

# Planning Justification Report

in support of  
**Applications for Zoning By-law  
Amendment &  
Site Plan Approval**

**35 Gordon Collins Drive  
Whitchurch-Stouffville  
Region of York  
November 2024**



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GS File 24-16



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## 1.0 Introduction

Groundswell Urban Planners (Groundswell) has been retained by Fairgate Homes to prepare a Planning Justification Report for the lands municipally known as 35 Gordon Collins Drive ("subject property") in the Town of Whitchurch-Stouffville, Region of York.

This proposed development is for a 4,069 square metre industrial building, featuring ten industrial units each containing an office area at the front and loading docks at the rear. This subject property is located approximately 200m north of Stouffville Road, 700m east of the 404 Highway, and 200m west of Woodbine Avenue and is found within the Gormley Industrial Park surrounded by various employment and industrial uses.

The following report will provide a brief description of the subject property and undertake an analysis and justification of the proposal against relevant municipal, regional and provincial planning policies in support of the Zoning By-law Amendment and Site Plan Approval applications. A comprehensive review of the Provincial Planning Statement (2024), Town of Whitchurch-Stouffville Official Plan (2018 & 2022), York Region Official Plan, Oak Ridges Moraine Conservation Plan and the Rouge River Watershed Plan has been included. The report will identify the main supporting policy areas contained within the above policy documents, along with a detailed assessment of the relevant municipal planning documents.

We acknowledge that the subject property is located on the traditional lands of the Anishinabek, the Huron-Wendat, the Mississaugas, the Mississaugas of the Credit, and the Haudenosaunee Nations.

## 1.1 Subject Lands and Surrounding Area Description

The subject property is located approximately 200m north of Stouffville Road, 700m east of the 404 Highway, 200m west of Woodbine Avenue, and the area is primarily industrial and employment uses.

The subject property is vacant land and can be described as being level with the majority of the land covered in sod and other scrub brush. The subject property is accessed from Gordon Collins Drive and directly abuts Brillinger Industrial Place to the west.

The surrounding lands are generally level and share the same topography as the subject property. To the north of the subject property is an industrial/commercial property which includes a large parking lot and three permanent structures. To the south of the subject property, FarSight Homes is constructing and has mostly completed their main office building, decor centre and associated industrial uses. To the west is undeveloped land, and to the east are multiple small lots with industrial/commercial uses. The area is within the Gormley Industrial Park. Please see Figure 1 – Aerial Context for further context.



*Figure 1 - Aerial Context*

The total area of the subject property is approximately 1.76 hectares (4.35 acres). The proposed development is located in the centre of the property with frontage onto Gordon Collins Drive to the north of the property.

## 2.0 Proposed Development on Subject Lands

The proposed development is for an industrial building, with individual units and associated office space in addition to a Decor Centre and Office Space for the applicant at the northwest corner of the building. The intent will be to lease out the other industrial units for other users. Figure 2 – Concept Plan illustrates a total of 10 individual units and associated office space at the front of the building. There is proposed vehicle parking to the north, east, and west of the building, and loading spaces along the south face of the building. Two access points are proposed along Gordon Collins Drive. An area showing Gravel Parking/Open Storage has been identified on the east portion of the subject property.

A proposed on-site sewage treatment and disposal system design will be located on the west portion of the subject property. For stormwater management, a storm outlet for the proposed development is located along the south property limits and the stormwater will discharge via a 175mm orifice pipe into a Storm manhole located on the north side of the adjacent property to the south. The stormwater system from that manhole conveys water to a regional roadside ditch system at the north side of Stouffville Road.

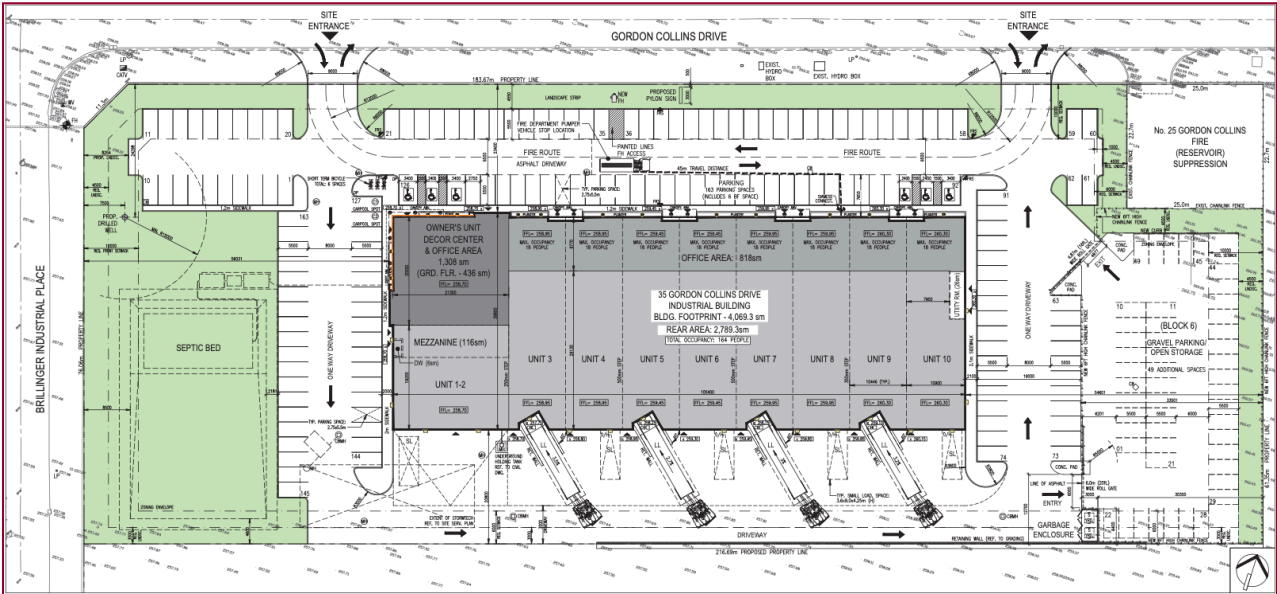


Figure 2 - Concept Plan

2.1 Site Plan Statistics

| Standard        | Proposed  |
|-----------------|---|
| Setbacks        | Front Yard - 56.03 m<br>Rear Yard - 54.06 m<br>Exterior Side Yard - 23.40 m<br>Interior Side Yard - 20.80 m   |
| Building Height | 15.64 m   |
| Coverage        | 23.1 % (Total Footprint = 4,069.3 sm)   |
| GFA             | 1 Storey Offices - 818 sm<br>3 Storey Decor/Office - 1,308 sm<br>Rear Units Area - 2,789.3 sm<br>Utility Rooms - 26 sm<br>Mezz Level (Unit 1) - 116 sm<br><b>TOTAL GFA = 5,057.3 sm</b> |
| Parking         | 165 Parking Spaces<br>52 Additional Gravel Parking Spaces<br>6 Barrier Free Parking Spaces Included<br>2 Carpool Parking Spaces Included  |
| Loading         | 9 Loading Spaces Total  |
| Landscape       | 3,670 sm of Lot Area<br>2,612 sm of Front Yard Area   |





## 2.2 Proposed Planning Applications

Zoning By-law Amendment and Site Plan Approval applications have been submitted to the municipality in order to implement the proposed industrial development on the subject property.

A draft Zoning By-law has been included with this submission and can be found in the Appendices. The proposed amendments are site-specific to deal with the addition of permitted uses and site-specific zone standards. These amendments are generally in line with the site-specific provisions approved for the adjacent property to the south.



## 3.0 Supporting Studies

As part of the preparation of this Planning Justification Report, Groundswell completed a review of the other reports and submission materials that are in support of the proposed community. The summaries, conclusions and recommendations have been used to form the final rationale.

### 3.1 Phase One ESA, Canada Engineering Services Inc.

A Phase One ESA Report was prepared by Canada Engineering Services Inc. in August 2023. Their review consisted of:

- 1) To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One property.
- 2) To determine the need for a Phase Two environmental site assessment.
- 3) To provide a basis for carrying out any Phase Two environmental site assessment if required.
- 4) To provide adequate preliminary information about environmental conditions of the land surface or underlying soils, or water bodies on or above the land surface in order to undertake any required risk assessment following completion of The Phase Two Environmental Site assessment.

A summary of their conclusions and recommendations include:

- There were two Potentially Contaminating Activities (PCAs) found within the Phase One study area.
- As a result, there are two Areas of Potential Environmental Concern (APECs) that were found for the Phase One Property during this investigation. The APECs were identified for the north and southeast portions of the Phase One property as there are two off-site Potentially Contaminating Activities that were found within the Phase One study area. Both PCAs were for a gasoline service station and for an auto body shop.
- Based on the findings of the Phase IESA, a Phase II ESA is recommended to address potential contaminant impacts on the Phase One property. A Phase II ESA should be carried out around the south and southeast portions of the Phase One property and soil and groundwater samples should be taken and submitted for testing.

Based on the findings of the report, Canada Engineering Services Inc. have also undertaken a Phase Two ESA, detailed in Section 3.2 below. Please consult the original report for additional information.

### 3.2 Phase Two ESA, Canada Engineering Services Inc.

A Phase Two ESA Report was prepared by Canada Engineering Services Inc. in September 2023. Their review consisted of:

- 1) A background review of previous environmental work that has been conducted on the property to assist in identifying potential areas of environmental concern where possible contamination may exist;



- 2) An intrusive investigation program that included environmental sampling in areas previously identified as having the greatest likelihood for contamination;
- 3) Reporting which summarized the overall findings of the ESA and provided conclusions and recommendations for any possible cleanups required.

A summary of their conclusions and recommendations include:

- The purpose of the testing was to identify any potential contaminants that were mentioned in the Phase I ESA report done by Canada Engineering Services Inc., dated August 21, 2023.
- Based on the final findings of the soil and groundwater sampling program, carried out on August 1 and 2, 2023, contamination was not identified on the property. No further investigation is recommended.

Based on the findings of the report, Canada Engineering Services Inc. supports the conclusions that in turn support the proposed development. Please consult the original report for additional information.

### **3.3 Geotechnical Report, Canada Engineering Services Inc.**

A Geotechnical report was prepared by Canada Engineering Services Inc. in August 2023. Their review consisted of:

- 1) Determine the subsoil and water table conditions by placing 8 boreholes at selected locations representing the site.
- 2) Provide pertinent recommendations for excavation, de-watering and backfilling during the installation of storm sewers, sanitary sewers, watermain, and building foundations.
- 3) Make recommendations for allowable soil bearing pressures for the proposed industrial development and recommendations for pavement designs, and floor slab.

A summary of their conclusions and recommendations include:

- Water is not expected to pose any difficulties at this site, with the exception of the area around Borehole Number 6. Any water trapped in the fill layers can be pumped from sump pits with conventional pumping equipment.
- Contractors bidding on the site services should carry out their own investigations to determine how the soil conditions at this site will affect their performance.

Based on the findings of the report, Canada Engineering Services Inc. supports the proposed development. Please consult the original report for additional information and technical details.





