



Town of  
Whitchurch-Stouffville

# Greenbelt Enhancement Recommendations

Public Information  
Centre

*January 23, 2020*

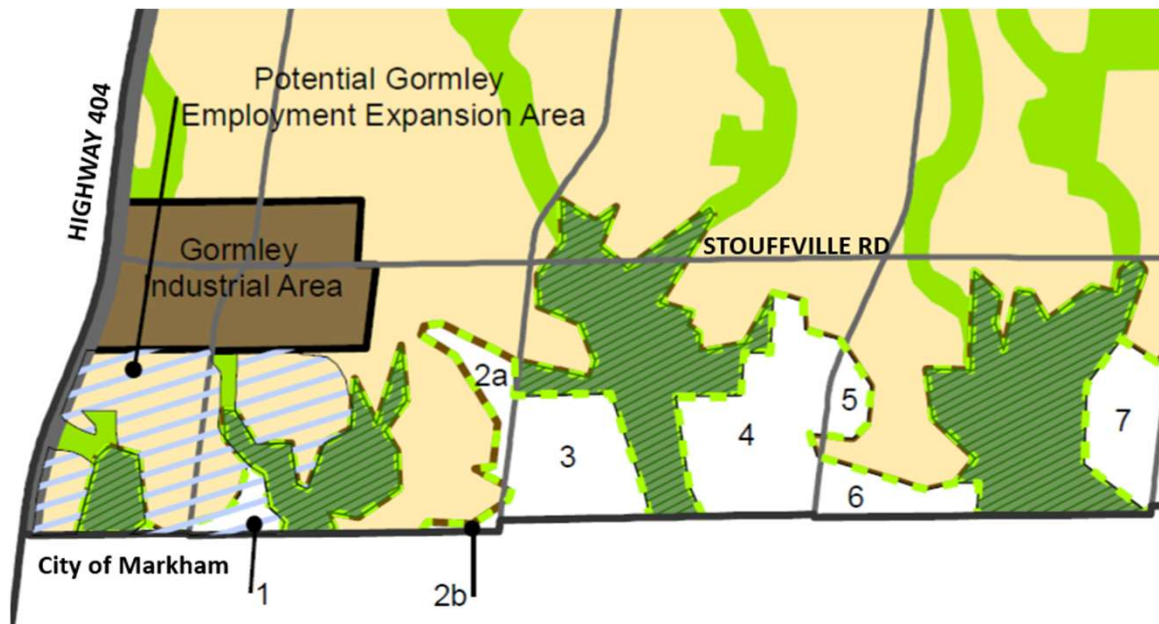


## Project Overview

The Town is exploring the potential to expand the Gormley Industrial Area by approximately 153 hectares to the south. This land is currently in the Oak Ridges Moraine and the Greenbelt Area. An equivalent amount of Whitebelt area within areas 2a – 7 would be proposed for Greenbelt expansion and enhancement to maintain the Town's Greenbelt Area total.

The purpose of this study is to determine which Whitebelt areas may be most appropriate to include within an enhanced Greenbelt Area.

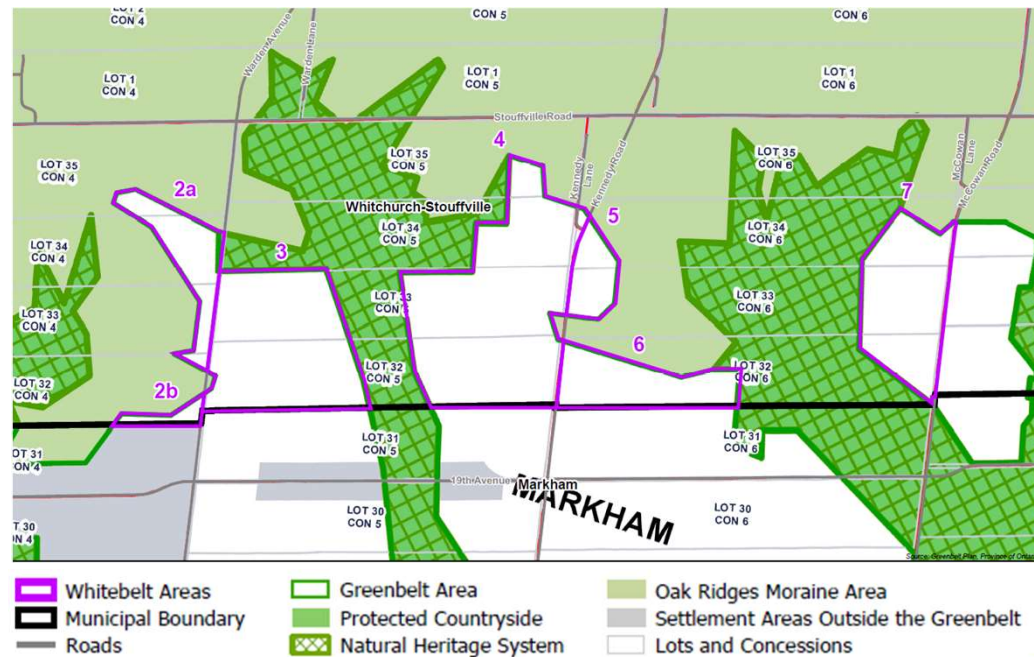
Provincial and Regional approvals would be required for any changes to the Greenbelt Area.



