

AMENDMENT NO. XXX

TO THE

OFFICIAL PLAN

OF THE

TOWN OF WHITCHURCH-STOUFFVILLE

PLANNING AREA

INITIATED BY

HYSON DEVELOPMENTS INC.

5688 MAIN STREET

STOUFFVILLE

JANUARY 2025

COUNCIL OF
THE TOWN OF WHITCHUCH-STOUFFVILLE

MAYOR	I. LOVATT
COUNCILLORS	K. ACTON
	M. SMITH
	H. KROON
	R. UPTON
	R. BARTLEY
	S. SHERBAN

THE CERTIFICATION

AMENDMENT No. XXX

**OFFICIAL PLAN OF THE TOWN OF WHITCHURCH-STOUFFVILLE PLANNING
AREA**

(COMMUNITY OF STOUFFVILLE SECONDARY PLAN)

WHITCHURCH-STOUFFVILLE

The attached text and schedules, constituting Amendment No. XXX to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1st day of January 1971, comprised of all the lands within the municipal boundary of the Area Municipally of The Corporation of the Town of Whitchurch-Stouffville, was adopted by The Corporation of the Town of Whitchurch-Stouffville by By-law No. XXXX-XXX-XX in accordance with the Planning Act on the ____ day of _____, 2025.

_____ Mayor

_____ Clerk

STATEMENT OF COMPONENTS

PART I – THE PREAMBLE does not constitute part of this Amendment.

PART II – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. XXX to the Official Plan for the Town of Whitchurch-Stouffville Planning Area.

AMENDMENT NO. XXX

**TO THE OFFICIAL PLAN OF THE TOWN OF WHITCHURCH-STOUFFVILLE
(COMMUNITY OF STOUFFVILLE SECONDARY PLAN)**

INDEX

PART I – THE PREAMBLE	6
1. Purpose	6
2. Location	6
3. Basis	6
PART II – THE AMENDMENT	7

PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. XXX to the Town of Whitchurch-Stouffville Official Plan is to amend the Community of Stouffville to redesignate the subject lands from Western Approach Area Mixed Use to “Western Approach Mixed Use Special Provision X” to permit a high-density mixed-use development (residential and commercial) with a height of 13-storeys, a maximum floor space index of 5.04 and a maximum of 254 units.

2. LOCATION

This Amendment applies to lands located on the north side of Main Street between Palmwood Gate and Sandale Road. The subject lands are legally described as Part of Lot 1, Concession 8 and municipally known as 5688 Main Street. The subject lands have an area of 4,021.77 sq.m. (0.99 hectares). Schedule ‘A’ illustrates the location of the lands subject to this Amendment.

3. BASIS

The Amendment is privately initiated by the Owner and is intended to facilitate the development of the land for high-density mixed-use purposes.

The Amendment recognizes the growing demand in the Town of Whitchurch-Stouffville for intensification and population growth in key areas of the Town such as the Western Approach Area of the Community of Stouffville Secondary Plan.

The development will achieve several objectives outlined in the Official Plan, such as making use of transit, intensification within the built-up boundary, providing additional forms of housing, and developing an underutilized site in an area designated for growth.

The Amendment is consistent with the policies of the Provincial Planning Statement 2024 and conforms to the policies of the Oak Ridges Moraine Conservation Plan (2017), and the Region of York Official Plan (2022).

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. XXX to the town of Whitchurch-Stouffville Official Plan is appropriate and constitutes good planning.

PART II – THE AMENDMENT

1. INTRODUCTION

All of this part of the document entitles Part II – The Amendment, which consists of the following text and Schedule ‘A’, constitutes Amendment No. XXX to the Official Plan of the Whitchurch-Stouffville Planning Area (community of Stouffville Secondary Plan, Western Approach Area).

2. DETAILS OF THE AMENDMENT

The Town of Whitchurch-Stouffville Official Plan (Community of Stouffville Secondary Plan, Western Approach Area), as amended is hereby further amended as follows:

