

WELCOME!

TOWN OF WHITCHUCH STOUFFVILLE OFFICIAL PLAN REVIEW

PUBLIC OPEN HOUSE

In-Person: Monday, December 12, 2022 | 6:00-8:00 p.m.

This is your opportunity to:

- Learn about the draft Official Plan
- Ask questions of the project team
- Share your input and comments on the draft Official Plan

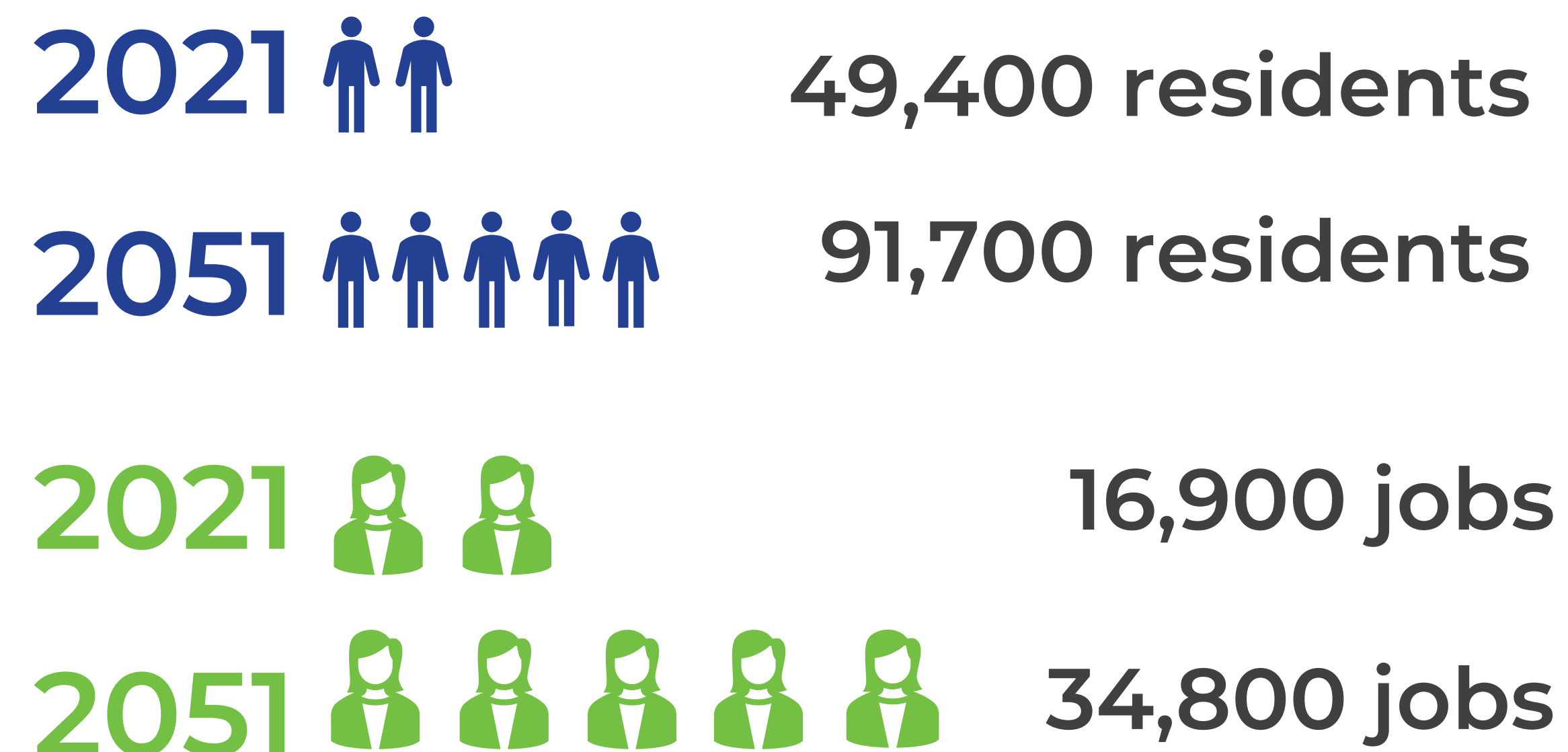


WHY PLAN FOR THE FUTURE?

Place a sticky note & share your thoughts here!



Town of Whitchurch- Stouffville Growth Forecasts



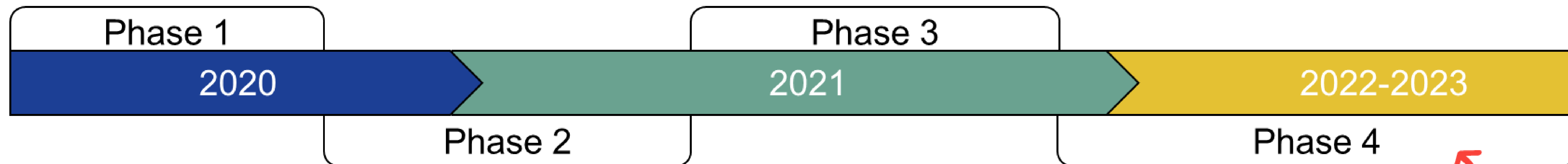
The Town of Whitchurch-Stouffville is set to grow to 91,700 residents and 34,800 jobs by the year 2051.

- The Town is required to undertake a review of its Official Plan. The Town's Official Plan needs to **conform with provincial plans and the Region's Official Plan.**
- The new Official Plan responds to the challenges and reflects priorities for our community, including **climate change, housing, protection of natural heritage areas, and planning for growth.**
- The new Official Plan establishes an approach to manage **where and how this growth will occur**, considering how it will be financed, serviced, and located.

PROCESS & TIMELINES



The Town of Whitchurch-Stouffville Official Plan Review study included four phases: **Visioning and Consultation**; **Background Studies and Discussion Papers, Policy Development**; and **drafting the New Official Plan**. During each phase, community members and stakeholders provided input into their vision for the future of the Town.



We are Here!

KEY DRIVERS & DIRECTIONS



The Town's Official Plan Review has been driven and informed by several concurrent processes and studies to inform the draft policies.

Provide a comprehensive, new Official Plan for the Town, replacing the existing 1980 Official Plan with a coordinated vision for Whitchurch-Stouffville, while reflecting the diversity of our communities.

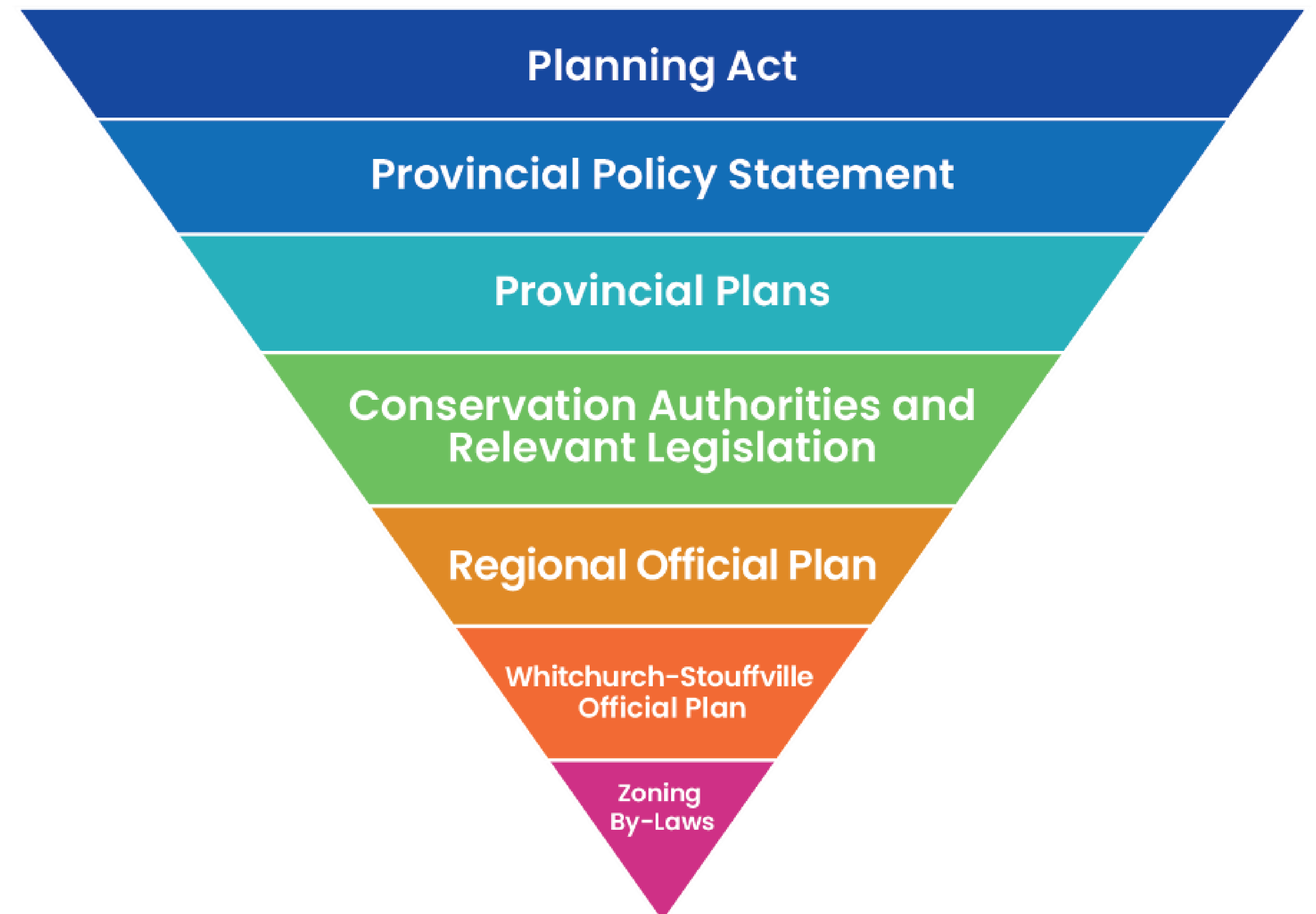
Address upper-tier legislative changes and policy requirements to ensure conformity including the:

- *Planning Act*
- Provincial Policy Statement, 2020
- Growth Plan for the Greater Golden Horseshoe, 2019
- Greenbelt Plan, 2017
- Oak Ridges Moraine Conservation Plan, 2017
- Lake Simcoe Protection Plan, 2009

Holistically integrate recent Town studies, initiatives, and Master Plans, including:

- Highway 48 Study Framework;
- Commercial Policy Study;
- Cannabis Study;
- Leisure & Community Services Master Plan;
- Transportation Master Plan; and,
- Water and Waste Water Master Plan.

Provincial Policy Hierarchy



OFFICIAL PLAN STRUCTURE



Preamble

Sets out how the Plan is to be read, interpreted, and navigated.

Chapter 1 Re-Imagine Stouffville

Establishes the vision for Whitchurch-Stouffville, the strategies, and the policy directions that will be used to achieve the vision.

Chapter 2 Planning for Growth

Provides a Town structure plan and growth management policies.