## 3.4 Stormwater Management Report, J + B Engineering Inc.

A Stormwater Management report was prepared by J + B Engineering Inc. Their review consisted of:

- Identify potential stormwater runoff (quantity and quality) impacts to the receiving watercourses from the proposed development area.
- Address the concerns from the review agencies including the Town of Whitchurch-Stouffville, York Region, Toronto and Region Conservation Authority (TRCA), Ministry of Transportation (MTO), and Ministry of Environment, Conservation and Parks (MECP) for the preparation and design of the Stormwater Management system.

All required conditions for the Town of Whitchurch-Stouffville, York Region and the TRCA have been satisfied as follows:

- Stormwater flow is controlled to pre-development conditions.
- The proposed SWM facilities provide ENHANCED LEVEL of protection.
- The Sediment and Erosion Control Plan demonstrates how erosion and sedimentation will be managed during construction

This SWM Report satisfies all requirements for stormwater quantity, quality and erosion & sedimentation control.

Based on the findings of the report, J + B Engineering Inc. supports the proposed development. Please consult the original report for additional information and technical details.

## 3.5 Transportation Mobility Study, AECOM

AECOM prepared a Transportation Mobility Study (TMS) in support of this development application was undertaken per the Region's Transportation Mobility Plan Guidelines for Development Applications, has the following objectives:

- Assess multi-modal level of service (LOS) at nearby intersections on a typical weekday during both the AM and PM peak hours in the Existing Conditions 2024;
- Estimate traffic volumes to be generated by the proposed industrial development;
- Assess multi-modal LOS at nearby intersections on a typical weekday during both the AM and PM peak hours in 2025 (i.e., the anticipated opening year of the proposed development) and 2030 (i.e., five years after the anticipated opening year) with and without accounting for trips generated by the proposed industrial development;
- Identify needs for and recommend mitigation measures to address any potential issues to road users caused by the proposed industrial developments, as and if required; and
- Review parking requirements as per the Town of Whitchurch-Stouffville's (i.e., the Town) zoning by-law.



The Study Area reviewed in this TMS is defined to include the following four intersections:

- Highway 404 West Ramp Terminal and Stouffville Road (Regional Road 14);
- Highway 404 East Ramp Terminal and Stouffville Road (Regional Road 14);
- Woodbine Avenue (Regional Road 8) and Stouffville Road (Regional Road 14); and
- Woodbine Avenue (Regional Road 8) and Gordon Collins Drive / Gormley Industrial Avenue

A multi-modal level of service analysis was undertaken at the studied intersections and road segments for the purpose of assessing the potential impacts of the proposed industrial development on all road users. The multi-modal level of service included assessment of automobile, pedestrian, bicycle, and transit level of service per the Region's Transportation Mobility Plan Guidelines.

#### Automobile Level of Service:

The findings of the traffic operations assessment at the studied intersections in the Future Total scenario in the horizon year of 2030 indicate that all individual movements are anticipated to operate within capacity with average delays not exceeding one minute, except for the westbound left-turn movement at the intersection of Woodbine Avenue and Stouffville Road, which is anticipated to exceed capacity in the Future Background scenario (i.e., in the absence of the proposed development), with minor incremental impacts in the Future Total scenario. Hence, this issue could be attributed to background traffic growth rather than the site-generated trips.

To mitigate this operational issue, it is recommended to optimize the signal timing plan for the intersection of Woodbine Avenue and Stouffville Road. With an optimized signal timing plan, all individual movements are anticipated to operate within capacity with average vehicular delays not exceeding one minute.

#### Pedestrian Level of Service:

The findings of the pedestrian LOS assessment under the Future Total scenario are the same as that under Existing Conditions, as there are no planned pedestrian facilities to be implemented by the 2030 horizon year. Based on the Existing Conditions assessment, only the intersection of Woodbine Avenue and Stouffville Road meets the LOS C target. As for road segments, the Highway 404 overpass, Woodbine Avenue and Gordon Collins Drive meet the LOS C target.

#### Bicycle Level of Service:

The findings of bicycle LOS assessment under the Future Total scenario are the same as that under Existing Conditions, as there are no planned cycling facilities to be implemented by the 2030 horizon year. Within the Study Area, only the northbound and southbound approach at the intersection of Woodbine Avenue and Stouffville Road meet the target LOS C. At the road segment level, only Woodbine Avenue meets the LOS C target for cyclists.

#### Transit Level of Service:

There is no planned transit network improvement in the vicinity of the Study Area by the 2030 horizon year. Hence, the findings of the transit LOS assessment are the same as that under Existing Conditions, which indicate that the Gormley GO Station does not provide transit users accessing the proposed site with adequate levels of service in terms of the proximity to the site and transit



headways. Buses approaching the Highway 404 Ramp Terminal at Stouffville Road do not experience significant delays and meet the LOS D target at intersection approaches.

#### Swept Path Analysis:

An assessment of internal site circulation has been performed using AutoTURN software for an aerial fire truck, WP-50 truck, front-loading waste collection truck, and a passenger vehicle. All design vehicles can safely enter, exit, as well as circulate within the development site. The only exception is the outbound movement from the far-right loading, which currently requires the WB-50 truck to mount the concrete pad/curb. Necessary adjustments will be incorporated in the next submission.

#### Parking Requirements:

As per the Town's By-law 2010-001-ZO, the parking requirement for office use is 5 parking spaces for each 100 m<sup>2</sup> of Gross Floor Area (GFA), and for industrial/service use is 2 parking spaces for each 100 m<sup>2</sup> of GFA. Additionally as per the Town's By-law, 1 space plus 3% of the total required parking spaces should be barrier-free, where the range of required parking spaces is between 101 and 200 spaces.

#### Mitigation Measures:

Signal timing plan optimization is recommended at the intersection of Woodbine Avenue and Stouffville Road to mitigate future operational issues at the intersection, specifically the westbound left-turn movement.

#### Transportation Demand Management:

The following TDM initiatives that are incorporated into the site plan:

- Carpool parking with two designated spaces in proximity to the building entrance.
- Internal pedestrian network with the provision of sidewalks.
- Bicycle parking with six short-term spaces.



## 4.0 Planning Policy Overview

The following is an overview of the significant Provincial, Regional and Local planning legislations which impact the subject lands and proposed development. These policies have been considered in the development of the proposal. For a complete analysis of all applicable policies to the proposed development, refer to Section 7.0 Appendices: Policy Analysis of this Report.

### 4.1 Provincial Planning Statement 2024

The new Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20, 2024 and replaced both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, while building upon housing-supportive policies from both documents.

The PPS 2024 provides municipalities with the tools and flexibility they need to build more homes. It enables municipalities to:

- plan for and support development, and increase the housing supply across the province
- align development with infrastructure to build a strong and competitive economy that is investment-ready
- foster the long-term viability of rural areas
- protect the agricultural lands, the en

**Section 2.8.1** of the PPS 2024 encourages planning authorities to promote economic development and competitiveness by providing an appropriate mix and range of employment uses to meet long-term needs; and to provide opportunities for a diversified economic base.

The proposed development seeks to accommodate employment uses to meet the demands of the market and contribute to the completion of the Gormley Industrial Park area, as a result the proposal will contribute to the long term financial well-being of the Province. Establishing additional commercial permissions within the site should not result in environmental or public health and safety concerns.

As required by **Section 2.8.2.1** and **Section 2.8.2.2**, Planning authorities shall plan and protect employment areas for current and future uses and in locations in proximity to major goods movement facilities and corridors.

**Section 2.8.2.3** provides that Planning authorities plan and protect for all employment areas in settlement areas by planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities.

Implementation of this proposal would further diversify the range of employment uses permitted on the site. The proposal will also meet the long term needs of the surrounding community. The proposal will also have access to municipal services, once this becomes available, in accordance with **Section 3.6** of the PPS. As required by **Section 3.6.8**, a Stormwater Management Report has been prepared in support of the proposed development to ensure that stormwater control on and external to the site is properly managed.

In summary, the proposed development is consistent with the PPS 2024. The proposed development provides opportunity for contextually-appropriate employment growth and makes efficient use of land, services and resources. The Stormwater Management report states that the stormwater quantity and quality controls ensure that the proposed development will not have any adverse effects on the existing drainage system.

## 4.2 Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan provides direction for land use and resource management for the protection of the Moraine's ecological features and hydrological features and functions.

The subject property is designated 'Rural Settlements' which is a component of the Countryside Area of the Oak Ridges Moraine (ORM).

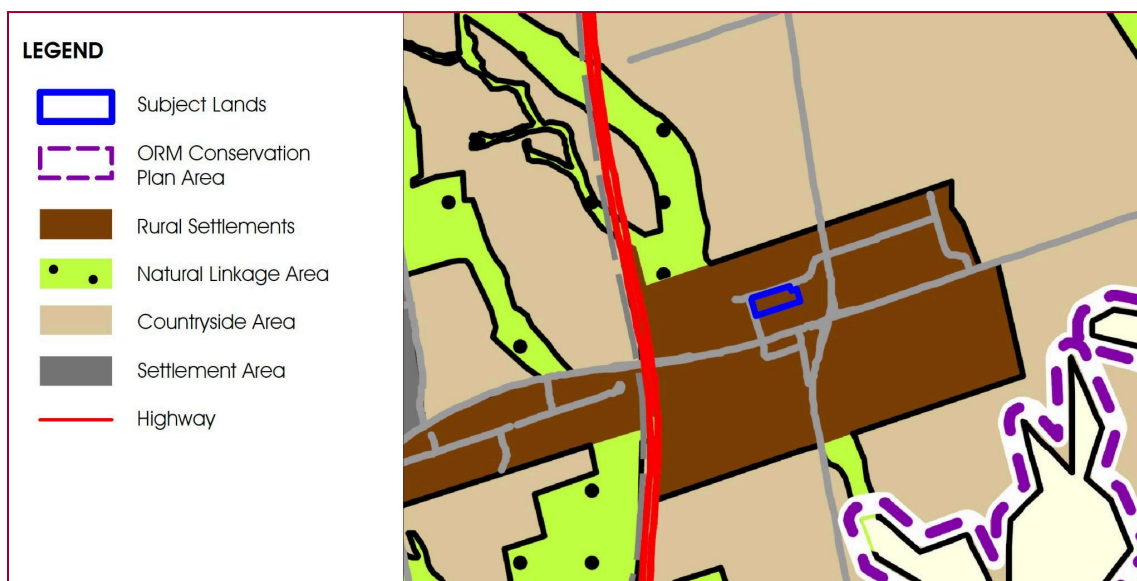


Figure 4 - Oak Ridges Moraine Conservation Plan (2017)

**Section 18.(1) and (2)** speaks to the settlement areas of the ORM including areas identified as Rural Settlements. Settlement Areas are to promote strong communities, a strong economy and a healthy environment, that ensures the efficient use of existing infrastructure, while minimizing its impact to the health of natural features and functions. **Section 18.(3)** provides that the permitted uses on land in Settlement Areas are those that are permitted by the applicable official plan subject to the ecological and hydrological integrity being maintained.

**Section 40.** specifies how industrial uses should be planned for in the Countryside Area. The proposed development is an appropriate use for the subject property and meets the intent of the ORM Plan. A comprehensive policy review of the Oak Ridges Moraine Conservation Plan (2017) can be found at **Appendix C**.

## 4.4 York Region Official Plan (2022)

In 2022, the York Region Official Plan (YROP) was approved with modifications made by the Province. The approved 2022 Regional Official Plan replaces the 2010 Official Plan.

Currently, the Region of York is one of Canada's biggest municipalities. By 2051, the Region is expected to have a population of around 2.05 million people and 991,990 jobs. The 2022 York Region Official Plan outlines how to address the demands of current residents and businesses in the Region while guiding future growth and development. The Regional Planning responsibilities include successfully planning for the anticipated population and employment forecasts for the future.

The subject property is located within the 'Hamlet' designation of the Official Plan, as can be seen in Figure 5 – York Region Official Plan Schedule 1A below:

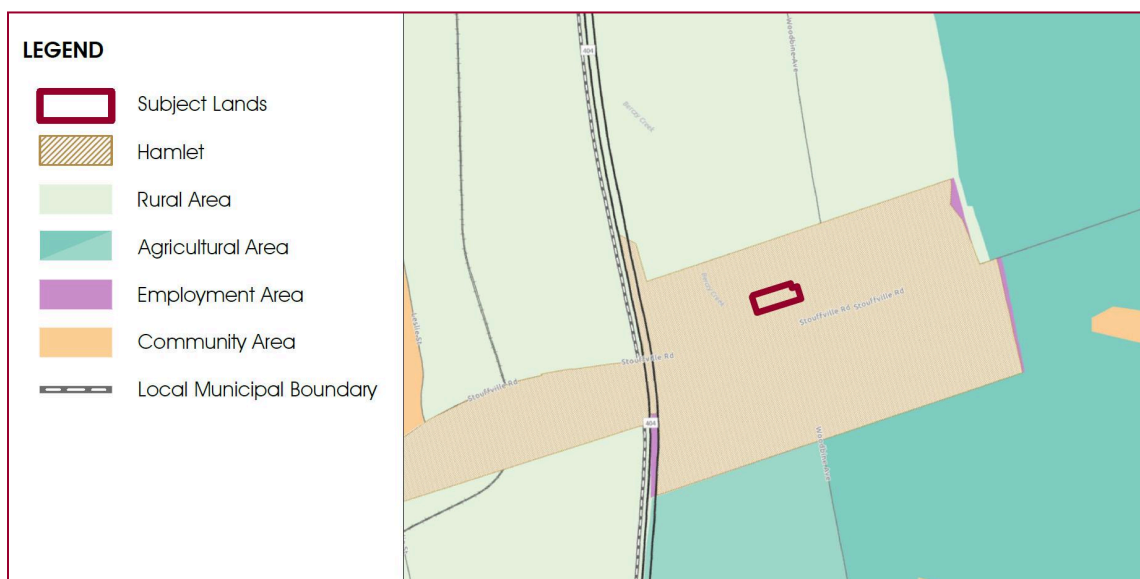


Figure 5 - York Region Official Plan Schedule 1A

Hamlets are smaller communities in Rural Areas where growth potential is limited in accordance with the policies in the Plan (**Section 2.1.3.c**) and are traditionally serviced by individual private on-site wastewater systems and drilled wells.

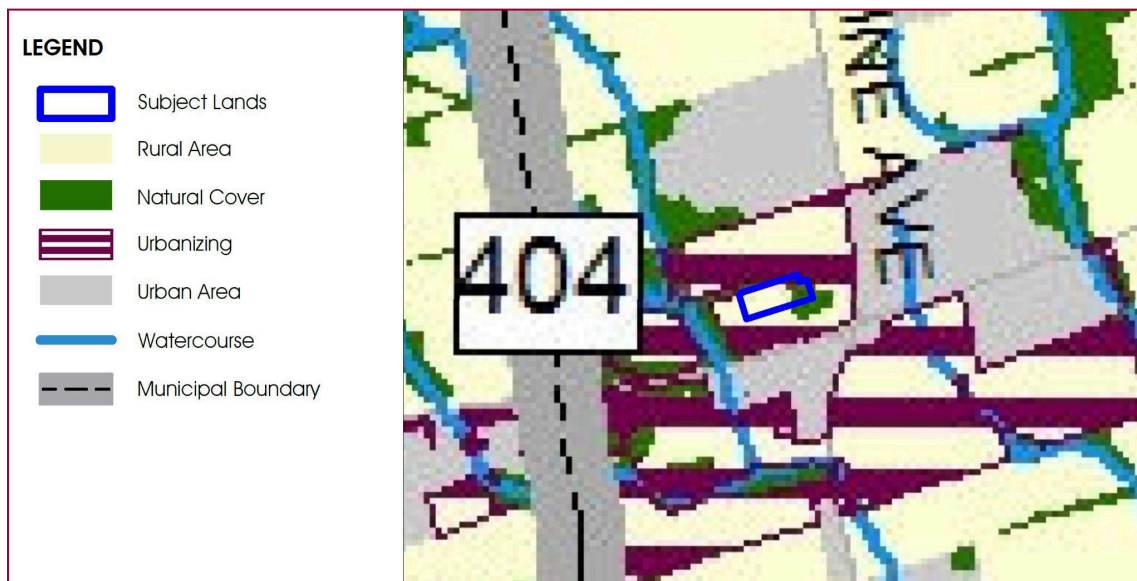
**Section 5.4.4** allows for development within Hamlets that is appropriate and ensures compatibility with the surrounding community;

In summary, the proposed development conforms to the policies in the York Region Official Plan for development in Hamlets. The proposal is consistent with the surrounding land uses and will maintain and enhance the existing employment area. A comprehensive policy review of the Regional Municipality of York's Official Plan (2023) can be found at **Appendix D**.



## 4.5 Rouge River Watershed Plan (2007)

The Rouge River Watershed Plan was released in 2007. The subject lands are located in the 'Urbanizing Area' of the watershed plan, as can be seen in Figure 6, below. A portion of the site is within the 'Natural Cover' designation.



*Figure 6 – Rouge River Watershed Land Use*

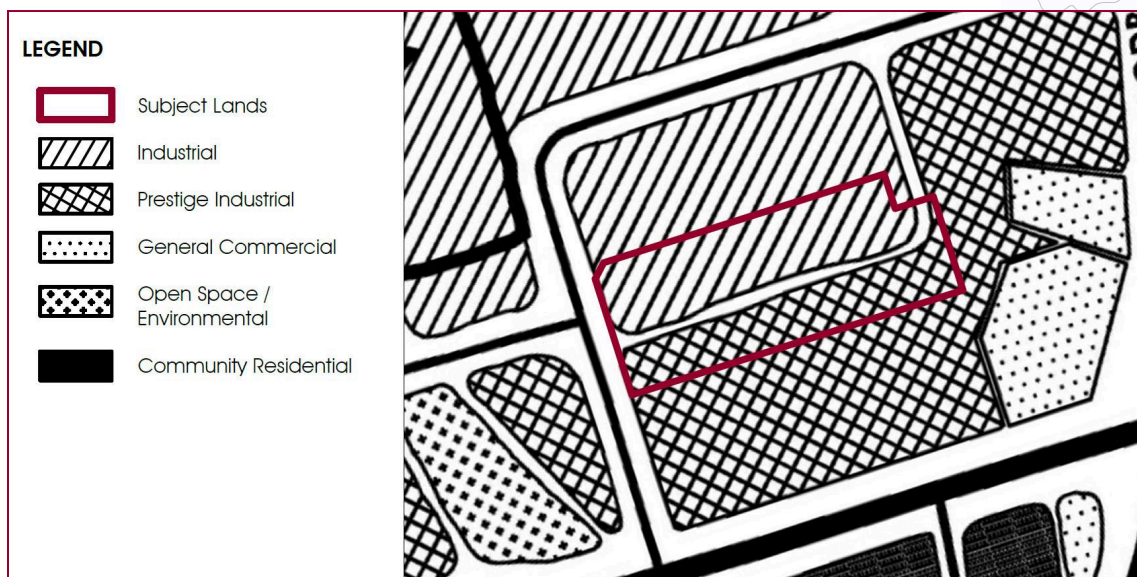
The urbanizing area of the Rouge River Watershed Plan anticipates growth and development while respecting the existing natural cover features. Municipalities abide by this by creating mandatory buffer zones and limits of development for properties with natural cover. The proposed development abides by the 10 m buffer zone as set out by the Town of Whitchurch-Stouffville's Official Plan.

A more fulsome analysis of the policies that apply to the proposed development is included in Appendix E.

## 4.6 Whitchurch-Stouffville Official Plan and Gormley Industrial Secondary Plan

The Town of Whitchurch-Stouffville Official Plan was released in 2000 and was last consolidated in January of 2023.

The subject lands are located within the Gormley Industrial Secondary Plan, which shows the property as being split across two separate land use designations of 'Industrial' and 'Prestige Industrial', as can be seen in Figure 7, below:



*Figure 7 - Gormley Industrial Secondary Plan Land Use Designations*

It should be noted the conceptual road pattern of the Figure above does not accurately reflect the current road pattern as it exists whereas Gordon Collins Drive is found further south. The proposed development is in conformity with the Gormley Industrial Secondary Plan. This report reviews both the Industrial and Prestige Industrial land use designations in the case that both land use designations apply to the subject property.

Due to the restrictions on water usage in this area, the secondary plan specifies that only dry uses are permitted on both designations. The proposed development will respect the permitted uses and maintain uses that are considered dry industry.

A more fulsome analysis of the policies that apply to the proposed development is included in Appendix F.

## **4.7 Whitchurch-Stouffville Comprehensive Zoning By-Law 2010-001-ZO**

The subject property is zoned as EBP-G(w)(h-18) - Employment Business Park - Gormley under By Law 2010-001-ZO, as can be seen in Figure 8 – Whitchurch Stouffville Zoning By-Law 2010-001-ZO below.

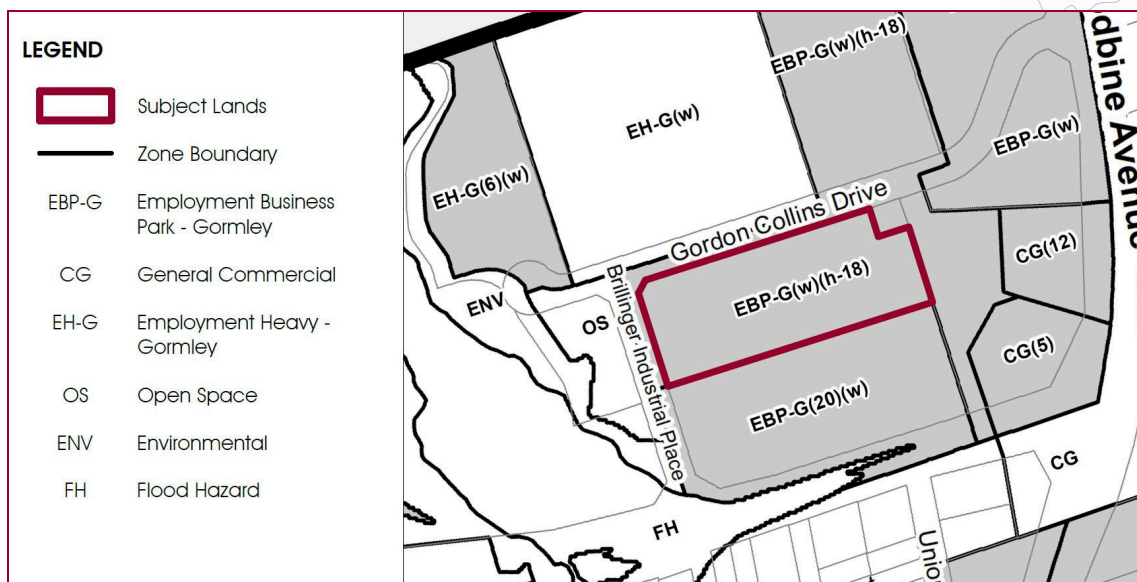


Figure 8 – Whitchurch Stouffville Zoning By-Law 2010-001-ZO

The subject property has a Holding Symbol with specific condition no. 18 and Water Restriction notation which are described below:

*2.6.1 Within a Water Restriction Zone, no person shall use land or erect or use any building or structure for any industrial, manufacturing or other process or any other permitted use that utilizes water for any purpose other than general maintenance of the premises, hygiene, and drinking water for persons employed on the premises.*

*2.8.1 Notwithstanding any other provision of this By-law, where a zone symbol is followed by the Holding (h) Symbol along with a number referencing the specific condition(s) to be satisfied prior to the removal of the Holding (h) Symbol on Zoning Schedules 2 to 57, the lands subject to the Holding (h) Symbol shall be used only for the uses that existed at the effective date of this By-law, unless specific Holding (h) provisions provide for temporary uses.*

**Section 2.8.5.18** speaks to the conditions for the removal of the Holding Symbol condition no. 18:

- i) Authorization to Execute a Subdivision Agreement with the Town*
- ii) Authorization to Execute a Site Plan Control Agreement with the Town for the affected Lot or Block*
- iii) The construction of road across the affected Lot or Block and the acknowledgement from the Town that this is a public highway*

The Employment Business Park - Gormley (EBP-G) zone permits the following uses:

1. Accessory Retail Store
  - a. An accessory retail store shall not exceed 10% of the GFA of the main use.
2. Adult Retraining Schools
3. Day Care Centre
  - a. This use is permitted only if it is accessory to a permitted use.
4. Fitness and Recreation Facilities
5. Manufacturing or Assembling or Processing



6. Office
7. Research and Development Establishment
8. Service Establishment
9. Warehouse
10. Wholesale Sales and Distribution

The following are the zoning standards in comparison to the proposed development zoning standards:

| <b>7.2 Regulations</b>                         | <b>EBP-G</b>               | <b>Proposed Development Standards</b>                                  |
|--|----------------------------|--|
| Minimum Lot Area                               | 0.8 ha (11)                | 1.8 ha   |
| Minimum Lot Frontage                           | 30 m                       | 76.06 m  |
| Minimum Front Yard                             | 10 m (7)                   | 56.03 m  |
| Minimum Exterior Side Yard                     | 10 m (7)                   | 23.40 m  |
| Minimum Interior Side Yard                     | 6 m (7)(8)                 | 20.80 m  |
| Minimum Rear Yard                              | 10 m (7)(8)                | 54.06 m  |
| Minimum Yard abutting OS, ENV, R, and RN zones | 30 m (5)                   | N/A  |
| Maximum Height of Buildings                    | 20 m                       | 15.64 m  |
| Minimum Landscaped Area                        | 10% of lot area            | 20.8% of lot area (3,670 sm)   |
| Front Yard Landscaped Area                     | 50% of front yard area     | 55.2% (2,612 sm)   |
| Maximum Lot Coverage                           | 35%                        | 23.1 %   |
| Landscaped Strip                               | 4.5 m of the required yard | 4.5 m at the exterior side yard and rear yard<br>8.25 m at front yard; |
|  | 3 m interior side yard     | 0 m; to be requested as a site specific amendment                      |

Draft Zoning By-law Amendment text for the site-specific provisions of this proposed development can be found in Appendix F.



## **5.0 Land Use Planning Principles**

### **5.1 Employment Growth**

The Provincial government supports the intensification of employment usage within municipalities, as indicated in section 2.8 of the PPS 2024. Furthermore, outside of employment areas, the province supports industrial, manufacturing, and small-scale warehousing purposes.

The York Regional Official Plan also encourages employment growth throughout the region by increasing employment opportunities to create complete, sustainable communities. By supporting the continued growth in employment, the Region hopes to create a diverse and highly skilled workforce.

By 2051, the Town of Whitchurch-Stouffville is expected to add 28,400 jobs and about 103,500 more residents. The planned development contributes to the Town's employment market and the Town and Region of York's goal of bringing just under 30,000 new jobs to Whitchurch-Stouffville by 2051.

Overall, the proposed development conforms with provincial and local planning legislations by generally encouraging employment growth and contributing to the employment market while also respecting the natural environment and conditions of the Oak Ridges Moraine.

### **5.2 Compatibility with the Surrounding Area**

The proposed development is a compatible use with the surrounding area that will maintain and contribute to the completion of the Gormley Industrial Area. The immediate adjacent land use to the south is of a similar nature and complements the proposed development and uses of the subject property.

As part of the Oak Ridges Moraine, the uses are dry industrial with water restrictions. The proposed development will not have uses that are heavy water consumption and will rely on a private well and a septic system. Per Section 40.(1) of the ORM Plan the proposed industrial use is supportive and complementary to the uses permitted in the Countryside Area of section 13 of the ORM Plan. The proposed development will not require large-scale modification of terrain or vegetation and contextually is bounded by two streets and is within a designated industrial park area.



## 6.0 Conclusions & Recommendations

This Planning Justification Report is in support of the Zoning By-law Amendment and Site Plan application for the subject property at 35 Gordon Collins Drive within the Gormley Industrial area.

Policies at the provincial, regional, and local level were reviewed in their entirety to determine how the development conforms to them. After an extensive review of the applicable land use planning policies, we conclude that the proposed development is consistent with the Provincial Planning Statement policies, and maintains the intent of the Region of York Official Plan, Town of Whitchurch-Stouffville Official Plan and Zoning By-law.

It is our opinion that the proposed Zoning By-law Amendment and Site Plan application is justified and represents good planning for the following reasons:

- The proposal conforms to and promotes the policies of the PPS, the Growth Plan, the Region of York Official Plan and the Town of Whitchurch-Stouffville Official Plan by providing employment growth along Highway 404;
- The required studies have been undertaken and completed to inform the appropriate development potential and to mitigate impact of the proposed development on surrounding land uses;
- The subject property is within the Gormley Industrial Area and is in close proximity to a major arterial intersection of Woodbine Avenue and Stouffville Road and immediately west of Highway 404;
- The proposal contributes to the completion of the Gormley Industrial Area as it continues to evolve;
- The proposal is of an appropriate scale and density for the area whereby adding an employment base within the community; and
- The proposal can be privately serviced.

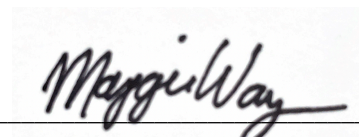
The proposed development is appropriate for this site, constitutes good land use planning and is in the public interest. It is our opinion that the proposed application for a Site Plan application be approved.

Respectfully submitted,

### GROUNDSWELL URBAN PLANNERS INC.



**Lucila Sandoval, MCIP, RPP**  
Senior Planner, Partner



**Maggie Way, MCIP, RPP**  
Associate Planner





## **7.0 Figures**

### **7.1 Proposed Site Plan**



Firm Name: Joseph N. Campitelli Architect  
Certificate of Practice Number: 5859  
Firm Certificate of Practice Number: 4067

The architect noted above has exercised responsible control with respect to design activities.  
The architect's seal number is the architect's BCIN.

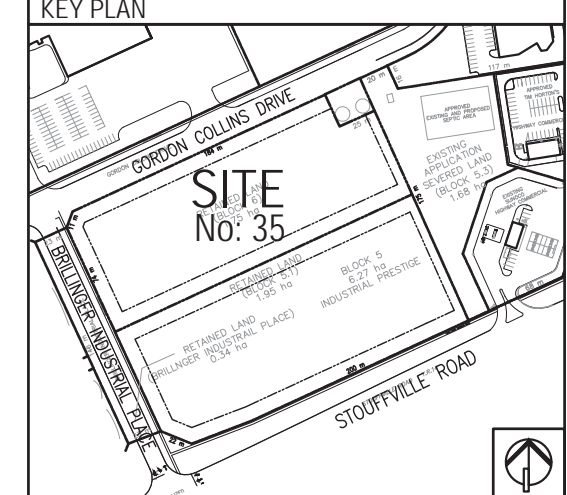
| Item | ONTARIO'S 2012 BUILDING CODE<br>Data Matrix Part 3 or 9                                |   |  |   | OBC Reference   |   |                                       |  |
|------|--|---|--|---|---|---|---------------------------------------|--|
|      | References are to Division B unless noted<br>(A) for Division A or (C) for Division C. |   |  |   |   |   |                                       |  |
| 1    | Project Description: Industrial Building   | <input type="checkbox"/> New<br><input type="checkbox"/> Addition<br><input type="checkbox"/> Change of Use   | <input type="checkbox"/> Part 11<br>11.1 to 11.4 | <input checked="" type="checkbox"/> Part 3<br>1.1.2 [A] | <input type="checkbox"/> Part 9<br>1.1.2 [A] & 9.10.1.3 | 18  | Required Fire Resistance Rating (FRR) | 3.2.2.20 - 83 & 3.2.1.4.               |
| 2    | Major Occupancy(s)   | Group F2  |  |   | 3.1.2.1.(1)   | 9.10.2.   | Horizontal Assemblies (FRR) (Hours)   |  |
| 3    | Building Area(m <sup>2</sup> )   | Existing  | New  | Total   | 4,069m <sup>2</sup>                                     | 1.4.1.2 [A]                                     | Floors                                | 1 Hours                                |
| 4    | Gross Area   | Existing  | New  | Total   | 5,057m <sup>2</sup>                                     | 1.4.1.2 [A]                                     | Roof                                  | 0 Hours                                |
| 5    | Number of Storeys  | Above Grade   | 3  | Below Grade   | 0   | 1.4.1.2 [A] & 3.2.1.1.                          | Mezzanine                             | 1 Hours                                |
| 6    | Number of Streets / Fire Fighter Access  |   |  |   | 1   | 3.2.2.10 & 3.2.5.                               | FRR of Supporting Members             | Listed Design N° or Description (SG-2) |
| 7    | Building Classification  |   |  |   | Section 3.2.2.69 - Group F2                             | 3.2.2.20 - 83                                   | Floors                                | 1 Hours                                |
| 8    | Sprinkler System Proposed  | <input checked="" type="checkbox"/> Entire building<br><input type="checkbox"/> Selected compartments<br><input type="checkbox"/> Basement<br><input type="checkbox"/> In lieu of roof rating |  |   |   | 3.2.2.10 - 83<br>3.2.1.5.<br>3.2.2.17.<br>INDEX | Roof                                  | 0 Hours                                |
| 9    | Standpipe required   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |  |   |   | 3.2.9.  | Mezzanine                             | 1 Hours                                |
| 10   | Fire Alarm required  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No  |  |   |   | 3.2.4.  |                                       |  |
| 11   | Water Service / Supply is Adequate   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No  |  |   |   | 3.2.5.7.  |                                       |  |
| 12   | High Building  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |  |   |   | 3.2.8.  |                                       |  |
| 13   | Construction Restrictions  | <input type="checkbox"/> Combustible permitted<br><input checked="" type="checkbox"/> Non-combustible required  |  |   |   | 3.2.2.20 - 83                                   |                                       |  |
| 14   | Actual Construction  | <input type="checkbox"/> Combustible<br><input checked="" type="checkbox"/> Non-combustible   |  |   |   |   |                                       |  |
| 15   | Mezzanine(s) Area m <sup>2</sup>   | 123m <sup>2</sup>   |  |   |   | 3.2.1.1.(3)-(8)                                 |                                       |  |
| 16   | Occupant Load Based on   | <input type="checkbox"/> m <sup>2</sup> /person<br><input checked="" type="checkbox"/> Design of building   |  |   |   | 3.1.1.7.  |                                       |  |
| 17   | Barrier-free Design  | <input checked="" type="checkbox"/> Yes (Office Space)<br><input type="checkbox"/> No (Exempt as per 3.8.1.1.(1)(b))  |  |   |   | 3.8.  |                                       |  |
| 18   | Hazardous Substances   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |  |   |   | 3.3.1.2. & 3.3.1.19.                            |                                       |  |