# Greenbelt Enhancement Compatibility

The Greenbelt Area includes the Protected Countryside designation and Natural Heritage System of the Greenbelt Plan, and the Oak Ridges Moraine Area. The planning policy framework for Ontario seeks to protect the natural features and the agricultural system of the Greenbelt Area.

Whitebelt areas are lands outside of both the Greenbelt Area and the Urban Areas, and are generally considered as being more appropriate for future settlement boundary expansions and development, over lands within the Greenbelt.



## Greenbelt Enhancement Compatibility

The consultant has completed a draft 'Greenbelt Enhancement Recommendations Report', including a 'Planning Assessment' and a 'Natural Heritage Assessment', to recommend the most compatible Whitebelt areas for inclusion within the Greenbelt Area.

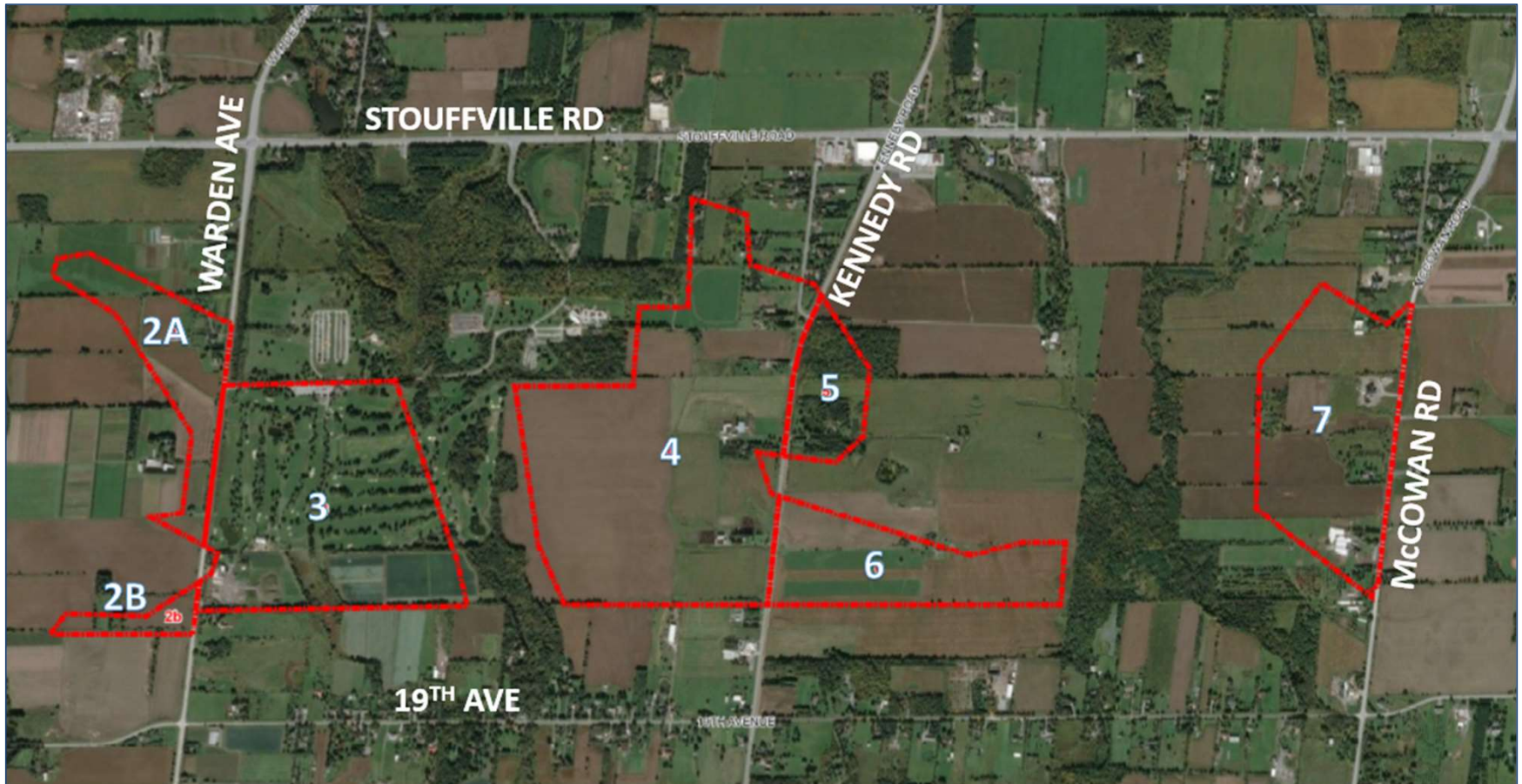
### More Compatible:

- Contains natural heritage features
- Provides opportunities for improved natural heritage linkages
- Higher quality agricultural lands / soil capability
- Limited existing incompatible development (e.g. residential)
- Compatible uses designated within the Town's Official Plan

### Less Compatible:

- Limited or no natural heritage features or linkage potential
- Lower quality agricultural lands
- Existing non-agricultural related development
- Abutting existing settlement areas/urban areas

## Whitebelt Areas Being Explored

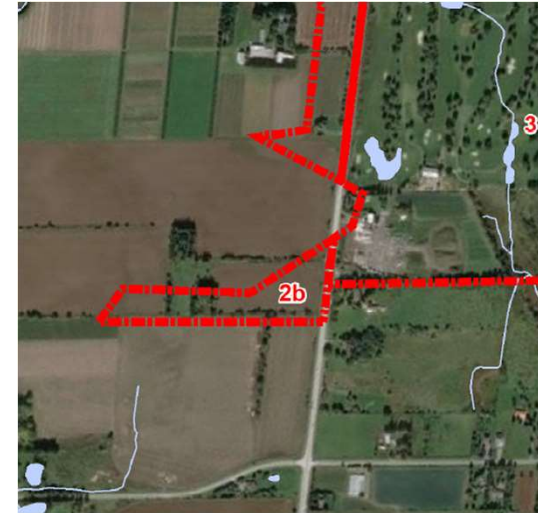


2A



- 20.4 hectares
- Agricultural lands, 3 residential dwellings
- Split between Class 1 and 2 soil capability
- Official Plan designation:
  - *Significant Environmental Area (Bruce Creek tributary)*
  - *Agricultural area*
- Relative Ecological Value: **HIGH**

2B



- 3.8 hectares
- Agricultural lands
- Class 1 soil capability
- Official Plan designation:
  - *Agricultural area*
- Abuts City of Markham 'Future Employment Area'
- Relative Ecological Value: **LOW**

3



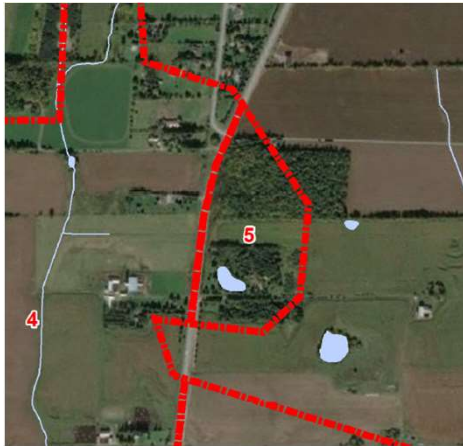
- 64.7 hectares
- Golf course, agricultural lands and commercial building
- Split Class 1 and Class 2 soil capability
- Official Plan designation:
  - *Commercial Recreation Area*
  - *Agricultural area*
  - *Significant Environmental Area (Bruce Creek tributary)*
- Relative Ecological Value: **HIGH**

4



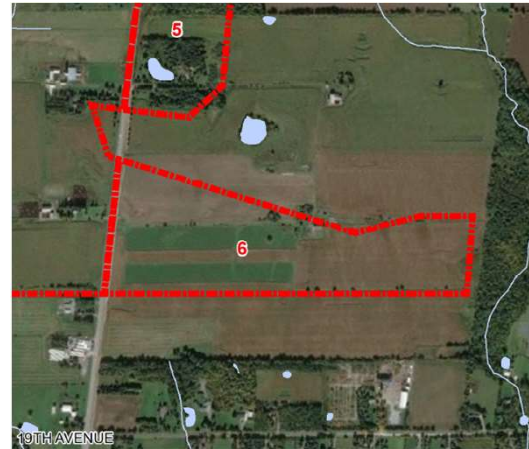
- 95.1 hectares
- Predominantly agricultural lands and buildings, 4 residential dwellings.
- Mostly Class 1, some Class 2 soil capability
- Official Plan designation:
  - *Agricultural area*
  - *Significant Environmental Area (Little Rouge Creek tributary)*
- Relative Ecological Value: **HIGH**

5



- 12.4 hectares
- Residential dwelling, pond, woodland and agricultural land
- Mostly Class 2, some Class 1 soil capability
- Official Plan designation:
  - *Agricultural area*
- Relative Ecological Value: **MODERATE**

6



- 26.9 hectares
- Agricultural land
- Class 1 soil capability
- Official Plan designation:
  - *Agricultural area*
- Relative Ecological Value: **LOW**

7



- 43 hectares
- Agricultural land. Petting zoo complex. Two dwellings.
- Mostly Class 2 soil capability
- Official Plan designation:
  - *Agricultural area*
- Recent residential development
- Relative Ecological Value: **LOW**

# Natural Heritage Assessment

Area	Designated Features	Linkage Potential	Restoration Opportunity	Relative Ecological Value
2A	Significant Environmental Area -tributary to Bruce Creek	Between Bruce Creek river valley and the Berczy Creek river valley headwaters	Potential surrounding tributary headwaters through naturalization	<b>HIGH</b>
2B	None present	Low	Low	<b>LOW</b>
3	Significant Environmental Area - tributary to Bruce Creek	Between the tributary to Bruce Creek and Bruce Creek to the east.	Existing hedgerows for restoration plantings. Native seed mix planting for diverse insect population. Tributary restoration opportunity.	<b>HIGH</b>
4	Significant Environmental Area -tributary to Little Rouge Creek	Between the tributary to Little Rouge Creek and Bruce Creek.	Tributary restoration opportunity.	<b>HIGH</b>
5	Woodlot, possible significant woodland, mapped wetland	Separated from Area 4 by Kennedy Road. Could be improved through culvert-style wildlife passage(s).	Existing features are diverse in a relatively small area.	<b>MODERATE</b>
6	None present	Bridge Area 4 and the Protected Countryside buffer for Little Rouge Creek	Low	<b>LOW</b>
7	None present	Additional buffer to Little Rouge Creek.	Low	<b>LOW</b>

