



OFFICIAL
PLAN
REVIEW

TOWN OF WHITCHURCH-
STOUFFVILLE OFFICIAL
PLAN REVIEW

Statutory Public Open House

2:00pm to 4:00pm
and 6:00pm to 8:00pm
June 28th, 2022

 Stouffville





Introductions - The Official Plan Team

- **Meaghan Craven**, Manager, Planning Policy
- **Randall Roth**, Senior Policy Planner
- **Zahrah Khan**, Policy Planner II

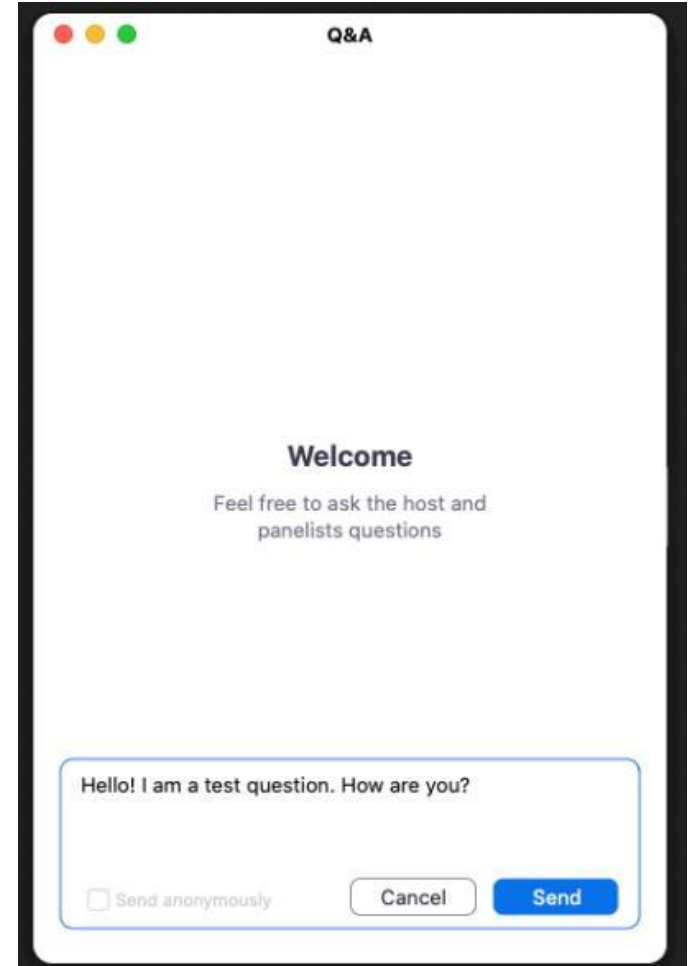


- **Gregory Bender**, Project Manager
- **Andria Sallese**, Engagement and Policy Advisor
- **Nick Trajkovski**, Planner
- **Natalie Armstrong**, Planner & Engagement Support



Housekeeping Items

- The Public Open House is being **recorded.**
- Your microphone has been **automatically muted.**
- You can participate in the meeting by asking a question using the **Q&A Function.**
- You can also submit your questions or comments to the Town by email: **opreview@townofws.ca.**
- **You can visit the project webpage at www.cometogetherws.ca/opr**



Q&A

Welcome

Feel free to ask the host and panelists questions

Hello! I am a test question. How are you?

Send anonymously

Cancel Send

Session Purpose and Objectives

Purpose

- To collect feedback in support of the Town's Official Plan Review and the New Draft New Official Plan.

Objectives

- To introduce the Draft Official Plan.
- To provide an opportunity for questions, comments and input on policy themes and specific directives part of the New Draft Official Plan.
- Identify and address policy areas with opportunities for improvement or additional information.
- Hear your feedback!

Status of Official Plan Review Program



Project Deliverables and Work Program

Phase 1

Visioning and Consultation

- Communications Plan
- Introductory Project Committee Meetings (TAC/SC/SAC)
- Initial Open House
- Community Visioning Workshop
- Visioning Report

Phase 2

Background Studies and Discussion Papers

- Data Collection
- Discussion Papers
- Feedback from TAC/SC/SAC
- Second Public Open House and Council Meeting

Phase 3

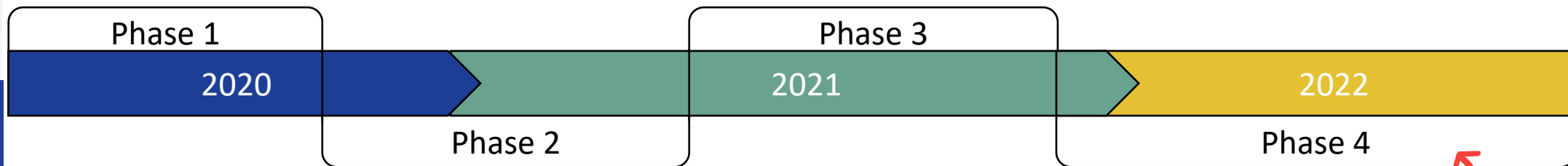
Policy Development

- Policy Direction Reports
- Feedback from TAC/SC/SAC
- Third Public Open House and Council presentation
- Draft Official Plan

Phase 4

New Draft Official Plan

- Draft Official Plan
- Feedback from TAC/SC/SAC
- Final Public Open House and Public Meeting
- Council Adoption
- Submission to Region



We are Here!

Key Policy Areas of the New Draft Official Plan



The Draft Official Plan

- Structured across **9 chapters**, together with over **20 schedules** and figures.
- Builds on the **Vision** and **Guiding Principles** that were shaped with community input.
- Responds to emerging planning trends and **Provincial & Regional policies** and legislation.
- Plans for the creation of **complete and sustainable communities**.
- Intends to incorporate the findings from concurrent studies
 - Commercial Policy Study
 - Growth Management
 - Highway 48 Study
 - Housing Study
 - Natural Heritage Resources Study
 - Cannabis Study

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Chapters 1 & 2 – Preamble & Re-Imagine Stouffville

Chapter 1

Clarifies how to use and navigate the Official Plan, as well as its legislative basis.

Chapter 2

- Establishes Town-wide vision and the guiding principles that will allow us to achieve that vision.
- Also, introduces community specific guiding principles.



The Town of Whitchurch-Stouffville will be a safe, healthy, and inclusive community with rural character, supporting future generations by providing a range of community services, affordable housing, employment and active transportation opportunities.