| OBC Reference   |           |                   |               |                        |                   |                   |                         |  |                                 |
|---|-----------|-------------------|---------------|------------------------|-------------------|-------------------|-------------------------|--|---------------------------------|
| Basement  | Occupancy | N/A               | Occupant Load | F/M Ratio              | Fixtures Required | Fixtures Provided | BF / Universal Provided | <input checked="" type="checkbox"/> Part 3 | <input type="checkbox"/> Part 9 |
| UNIT 1-2  | Occupancy | F2 + Subsidiary D | 20 People     | Female: 10<br>Male: 10 | 2 / Sex<br>4 W.C. | 11 W.C.           | 1 Universal + 2 B.F.    | 3.7.4.9                                    | 3.8                             |
| UNIT 3 to 10  | Occupancy | F2 + Subsidiary D | 18 / Unit     | Female: 9<br>Male: 9   | 1 / Sex<br>2 W.C. | 2 / Unit          | 1 Universal / Unit      | 3.7.4.9                                    | 3.8                             |
| TOTAL   |           |                   |               |                        |                   |                   |                         |  |                                 |
| (Adjust as Required for Additional Floors or Occupancies) |           |                   |               |                        |                   |                   |                         |  |                                 |

| SITE STATISTICS   |  |  |
|-------------------|--|--|
| 1. ZONING         | ZONING BY LAW<br>EBP-(G)(N)-(18)<br>TOWN OF WHITCHURCH-STOUFFVILLE<br>ZONING BY-LAW  | PROPOSED<br>INDUSTRIAL UNITS W/ OFFICE SPACE<br>17,512.3m <sup>2</sup>   |
| 2. SITE AREA      | 0.8ha (0.4ha)  | 1.78ha (BLOCK 6)<br>17,512.3m <sup>2</sup>   |
| 3. SETBACKS       | FRONT YARD - 10.0m<br>REAR YARD - 10.0m<br>EXTERIOR SIDE YARD - 10.0m<br>INTERIOR SIDE YARD - 6.0m   | FRONT YARD - 56.03m<br>REAR YARD - 54.60m<br>EXTERIOR SIDE YARD - 23.40m<br>INTERIOR SIDE YARD - 20.80m  |
| 4. BLDG. HEIGHT   | Max. 20m   | 15.64m   |
| 5. COVERAGE       | 35%  | 23.1% (4,069.3m <sup>2</sup> )<br>1 STOREY OFFICES - 818 sm<br>UNIT 1-2 OFFICES - 436 sm<br>PUMP ROOM - 6.3 sm<br>REAR UNITS AREA - 2,379 sm<br>UTILITY ROOMS - 26 sm<br>TOTAL FOOTPRINT - 4,069.3m <sup>2</sup> |
| 6. FSI / GFA      | N/A  | 1 STOREY OFFICES - 818 sm<br>3 STOREY DECOR/OFFICE - 1,308 sm<br>REAR UNITS AREA - 2,789.3m <sup>2</sup><br>UTILITY ROOMS - 26 sm<br>MEZZ. LEVEL (UNIT 1) - 116 sm<br>TOTAL FSI - 5,057.3m <sup>2</sup>          |
| 7. PARKING        | REQUIRED PARKING:<br>OFFICES SPACES (5/100sm):<br>2,127sm @ 5/100: 107 CARS<br>REAR UNITS AREA (2/100sm):<br>2,789.3sm @ 2/100: 56 CARS<br>TOTAL REQUIRED: 163 CARS<br>BARRIER FREE PARKING REQ.<br>8/W 101-200 SPACES - 1 BF SPACE + 3%<br>TOTAL REQ. - 6 BF SPACES (1+ (3% x 163)) | 163 PARKING SPACES<br>TYP. PARKING 2.75m x 5.5m<br>49 ADDITIONAL SPACES<br>AT GRAVEL OPEN STORAGE / PARKING<br>TYPE A (3.4m x 5.5m) - 3<br>TYPE B (2.4m x 5.5m) - 3<br>2 CARPOOL PARKING SPACE (INCLUDED)        |
| 8. LOADING        | 1 SMALL LOADING SPACES PER UNIT<br>9 UNITS (9 SPACES REQ.)   | 9 LOADING SPACES IN TOTAL<br>5 SMALL LOADING SPACES (SL)<br>3.6(W) x 9(L) x 4.25m (H) / EACH<br>4 LARGE LOADING SPACES (LL)<br>3.6(W) x 16(L) x 4.25m (H) / EACH<br>50% (2,600sm)                                |
| 9. LANDSCAPE      | 10% OF LOT AREA (1,761sm REQ.)<br>50% OF FRONT YARD AREA<br>(YARD AREA = 4,731sm)<br>MIN. 4.5m LANDSCAPE STRIP @ FRONT,<br>REAR + EXTERIOR SIDE YARDS<br>MIN. 3.0m LANDSCAPE STRIP @ INTERIOR<br>SIDE YARD   | 4.5m @ EXTR. SIDE YARD + REAR YARD<br>8.25m @ FRONT YARD<br>0m STRIP @ INTERIOR PROP. LINE   |
| 10. OCCUPANT LOAD | N/A  | UNIT 1-2: 20 PEOPLE<br>UNITS 3-10: 18 PEOPLE/UNIT (x8)<br>TOTAL: 164 PEOPLE (MAX.)   |

| LEGEND               |   |
|----------------------|---|
|                      | 3-STOREY OFFICE SPACE                           |
|                      | 1-STOREY OFFICE SPACE                           |
|                      | 1-STOREY INDUSTRIAL BLDG.                       |
|                      | PAINTED LINES                                   |
|                      | NO PARKING                                      |
|                      | FIRE ROUTE ACCESS<br>(5m x 147.2m (L))          |
|                      | LANDSCAPE AREA                                  |
|                      | BACKLIT SOFFIT / LED STRIP LIGHT T.B.C.         |
|                      | LANDSCAPE UPLIGHT FIXTURE                       |
|                      | EXTERIOR SOFFIT LIGHT FIXTURE                   |
|                      | WALL MOUNTED EXTERIOR LIGHT FIXTURE             |
|                      | FIRE HYDRANT                                    |
|                      | CURB DEPRESSION                                 |
|                      | FIRE ROUTE SIGN AS PER T.W.S. FIRE-ROUTE BY-LAW |
| ABBREVIATIONS LEGEND |   |
| CATV                 | CABLE PEDESTAL                                  |
| FH                   | FIRE HYDRANT                                    |
| LS                   | MUNICIPAL STREET LIGHT                          |
| VW                   | VALVE & CHAMBER                                 |
| LL                   | LARGE LOADING SPACE<br>3.6(16.0)X4.25m (H)      |
| SL                   | SMALL LOADING SPACE<br>3.6(9.0)X4.25m (H)       |
| MH                   | MANHOLE (REF. TO GRADING)                       |
| CB                   | CATCH BASIN (REF. TO GRADING)                   |

SURVEY INFORMATION  
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE FOLLOWING:  
PLAN OF SURVEY OF PART OF LOT 1 CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF WHITCHURCH  
TOWN OF WHITCHURCH-STOUFFVILLE  
REGIONAL MUNICIPALITY OF YORK  
DATED: APRIL 19, 2016  
LLOYD & PURCELL LTD.  
ONTARIO LAND SURVEYORS  
228 GORMAN STREET, UNIT 28,  
NEWMARKET, ON, L3Y 8Z1



GORMLEY INDUSTRIAL PARK  
PROPOSED INDUSTRIAL BUILDING

35 GORDON COLLINS DRIVE  
GORMLEY, ON



1065752 ONTARIO INC.  
8 FAIRLEY LANE  
STOUFFVILLE, ON

JOSEPH N. CAMPITELLI  
ARCHITECT INC.

10 Bldg Oak Avenue, Unit 3, Markham, ON, L3R 0A2  
Tel: 905-882-8900 Fax: 905-882-9400  
e-mail: info@jncarchitect.com

This drawing, as an instrument of service, is provided by, and is the property of, Joseph N. Campitelli Architect Inc. ("the Architect"). The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Architect, of any variations from the supplied information. The Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, engineering information, etc., which is shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by the Architect. In regard to the environmental condition of the site to which this drawing relates. This drawing is not to be used for construction purposes unless countersigned by the Architect.

COUNTERSIGNED  
Joseph N. Campitelli, Architect  
B.Arch., O.A.A., M.R.A.I.C.

DATE: 1/1/2024

| DWG ISSUES     | DESCRIPTION                  | DATE |
|----------------|------------------------------|------|
| 1. MAY 08 2023 | ISSUED FOR CLIENT REVIEW     | RD   |
| 2. MAY 12 2023 | ISSUED FOR COORDINATION      | RD   |
| 3. JUN 09 2023 | ISSUED FOR COORDINATION      | RD   |
| 4. JUN 29 2023 | ISSUED FOR COORDINATION      | RD   |
| 5. DEC 08 2023 | ISSUED FOR SPA               | RD   |
| 6. FEB 22 2024 | ISSUED FOR SPA CMNTS. COORD. | RD   |
| 7. AUG 07 2024 | ISSUED UPDATE FOR COORD.     | RD   |
| 8. SEP 11 2024 | ISSUED FOR SPA COORDINATION  | RD   |

SPA File No: CAPP 23.005

PROJECT ARCHITECT  
J. CAMPITELLI  
ASSISTANT DESIGNER  
R.D.

DRAWN BY  
R.D.

CHECKED BY  
J.C.

SHEET NO  
1:300

DATE PRINTED  
SEP 11 2024

PROJECT NO  
218.15.D

SITE PLAN

A.100



## **8.0 Appendices: Detailed Policy Analysis**

**Appendix A Provincial Planning Statement, 2024**

**Appendix B Oak Ridges Moraine Conservation Plan (2017)**

**Appendix C York Region Official Plan (2022)**

**Appendix D Rouge River Watershed Plan (2007)**

**Appendix E Whitchurch-Stouffville Official Plan - Inclusive  
of Gormley Industrial Secondary Plan**

**Appendix F Draft Zoning By-law Text**

## Appendix A - Provincial Planning Statement, 2024

The proposed development is supported by the policies listed below.

| Policy   | Response   |
|--|--|
| <b>2.8 Employment</b>  |  |
| <b>2.8.1 Supporting a Modern Economy</b>   |  |
| <p><i>1. Planning authorities shall promote economic development and competitiveness by:</i></p> <ul style="list-style-type: none"> <li><i>a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</i></li> <li><i>b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</i></li> <li><i>c) Identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</i></li> <li><i>d) Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and</i></li> <li><i>e) Addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</i></li> </ul> | <p>The proposed development promotes efficient development and land use growth by proposing appropriate employment uses to meet the needs of the surrounding areas as currently planned for through the existing Gormley Secondary Plan.</p> |
| <b>2.8.2 Employment Areas</b>  |  |
| <p><i>1. Planning authorities shall plan for, protect and</i></p>  | <p>The proposal maintains and plans for the</p>  |



|   |  |
|---|--|
| <p><i>preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.</i></p>   | <p>employment uses as contemplated by the Gormley Secondary Plan.</p>  |
| <p><i>2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.</i></p>   | <p>The proposal is within close proximity to Highway 404 and Stouffville Road and is suitable for the proposed uses as outlined in the draft Zoning By-law Amendment text.</p>     |
| <p><i>3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:</i></p> <ul style="list-style-type: none"> <li><i>a) planning for employment area uses over the long-term that require those locations including manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;</i></li> <li><i>b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;</i></li> <li><i>c) Prohibiting retail and office uses that are not associated with the primary employment use;</i></li> <li><i>d) Prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and</i></li> <li><i>e) Including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.</i></li> </ul> | <p>The location of the proposed development being within the employment area of the Gormley Secondary Plan protects and contributes to the completion of this employment node.</p> |
| <p><i>4. Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.</i></p>   | <p>The proposed development is compatible with the surrounding land uses and seeks similar land use permissions as the adjacent property to the south.</p>                         |

### 3.5 Land Use Compatibility

*1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*

The proposed development is a compatible land use with the surrounding properties and is not a sensitive land use.

### 3.6 Sewage, Water and Stormwater

*1. Planning for sewage and water services shall:*

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) ensure that these services are provided in a manner that:*
  - 1. can be sustained by the water resources upon which such services rely;*
  - 2. is feasible and financially viable over their lifecycle;*
  - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and*
  - 4. aligns with comprehensive municipal planning for these services, where applicable.*
- c) promote water and energy conservation and efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process;*
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
- f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*

The proposed development will be serviced through a private onsite sewage treatment and a private well on the subject property. A water restriction is in place through a Holding Condition in the Town's Zoning By-law.

*4. Where municipal sewage services and municipal*

The proposed development will have an





|   |   |
|---|---|
| <p><i>water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</i></p>   | <p>on-site sewage treatment system that has been designed by WSP and is suitable for the long-term provision.</p>   |
| <p>8. Planning for stormwater management shall:</p> <ul style="list-style-type: none"> <li><i>a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;</i></li> <li><i>b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</i></li> <li><i>c) minimize erosion and changes in water balance including through the use of green infrastructure;</i></li> <li><i>d) mitigate risks to human health, safety, property and the environment;</i></li> <li><i>e) maximize the extent and function of vegetative and pervious surfaces;</i></li> <li><i>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and</i></li> <li><i>g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.</i></li> </ul> | <p>A Stormwater Management Report was prepared for the proposed development in support of this application and demonstrates that all required conditions for the Town, Region and TRCA have been satisfied through the control of the stormwater flow to pre-development conditions and the proposed SWM facilities provide enhanced level of protection.</p> |



## Appendix B – Oak Ridges Moraine Plan (2017)

The proposed development is supported by the policies listed below.

| Policy   | Response  |
|--|---|
| <b><i>Division of Plan Area, Land Use Designations</i></b>   |   |
| <p>10.(1) <i>3. Countryside Areas, which are areas of rural land use such as agriculture, recreation, residential development, Rural Settlements, mineral aggregate operations, parks and open space. Rural Settlements, which form part of Countryside Areas and are existing hamlets or similar existing small communities, generally long established and identified in official plans, are also shown on the land use designation map referred to in section 2.</i></p>  | <p>The subject property is designated Rural Settlement which is a component of the Countryside Area of the Moraine as identified in the Plan's Land Use Designation Map.</p>  |
| <b><i>Countryside Areas</i></b>  |   |
| <p>13(2) <i>Countryside Areas also have the objectives of;</i></p> <ul style="list-style-type: none"> <li><i>(a) Maintaining, and where possible improving or restoring ecological integrity of the Plan Area;</i></li> <li><i>(b) Maintaining and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;</i></li> <li><i>(c) Maintaining the quantity and quality of groundwater and surface water;</i></li> <li><i>(d) Maintaining groundwater recharge;</i></li> <li><i>(e) Maintaining natural stream form and flow characteristics;</i></li> <li><i>(f) Protecting landform features;</i></li> <li><i>(g) Accommodating a trail system through the Plan Area and trail connections to it;</i></li> <li><i>(g.1) conserving natural heritage resources; and</i></li> </ul> | <p>The subject property being within the Rural Settlement land use of the Countryside Area provides an economic development that is compatible for the area as it's an area slated for industrial and employment uses and does not negatively impact ecological functions. There are no natural heritage features found directly on the subject property.</p> |

|        |  |  |
|--------|--|--|
|        | <p>(h) <i>Maintaining, and where possible providing for economic development that is compatible with subsection (1) and with clauses (a) to (g.1).</i></p>   |  |
| 13.(3) | <p><i>The following uses are permitted with respect to land in Countryside Areas, subject to Parts III and IV:</i></p> <ol style="list-style-type: none"> <li><i>1. Fish, wildlife and forest management.</i></li> <li><i>2. Conservation projects and flood and erosion control projects.</i></li> <li><i>3. Agricultural uses.</i></li> <li><i>4. Infrastructure uses.</i></li> <li><i>5. Home businesses.</i></li> <li><i>6. Home industries.</i></li> <li><i>7. Bed and breakfast establishments.</i></li> <li><i>8. On-farm diversified uses.</i></li> <li><i>9. Low-intensity recreational uses as described in section 37.</i></li> <li><i>10. Unserved parks.</i></li> <li><i>11. Mineral aggregate operations.</i></li> <li><i>12. Wayside pits.</i></li> <li><i>13. Agriculture-related uses.</i></li> <li><i>14. Small-scale commercial, industrial, and institutional uses as described in section 40, subject to subsection (5).</i></li> <li><i>15. Major recreational uses as described in section 38, subject to subsection (5).</i></li> <li><i>16. Residential development in accordance with section 14.</i></li> <li><i>17. Uses accessory to the uses set out in paragraphs 1 to 16.</i></li> </ol> | <p>As the subject property is within the Countryside Area component of the Moraine, the proposed development is a permitted use as there are no adverse impacts on surrounding agricultural operations and lands. The proposed development is within an area designated for employment uses of the Town's Official Plan.</p> |
| 13.(4) | <p><i>With respect to land in a Rural Settlement, the following uses are permitted, subject to Parts III and IV, in addition to the uses listed in subsection (3):</i></p> <ol style="list-style-type: none"> <li><i>1. Residential development in accordance with paragraph 3 of subsection 15 (1).</i></li> <li><i>2. Small-scale commercial, industrial, and institutional uses as described in section 40, but not subject to clauses (1) (a), (1) (c) or (2) (a) of that section.</i></li> </ol>  | <p>The proposed industrial use is a permitted use of the Rural Settlement Area.</p>  |



|                         |  |  |
|-------------------------|--|--|
| 13.(5)                  | <i>The uses described in paragraphs 14 and 15 of subsection (3) are prohibited in,<br/>(a) prime agricultural areas; and<br/>(b) areas designated primarily for agricultural uses in the applicable official plan.</i>   | The proposed industrial use is not located within a prime agricultural area or an area designated primarily for agricultural uses in the Town's Official Plan.                     |
| <b>Settlement Areas</b> |  |  |
| 18.(1)                  | <i>The purpose of Settlement Areas is to focus and contain urban growth by,<br/>(0.a) encouraging the development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities;<br/>(a) minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area;<br/>(b) promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas; and<br/>(c) providing for the continuation and development of urban land uses consistent with the growth management strategies identified in the applicable official plans.</i> | The proposed development contributes to the completion of this industrial park area by providing employment uses and is consistent with the land uses of the Town's Official Plan. |
| 18.(2)                  | <i>Settlement Areas also have the objectives of,<br/>(a) maintaining, and where possible improving or restoring, the health, diversity, size and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;<br/>(b) accommodating a trail system through the Plan Area and trail connections to it;<br/>(c) promoting strong communities, a strong economy and a healthy environment;<br/>(c.1) promoting the locating of two or more compatible public services in one building or place that is conveniently situated so as to be accessible to local residents by walking, cycling and, where available, public transit;</i>  | The proposed development provides an economic development that does not negatively impact ecological functions.  |

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|  | <p><i>(c.2) ensuring that development takes place in a manner that reduced greenhouse gas emissions;</i></p> <p><i>(c.3) conserving cultural heritage resources;</i></p> <p><i>(c.4) ensuring the sustainable use of water resources; and</i></p> <p><i>(d) providing for economic development that is compatible with subsection (1) and clauses (a) to (c.4)</i></p>   |  |
| 18.(3)   | <p><i>With respect to land in Settlement Areas, all uses permitted by the applicable official plan are permitted, subject to the provisions of this Plan that are listed in subsections 19 (3) and 31 (4).</i></p>   | <p>The proposed development is a permitted use within the Town's Official Plan</p>   |
| <b>Watershed plans</b>   |  |  |
| 24.(4)   | <p><i>Major development is prohibited unless,</i></p> <p><i>(a) the watershed plan for the relevant watershed, prepared in accordance with subsection (3), has been completed;</i></p> <p><i>(b) the major development conforms with the watershed plan; and</i></p> <p><i>(c) a water budget and a water conservation plan, prepared in accordance with section 25 and demonstrating that the water supply required for the major development is sustainable and that assimilative capacity with respect to sewage is sufficient, has been completed.</i></p> | <p>The Rouge River Watershed Plan (2007) is meant to provide an integrated management framework for natural systems protection, restoration and cultural and heritage planning activities and the Implementation Guide (2008). The Rouge River Watershed Plan identifies the subject property as Urbanizing.</p> <p>Refer to the Stormwater Management Report for discussion of the Water Balance.</p> |
| <b>Small-scale commercial, industrial and institutional uses</b> |  |  |
| 40.(1)   | <p><i>Small-scale commercial, industrial and institutional uses,</i></p> <p><i>(a) are supportive of, complementary to or essential to uses that are permitted in Countryside Areas under sections 13, 14 and 17;</i></p> <p><i>(b) do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and</i></p> <p><i>(c) include, but are not limited to,</i></p>   | <p>The proposed industrial use is supportive and complementary to the uses permitted in the Countryside Area of section 13 of the ORM Plan. The proposed development will not require large-scale modification of terrain or vegetation. The subject property is currently bounded by two streets and is within a designated industrial park area.</p>   |