# Greenbelt Enhancement Area Draft Recommendations

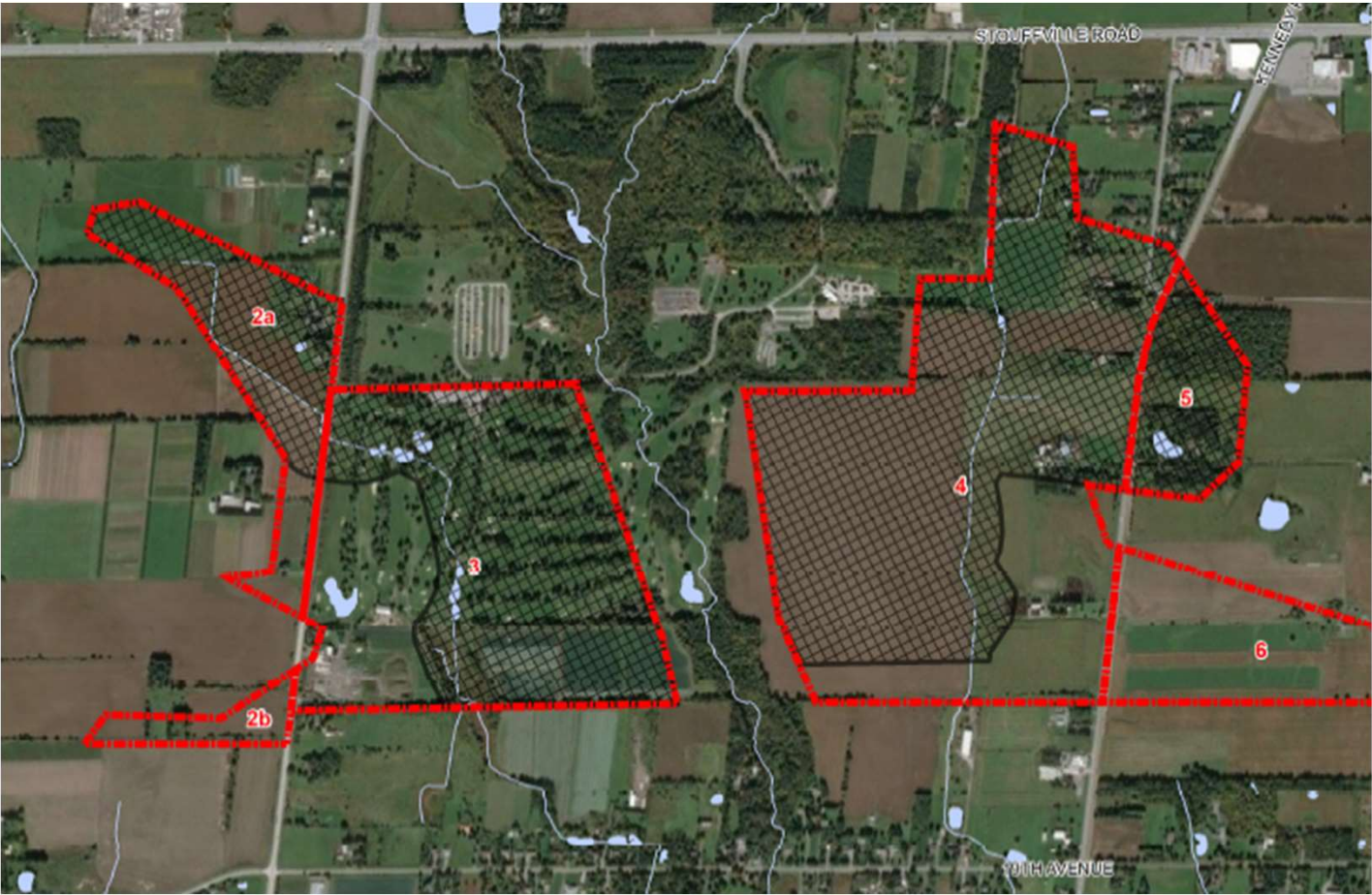
Natural Heritage Assessment preferred areas for Greenbelt enhancement:

1. Area 4
2. Area 3
3. Area 2A
4. Area 5

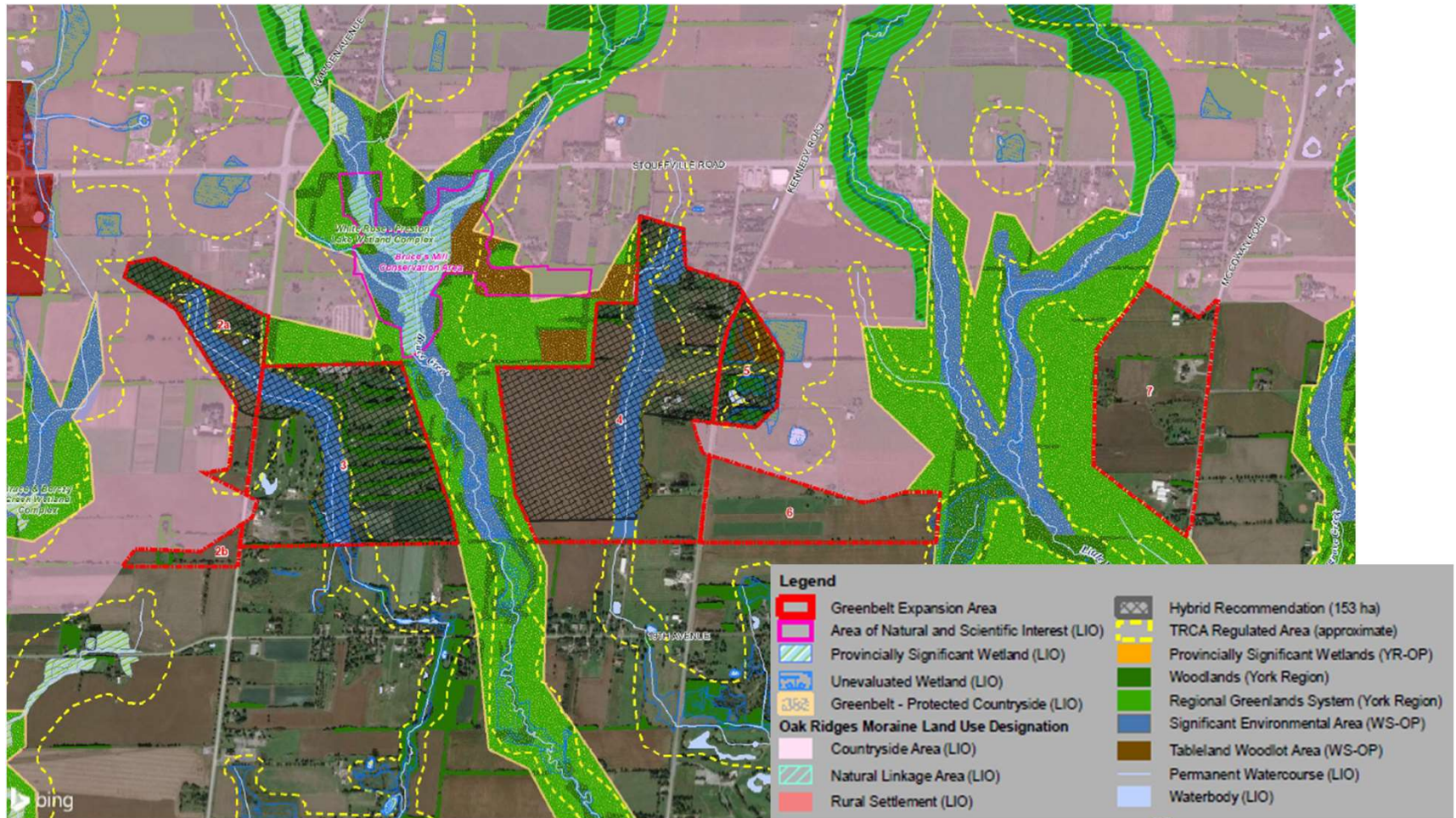
Planning Assessment Recommendations:

- The Whitebelt areas largely comprise agricultural lands and/or natural heritage features, and would generally be compatible for Greenbelt enhancement.
- The golf course at Area 3 is compatible for inclusion within the Greenbelt Area and provides natural heritage linkage enhancement potential.
- Only Area 2B abuts an existing settlement area and would most likely have the greatest future development potential.
- Of the two largest areas in agricultural use, Area 4 is preferred to Area 7, having the better soil capability and less field fragmentation.
- The 'Hybrid Recommendation Area' of the natural heritage assessment can be supported (153 ha including Area 5 and parts of Areas 4, 3 and 2A).

# Greenbelt Enhancement Draft Hybrid Recommendation Area




# Natural Heritage Features



## Next Steps

- Please make sure you have signed in using the 'Sign In Sheet' provided.
- Provide your comments on the 'Comment Sheet'. Comments are requested by January 31, 2020.
- Consultant to finalize draft recommendations and Greenbelt Enhancement Recommendations Report.
- Present draft recommendations to Council for consideration (targeted for February 18, 2020).



**Please provide  
your  
comments!**

# Thank you for Participating!

For further information please contact:

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