Future growth will be directed to key settlement areas which will be designed to a high standard of excellence, while respecting cultural heritage resources and neighbourhood character.

The Town will act as a leader in mitigating the impacts of climate change and ensure that existing and future infrastructure services are resilient and meet the needs of a growing community.

The Town will support and enhance the development of parks and open spaces, while providing natural linkages across natural areas, including preservation of agriculture in the Greenbelt and Oak Ridges Moraine.

Chapter 2 - Re-Imagine Stouffville

This new Official Plan proposes six Town-wide Guiding Principles as the foundation for achieving and upholding the Community Vision.



Public Health and Safety
and Community Services



Environmental Protection
and Improvement



Design Excellence and
Cultural Heritage
Preservation



Climate Change and
Resilience



Economic Prosperity and
Financial Accountability



Accountable, Inclusive,
and Equitable

Chapter 3 – Planning for Growth

Managing Growth

- Growth management strategy forms the basis for all land use planning & development decisions in the Town.
- Includes strategies and tools to help guide the type, intensity, location and timing of new development.
- Encourages and supports growth that is aligned with the guiding principles and Provincial and Regional policy direction on where and how to grow.



2051



91,600 residents*



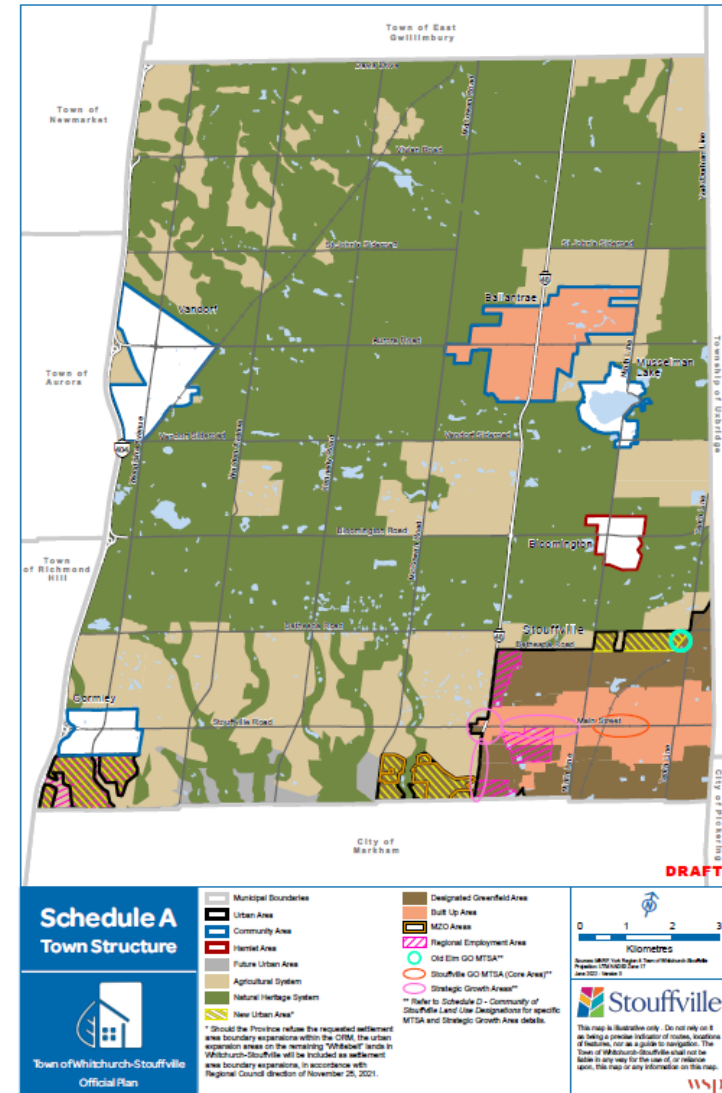
34,900 jobs*

* Based on Draft ROP and subject to further updates

Chapter 3 – Planning for Growth

Town Structure

- The Town is a collection of communities, each with their own unique character ranging from rural areas and evolving urban areas.
- The Urban Area of Stouffville is the primary settlement area of the Town, along with the Community Areas of Gormley, Ballantrae, Musselman Lake, Vandorf.
- Community of Stouffville will be key to accommodating projected population & employment growth to 2051.



Chapter 3 – Planning for Growth



Urban Areas:

- Areas of highest concentration of growth.
- Forms part of the Town’s growth management framework to promote compact built form.
- Capitalize on existing infrastructure, active transportation links & current and planned transit services.
- **Include:** Stouffville.

Community Areas:

- Existing residential, commercial, and institutional areas;
- Focus of modest growth & development subject to servicing requirements.
- **Include:** Gormley, Ballantrae, Musselman Lake & Vandorf.

Hamlet Areas:

- Serve the local community & support surrounding Agricultural System Area.
- Limited intensification and infill growth.
- **Include:** Bloomington.

Chapter 3 – Planning for Growth



New Community Areas:

- Areas of highest concentration of growth;
- Forms part of the Town’s growth management framework to promote compact built form;
- Capitalize on existing infrastructure, active transportation links, & current and planned transit services.

Future Urban Areas:

- Refers to those lands where future urban expansion areas may occur to accommodate growth needs beyond 2051.

Agricultural System Areas:

- Comprised of agricultural areas as well as rural areas.
- Creates a robust productive land base for agriculture while supporting a sustainable agri-food network.

Natural Heritage System Areas:

- Conserve biological diversity, maintain ecological functions & sustain ecosystem services consistent with the York Region Official Plan, the York Region Greenlands Strategy & the Provincial Natural Heritage System.

Chapter 3 – Planning for Growth

Moving People and Goods

Policy Themes

- Sustainable Active Transportation
- Transit Oriented Development
- Complete Streets
- Safe Streets and Vision Zero
- Universally Accessible Transit
- Goods Movement
- Emerging Technologies

Highlight

Streets must be planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and Motorists.

Chapter 3 – Planning for Growth

Infrastructure

Policy Theme

- Infrastructure Planning Horizon
- Sustainable Infrastructure and Low Impact Development
- Water and Wastewater
- Stormwater Management
- Excess Soil Management
- Energy and Utilities

Highlight

Ensure the adequate provision of infrastructure needed to support the Town's long-term growth in a sustainable manner.

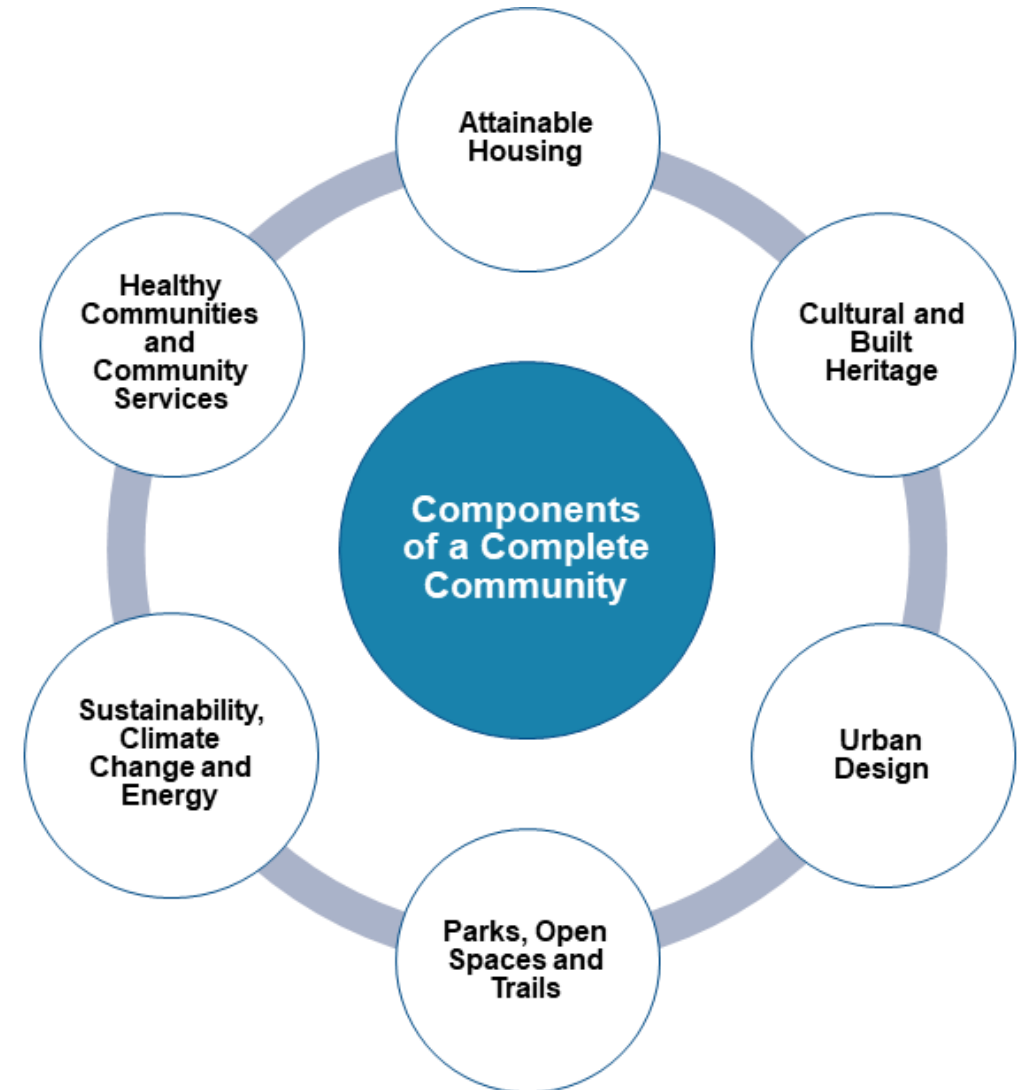
Chapter 4 – Planning for Complete Communities



A **complete community** is one that meets people's needs for daily living throughout their lifetime by providing **convenient access** to a **mix of jobs, services, housing, food, public service facilities, open space,** and **transportation choices.**

Chapter 4 – Planning for Complete Communities

The **Community of Stouffville** will serve as the Town's focus for achieving a complete community.



Chapter 4 – Planning for Complete Communities

Building Affordable and Attainable Housing

- Affordable Housing
- Housing Accessibility and Supporting an Aging Population
- Additional Residential Units
- Inclusionary Zoning and Major Transit Station Areas

Highlight

New residential development will achieve a Minimum of 25% affordable housing units outside of an MTSA and 35% within an MTSA.

Enhancing Built Form and Urban Design

- Built Form and Public Realm
- Public Art
- Sustainability in Design

Highlight

As the Town grows, appropriate transition will be provided to support compatibility. Built form transition can be provided through setbacks, variation in built form massing, and set-backs.

Chapter 4 – Planning for Complete Communities

Preserving Cultural Heritage

- Built Heritage Resources & Cultural Heritage Landscapes
- Archaeological Resources
- Heritage Conservation Districts
- Promoting Cultural Heritage Awareness
- Heritage Impact Assessments
- Main Street Special Policy Area Overlay
- Heritage Area Overlay



Developing Vibrant Parks, Trails, and Open Space

- Parkland Dedication
- Trails and Open Spaces
- Design Policies for Parks
- Park Hierarchy



Chapter 4 – Planning for Complete Communities

Improving Health and Wellbeing


- Promoting Healthy Lifestyles
- Accessibility to Community Services and Facilities
- Community Gardens and Urban Agriculture



Employment and Economic Development

- Attracting a Diverse Labour Force
- Encouraging Creative Industries
- Promoting Green Employment
- Employment Land Conversion policies