Chapter 3 Planning for Complete Communities

Establishes detailed Town-wide policies that will support the evolution and development of complete communities.

Chapter 4 The Natural Environment

Applies the requirements of Provincial and Regional policy in a manner that best ensures the protection of all features that are significant.

Chapter 5 Agricultural System

Establishes policies that aim to protect and support the viability of the Agricultural System and the agri-food sector in the Town.

Chapter 6 Land-Use Strategy

Identifies the range of permitted uses and intensity of development that may be permitted according to the land use strategy.

Chapter 7 Implementation, Interpretation & Monitoring

Defines and enables a wide range of implementation tools allowed by the *Planning Act*.

Chapter 8 Definitions

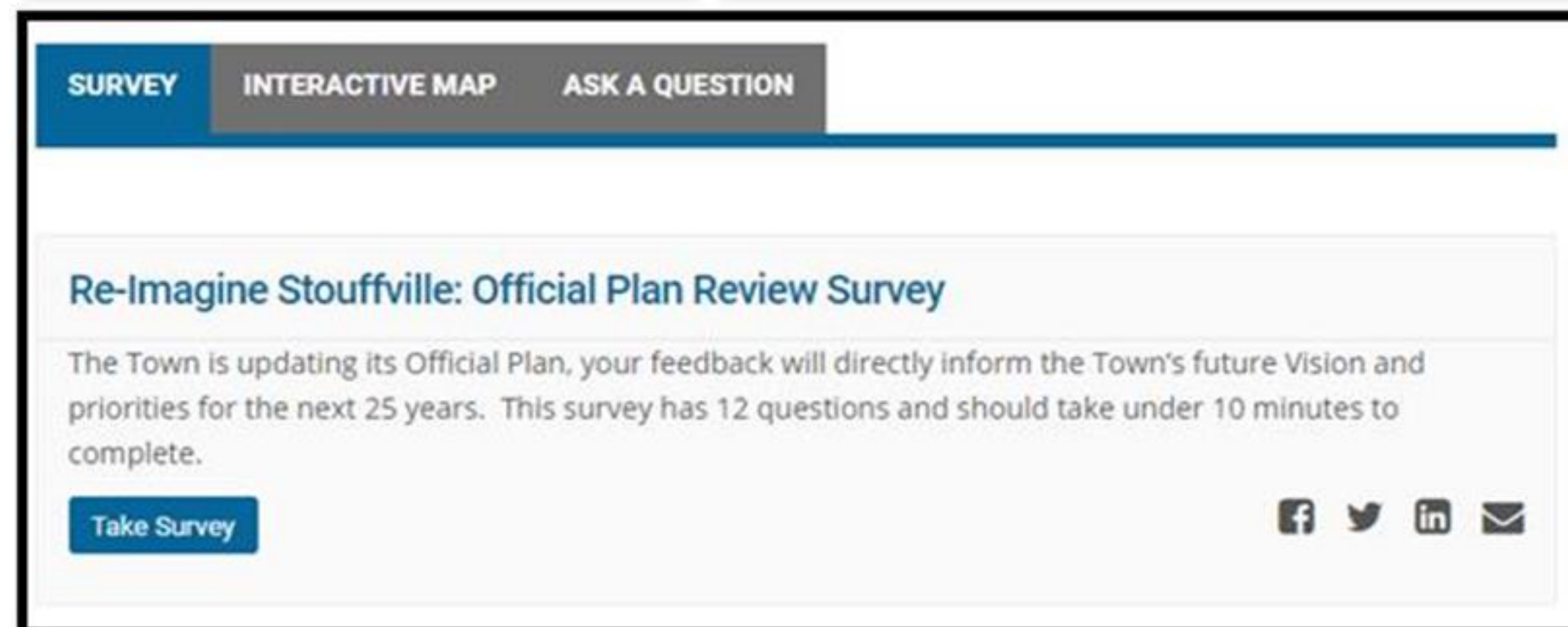
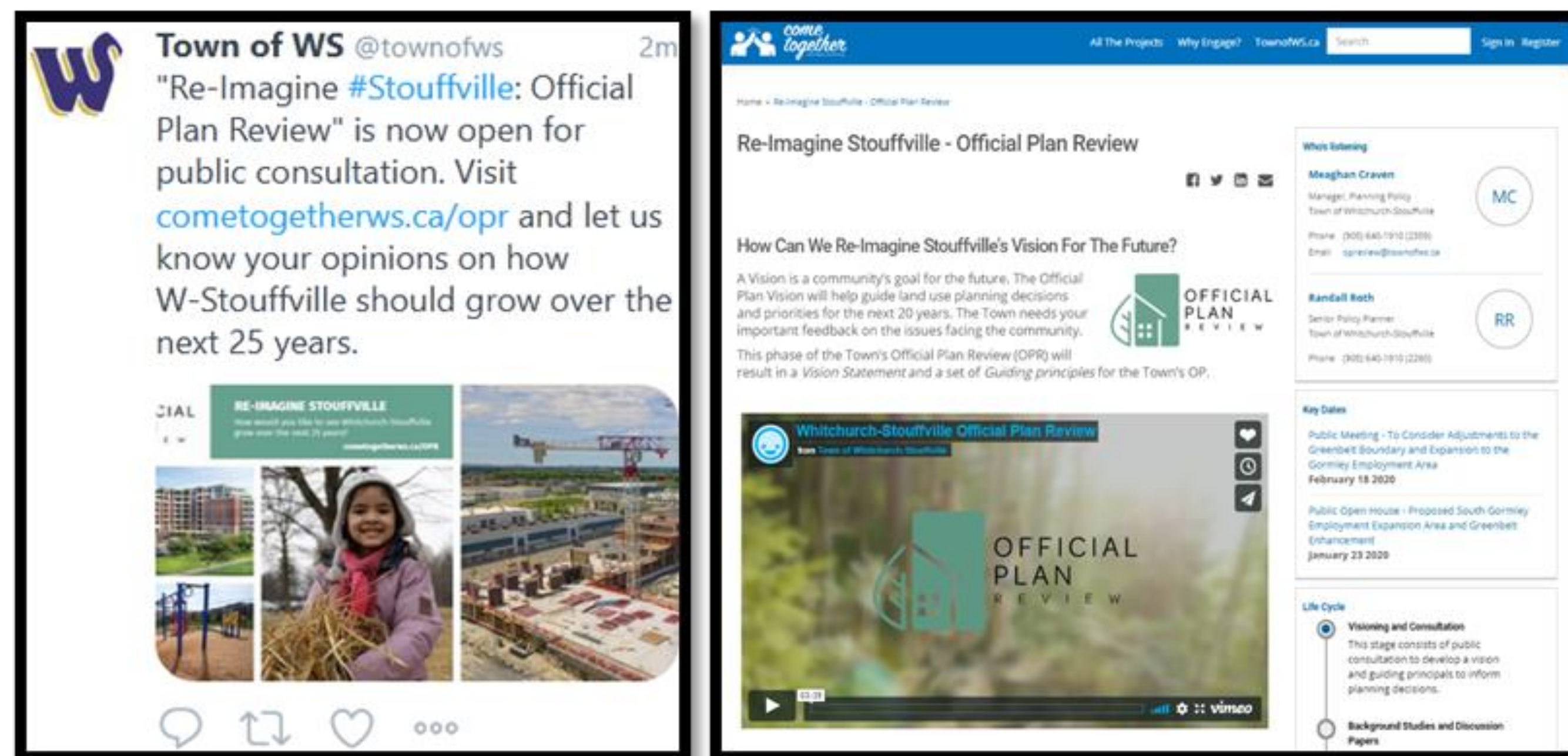
Contains the definitions for key terms used throughout the Plan.

Chapter 9 Schedules

Contains the schedules, which are to be read in conjunction with this Official Plan.

RE-IMAGINE STOUFFVILLE

Chapter 1 of the Official Plan provides an introduction to the Plan and sets out our vision, values, and guiding principles for planning to 2051.



Our Vision for 2051

“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.”



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TOWN-WIDE GUIDING PRINCIPLES

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The Official Plan is built on 6 Guiding Principles to achieve our Vision and Goals.



Guiding Principle #1: Public Health and Safety and Community Services



Guiding Principle #4: Economic Prosperity and Financial Accountability



Guiding Principle #2: Climate Change and Resilience



Guiding Principle #5: Design Excellence and Cultural Heritage Preservation



Guiding Principle #3: Environmental Protection and Improvement



Guiding Principle #6: Accountable, Inclusive and Equitable

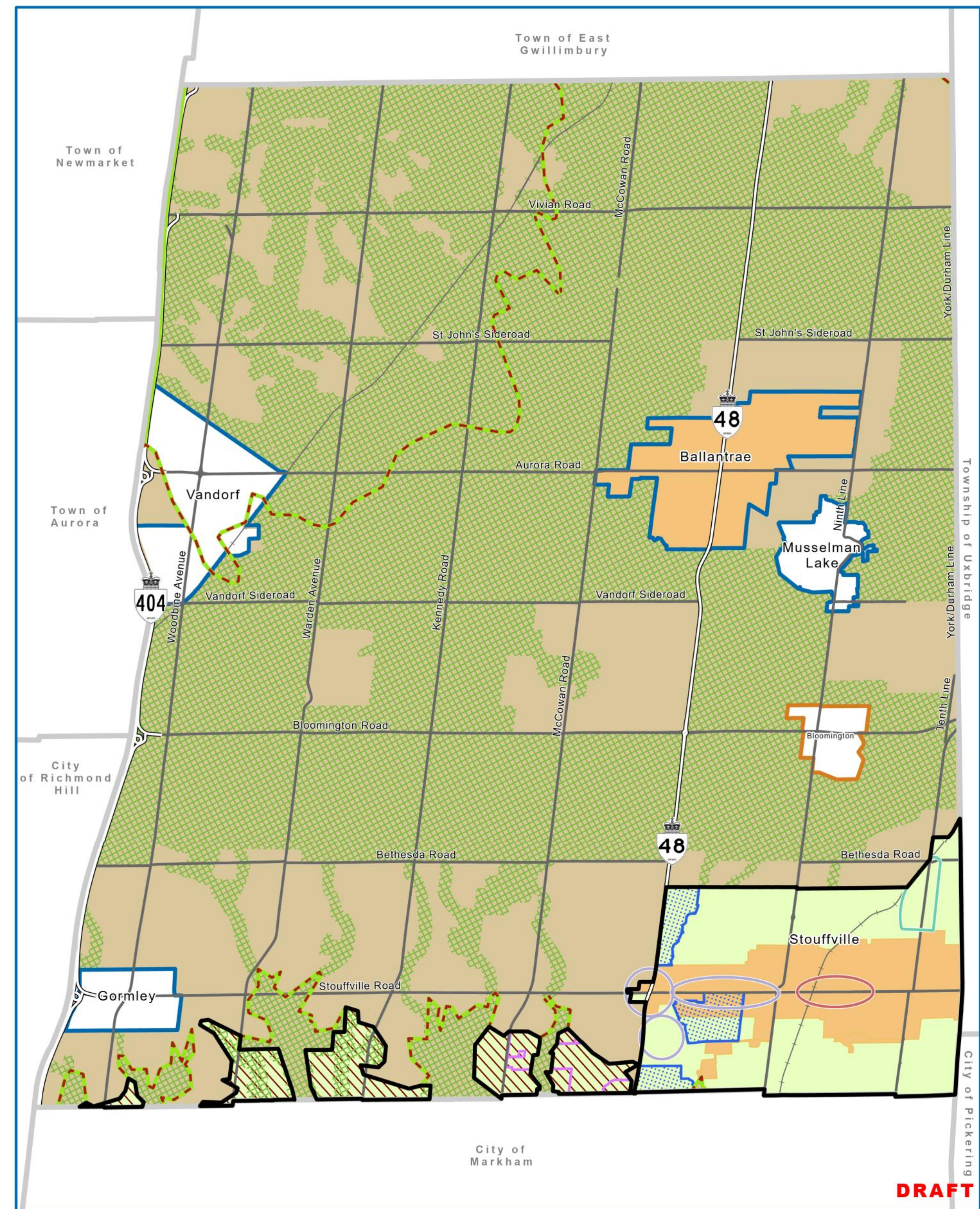
These Guiding Principles are considered foundational elements of the Plan, and detailed policies which implement each pillar are contained throughout the Official Plan.