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|        | <p><i>(i) commercial sales or services related to the management or use of resources located in the surrounding area,</i></p> <p><i>(ii) portable mineral aggregate crushing plants, portable asphalt plants and composting plants, and</i></p> <p><i>(iii) schools, places of worship, community halls, retirement homes, and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area.</i></p>   |   |
| 40.(2) | <p><i>An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved unless the applicant demonstrates that,</i></p> <p><i>(a) it is not feasible to locate the use in a Settlement Area; and</i></p> <p><i>(b) the buildings and structures will be planned, designed and constructed so as not to adversely affect,</i></p> <p><i>(i) the rural character of the Countryside Areas, and</i></p> <p><i>(ii) the ecological integrity of the Plan Area.</i></p> | <p>The proposed use is a permitted use within the Town's Official Plan and will not adversely affect the rural character of the Countryside Area or the ecological integrity of the Plan Area.</p>  |
| 40.(5) | <p><i>An application to establish or expand a small-scale commercial, industrial or institutional use shall demonstrate that the new or expanded use will have no adverse impacts on surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible.</i></p>  | <p>The subject property is bounded by two streets and is adjacent to lands that are under development for similar uses as such it is our opinion there will be no adverse impact on surrounding agricultural operations. Agricultural operations are separated from the subject property and found further north.</p> |



## Appendix C – York Region Official Plan (2022)

The proposed development is supported by the policies listed below.

| Policy     |   | Response  |
|------------|---|---|
| <b>2.1</b> | <b>Regional Structure</b>   |   |
| 2.1.3      | <p><i>That the Regional Structure consists of land use designations on Map 1A. The Plan includes specific goals, objectives, policies and permitted uses for each land use designation that govern development. Land use designations include:</i></p> <p><i>c. Hamlets, smaller communities in Rural Areas where growth potential is limited in accordance with the policies in the Plan;</i></p>                    | The subject property is found within a Hamlet; the development of the subject property is in accordance with the Policies of the Regional Official Plan as outlined below.  |
| <b>3.4</b> | <b>Natural Features</b>   |   |
| 3.4.38     | <p><i>That in considering development and site alteration applications in the Urban Area, Towns and Villages, and Hamlets on the Oak Ridges Moraine, local municipalities shall consider the importance of adopting planning, design and construction practices that will keep disturbance of landform character to a minimum, so as to satisfy the requirements of the Oak Ridges Moraine Conservation Plan.</i></p> | The subject property is not found within a landform character as identified in Map 13 of the Region's Official Plan.  |
| <b>5.4</b> | <b>Hamlets Policies</b>   |   |
| 5.4.1      | <p><i>To protect long-established Hamlets as designated on Map 1A, subject to applicable Provincial plans.</i></p>  |   |
| 5.4.3      | <p><i>That local official plans shall provide policies that limit future growth to minor infilling in Hamlets, subject to the ability to service growth by individual private on-site water and wastewater systems, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</i></p>   | The Town's Official Plan allows for the proposed development through the Gormley Secondary Plan and has been planned for the type of use being contemplated in this Site Plan application. The proposed development will be serviced through an on-site well and a septic system. |



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| 5.4.4      | <i>That minor infilling is limited to small-scale residential, industrial, commercial, institutional, and recreational uses and may be permitted within Hamlets, as detailed in local official plans and subject to the ability to service the use by individual private on-site water and wastewater systems.</i>   | Similar to the response above, the proposed use is permitted within the corresponding Gormley Secondary Plan and will be serviced through an on-site well and a septic system.                                     |
| 5.4.5      | <i>That development in Hamlets shall be of an appropriate size and scope to ensure compatibility with the surrounding community in the context of use of land, buildings and structure size, area, density, and height, in accordance with local official plan policies.</i>   | The proposed development is of an appropriate size and compatible with the adjacent uses and the overall surrounding community.  |
| <b>6.4</b> | <b>Water and Wastewater Servicing</b>  |  |
| 6.4.11     | <i>That where local official plans permit minor infill in Towns and Villages and Hamlets on private individual wastewater systems consistent with current Provincial guidelines, these systems will be permitted only if it can be demonstrated to the local municipality that there are no adverse impacts on soil, surface or groundwater quality and quantity, and in accordance with applicable policies in the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.</i> | The proposed development includes an individual wastewater system that is demonstrated to have no adverse impacts on soil, surface or groundwater quality and quantity and in accordance with applicable policies. |



## Appendix D – Rouge River Watershed Plan (2007)

The proposed development is supported by the policies listed below.

| Rouge Rive Watershed Plan |   | Response  |
|---------------------------|---|---|
| <b>2.0</b>                | <b>Guiding Frameworks</b>   |   |
| Groundwater               | Groundwater of sufficient quantity and quality to support ecological functions, aquatic habitats, native fish communities and sustainable human needs, including drinking water, agricultural, industrial, and commercial uses.   | The proposed development does not negatively impact ecological functions of the area.   |
| Surface Water             | Surface waters of a quality, volume and naturally variable rate of flow to: protect aquatic and terrestrial life and ecological functions; protect human life and property from risks due to flooding; contribute to the protection of Lake Ontario as a domestic drinking water source; support sustainable agricultural, industrial, and commercial water supply needs; support swimming, fishing and the opportunity to safely consume fish; and contribute to the removal of Toronto from the Great Lakes list of Areas of Concern. | The proposed development does not negatively impact ecological functions of the area.   |
| <b>5.5.1</b>              | <b>Urban Land Use</b>   |   |
| 21.                       | Improve sustainability in urban form at building site, community and watershed scales.  | The subject property is within an area zoned for industrial uses and conforms to the Town's land use plan.                      |
| <b>21.1</b>               | <b>Implement Sustainable Urban Form</b>   |   |
| 21.1                      | Building design for multiple uses and diverse densities to increase life span and maximize land use efficiency  | The proposed development provides employment opportunities for a variety of uses, conforming to the Town's intent of this area. |
| <b>21.2</b>               | <b>Implement Sustainable Infrastructure</b>   |   |



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| 21.2  | <i>It is important that infrastructure projects should maintain existing groundwater flow patterns. Therefore we recommend that groundwater should not be diverted to surface water via such mechanisms as foundation drains connected to stormwater ponds or groundwater-based water supplies connected to Lake Ontario-based sewage treatment systems.</i>   | <i>The proposed development does not impact existing groundwater flow patterns.</i> |
| 21.2.2  | <i>The construction of any underground service should strive to minimize or avoid groundwater and surface water withdrawals and transfer of water across watersheds;</i>   | <i>The proposed development does not withdraw or transfer groundwater.</i>          |
| <b>Rouge River State of the Watershed Report (2007)</b> |  |   |
| <b>13.4.1</b>   | <b>Land Use (Urbanizing Area)</b>  |   |
|   | <i>The general pattern of land use in pockets of lands in the central and northern portions of the Rouge River watershed is best described as urbanizing. Valley corridors in the Urbanizing Area tend to be wider and less manipulated than those downstream in the Urban Area; many stream corridors in the Urbanizing Area have been disturbed by agricultural practices largely aimed at improving farm drainage. The primary Rouge River subwatersheds affected by the Urbanizing Area (subwatersheds currently experiencing the most land use change) are the Upper Rouge, Berczy Creek, Bruce Creek, Robinson Creek and the Little Rouge River.</i> | <i>The subject property is within the Urbanizing Area.</i>                          |
|   | <i>In the Town of Whitchurch-Stouffville, the Rural Area dominates this municipality's portion of the watershed, with the exception of the Village of Stouffville, which is a designated urban expansion area (OPA 101). OPA 101 was approved in 1997 and comprises the four quadrants surrounding the intersection of Stouffville Road and Ninth Line. Construction of this community is largely nearing completion,</i>  | <i>The subject property is within the Gormley Industrial Area.</i>                  |

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|               | <p><i>with parcels inside its northern limit being among the last to be built. Land uses are mainly low density residential subdivisions, with an employment area lining the east side of Highway 48; the latter is chiefly for industrial use but has some retail development. Gormley in Whitchurch-Stouffville is the main industrial area in the municipality surrounding the intersection of Woodbine Avenue and Stouffville Road. It was first approved by the OMB in 1995, but only a portion of it is built out as of October 2007.</i></p>   |  |
|               | <p><i>The Town of Whitchurch-Stouffville's OP requires a 10-metre buffer between new development and natural features; however, it provides an option for private ownership of the buffer and therefore is a less effective mitigation technique for environmental management of urban development within natural areas. The generally accepted rule of practice in the context of new development in Whitchurch-Stouffville is for developers to dedicate non-developable land (environmental protection blocks) into public ownership. Achieving 10-metre buffers, or wider buffers based on the Rouge Park criteria, is negotiated on a best efforts basis with developers, TRCA staff, and municipal staff. These efforts now have a stronger foundation, with the Province's Greenbelt legislation stating that the RNMP should guide land use planning and resource management within the watershed, north of Steeles Avenue.</i></p> | <p>The subject property does have a portion of 'Natural Cover,' but the proposed development is within the limits of development and abides by the 10 m buffer as set out in the Town of Whitchurch-Stouffville's Official Plan.</p>                       |
| <b>13.5.1</b> | <b>Development Limits</b>   |  |
|               | <p><i>The limits of the natural heritage system within a development or redevelopment project should be delineated at the outset of the planning process, and should incorporate the following:</i></p>   | <p>The proposed development abides by the limit of development appropriate for this site– any proposed development is outside of the 10 m buffer between Natural Cover and development, as set by the Town of Whitchurch- Stouffville's Official Plan.</p> |



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|  | <ul style="list-style-type: none"><li>• <i>areas in which development cannot occur due to natural hazards (flooding, dynamic beaches, and erosion);</i></li><li>• <i>current natural areas warranting protection (including small and/or isolated and/or degraded features) and target areas (i.e. areas with potential for restoration, linked to existing natural areas) as securement of lands for regeneration adds additional strength to the larger system;</i></li><li>• <i>an assessment of the function of a feature in the landscape, the size, shape, connectivity and negative influences of a new urban matrix;</i></li><li>• <i>where it is demonstrated that impacts to the system are unavoidable, a net environmental gain should be provided;</i></li><li>• <i>an open space system that allows for active and/or passive recreation, that is integrated into both the built and natural system components;</i></li><li>• <i>where the system cannot be dedicated into public ownership as part of the planning approval process, acquisition by a public body should occur.</i></li></ul> |  |
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## Appendix E – Whitchurch-Stouffville Official Plan (2023 Office Consolidation) - Inclusive of Gormley Industrial Secondary Plan

The proposed development is supported by the policies listed below.

| Policy  | Response  |
|---|---|
| <b>10.2.1 Prestige Industrial</b>   |   |
| <i>Dry Prestige Industrial uses shall be developed on landscaped lots in a park-like setting in locations that are sensitive to the range of permitted uses due to their proximity to residential land uses or because of their exposure to major roads.</i>  | The proposed use incorporates landscaping around edges that are visible to pedestrians and is compatible within the industrial park-like setting and with the range of permitted uses.  |
| <b>10.2.1.1 Permitted Uses</b>  |   |
| <p><i>Uses permitted in Prestige Industrial Areas are:</i></p> <p><i>i) Dry Industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and wholesaling, data processing, and related uses.</i></p> <p><i>ii) Office uses provided that they are located on the same lot, and are related or accessory to the main permitted industrial use. Ancillary uses to the Office and permitted Industrial uses such as employee conference and training centre facilities and day care facilities shall also be permitted.</i></p> <p><i>iii) Limited gross floor area devoted to retail sales of a minor portion of the goods manufactured, processed, assembled, or packaged on the industrial premises.</i></p> | <p>The proposed development will be for uses such as those permitted in section 10.2.1.1 i) and have office uses located within the same building.</p> <p>The proposed office uses are located within the same building and will be accessory to the main permitted industrial uses.</p>        |
| <b>10.2.1.2 Policies</b>  |   |
| <p><i>i) Only dry uses as defined in Section 10.4.1 ii) shall be permitted.</i></p> <p><i>ii) All permitted uses shall be carried out within enclosed buildings.</i></p> <p><i>iii) Outside storage shall be prohibited.</i></p>  | <p>The uses to be permitted on the subject property will be for dry uses only and not rely on water and/or discharge for processing as outlined in Section 10.4.1 ii) and will be carried out within the enclosed proposed building.</p> <p>Within the lands designated Prestige Industrial</p> |

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| <p>iv) <i>Uses that are likely to cause air or water pollution, odour, or a level of noise which causes an adverse impact on adjacent sensitive land uses, shall be prohibited.</i></p> <p>v) <i>A high standard of building design and appearance shall be encouraged, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image.</i></p> <p>vi) <i>Existing vegetation and other natural features, considered worthy of protection or conservation, shall be maintained and, if possible, incorporated within the Prestige Industrial uses and between other types of uses to act as buffers and separators.</i></p> <p>vii) <i>The overall density of development shall comply with the conclusions of the Settlement Capability Study. Increases to the density may be permitted subject to the review and approval of additional detailed servicing information by the Ministry of the Environment and Energy and the Region of York. Specific bylaw standards and provision shall be utilized to establish density, minimum lot sizes and other provisions as deemed necessary by the Town of Whitchurch-Stouffville. The minimum lot size shall be approximately 2.0 ha (5.0 ac.) with a maximum lot coverage of 35%.</i></p> <p>viii) <i>Specific by-law standards and provisions shall be utilized where Prestige Industrial uses are to be situated in proximity to existing or proposed residential development, in order to mitigate impacts on the amenity of the residential area.</i></p> | <p>there will be no outside storage.</p> <p>Landscaping will surround the subject property that is visible from a street front.</p> <p>There are no natural features found on the subject property.</p> <p>The subject property is an existing parcel that is approximately 1.76 ha (4.35 ac) with a proposed lot coverage of 23.1%.</p> <p>The subject property is not in close proximity to existing or proposed residential development.</p> |
| <p><b>10.2.2 Industrial</b></p>   |   |
| <p><i>Lands designated Industrial shall be for industrial uses that may have limited outdoor storage.</i></p>   | <p>A potential outdoor storage area has been identified on the site plan which will be for a future industrial and industrial supportive user.</p>  |
| <p><b>10.2.2.1 Permitted Uses</b></p>   |   |
| <p><i>Uses permitted in the Industrial Areas are:</i></p> <p>i) <i>Dry Industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing</i></p>  | <p>The proposed development will be for uses such as those permitted in section 10.2.1.1 i) and have office uses located within the same building.</p>  |

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| <p><i>and wholesaling, data processing, and related uses.</i></p> <p><i>ii) Office uses provided that they are situated on the same lot, and are related and accessory to the main industrial use. Ancillary uses to the Office and permitted Industrial uses, such as employee conference and training centre facilities and day care facilities shall also be permitted.</i></p> <p><i>iii) Limited gross floor area devoted to retail sales of a minor portion of the goods manufactured, processed, assembled, or packaged on the industrial premises.</i></p> <p><i>iv) Cannabis processing.</i></p>  | <p>The proposed office uses are located within the same building and will be accessory to the main permitted industrial uses. The proposed decor centre is ancillary to the Office use and will be within the same area of the Office use.</p> <p>If a future user seeks this component, retail sales will be limited to goods manufactured, processed, assembled or packaged on the industrial premises.</p> <p>Cannabis processing is not an intended use for this proposed development.</p>   |
| <p><b>10.2.2.2 Policies</b></p>  |  |
| <p><i>i) Only dry uses as defined in Section 10.4.1 ii) shall be permitted.</i></p> <p><i>ii) All permitted uses shall be carried out within enclosed buildings.</i></p> <p><i>iii) Limited outdoor storage accessory to permitted industrial uses may be permitted, provided it is located only in rear yards, is effectively screened from public view, and is fenced where required to ensure safety.</i></p> <p><i>iv) Uses that are likely to cause an unacceptable measure of air or water pollution, odour, or excessive noise shall be prohibited.</i></p> <p><i>v) A minimum standard of building design and landscaped area shall be encouraged for those portions of a lot which front or flank onto a public road.</i></p> <p><i>vi) Buffering and adequate separation distances may be required to ensure visual compatibility between Industrial uses and other uses.</i></p> <p><i>vii) Existing vegetation and other natural environmental features shall be maintained and, if possible, incorporated within the Industrial uses and/or between other uses to act as buffers and visual screens.</i></p> <p><i>viii) The overall density of development shall comply with the conclusions of the Settlement Capability Study. Increases to the density may be permitted subject to the review and approval of additional detailed servicing information by the Ministry of the Environment and Energy and the</i></p> | <p>The uses to be permitted on the subject property will be for dry uses only and not rely on water and/or discharge for processing as outlined in Section 10.4.1 ii) and will be carried out within the enclosed proposed building.</p> <p>Limited outdoor storage accessory to the permitted uses is proposed in the rear yard and will be screened from public view and fenced to ensure safety.</p> <p>There are no natural features found on the subject property.</p> <p>The subject property is an existing parcel that is approximately 1.76 ha (4.35 ac) with a proposed lot coverage of 23.1%.</p> |

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| <p><i>Region of York. Specific bylaw standards and provisions shall be utilized to establish density, minimum lot sizes, and other provisions as deemed necessary by the Town of Whitchurch-Stouffville. The minimum lot size shall be approximately 2.0 ha (5.0 ac.) with a maximum lot coverage of 35% which includes, for example, buildings and open storage areas.</i></p> <p><i>ix) Specific by-law standards and provisions shall be utilized to establish density, minimum lot sizes, and other provisions as deemed necessary by the Town of Whitchurch-Stouffville.</i></p> <p><i>x) Specific by-law standards and provisions shall be utilized where Industrial uses are to be situated in proximity to existing or proposed Prestige Industrial uses or other land use designations, in order to mitigate impacts on the amenity of nearby land uses.</i></p> <p><i>xi) Notwithstanding the provisions of Sections 10.2.2, 10.2.2.1, and 10.2.2.2, it is intended that existing outdoor storage uses continue to be permitted and recognized provided that these uses are legally zoned for such use at the time of adoption of this Secondary Plan.</i></p> | <p>A review of the by-law standards has been undertaken as part of this Planning Justification Report.</p>  |
| <p><b>10.4.1 Water Supply</b></p>  |   |
| <p><i>i) There is no municipal water supply system in the Gormley Community. Industrial uses within this Secondary Plan Area will be restricted to dry industry as defined in Section 10.4.1 ii) recognizing that in order to conform with the Moraine Plan this will also require the development of a communal sewage system.</i></p> <p><i>The establishment of one communal ground water system shall be the long term objective for the Secondary Plan Area. In the interim, each quadrant may be individually serviced by a single groundwater supply system for each quadrant. Such groundwater supply systems shall be supported by a hydrogeological study to the satisfaction of the Region of York, the Ministry of Natural Resources, and the Ministry of Environment and Energy.</i></p> <p><i>ii) Only dry uses shall be permitted. Dry uses are those which do not rely on water and/or discharge for processing, cooling, washing as part of the manufacturing, processing,</i></p>  | <p>Only dry uses will be proposed for this application. Currently this includes a home builder's office with an ancillary Decor Centre and warehousing for storage within the same building.</p> <p>The proposed development will be individually serviced by a single well on the subject property along with a septic system.</p> |



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| <i>assembling, fabricating, repairing, packaging, warehousing and/or wholesaling processes.</i> |  |
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## Appendix F – Draft Zoning By-law Text



THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2024-0XX-ZO

BEING A BY-LAW to amend By-law 2010-001-ZO of the  
Town of Whitchurch-Stouffville (Comprehensive Zoning  
By-law) for the lands located at 35 Gordon Collins Drive

**WHEREAS** Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, (the “Planning Act”) permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or erecting, locating or using of buildings or structures for, or except for such purposes as may be set out in the by-law; and

**WHEREAS** Section 34(10) of the Planning Act as amended, permits the councils of local municipalities to amend Zoning By-laws; and

**WHEREAS** Council for the Town desires to amend the Comprehensive Zoning By-law in respect of the lands known municipally as 35 Gordon Collins Drive.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:**

1. That Comprehensive Zoning By-law, 2010-001-ZO is hereby amended as follows:
  - a. By amending Schedule 50 to change the zoning on 35 Gordon Collins Drive from Employment Business Park – Gormley – Water Restriction – holding - EBP-G(w)(h-18) to Employment Business Park – Gormley – Water restriction – holding Exception X, EBP-G (X)(w)(h-18), as shown on Schedule 1 to this By-law; and
  - b. By amending Section 7.3.6 “Exceptions to the EBP-G Zone” to add a new Section 7.3.6.X EBP-G (X)(w)(h-18) as set out in Schedule 2 of this By-law; and
2. That this By-law shall come into force in accordance with Section 34 of the Planning Act.

READ a first and second time this dd<sup>th</sup> day of Month, Year.

READ a third time and passed this dd<sup>th</sup> day of Month, Year.

\_\_\_\_\_  
Iain Lovatt, Mayor

\_\_\_\_\_  
Becky Jamieson, Clerk

Schedule 1

Land Use Schedule to be completed by Town

DRAFT

**Schedule 2**

7.3.6.X EBP-G (X)(w)(h-18) 35 Gordon Collins Drive, south of Gordon Collins Drive, east of Brillinger Industrial Place, Schedule 50)

**1. Permitted Uses**

In addition to the uses permitted in the EBP-G Zone, the following additional uses are permitted

- i. Accessory Retail Store (i)
- ii. Accessory Outdoor Storage (ii)
- iii. Building Supply and Equipment Depot
- iv. Business Services
- v. Contractor's yard
- vi. Equipment Sales and Rental (iii)
- vii. Heavy Equipment Sales and Service (iv)
- viii. Recreational Vehicle Sales and Service (v)

**2. Regulations**

Notwithstanding any other provisions of this By-law, the following provisions shall apply:

- i. Minimum Interior Side Yard 0m

**3. Qualifying Notes to Permitted Uses**

- (i) Accessory Retail Store shall be restricted to a maximum 40% gross floor area (GFA).
- (ii) Minimum Landscaped Buffer on the south property boundary shall be 0 metres.
- (iii) Equipment Sales and Rental use shall only be permitted in enclosed buildings.
- (iv) Heavy Equipment Sales and Service uses shall only be permitted in enclosed buildings.
- (v) Recreational Vehicle Sales and Service uses shall only be permitted in enclosed buildings.