**Community of Stouffville Main
Street Built Form and Urban
Design Guidelines**

Community of Stouffville Main Street Built Form and Urban Design Guidelines

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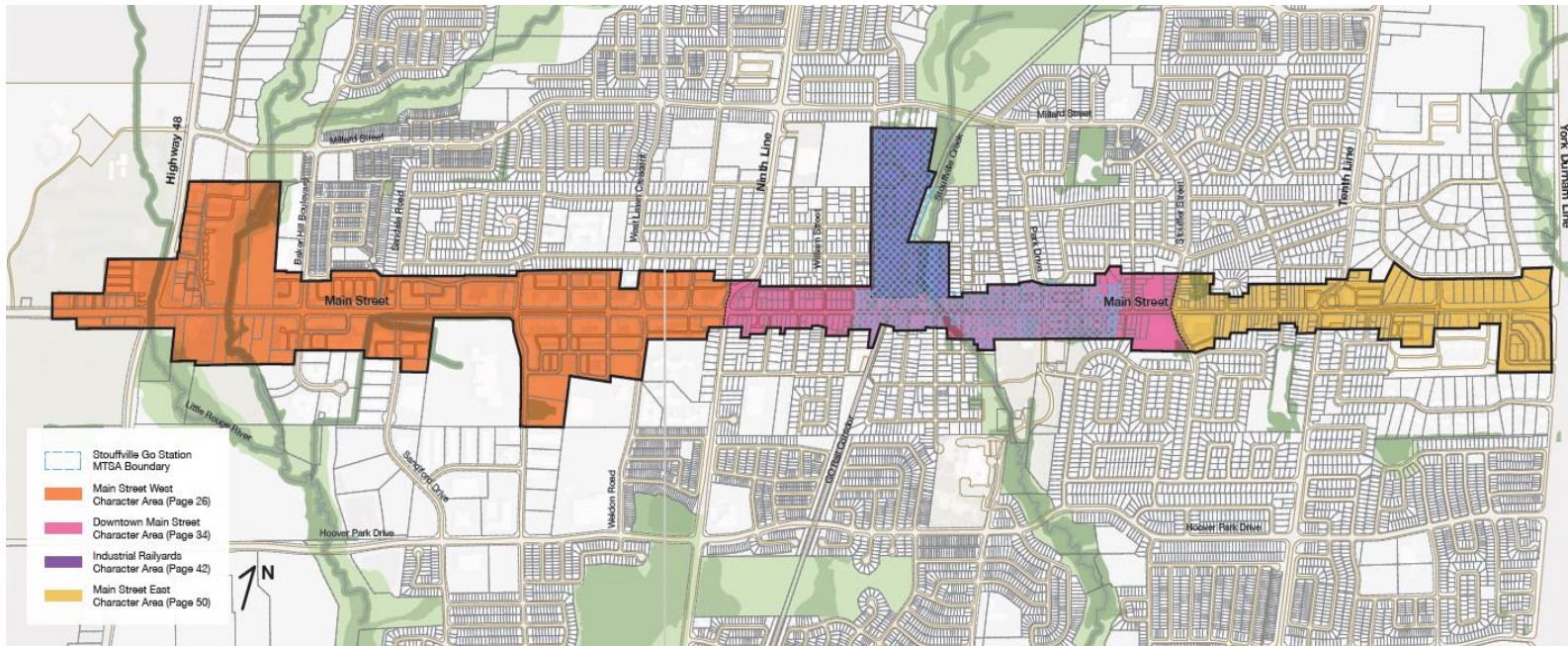


COMMUNITY OF STOUFFVILLE
URBAN DESIGN GUIDELINES

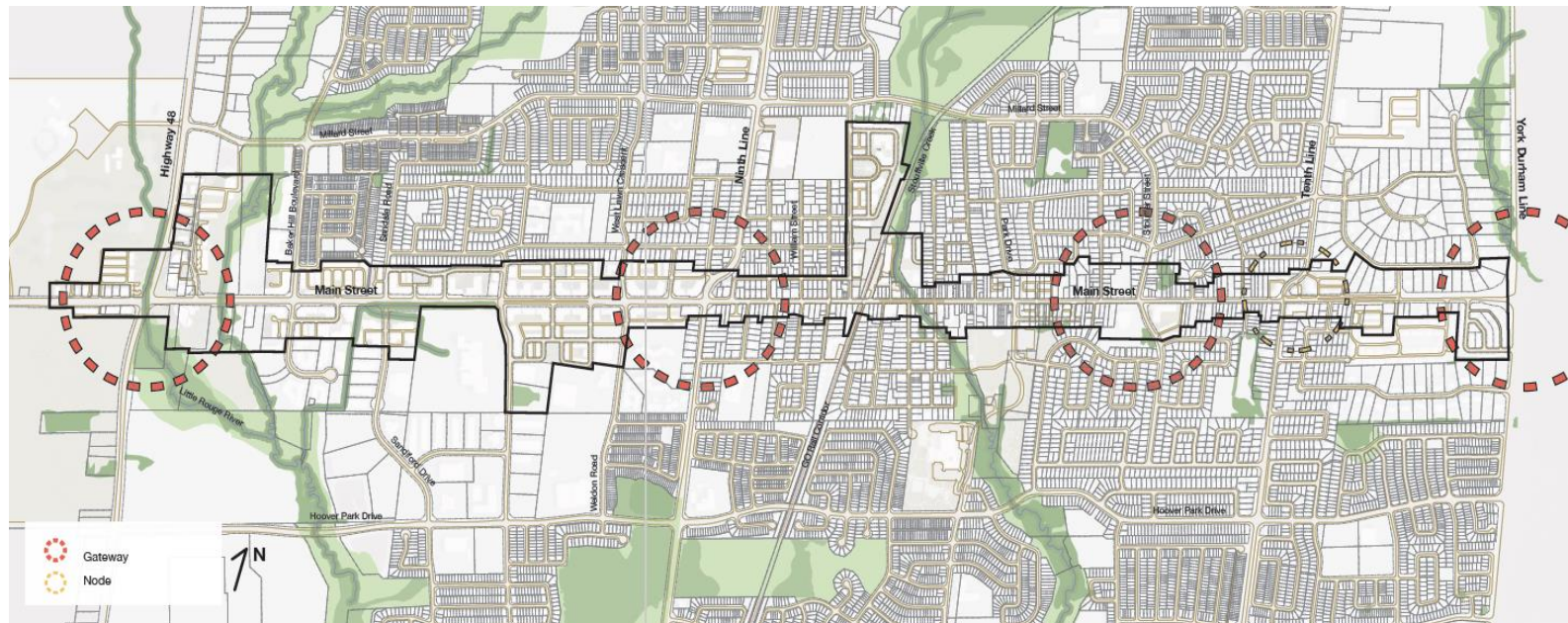
TOWN OF WHITCHURCH-STOUFFVILLE

DECEMBER 2002 | BROOK McILROY INC

- The current Urban Design Guidelines for the Stouffville were prepared in 2002, when the Town had a population of approximately 23,721, less than half of the population now.
- The Town is facing an increase in development pressures and new forms of development that the previous Guidelines do not address.
- The new Urban Design Guidelines create a new vision for the Town and provide tools to staff to address increased development pressures and the new forms of development.



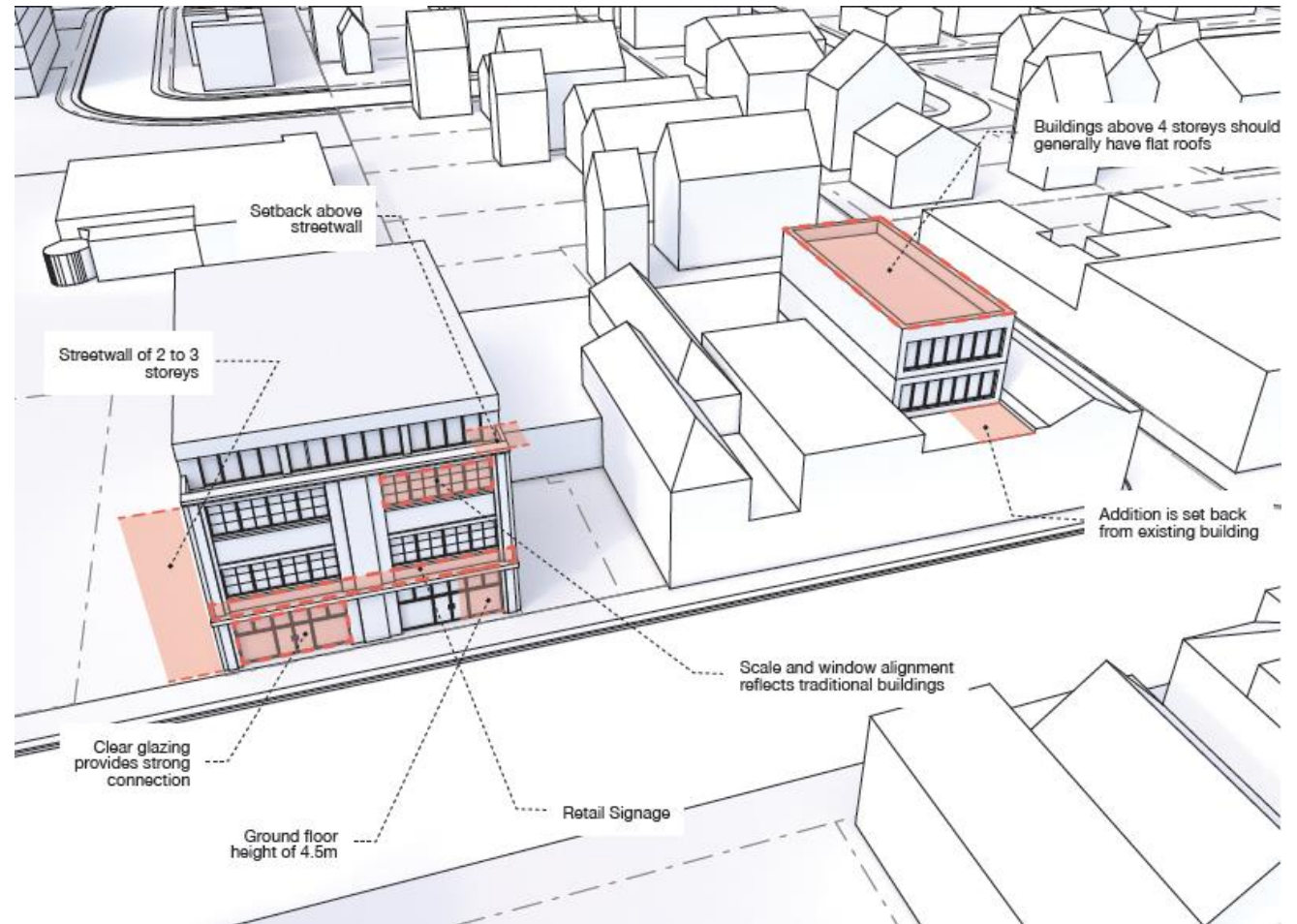
- The Guidelines identify four Character Areas along the Main Street Corridor and create a vision to reflect each of these areas as the guiding principles for development.



- Four gateways and one node are to be the focus points of development and activity, while also providing a transition in character between each of the Character Areas.

Community of Stouffville Main Street Built Form and Urban Design Guidelines

- Direction is provided for the siting and appropriate built form for different types of development, from Heritage Infill to High Rise Development, providing staff the tools to address new forms of development that the Town is experiencing.
- The Guidelines also provide direction on parks, open space, and the public realm to create a holistic vision of the Main Street Corridor.



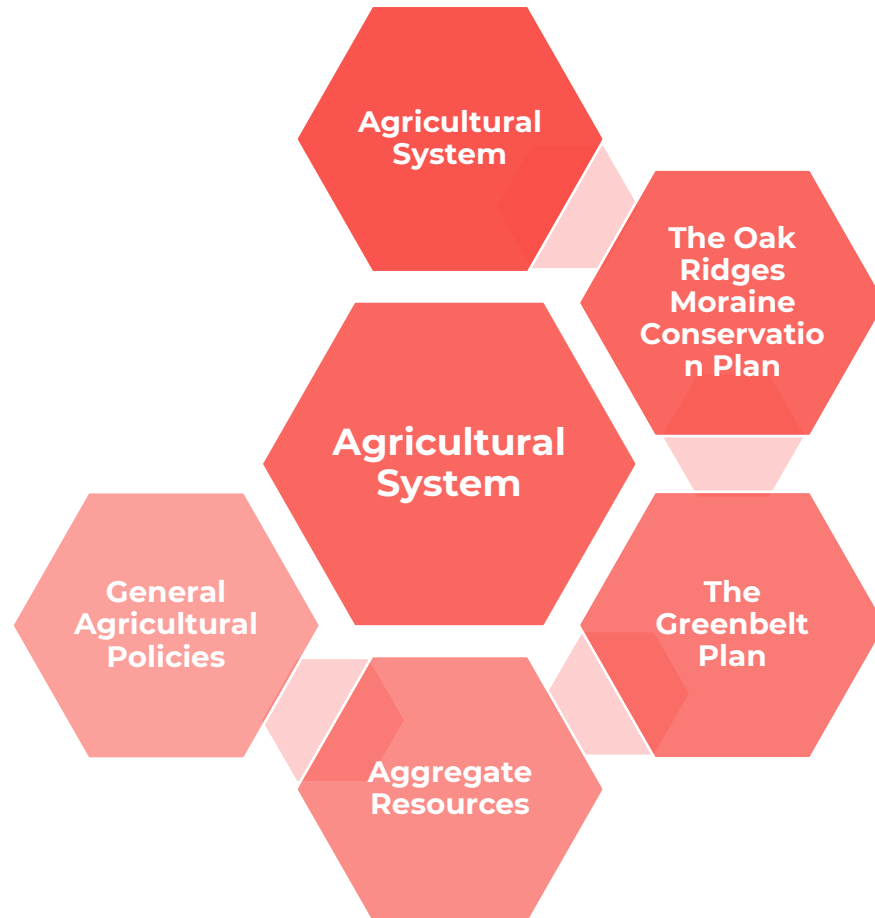
Community of Stouffville Main Street Built Form and Urban Design Guidelines



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- Demonstration Plans are provided to display a conceptual realization of how the guidelines may be applied throughout the Town in the long term, creating complete communities following a comprehensive character.
- Demonstration Plans are conceptual only and do not reflect current development applications.

Chapter 5 – Provincial Plans



The policies of this Plan implements Provincial policy requirements for lands to which the **Oak Ridges Moraine Conservation Plan** and the **Greenbelt Plan** apply, in addition to the **Growth Plan for the Greater Golden Horseshoe** establishes a land use planning framework.

Chapter 5 – Provincial Plans

Provincial Plan Areas

- Much of the Town is subject to the Oak Ridges Moraine Conservation Plan. Planning decisions must be in conformity with the policies of the Oak Ridges Moraine Conservation Plan.
- Outside of the Oak Ridges Moraine Conservation Plan Area, a significant portion of the Town of Whitchurch-Stouffville falls within the Protected Countryside of the Greenbelt Plan.
- The Oak Ridges Moraine Conservation Plan and the Greenbelt Plan identify where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas, and uses.
- There are only a few small areas of the Town that are not subject to either the Greenbelt Plan or the Oak Ridges Moraine Conservation Plan.



Chapter 5 – Provincial Plans

Protected Countryside Greenbelt Policies

- Ensures the long-term protection of agricultural land base, while protecting a broad natural heritage system which is integrated with other important landscapes such as the Oak Ridges Moraine.

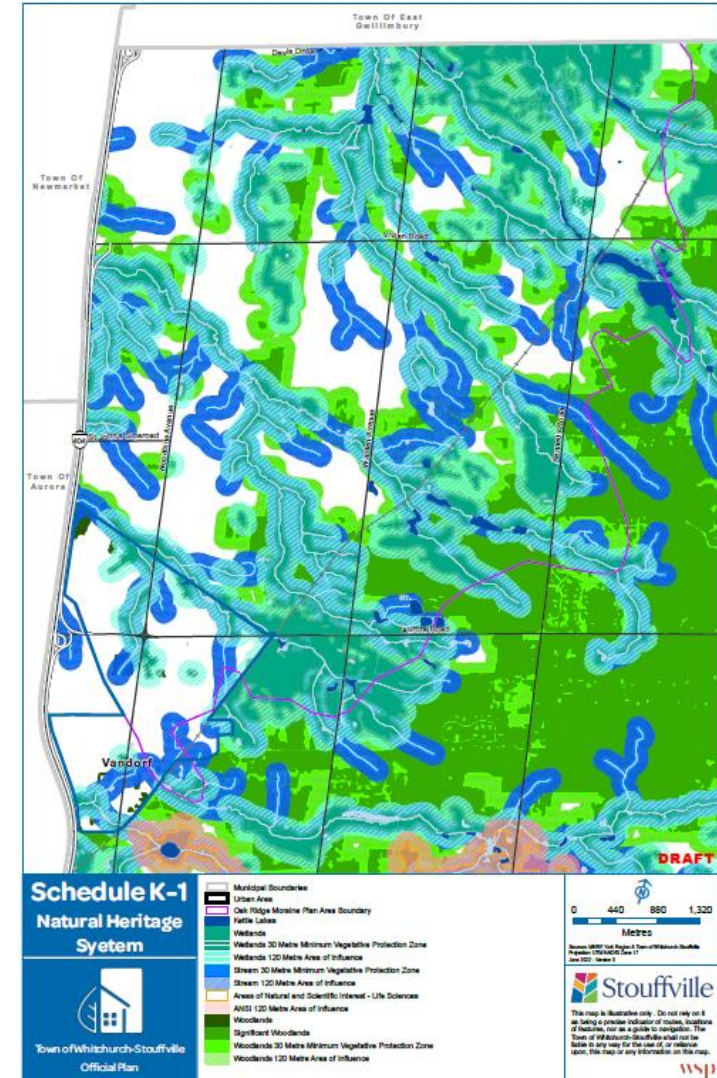


General Countryside Oak Ridges Moraine Conservation Plan (ORMCP) Policies

- Much of the Town is subject to the ORMCP area.
- The purpose of the ORM Countryside Area encourages agriculture and other rural uses that support the Plan's objectives. The policies of this section are intended to ensure that the ORMCP is fully implemented by this Plan.

Chapter 6 – The Natural Environment

The Town promotes innovative and **sustainable development policies** and practices to protect the **natural environment** and help **reduce greenhouse gas emissions**. These include energy conservation and efficiency as part of the community development review process.



Chapter 6 – The Natural Environment

Natural Heritage System

- Minimum requirements for protecting key natural heritage features.
- Protecting & improving water quality and quantity.
- Identification of Natural Core Areas and Natural Linkage Areas, and the Greenbelt NHS & York Region's Greenlands system.



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Water Resources, Watershed Planning and Groundwater

- Watershed Planning
- Quality and Quantity of Groundwater and Surface water
- Source Protection Plans
- Wellhead Protection Areas
- Aquifer Vulnerability

Chapter 6 – The Natural Environment

Natural Heritage System

- Regional Greenlands System
- Key Natural Heritage Features and Hydrological Features
- Habitat of Endangered and Threatened Species
- Management of Invasive Species

Highlight

Preamble: “The Town contains some of the most significant and environmentally sensitive geological landforms in Ontario.”

Climate Change

- Climate Change Mitigation and Adaption
- Greenhouse Emission reduction & Air Quality policies
- Green Infrastructure & Sustainable Development Guidelines
- Resilient Communities & Tree Canopy Targets

Highlight

The Town will promote the development of green industries, including environment-focused professional and technical uses and services.

Chapter 7 – The Agricultural System

Long-term Sustainability of Aggregate Resources

- Intended to protect aggregate resources for future extraction and ensure conflicts with other land uses, and natural features, are minimized.



General Agricultural System Policies

This section contains policies for specific uses that are commonly permitted in the Town's Agricultural System, such as:

- Cannabis;
- Secondary Dwelling Uses for the Purposes of Farm Help;
- Agriculture-Related Uses; and,
- On-Farm Diversified Uses.

Highlight

Permitted uses in Agricultural Areas include bed and breakfast establishments and agri-tourism uses.

Chapter 8 – Land Use Strategy

The Town's **land use strategy** establishes the **land use designations**, including the **permitted uses** and **associated land use policies** that direct the general pattern for growth and development over the planning period.

Direction is provided for the type of **development** and **built form** that is permitted within each land use designation in Town.

The **Zoning By-law** will prescribe the precise regulations and land use permissions, in conformity with the policies of this Plan.



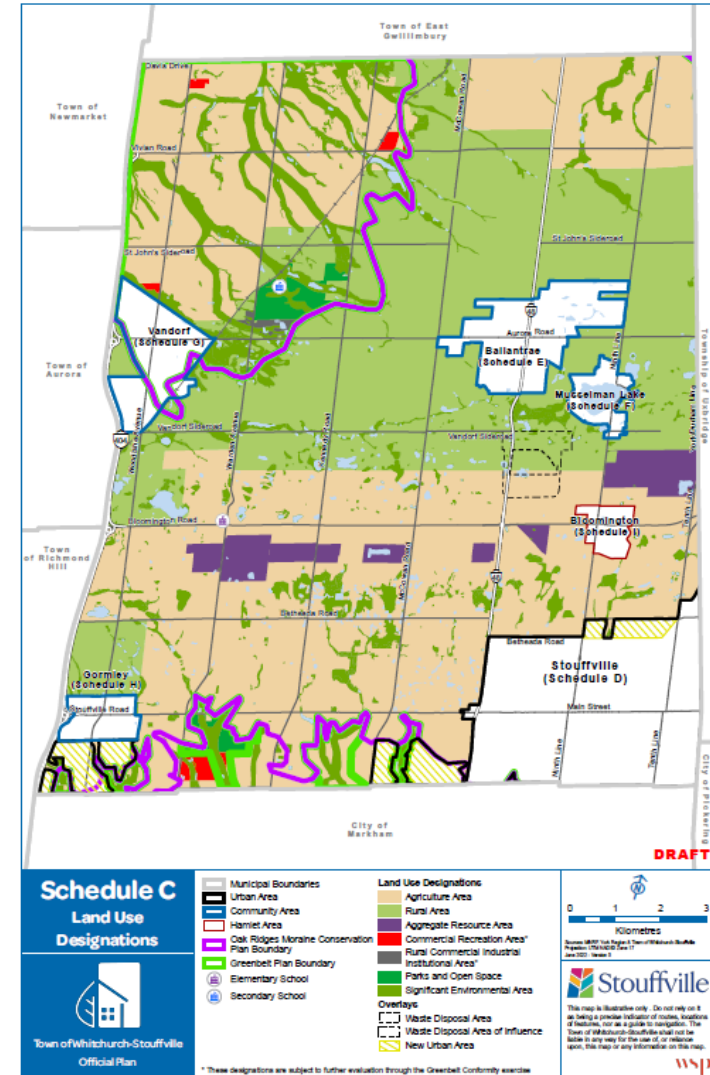
Chapter 8 – Land Use Strategy

Permitted Uses in All land-Use Designations

Recognizes land uses permitted in all designations, subject to any identified conditions, except where otherwise noted.

Significant Environmental Area Designation

Recognizes a variety of features possessing significant attributes or environmental functions, which in many instances have been deemed to be of Provincial, Regional or Local Significance.



Chapter 8 – Land Use Strategy

Agricultural System Area

- **Agricultural Area Designation:** Encompasses Prime Agricultural Areas that are located outside of settlement areas.
- **Rural Area Designation:** Consists of a wide range of agricultural uses, existing rural residential and estate residential uses, institutional uses and other historically established rural uses. Natural features contribute to these lands as taking on a rural character in comparison with the Agricultural Area designation

Rural Commercial/Industrial/Institutional Area Designation

- Recognizes existing and approved commercial, industrial and institutional uses in the **Rural Area**, and permits the extension and expansion of such uses.
- *Note: Designation is subject to further Greenbelt Plan conformity analysis.*

Commercial Recreation Area Designation

- Recognizes existing and approved **Commercial Recreation Areas** and permits the extension and expansion of such uses in the designated area.
- *Note: Designation is subject to further Greenbelt Plan conformity analysis.*

Chapter 8 – Land Use Strategy

Community of Stouffville

Policies of this section establish land use and permitted use policies to guide the growth and development of the Community of Stouffville, and includes:

- MTSA (Stouffville GO and Old Elm GO)
- Neighbourhood Area
- Built Up Area
- Designated Greenfield Area

Encompasses Strategic Growth Areas, and designations applicable to:

- Core Area
- Western Approach Mixed Use Area
- Gateway Mixed Use Area
- Highway 48 Mixed Use Area (*Note: Subject to ongoing Highway 48 Study*)

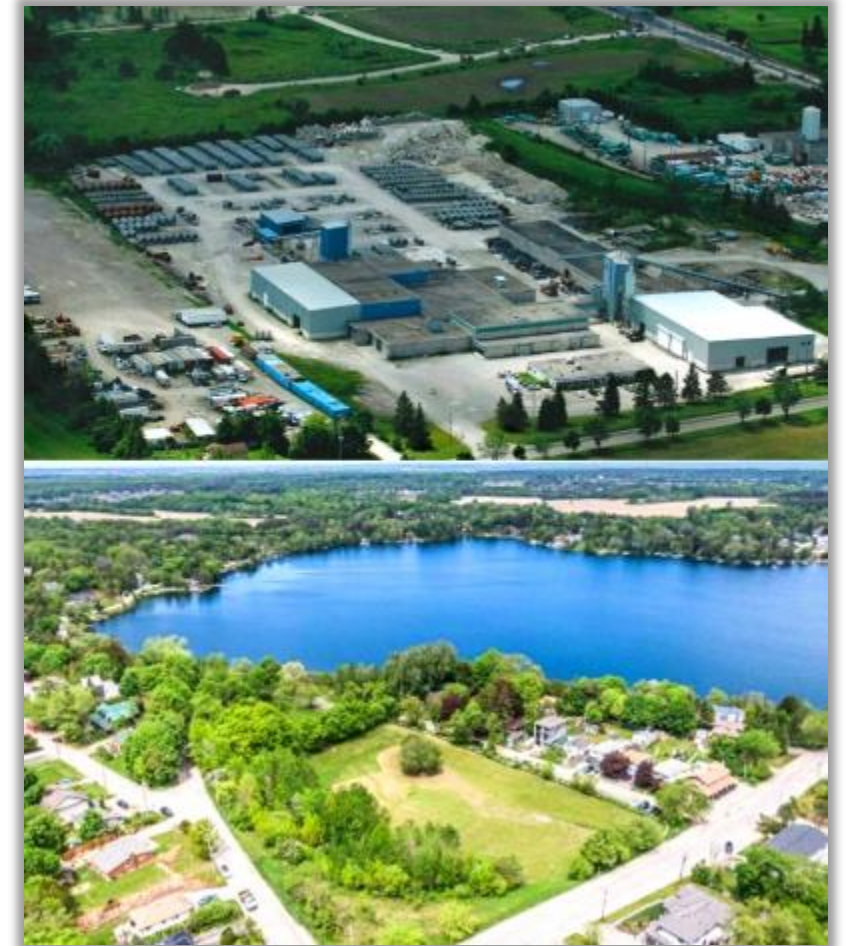


Chapter 8 – Land Use Strategy

Community of Gormley

A distinctive, industrial and commercial area.

This Plan promotes the development of a “gateway” location within the Town compatible with the established land uses within this community.



Community of Musselman Lake

Recognizes existing development in the Musselman Lake settlement area and generally restricts new development (*Note: Subject to OLT Mediation regarding OPA 136. Existing designations remain in place until the appeals are resolved*).

Chapter 8 – Land Use Strategy

Community of Ballantrae

The Community of Ballantrae is a low-density residential community and a recognized settlement area, expecting modest growth subject to servicing capacity/allocation and contingent upon mediation of OPA 136 (ongoing). Existing designations remain in place until the appeals are resolved

Community of Vandorf

An environmentally aware community which has been designed to protect and enhance the natural setting, while promoting a sense of community among residents.

Hamlet of Bloomington

Provides for the retention of its rural character and cultural heritage resources, while permitting limited growth through infill development.

Chapter 8 – Land Use Strategy

Site and Area Specific Policies

Throughout the Town of Whitchurch-Stouffville, there are areas and sites that require special policies that vary from one of more provisions of this Plan.

These policies generally reflect the unique historic conditions for approval that must be recognized for specific development sites or provide a further layer of local policy direction for an area.



Chapters 9 & 10 – Implementation and Definitions

Chapter 8 of the Official Plan establishes tools and policies for the implementation, interpretation and monitoring the policies of the Plan.

Planning and Development Tools

Official Plan

Secondary Plan

Zoning By-law

Other Implementation Tools

- Monitoring
- Growth Management and Financing
- Community Improvement Plan
- Community Planning Permit System
- Community Improvement Planning
- Major Transit Station Area Studies
- Inclusionary Zoning
- Garden Suites
- Indigenous Engagement
- Public Engagement
- Intensification Incentives
- Parkland Dedication

Planning and Development Applications

Planning and Development Applications realize the policies of each tool:

- Planning Application Processes
- Site Plan Control
- Subdivision Control
- Consents
- Plans of Condominium

What's Next?

NEXT STEPS

June/July 2022 – Ongoing revisions to Draft Official Plan

June 28, 2022 – Introduce Draft Official Plan to Council at a Statutory Public Meeting (Hybrid Meeting)

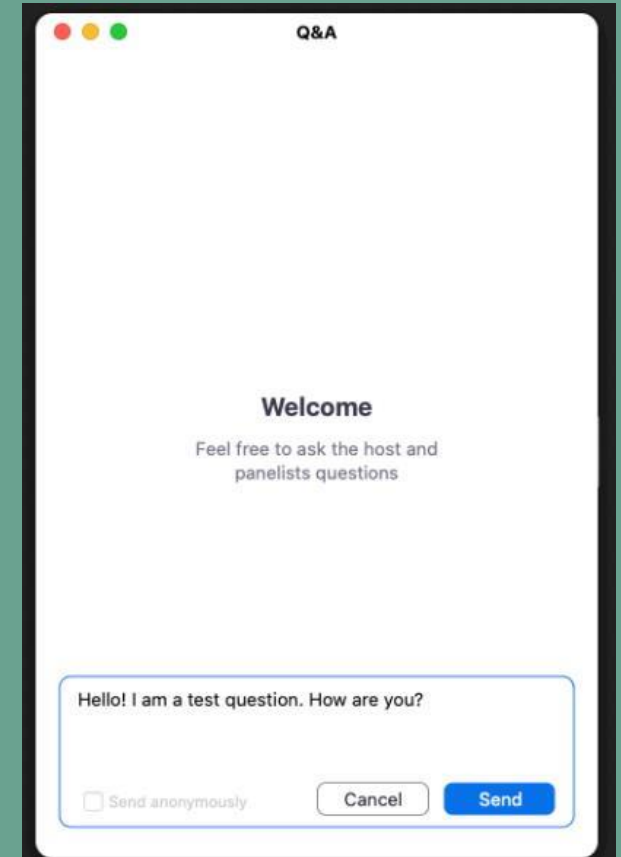
Fall 2022 – Recommendation for Council Adoption
(Tentative - contingent upon Regional adoption of the ROP to Regional Council on June 30th).

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Questions?

Reminder:

- You can participate in the meeting by asking a question using the **Q&A Function** or using the **raise hand function**.
- For participants joining by phone, use the ***9 feature to raise your hand** and ***6 to unmute**.
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- You can visit the project webpage at www.comtogetherws.ca/opr



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 Stouffville



Did we miss anything in the First Draft of the New Official Plan?



We want to hear from you!

Contact us!

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**THANK
YOU!**

 Stouffville