GROWTH MANAGEMENT



Chapter 2 of the Official Plan establishes a strategy for managing population and employment growth forecasted to 2051.

- The Community of Stouffville is the primary **Urban Area** of the Town and will accommodate the highest concentration of growth, variety of housing, and density.
- **Community Areas** are new and existing residential, employment, commercial, and institutional areas. They include the Communities of Ballantrae, Musselman Lake, Vandorf, and Gormley (excluding the Gormley South Expansion lands).
- A **Hamlet Area**, such as Bloomington, is a small, rural settlement of existing residential and limited commercial, industrial or institutional uses.
- **New Urban Areas** includes lands located outside the Greenbelt Area, which have been identified through the Region's Municipal Comprehensive Review as settlement expansion areas to accommodate job and population growth to 2051.
- **Agricultural System Area**, are lands that support a vibrant agricultural community.
- The **Natural Heritage System** protects provincially and locally significant woodlands, rivers, wetlands, and ecological connections.



**Schedule A
Town Structure**

Legend:

- Municipal Boundaries
- Urban Area
- Community Area
- Hamlet Area
- Agricultural System
- Natural Heritage System
- New Urban Area
- Greenbelt Plan Boundary
- Dak Ridges Moraine Conservation Plan Boundary
- Designated Greenfield Area
- Built Up Area
- Minister's Zoning Order Areas
- Regional Employment Area
- Old Elm GO MTEA*
- Stouffville GO MTEA (Core Area)*
- Strategic Growth Areas*

Scale: 0 1 2 3 Kilometres

Stouffville

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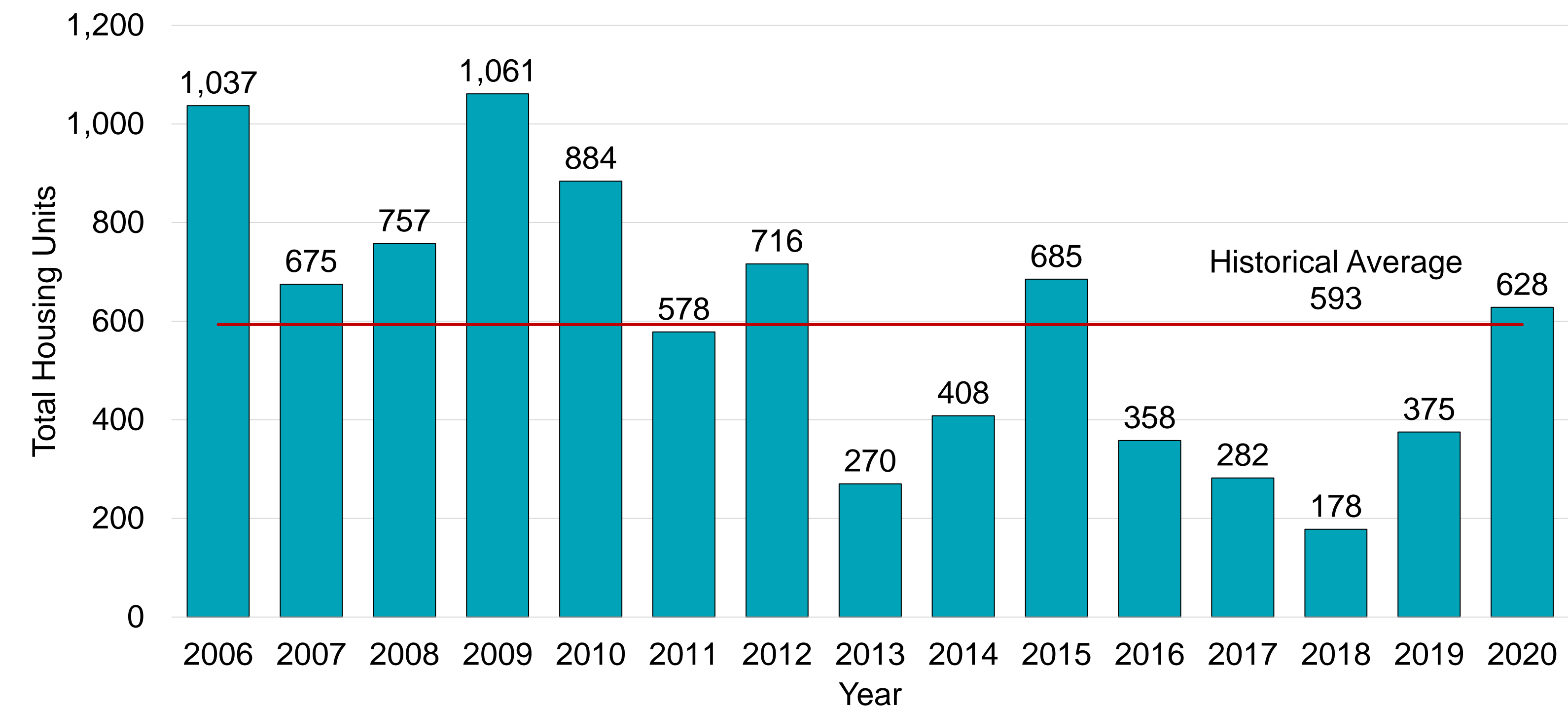
GROWTH MANAGEMENT

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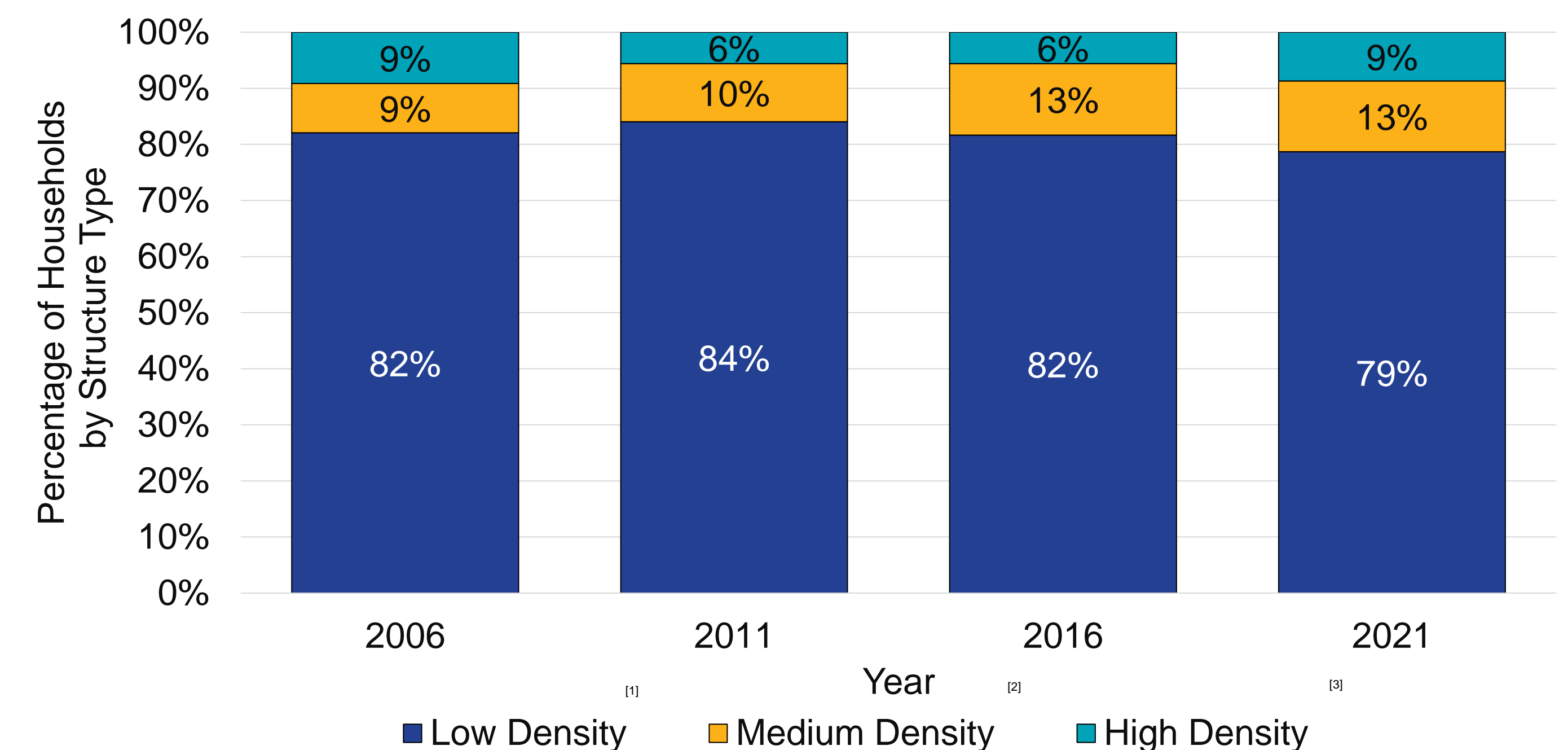


- Whitchurch-Stouffville's population base has increased from 26,600 in 2006 to 51,400 in 2021. The Town has historically been growing at a higher rate than the Region.
- The Town of Whitchurch-Stouffville has exhibited strong housing growth, averaging about 600 new residential units per year over the past 15 years (2006 to 2020).
- The Town's employment base is estimated to total 16,900 in 2021, having increased by an estimated 2,200 jobs over the 2016 to 2021 period. Employment within the Town is within a wide range of industrial, commercial and institutional sectors.
- Whitchurch-Stouffville's housing base has historically been predominantly owner-occupied low-density units (single and semi-detached). However, the local housing market is gradually becoming more diverse with a greater share of higher-density units, with majority of growth in the Community of Stouffville.