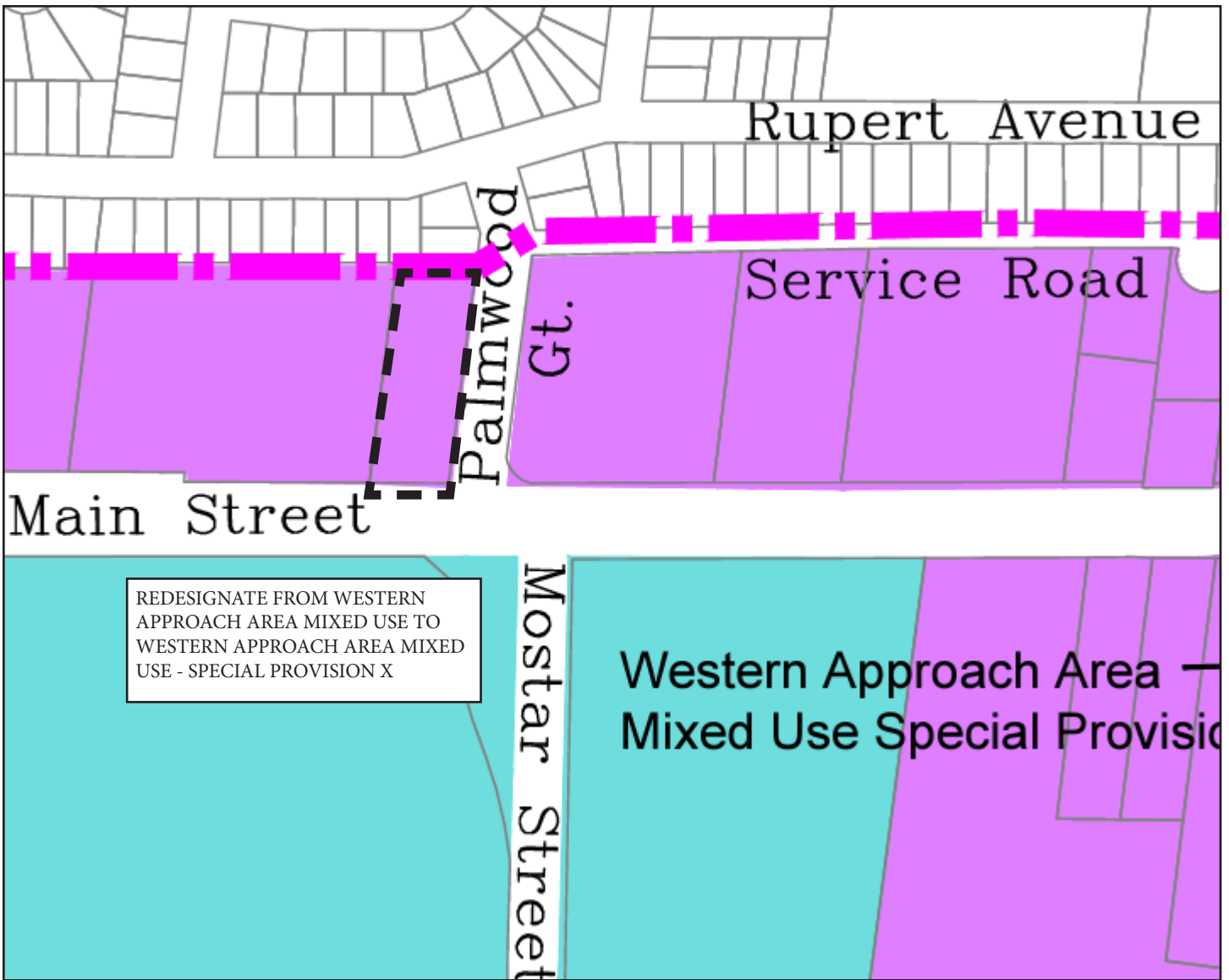
- 2.1** Notwithstanding the provisions of Section 12.7.18.2, high-density mixed uses shall also be submitted on the subject lands.

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

- i. Shall be permitted a maximum height of 13 storeys.
- ii. Shall permit a maximum Floor Space Index of 5.04.
- iii. Shall be permitted a maximum of 254 units.
- iv. Shall not be required to develop a minimum or maximum percentage of land area for residential development as part of high density mixed-uses on the subject lands; notwithstanding, a minimum commercial/retail gross floor area shall be accommodated on the ground floor as required in the Zoning By-law.

3. INTERPRETATION

The provisions set forth in the Town of Whitchurch-Stouffville Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically beset out or implied within the policies contained herein, all of the relevant policies of the Town of Whitchurch-Stouffville Official Plan shall apply to this Amendment.



Schedule F2
Land Use - Western Approach Area

- Western Approach Area Mixed Use
- Business Park Area



Not to Scale



Town of
Whitchurch-Stouffville

OPA XX.XXX

DEC 2024

SCHEDULE 'A'
TO OFFICIAL PLAN AMENDMENT NO. XXX



LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT