, and the lands necessary to maintain these features. The purpose of the designation of these areas is to maintain, and where possible to improve or restore, the ecological integrity of the Oak Ridges Moraine Area and to maintain, and where possible improve or restore, regional-scale open space linkages between lands in the Oak Ridges Moraine Natural Core Area designations and along river valleys and stream corridors.

69. The second paragraph of Section 4.2.2 is modified so that it reads:

Key hydrologic areas include significant groundwater recharge **areas, highly vulnerable aquifers** and significant surface water contribution areas. Significant

groundwater recharge areas are defined under the Clean Water Act, 2006. These areas are characterized by permeable ground that allows water to penetrate into the ground and flow into an aquifer. These areas help to maintain the water levels in aquifers, which may be used as sources for drinking water.

70. The first paragraph of Section 4.2.4 is modified so that it reads:

Wellhead Protection Areas are areas on land around a municipal well where activities and land uses must be planned to protect the quality and quantity of the water supply. Wellhead Protection Areas are defined and measured in years based on how quickly water travels underground to the municipal well. In these areas, it may be necessary to restrict or even prohibit certain land uses due to their potential to impact drinking water quality and quantity. The policies of this Plan support both the approved Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan, as well as the South Georgian Bay Lake Simcoe Source Protection Plan in order to address threats to drinking water quality and quantity. This Section contains source protection policies regarding highly vulnerable aquifers, significant groundwater recharge areas, recharge management areas and the wellhead protection areas as shown in the Source Protection Plans and York Region Official Plan, as shown on Schedule N – Wellhead Protection **Areas Zones**.

71. Policy 4.2.4.1 b), e) and q) are modified so that it reads:

b) Within Wellhead Protection Areas A, B, C, and D, require a Source Water Impact Assessment and Mitigation Plan to be prepared by the applicant for approval by the Town prior the establishment of new land uses that involve the storage or manufacture and/or handling of:

xi. dense non-aqueous phase liquids (DNAPLS), **within Wellhead Protection Area D, which is otherwise prohibited in Wellhead Protection Areas A, B, and C.**

e) Require that, for lands within the ORMCP Area, the following conditions supersede the policies of this Section:

i. Within Wellhead Protection Areas A, B, C, and D, new land uses which involve the storage, manufacture of materials or uses detailed in policy b) are **prohibited, where they pose a significant drinking water threat,** in accordance with the requirements of the CTC and SGBLS Source Protection Plans; and,

ii. That in Wellhead Protection Areas A or the 0-to-2- year time-of-travel zone, new storage of animal manure, undertaking of animal agriculture and the storage of agricultural equipment for other than personal or family use, is prohibited. **; and,**

iii. Notwithstanding subsection ii, the restrictions do not apply to agricultural lands if the owner or operator of the agricultural operation complies with the standards established under the Nutrient

Management Act, 2002 and any applicable requirement under the Clean Water Act, 2006.

q) Require applications for **major development, any land use, except low density residential,** in Wellhead Protection Areas A, B, and C to have a Section 59 notice pursuant to the Clean Water Act, issued by the Risk Management Official as part of the complete application requirements under the Planning Act, Condominium Act, and Building Code Act **and accompanied by a Contaminant Management Plan, as deemed necessary by the Town or Region.**

72. Policy 4.2.5.1 b) is modified so that it reads:

b) Require application for major development within highly vulnerable aquifers involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act, 2006), to be accompanied by a Contaminant Management Plan, as deemed necessary by the Town **or Region.**

73. Policy 4.2.5.1 d) is modified so that it reads:

d) Encourage restrictions on the haulage of chemicals in Wellhead Protection Areas and Highly Vulnerable Aquifers, shown on Schedule N – Wellhead Protection **Areas Zones** and Schedule L1 – Areas of High Aquifer Vulnerability.

74. Policy 4.2.6.1 b) iv. is modified so that it reads:

iv. The project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan, ~~or~~ **sub watershed plan, and applicable Source Protection Plan;**

75. Policy 4.2.6.1 d) is modified so that it reads:

d) Notwithstanding, **buildings or structures for agricultural uses, barns agriculture-related uses or on-farm diversified uses** may be exempt from the major development policies, subject to provincial requirements.

76. Policy 4.3.3.1. c) i. is deleted in its entirety and replaced with the following:

i. Changing the use of a property from industrial or commercial use to residential or parkland use As part of the development approval process where necessary to demonstrate that the site has been remediated and is suitable for an intended use where an historic use may have resulted in site contamination, or where land is adjacent to or downstream of known or suspected contaminated sites;

77. Policy 4.3.3.1. e) is deleted in its entirety.

e. Work with the Province and York Region to support research or inventorying of any known contaminated sites.

78. Policy 4.4.2.1 f) is modified so that it reads:

f) Require that all Environmental Impact Studies must explicitly address policy consistency and conformity with respect to provincial policies and plans and **this Plan the official plans prepared by the Region and the Town.** Where applicable, compliance with regulatory requirements must also be addressed.

79. Policy 5.1.1.1 a) is modified so that it reads:

a) Designate prime agricultural areas and rural **lands areas** identified in the Provincial Plans as **Agricultural Agriculture** Area and Rural Area, respectively, on Schedule C – Land Use Designations, and apply the policies of Section 6 – Land Use Strategy to the Agricultural System and the applicable Provincial Plan policies and the York Region Official Plan.

80. Policy 5.1.1.1 b) is modified so that it reads:

b) Prohibit refinements to either the Agricultural Area or the Rural Area designations **unless undertaken through a Regional Municipal Comprehensive Review.**

81. Policy 5.3.1.1 is modified so that a new sub-policy is added after sub-policy l) and all sub-policies are renumbered accordingly:

m) Notwithstanding the policies of this Plan, outside of the Natural Heritage System within the Protected Countryside of the Greenbelt Plan or otherwise outside of the ORMCP or any other applicable Provincial Plan area, mineral aggregate resource extraction and key natural heritage features shall be defined pursuant to, and subject to the policies of the Provincial Planning Statement.

82. Policy 5.3.1.1 o) is modified so that it reads:

o) May approve an application for a mineral aggregate operation or wayside pit with respect to land in a key natural heritage feature **within the Oak Ridges Moraine Conservation Plan Area** only if:

- i. The key natural heritage feature **is a significant woodland and it** is occupied by young plantations or early successional habitat; **and,**
- ii. The applicant demonstrates that:

- The long-term ecological integrity of the Oak Ridges Moraine Conservation Plan Area will be maintained or, where possible, improved or restored;
 - The extraction of mineral aggregates from the area within the key natural heritage feature will be completed and the area will be rehabilitated, as early as possible in the life of the operation; and,
 - The area from which mineral aggregates are extracted will be rehabilitated by establishing or restoring natural self-sustaining vegetation or equal or greater ecological value; **and**
- iii. **In the case of a key natural heritage feature that is the habitat of an endangered or threatened species and is located in a Countryside Area or Settlement Area, the following requirements are satisfied:**
1. **It is not prohibited under the Endangered Species Act, 2007 and it complies with any requirements or restrictions under the Act, and**
 2. **It is not within any other key natural heritage feature or the related minimum vegetation protection zone.**

83. Policy 5.3.1.1 q) is modified so that it reads:

q) Notwithstanding the policies of this Plan, **within the Natural Heritage System of the Greenbelt Plan Area**, no new mineral aggregate operations and no new wayside pits and quarries, or any ancillary or accessory use thereto, will be permitted in the following key natural heritage features and key hydrologic features:

84. Policy 5.3.1.1 v) is modified so that it reads:

v) Protect Aggregate Resource Areas from land uses and activities incompatible with mineral aggregate operations. New uses other than aggregate extraction which are permitted by this Plan in Section 6 – Land Use Strategy may be considered within these areas only if it can be demonstrated through detailed studies that:

- i. ~~**the proposed land use would not significantly preclude future extraction of mineral aggregate resources or**~~ resource use would not be feasible; **or**
- ii. the proposed land use would service the long-term interest of the public better than aggregate extraction; **and**
- iii. ~~**aggregate extraction would not be economically, socially or environmentally feasible;**~~
- iii. **issues of public health, public safety and environmental impact are addressed.**

85. Policy 5.3.2.1 d) is modified so that it reads:

- d) Not require complete agricultural rehabilitation in the following cases:
- i. ~~Where there is a substantial quantity of aggregate below the water table warranting extraction, or~~ The depth of planned extraction in a quarry makes restoration to pre-extraction agricultural capability levels unfeasible; ~~or and~~
 - ii. ~~Where other alternatives have been considered by the applicant and found unfeasible in accordance with the Provincial Policy Statement.~~
 - ii. Agricultural rehabilitation in remaining areas is maximized

86. The first paragraph of Section 6.5 is modified so that it reads:

The Hamlet Community of Gormley is a distinctive, predominately industrial and commercial area, including a residential neighbourhood. This Plan promotes the development of a gateway location within the Town compatible with the established land uses within the Hamlet Community of Gormley and a focus for limited of employment growth associated with the Highway 404 Corridor. The Hamlet of Gormley is identified as a Rural Settlement within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan.

87. The first paragraph of Section 6.8 is modified so that it reads:

The Hamlet Community of Vandorf is an environmentally aware community which has been designed to protect and enhance the natural setting, while promoting a sense of community among residents. Development and redevelopment will protect and enhance the natural environment, while promoting a range of services and facilities for residents and visitors. Woodbine Avenue will evolve into a mixed use main street corridor while limited employment growth will leverage proximity and access to Highway 404. The Hamlet of Vandorf is identified as a Rural Settlement within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan and a Hamlet within the Protected Countryside designation of the Greenbelt Plan.

88. Policy 7.3.5.1 a) is deleted and replaced with the following sub-section so that it reads:

- ~~a) Approve zoning by laws for Inclusionary Zoning, pursuant to the Planning Act and in accordance with the policies of this Plan and the policies of the York Region Official Plan.~~
- a) Conduct a housing assessment pursuant to the requirements of Section 16 of the *Planning Act*, to determine the feasibility and applicability of inclusionary zoning. Upon completion of the Town's housing

assessment, additional policies authorizing the use of Inclusionary Zoning will be included in the official plan through an Official Plan Amendment.

89. Policy 7.3.5.1 g) is modified so that it reads:

g) Endeavor to achieve housing affordability and tenure targets as **established in this Plan set by York Region**, and prioritize on-site affordable housing units and units with two or more bedrooms.

90. Policy 7.3.5.1 h) is modified so that it reads:

h) Consider Inclusionary Zoning **through zoning by-laws** in all Major Transit Station Areas and Community Planning Permit System areas that may address the following:

iii. Rental rates or sale prices of units to ensure they are no greater than what is affordable to moderate income households as defined by **the Province York Region**;

91. Policy 7.3.11.1 a) is modified so that it reads:

a) Enact a by-law to delegate the authority to pass by-laws under Section 34 of the Planning Act, **approve plans of subdivision and impose conditions under Section 51 of the Planning Act, and for the giving of consents under Section 53 of the Planning Act**; that are minor in nature, to a committee of Council or an individual who is an officer or employee of the Town, provided that all notice and public meeting requirements of this Section **and pursuant to the Planning Act** are satisfied.

92. Policy 7.5.1.1 a) vi. is modified so that it reads:

vi. **Shall conform with applicable provincial plans and be consistent with the Provincial Planning Statement. Regard for the Provincial Policy Statement, Provincial Plans and the York Region Official Plan.**

93. Policy 7.5.2.1, sub-policy a) and c) are modified so that it reads:

7.5.2.1 The Planning Act requires that municipalities set out the **process requirements** for pre-consultation and **the requirements for** submission of complete applications for the purposes of processing a development application. The following sets out the requirements for pre-consultation and complete application requirements for all development applications:

a) A pre-application consultation meeting with the Town is **recommended but at the discretion of the applicant required** prior to the submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan Approval, **and** Consents and **is recommended for** Minor Variance applications

c) For the purposes of deeming an application complete, the following information is required:

- i. Completed application form for the applicable development approval;
- ii. The prescribed application fee in accordance with the Town's Fees and Charges By-law for Planning Applications in effect on the date the application is submitted to the Town;
- iii. A draft of the Official Plan and/or Zoning By-law Amendment(s), including the proposed text and all proposed schedules;
- iv. **A record of any pre-application consultation meetings if applicable; Confirmation of a minimum of one pre-application consultation meeting with the Town, where required; and,**
- v. All other information, studies and material(s) as may be identified through the pre-application consultation meetings(s) **if applicable,** including the requirements set by external review agencies, in a form satisfactory to the Town.

94. Policy 7.5.2.2 d) is modified so there is a new sub-policy is added after iii) as follows and all subsequent items are renumbered accordingly:

iv. Phase 2 Environmental Site Assessment

95. Policy 7.6.2.1 a) is modified so that it reads:

a) Ensure **early** engagement with Indigenous Communities occurs as appropriate and as required for applications and decisions made under the Planning Act and the Condominium Act, through the following means:

96. Policy 7.8.1.1 c) is modified so that it reads:

c) The boundaries of the land use designations on the Land Use Schedules will be considered approximate, except where they coincide with roads, railways, lot and concession lines, major watercourses, or other definitive physical features. Where the general intent of the Plan is maintained, minor land use boundary adjustments will not require an amendment to this Plan. **Any change to boundaries established by provincial plans, such as the Greenbelt Plan or Oak Ridges Moraine Conservation Plan, will be in accordance with provincial plans. Any change to a settlement area boundary will require a Regional Official Plan Amendment.**

97. Policy 7.8.3.1 is modified so that it reads:

7.8.3.1 In the event of conflict between this Plan and any Provincial Plan or the York Region Official Plan and policies, the following applies:

a) Given the overlapping nature of the **Provincial Planning Statement and Provincial Policy Statement, the** Provincial Plans and the York Region Official

Plan, these documents and their underlying Acts (if applicable), contain various provisions that establish which policies take precedence in the case of a conflict. In very general terms, a conflict arises if the application of one policy prevents another policy from being implemented. Municipalities are, however, permitted to have policies that are different from, more detailed or more restrictive than Provincial policy, without this being considered a conflict, except under very specific, prescribed circumstances.

b) In the case of a conflict between policies of this Plan and the York Region Official Plan, the policies of the York Region Official Plan will prevail until the Town amends or revokes all or applicable conflicting parts of the York Region Official Plan

~~**b) As provided for in the Places to Grow Act, 2020, the Growth Plan prevails where there is a conflict between the PPS and the Growth Plan. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails. Where there is a conflict between the Greenbelt Plan, or ORMCP and the Growth Plan regarding the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails.**~~

~~**c) The policies and targets of the Growth Plan represent minimum standards. The Growth Plan identifies that Planning authorities and decision-makers are encouraged to go beyond the minimum standards established in specific policies and targets of the Growth Plan, unless doing so would conflict with any policy of the Growth Plan, the applicable PPS or any other Provincial Plan.**~~

All subsequent items are renumbered accordingly

d) In the case of a conflict between the policies of this Plan and the ORMCP, or Greenbelt Plan or the Growth Plan where referenced by the Greenbelt Plan, the policies of the ORMCP, or Greenbelt Plan or the Growth Plan will prevail. Where the policies of this Plan are more restrictive than the ORMCP, or Greenbelt Plan or the Growth Plan they will not be considered to be in conflict with the ORMCP, or Greenbelt Plan or the Growth Plan and the more restrictive provisions will prevail, except as it relates to prescribed circumstances.

e) Where there is a conflict between a provision of the Lake Simcoe Protection Plan and a provision in another Provincial Plan or the policies of this Plan, the provision that provides the greatest protection to the ecological health of the Lake Simcoe Watershed prevails.

f) Where there is a conflict between a provision of a Source Protection Plan, under the Clean Water Act, **and the policies of this Plan**, the provisions of the Source Protection Plan prevail.

98. Policy 7.8.4.1 j) is modified so that it reads:

7.8.4.1 The Town will continue to monitor the implementation of this Plan, through the following:

j) ~~**Develop Work with York Region to develop**~~ a consistent methodology to measure progress in meeting the population and employment forecasts and the intensification, density, and housing targets in this Plan.

99. A new sub-policy is added after 7.8.5.1 i) as follows:

i) Until a decision is made on the deferred portions of this Plan, all planning decisions on applications related to the removal of lands from Employment Areas shall be made in a manner that is consistent with and conforms to applicable provincial policy statements, provincial plans and legislative requirements, in addition to the applicable policies of this Plan.

100. The definition of “Affordable” is modified so that it reads:

In the case of ownership housing, **the least expensive of:**

- Housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households.
- **Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;**

In the case of rental housing, **the least expensive of:**

- **A unit for which the rent is at or below 125% of the average market rent of a unit in the regional market area, by bedroom type.**
- **A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or**
- **A unit for which the rent is at or below the average market rent of a unit in the municipality.**

For the purposes of this definition, “low- and moderate-income households” means **the lesser of:**

- **In the case of ownership housing,** households with incomes in the lowest 60% of the income distribution for the regional market area or,
- **In the case of rental housing,** households with incomes in the lowest 60% of the income distribution for **renter households for regional market area the local market area.**

101. The definition of “Agricultural Area” is modified so that it reads:

An area where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. **Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries. Prime agricultural areas are identified through the Land Evaluation and Area Review.**

102. The definition of “Agricultural Impact Assessment” is modified so that it reads:

A study that evaluates the potential impacts of non-agricultural **uses development** on agricultural operations and the Agricultural System and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

103. The definition of “Agricultural System” is modified so that it reads:

A system comprised of a group of inter-connected elements that collectively create a viable, thriving **agri-food agricultural** sector. It has two components:

- An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- An agri-food network which includes **agricultural operations**, infrastructure, services, and assets important to the viability of the agri-food sector.

104. The definition of “Agricultural Uses” is modified so that it reads:

The growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storage, value-retaining facilities, **and housing for farm workers when accommodation for full-time farm labour where** the size and nature of the operation requires additional employment.

105. The definition of “Archaeological Resources” is modified so that it reads:

Includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological **assessments carried out by archaeologists**

licensed under fieldwork undertaken in accordance with the Ontario Heritage Act.

106. The definition of “Built Boundary” is deleted in its entirety:

~~The limits of the developed urban area as defined by the Minister in consultation with the affected municipalities for the purpose of measuring the minimum intensification target in this Plan.~~

107. The definition of “Built Heritage Resource” is modified so that it reads:

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. ~~Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.~~

108. The definition of “Built-Up Area” is modified so that it reads:

All lands within the limits of the developed urban area ~~as set out in this Plan as defined by the Province in accordance with the provisions of the A Place to Grow: Growth Plan for the Greater Golden Horseshoe.~~

109. The definition of “Core Employment Areas” is deleted in its entirety:

~~Employment Areas and/or portions of Employment Areas to be designated in local official plans that generally are:~~

- ~~Within employment areas adjacent to, or in proximity to 400-series highways.~~
- ~~Adjacent to, or in proximity to, existing or planned employment uses that are incompatible with non-employment uses. Examples include noxious uses and/or traditional and/or land extensive employment uses such as manufacturing, warehousing and logistics.~~
- ~~Not appropriate for more flexible employment uses.~~

110. A definition “Designated and Available” is added so that it reads:

~~Designated and available: means lands designated in the official plan for urban residential use. Where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.~~

111. The definition of “Designated Greenfield Area” is modified so that it reads:

~~The designated area that was outside of the built-up area as of June 2006 as defined by the Province’s Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.~~ Lands within the urban area and towns and villages but outside Built-up Areas that have been designated in a local official plan for development required to accommodate forecasted growth to the horizon of this Plan.

112. The definition of “Developable Area” is modified so that it reads:

The developable area includes all lands available for development for both private and public uses, including parks and open spaces, schools and infrastructure (e.g., local and Regional streets and stormwater management ponds). The developable area excludes:

- ~~environmental features and areas, where development is prohibited, identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;~~
- the Regional Greenlands System and approved local municipal natural heritage systems where development is prohibited;
- key natural heritage features, key hydrologic features and natural hazards, including any required environmental buffers and setbacks to features contributing to their management;
- major infrastructure rights-of-way (e.g., existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and, existing uses (e.g., cemeteries, estate subdivisions).

113. The definition of “Major Development” is modified so that it reads:

Major Development (as it applies within Provincial Plans and policy direction) Consists of:

- The creation of four or more lots;
- The construction of a building or buildings with a ground floor area of 500 square metres or more ~~and a cumulation of one or buildings;~~ or
- The establishment of a major recreational use.

Notwithstanding, within the Lake Simcoe and Region Conservation Boundary, for any policies related to Source Protection, the following definition of major development applies: means the construction of a building or building on a lot with the ground floor area cumulatively equal to 500 square metres or greater, and any other impervious surface. Note single detached residential properties are exempt from the definition.

114. The definition of “Municipal Comprehensive Review” is deleted in its entirety:

A new official plan, or an Official Plan amendment, initiated by the Region under Section 26 of the Planning Act that comprehensively applies the policies and schedules of the A Place to Grow: Growth plan for the Greater Golden Horseshoe.

115. The definition of “Natural Heritage System for the Growth Plan” is deleted in its entirety:

Refers to the natural heritage system mapped and issued by the Province through A Place to Grow: Growth Plan for the Greater Horseshoe.

116. The definition of “Negative Impacts” is modified so that it reads:

- **In regard to individual on site sewage services and individual on-site water services and partial services, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;**
- In regard to water, degradation to the quality or quantity of surface or groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
- In regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and,
- In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.
- **In regard to planned corridors, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.**

117. The definition of “New Urban Area” is modified so that it reads:

Lands added to the Urban Area **through a settlement area boundary expansion through a Regional Municipal Comprehensive Review**, for community purposes including residential and population-related employment, beyond those designated for **u**Urban uses prior to approval of this Plan.

118. The definition of “On Farm Diversified Uses” is modified so that it reads:

Uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, **and** uses that produce value-added agricultural products, **and electricity generation facilities and transmission systems, and energy storage systems. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.**

119. The definition of “Planned Corridors” is deleted in its entirety and replaced with:

Corridors identified through Provincial Plans or preferred alignment(s) determined through the *Environmental Assessment Act* process which are required to meet projected needs.

Corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO), or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor.

120. The definition of “Prime Agricultural Area” is modified so that it reads:

An area where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas **are to be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the Province, as amended from time to time may be identified by a planning authority based on provincial guidance or informed by mapping**

obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

121. The definition of “Provincially Significant Employment Zone” is deleted in its entirety.

~~Means areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially Significant Employment Zones can consist of employment areas as well as mixed use areas that contain a significant number of jobs.~~

122. The definition of “Rural Settlements” is modified as follows:

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. All settlement areas that are identified as hamlets in the Greenbelt Plan, as rural settlements in the ORMCP, or as minor urban centres in the Niagara Escarpment Plan are considered rural settlements for the purposes ~~of the Growth Plan and~~ this Plan, including those that would not otherwise meet this definition.

123. The definition of “Strategic Growth Areas” is modified so that it reads:

Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, redevelopment (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. ~~urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields.~~ Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

124. The definition of “Settlement Areas” is modified so that it reads:

Means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are: a) built-up areas where development is concentrated and which have a mix of land uses; and b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in the **Provincial Planning Statement Provincial Policy Statement**. In cases where **there are no lands that have been designated for development in designated growth areas is not available**, the settlement area may be no larger than the area where development is concentrated **in accordance with the Greenbelt Plan**.

125. The definition of ‘Significant Wetland’ is modified so that it reads:

A wetland that has been identified as provincially significant by **the Province a trained evaluator in accordance with the Ontario Wetland Evaluation System (OWES) manual**.

126. The definition of Supportive Employment Areas is deleted in its entirety:

Employment Areas and/or portions of Employment Areas to be designated in local official plans that are on the periphery of Employment Areas and/or may be candidates for mixed employment uses because of their location within existing or proposed intensification areas. This generally includes Employment Areas that:

- **are adjacent to major Regional arterial roads or on the fringe of Employment Areas;**
- **have significant portions of commercial, retail, and/or other service or knowledge-based uses;**
- **are directly abutting or in close proximity to residential or other sensitive uses and could benefit from more appropriate buffering from existing or future employment uses that may be incompatible. Examples include noxious uses, clusters of manufacturing or other traditional employment uses.**

127. Schedule N in the List of Schedules is modified so that it reads:

Schedule N – Wellhead Protection **Areas Zones**

128. Schedules A, C, E, F, G, H, J, K-1a, K-1b, K-2a, K-2b, K-3a, K-3b, K-4a, K-4b, K-5a, K-5b, K-7a, K-7b, K-8a, K-8b, K-10a, K-10b, L1, L2, L3, M, N, O, and P are modified as follows:

- By revising the boundary delineations of Gormley, Vandorf and Musselman’s Lake from “Community Area” to “Hamlet Area”

129. Schedule A, Schedule D and Schedule D2 are modified as follows:

- By deleting the overlay “Regional Employment Area” from the legends and the maps.

130. Schedule L1 is added to the final schedules as shown in Attachment 1.

131. Schedule N is modified as follows:

- By revising the name of the schedule from “Schedule N – Wellhead Protection Zones” to “Wellhead Protection Areas”
- By removing Newmarket Well #14 wellhead protection area from the schedule mapping.

PART B: A decision is withheld on the following matters:

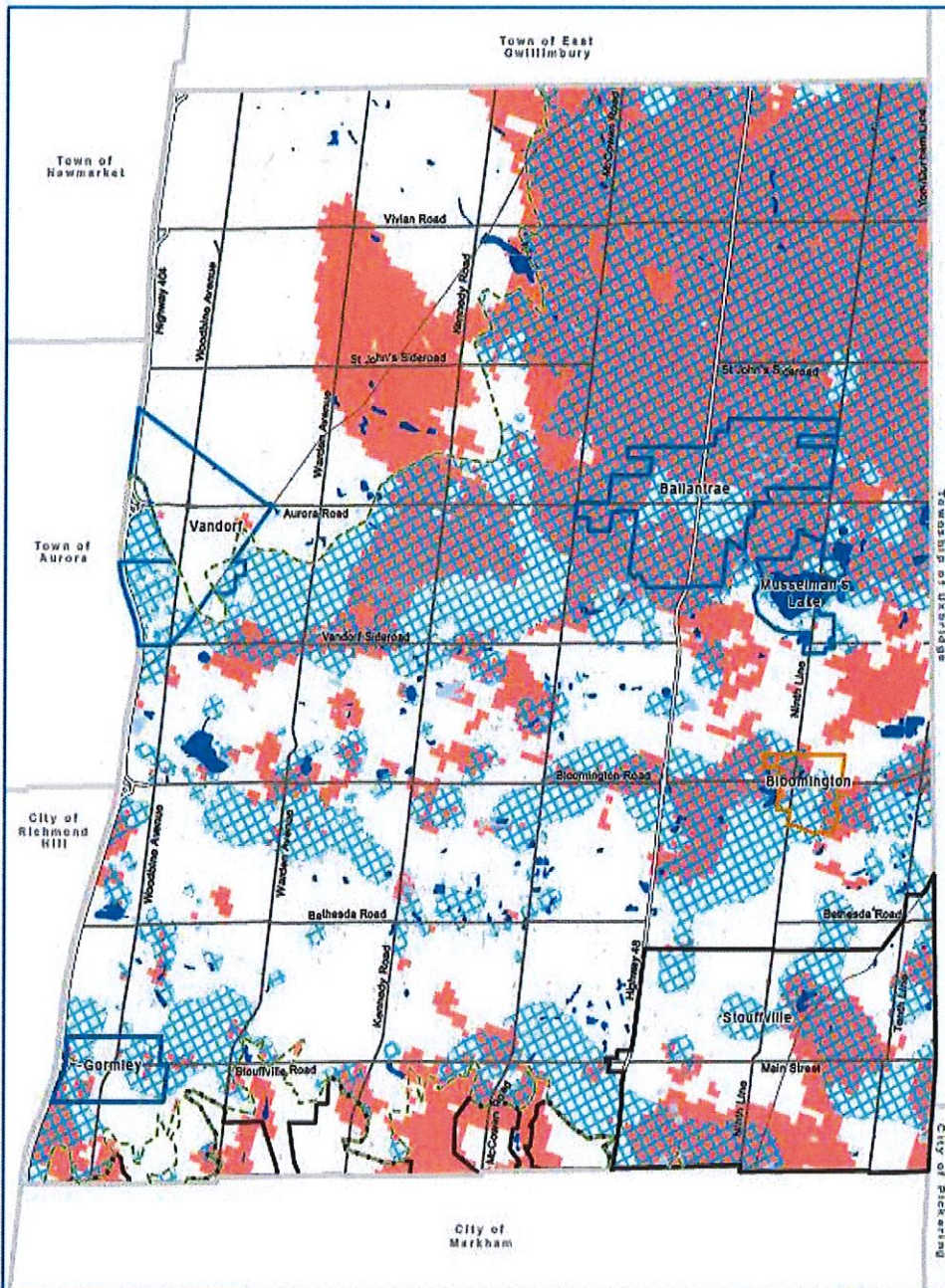
1. Section 3.8 in its entirety.
2. Section 6.4.18 Community of Stouffville Business Park Area in its entirety.
3. Section 6.5.2 Community of Gormley Business Park Area in its entirety.
4. Section 6.5.3 Community of Gormley Industrial Area in its entirety.
5. Section 6.5.4 Community of Gormley General Commercial Area in its entirety.
6. Section 6.8.4 Community of Vandorf Industrial Area in its entirety.
7. The definition of Employment Area in Section 8 in its entirety
8. Schedule D Stouffville Land Use Designations, but only as it relates to the lands designated Business Park Area.
9. Schedule D-1 Western Approach Land Use Designations, but only as it relates to the lands designated Business Park Area.
10. Schedule G Vandorf Land Use Designations in its entirety.
11. Schedule H Gormley Land Use Designations in its entirety.

Dated at Toronto this 25th day of SEPTEMBER 2025.




Sean Fraser, Assistant Deputy Minister
Municipal Housing and Operations Division
Ministry of Municipal Affairs and Housing

ATTACHMENT 1





Schedule L1

Areas of High Aquifer Vulnerability




Town of Whitchurch-Stouffville
Official Plan

- Municipal Boundaries
- Urban Area
- Community Area
- Hamlet Area
- Oak Ridge Marsh Plan Area Boundary
- Kettle Lakes
- Highly Vulnerable Aquifers, Clean Water Act
- Areas of High Aquifer Vulnerability, Oak Ridges Marsh Conservation Plan

0 1 2 3
Kilometres

Source: AECOM, 2014. Prepared for the Town of Whitchurch-Stouffville
Project: UTM/CRS/2014/01/01
Adopted by Council May 2014



This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations or features, nor as a guide to navigation. The Town of Whitchurch-Stouffville shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.