Town of Whitchurch-Stouffville Residential Building Permit Activity



Town of Whitchurch-Stouffville Housing by Structure Type, 2006 to 2021

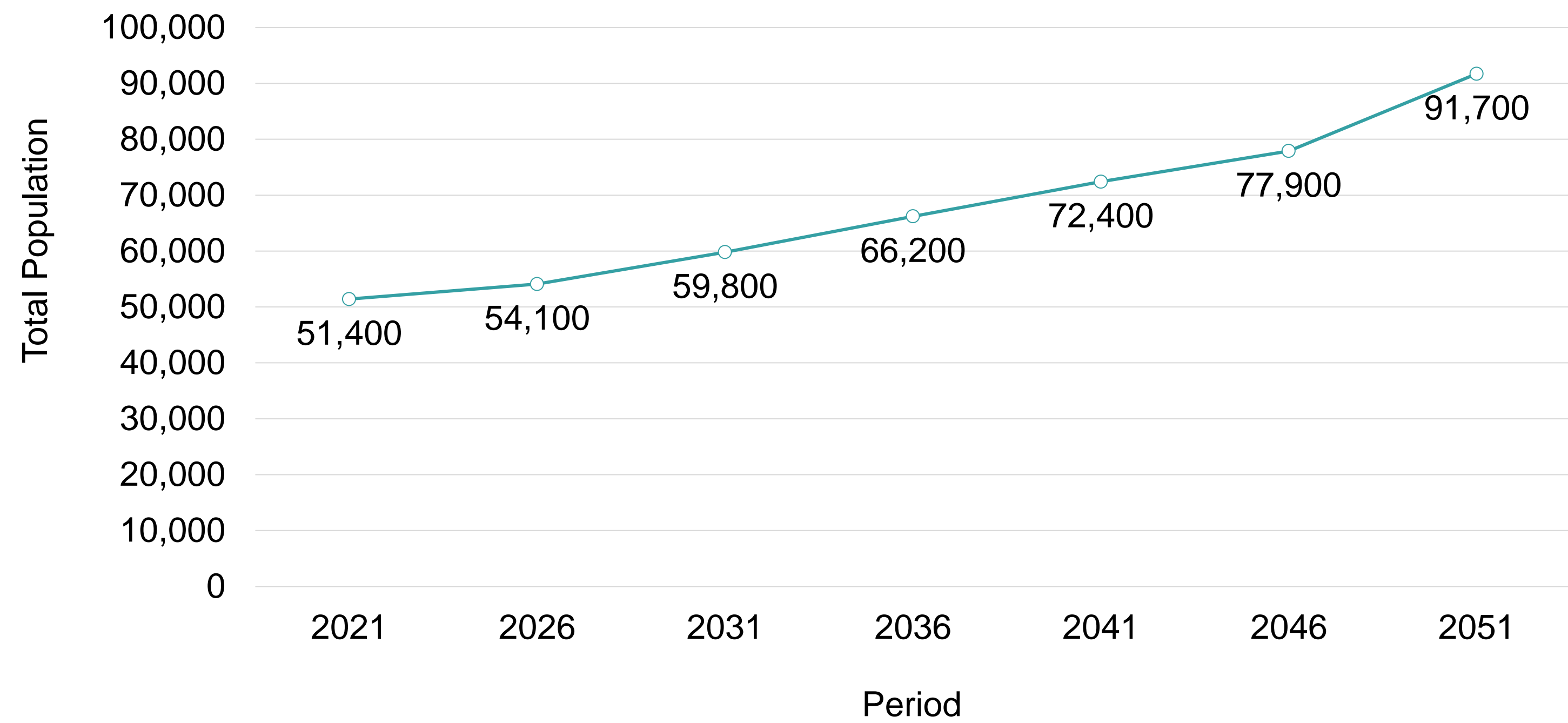


GROWTH MANAGEMENT

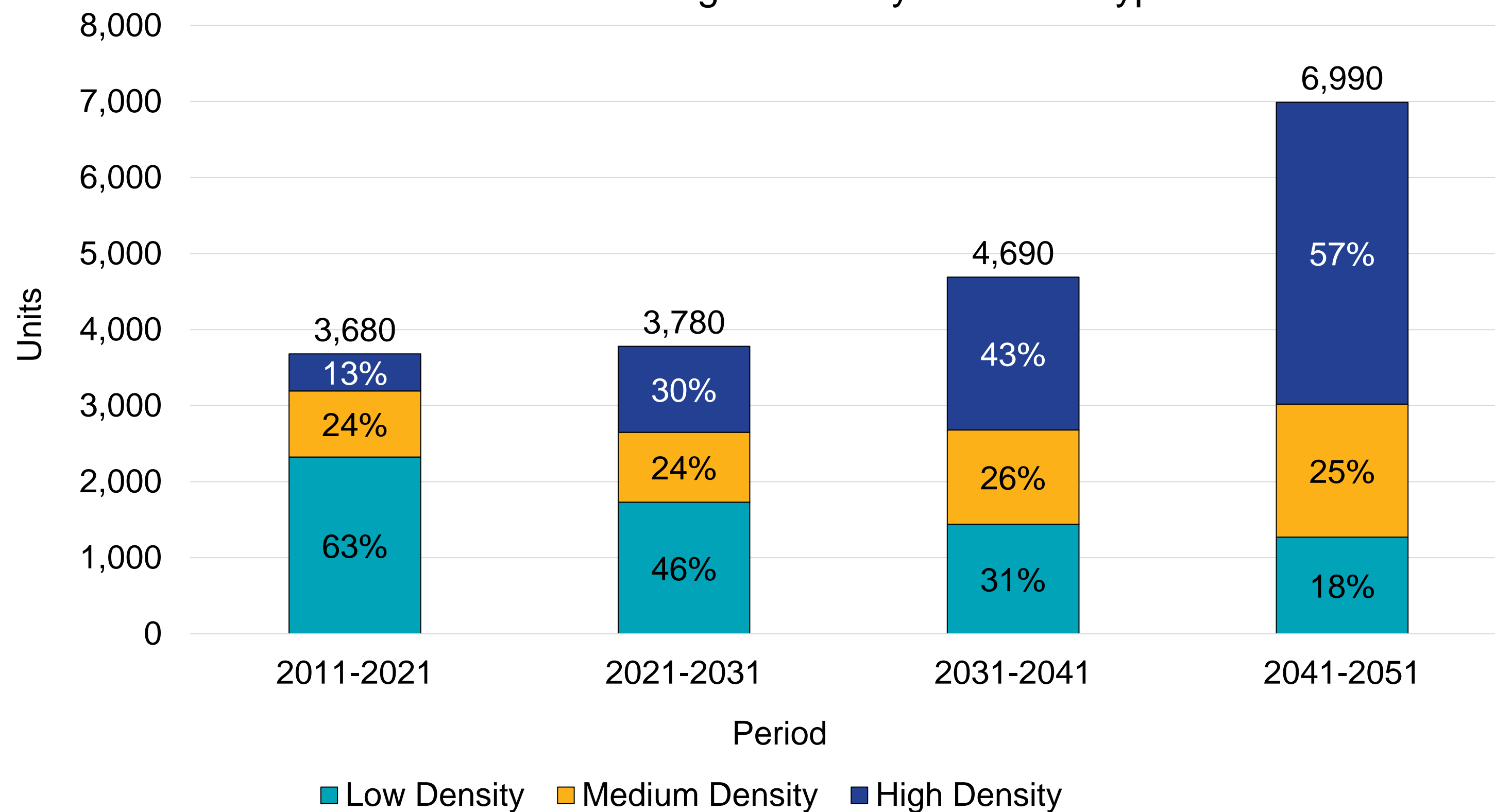
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Town of Whitchurch-Stouffville
Population Growth – 2021 - 2051



Town of Whitchurch-Stouffville
Incremental Housing Growth by Structure Type



- The Approved York Region Official Plan, 2022 forecasts the population of the Town to reach 91,700 by 2051 (showing a 78% increase from the 2021 population).
- The employment within the Town is forecast to grow to 34,800 by 2051 (showing a 106% increase from the 2021 employment).
- Between 2021 & 2051, about 15,840 additional housing units are forecast to be developed.
- A minimum of 25% of housing growth is anticipated to occur within the existing built up area of Whitchurch-Stouffville, through infill/intensification.
- A total of 414 ha has been approved by the Province for expansion of the Town’s Community Areas.

PLANNING FOR COMPLETE COMMUNITIES

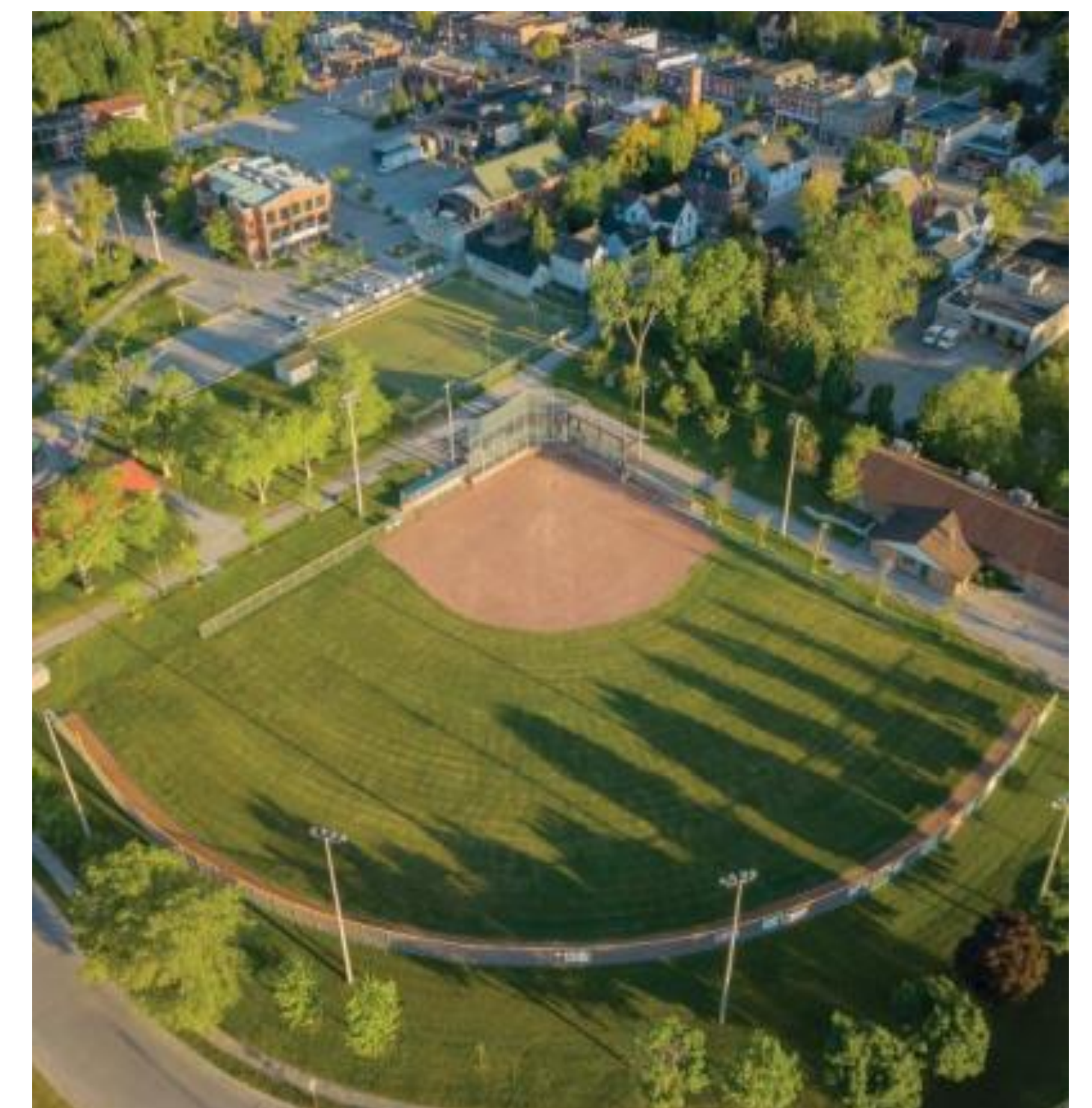
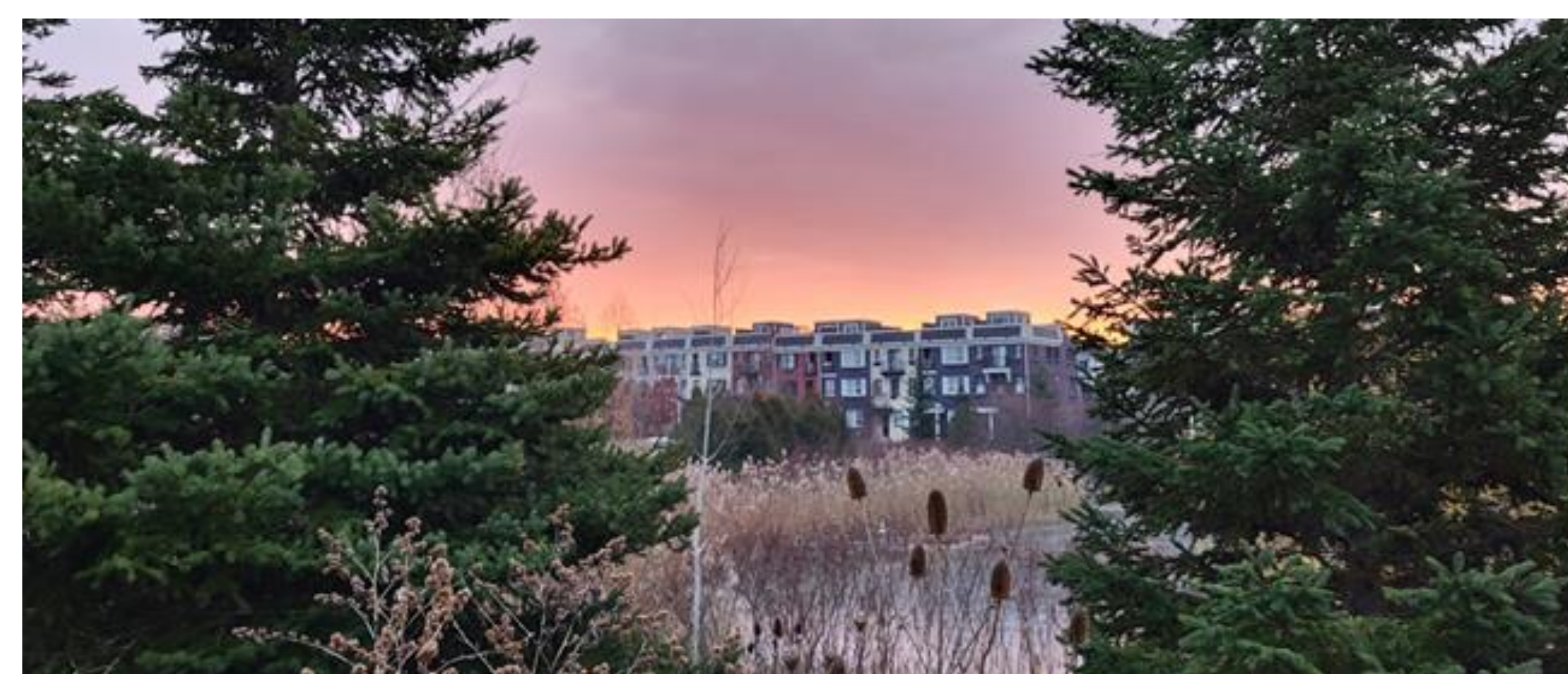


Chapter 3 of the Official Plan includes policies that advance affordable housing, urban design, conservation of cultural heritage resources, and the provision of parks, trails, and open spaces.

What is a Complete Community?

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

Complete communities are designed as accessible, denser, and walkable places, where most amenities are in close proximity. They provide for a full range of uses including local community **centres, schools, places of worship, parks, and other uses to increase greater human interaction and create a sense of community.**



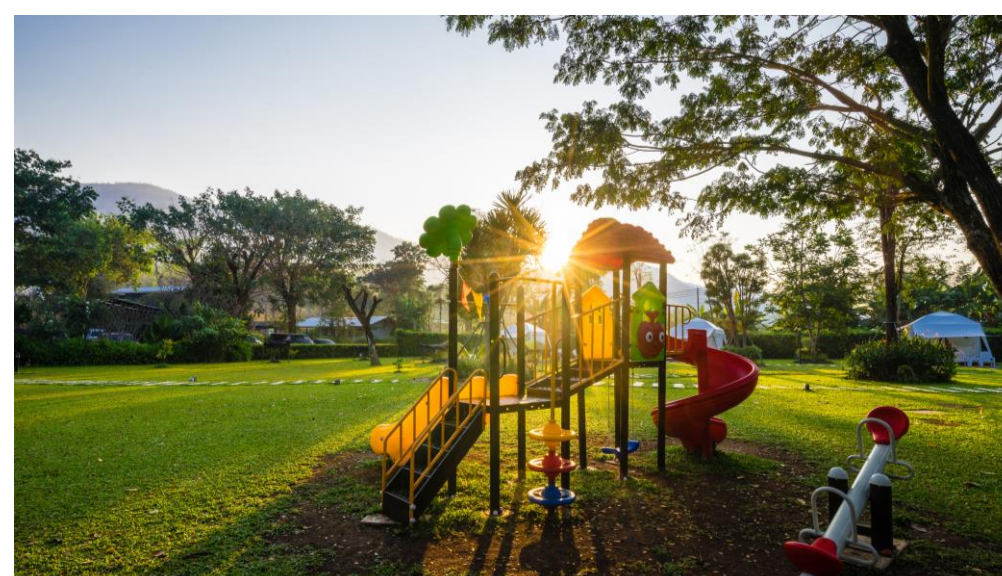
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TOWN-WIDE POLICIES

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Building Affordable & Attainable Housing	Enhancing Built Form & Urban Design	Preserving Cultural Heritage	Developing Vibrant Parks, Trails & Open Spaces	Improving Health and Well being	Employment & Economic Development
<p>The Official Plan guides affordable housing through policies, such as:</p> <ul style="list-style-type: none"> Establishing affordable housing targets. Promoting a mix and range of housing options suitable for all ages, household sizes and abilities. Enabling Inclusionary Zoning. Establishing criteria for Additional Residential Units. 	<p>The Official Plan guides urban design excellence through policies, such as:</p> <ul style="list-style-type: none"> Built form designed to the the highest urban design standards. Implementing transition requirements to surrounding land uses to support land use compatibility. Advancing public art throughout the Town. Advancing sustainable urban design within the public realm. 	<p>The Official Plan guides cultural heritage through policies, such as:</p> <ul style="list-style-type: none"> Preserving and building upon the Town's cultural heritage and traditions. Requiring development adjacent to built heritage resources to be complimentary in scale, form, and material. Promoting public awareness of cultural heritage resources in the Town. 	<p>The Official Plan guides parks, trail and open space through policies, such as:</p> <ul style="list-style-type: none"> Ensuring that parks and open space uses are planned to maximize public use. Incorporating accessibility features in the design of new parks. Supporting the creation of open spaces that are flexible enough to be used for a variety of events and activities. 	<p>The Official Plan guides health and wellbeing through policies, such as:</p> <ul style="list-style-type: none"> Promoting a healthy built environment and community design that fosters physical and mental health. Advancing inclusivity and accessibility for people of all ages and abilities. Supporting access to community involvement in producing and consuming local food. 	<p>The Official Plan guides economic development through policies, such as:</p> <ul style="list-style-type: none"> Creating high-quality employment opportunities for residents. Advancing access to employment opportunities. Promoting green industries. Maintaining a shovel-ready supply of designated employment lands.

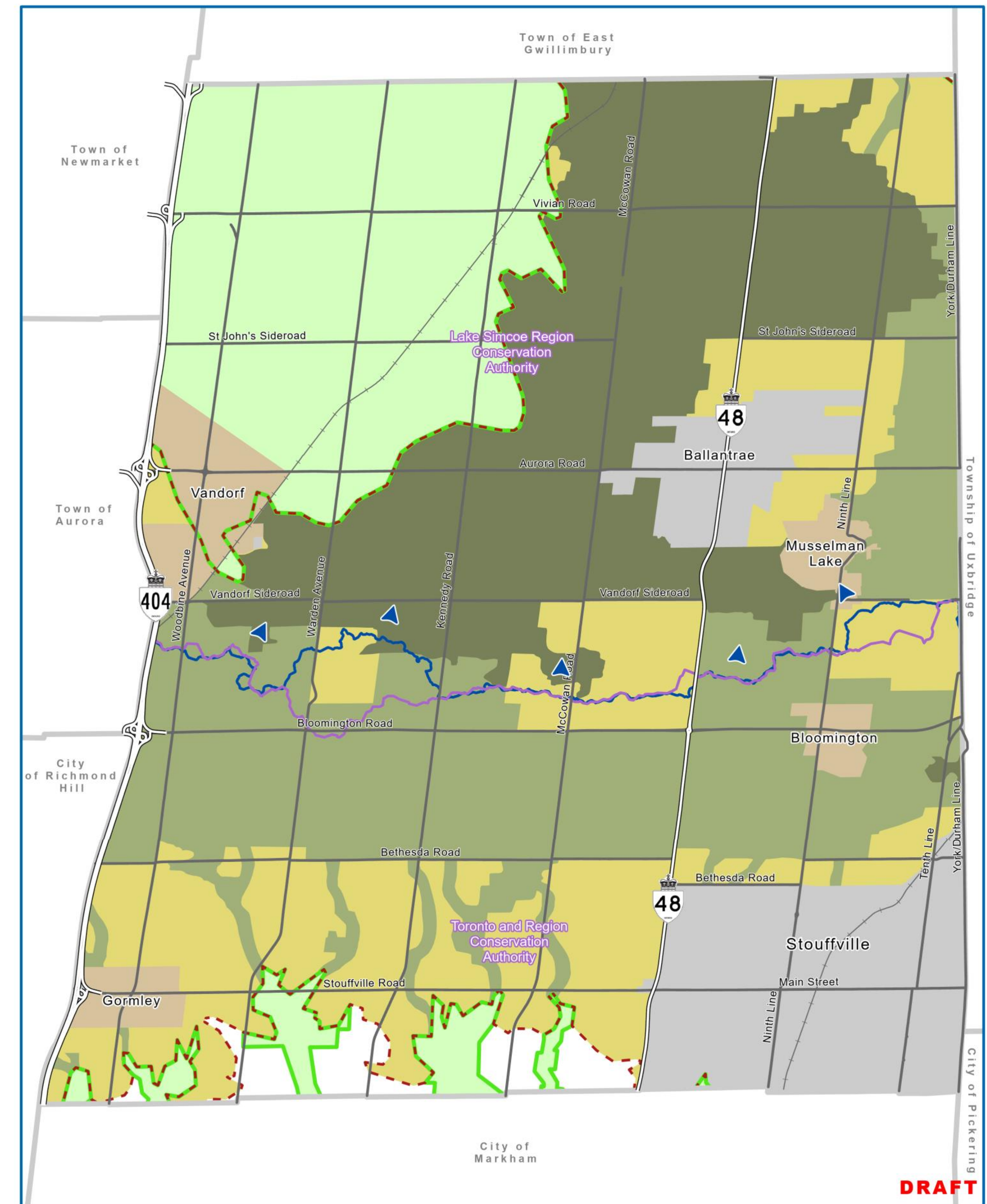


THE NATURAL ENVIRONMENT



Chapter 4 of the Official Plan includes policies for the various natural heritage features and linkages as well as hydrologic features intended for protection by Provincial and Regional Plans.

- Focuses on **protecting** and **enhancing** provincially and locally significant wetlands, habitats of Endangered and Threatened species and significant wildlife habitat, Areas of Natural and Scientific Interest, etc.
- Establishes **minimum setback requirements** for protecting natural features and areas.
- Advances **the health of local watersheds**, including water quality, hydrology, key natural heritage features, and their functions, and key hydraulic features and their functions.

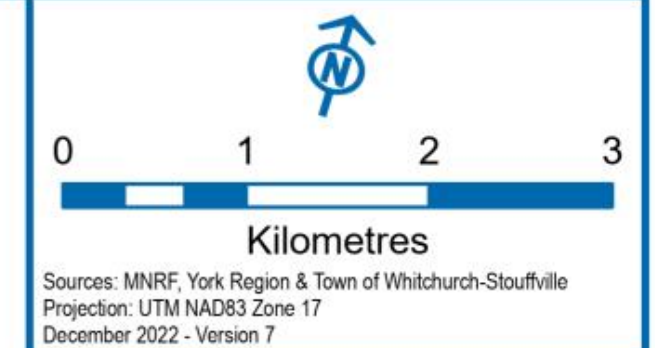


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Schedule B Provincial Plan Areas and Designations



- Municipal Boundaries
- Settlement Area
- Hamlet / Rural Settlement
- Conservation Authority Boundary
- Area Subject to the Lake Simcoe Protection Plan
- Greenbelt Plan**
 - Greenbelt Plan Boundary
 - Protected Countryside
- Oak Ridges Moraine (ORM) Conservation Plan**
 - Oak Ridges Moraine Conservation Plan Boundary
 - Countryside Area
 - Natural Core Area
 - Natural Linkage Area



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THE LAND USE STRATEGY

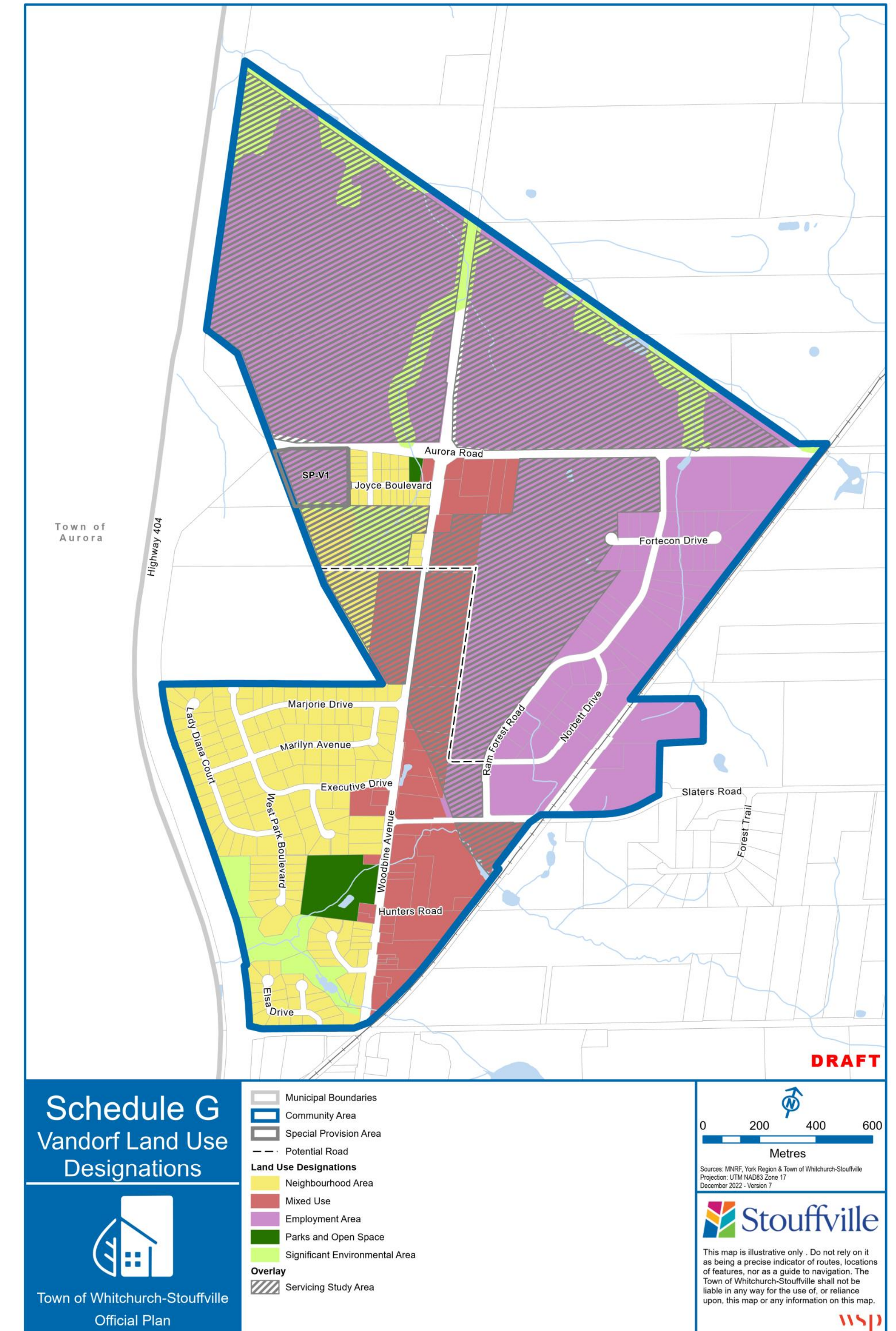
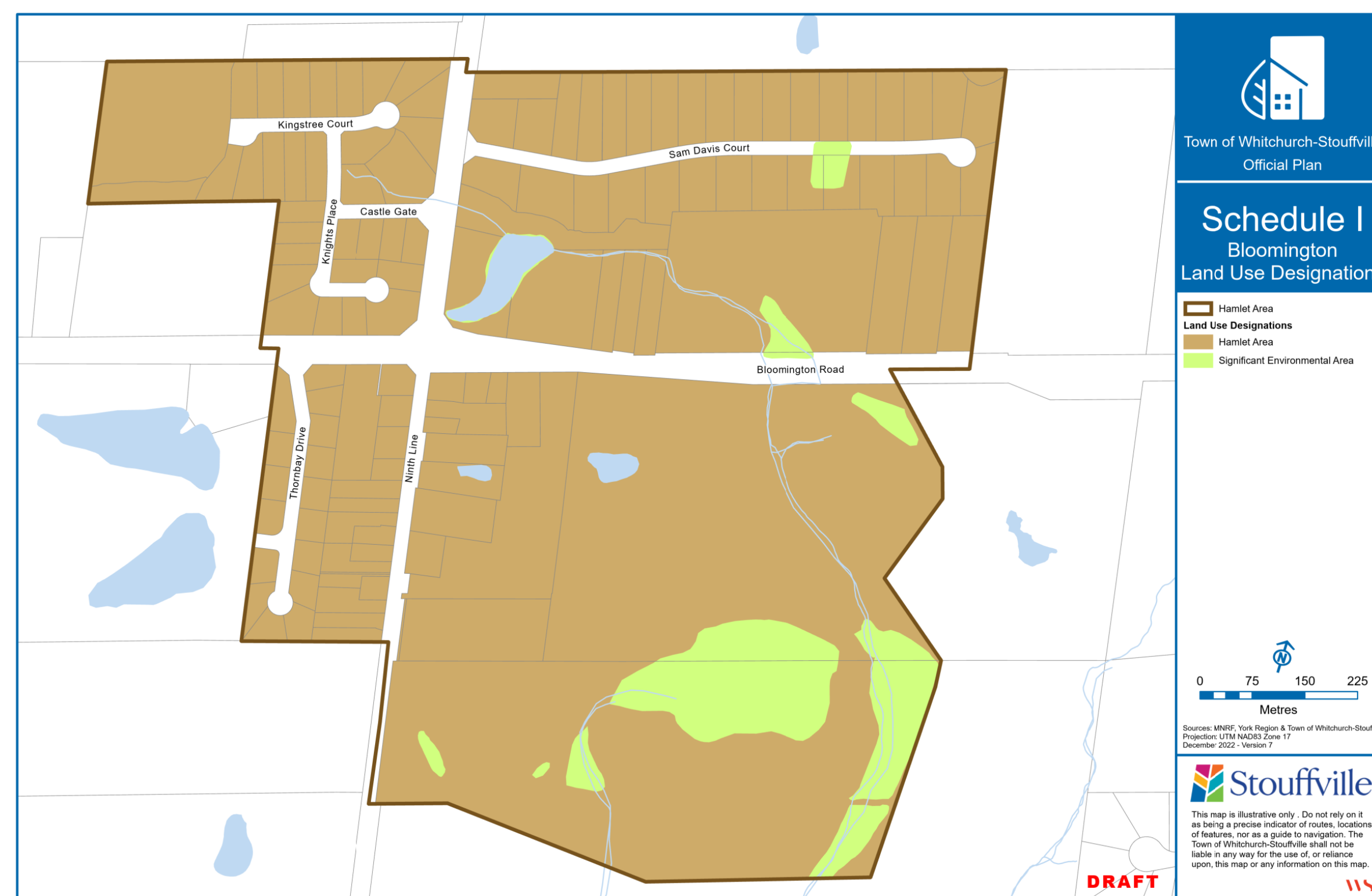
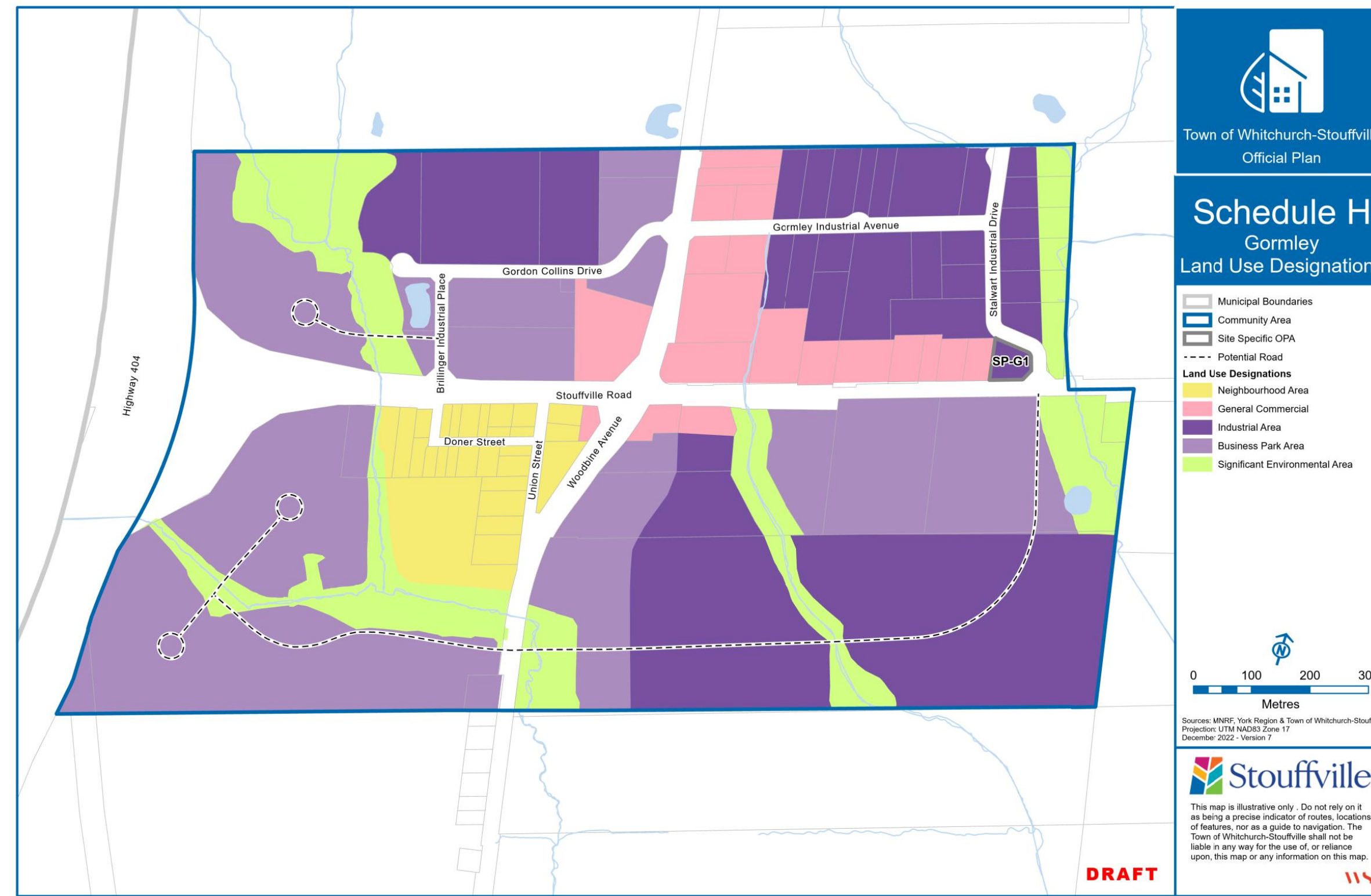


Chapter 6 of the Official Plan establishes the land use designations, including the permitted uses and associated land use policies that direct the general pattern for growth and development over the planning period.

The land use strategy is shown on **Schedules D to I** and establishes the framework of land use within the Town, organized as follows:

- **Agricultural Area**
- **Rural Area**
- **Significant Environmental Area;**
- **Community of Stouffville;**
- **Community of Gormley;**
- **Community of Ballantrae*;**
- **Community of Musselman Lake*;**
- **Hamlet of Bloomington, and,**
- **Community of Vandorf.**

* Pending OPA T36 Mediation



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COMMUNITY OF STOUFFVILLE LAND USE STRATEGY

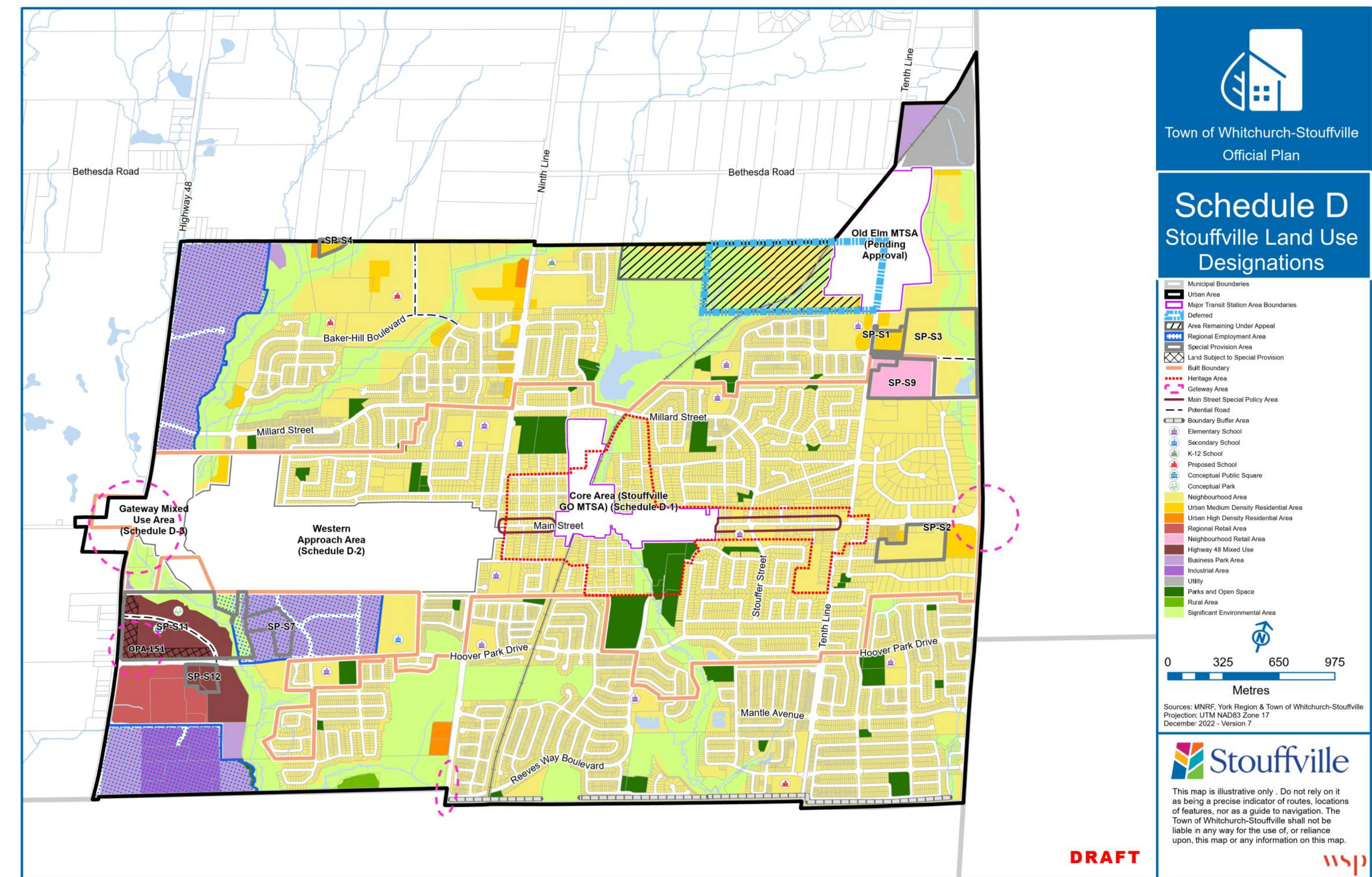
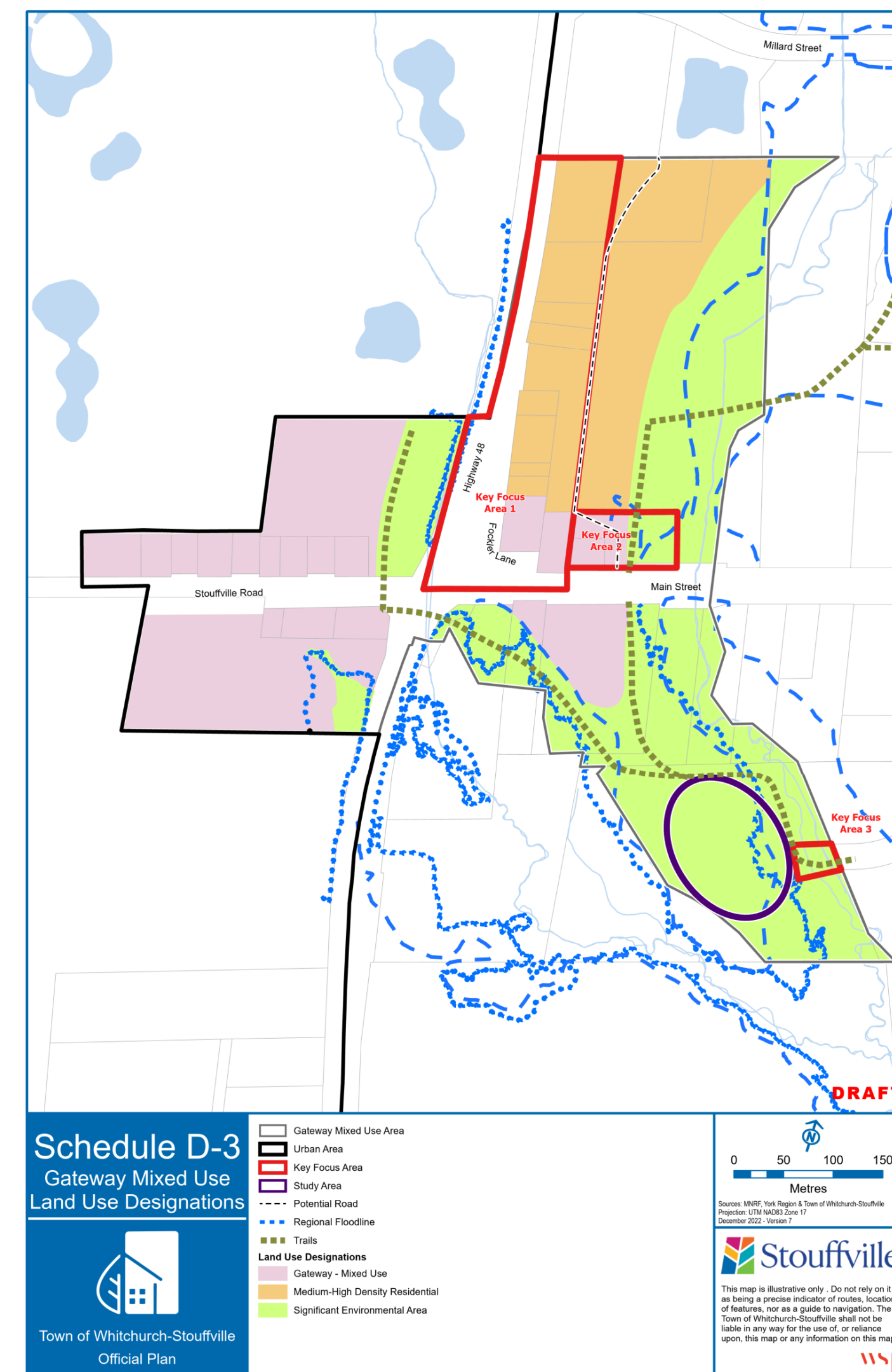
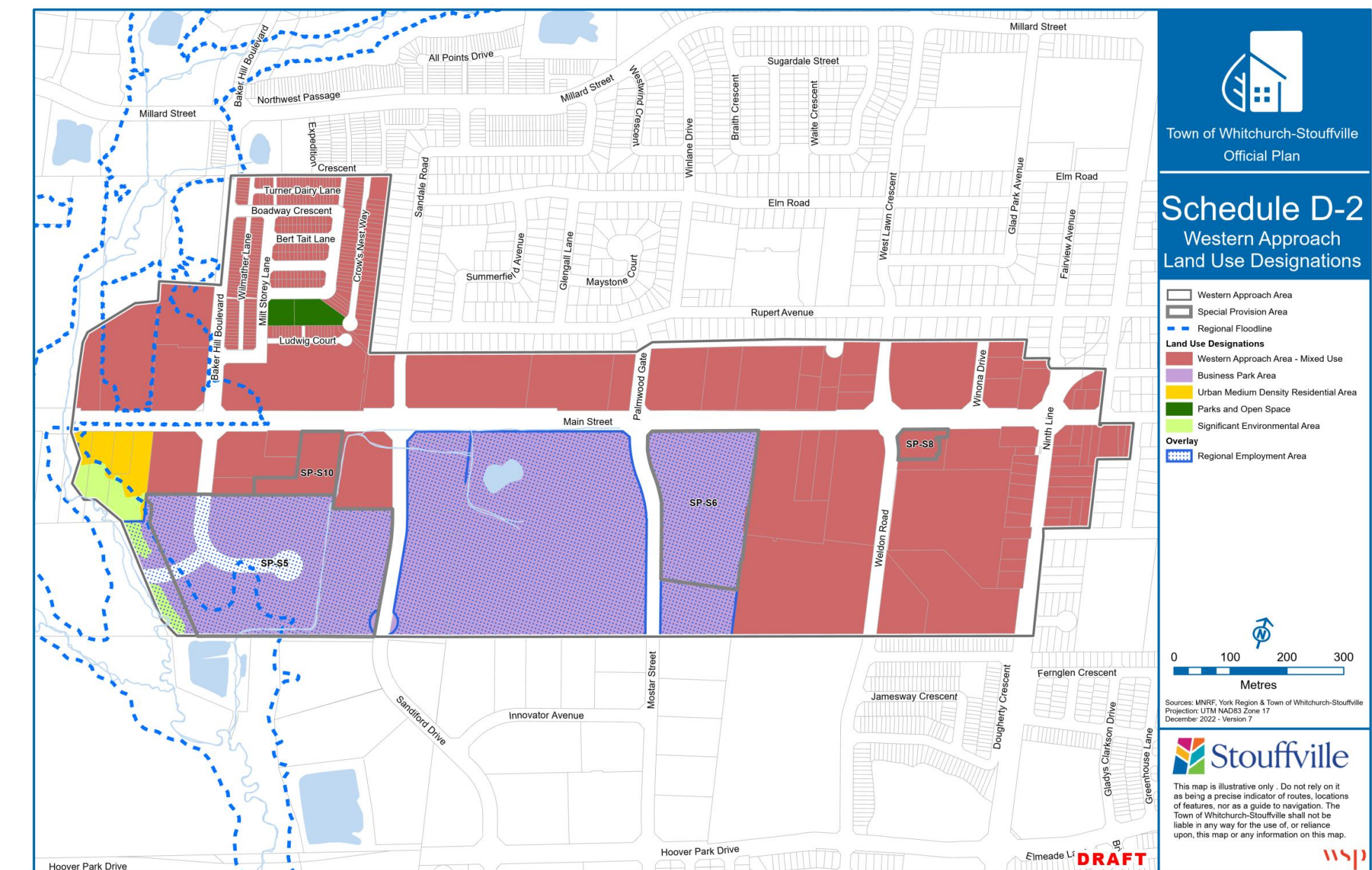
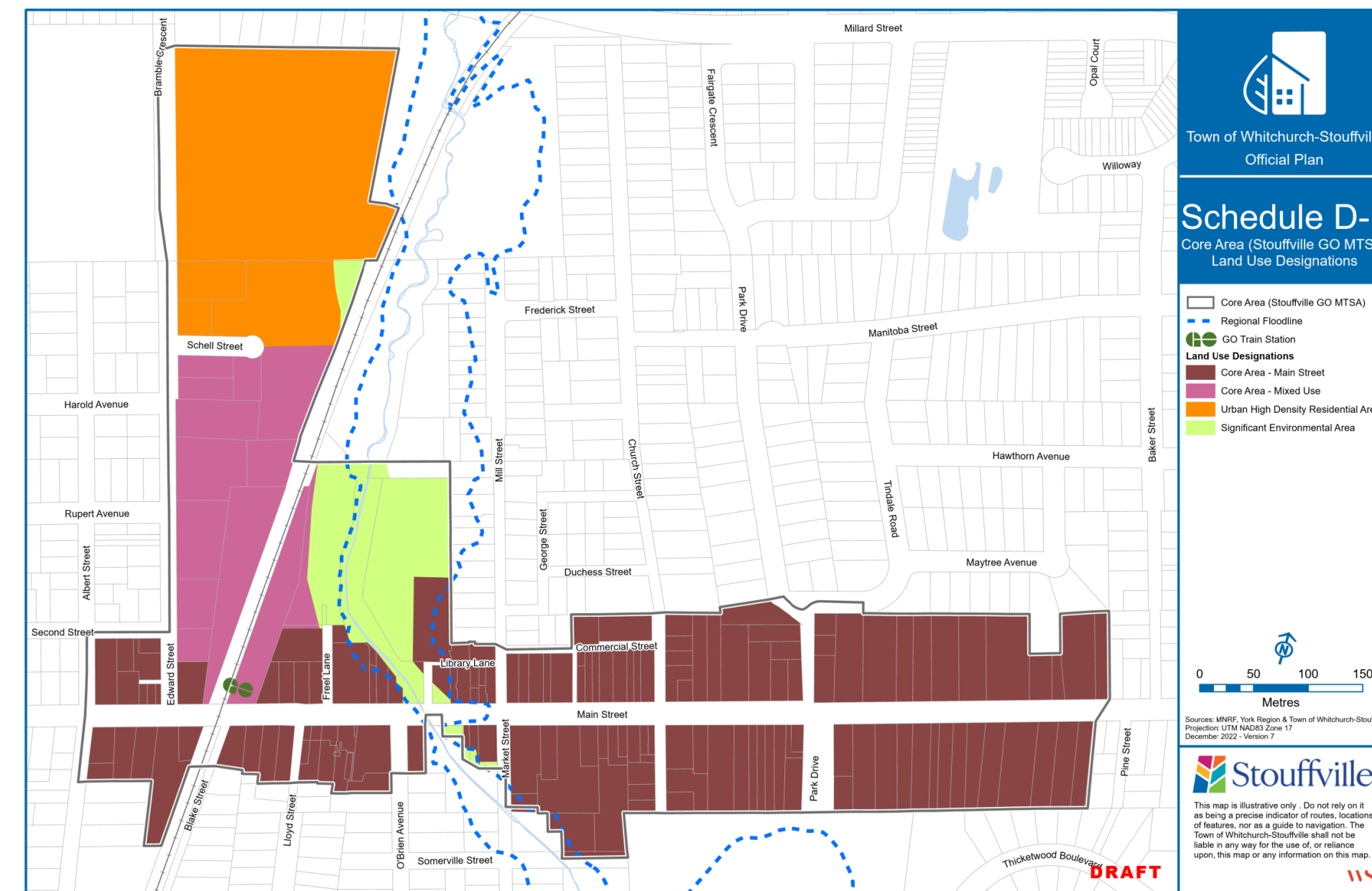


The Community of Stouffville Land Use Strategy is organized as follows:

- **Neighbourhood Area;**
- **Urban Medium Density Residential Area;**
- **Urban High Density Residential Area;**
- **Business Park Area;**
- **Industrial Area;**
- **Neighbourhood Retail Area;**
- **Regional Retail Area;**
- **Gateway Mixed Use Area;**
- **Highway 48 Mixed Use Area;**
- **Core Area – Main Street;**
- **Core Area – Mixed Use;**
- **Western Approach Mixed Use Area;**
- **Parks and Open Space, and,**
- **Phase 2 and 3 lands Sub-Areas.**



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IMPLEMENTATION, INTERPRETATION & MONITORING



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Chapter 7 of the Official Plan establishes tools and policies for the implementation, interpretation and monitoring the policies of the Plan, as well as the Definitions.

Planning and Development Tools

Town of Whitchurch – Stouffville Official Plan

The overarching plan to manage growth and development across the Town as a whole.

Secondary Plans

Detailed area-specific plans that identify things like land uses, roads, active transportation connections, parks, schools, and environmental protections.

Block Plans

Detailed neighbourhood plans regarding land use, layout and design of public streets, pedestrian connections, parks and open spaces and built form issues such as building type, location, organization, and massing.

Zoning By-law

Regulates the use of land and provides detailed requirements for a lot, including setbacks, parking requirements, heights, and lot area.

Other Implementation Tools

- Monitoring
- Growth Management and Financing
- Community Improvement Plans
- Parkland Dedication
- Community Planning Permit System
- Community Improvement Planning
- Inclusionary Zoning
- Community Benefits
- Indigenous Engagement
- Public Engagement
- Major Transit Station Area Studies
- Phasing

Planning and Development Applications

Planning and Development Applications realize the policies of each tool:

- Official Plan and Zoning By-law Amendments
- Site Plan Control
- Plan of Subdivision
- Minor Variance and Consents
- Plans of Condominium

NEXT STEPS

Final Draft Official Plan for Council Adoption –

Based upon the additional public and stakeholder comments, a Final Draft Official Plan will be prepared and brought forward to Council for adoption, which is anticipated in 2023. The Adopted Official Plan will then be forwarded to York Region for approval.

Project Contacts



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How can you participate?

Stay involved with the project and take part in helping plan the Town of Whitchurch-Stouffville to 2051.



Ask questions today or email the Project Team at

opreview@townofws.ca



Fill out a comment form, leave a sticky note on the panels, or contact the Project Team.



Visit the Project Website at

cometogetherws.ca.opr

Thank you for participating in this important project!