

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-055-OP

BEING A BY-LAW to adopt Official Plan Amendment No. 4 to the Official Plan for the Town of Whitchurch-Stouffville, 2025, which on the 1st day of January, 1971 comprised all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville.

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

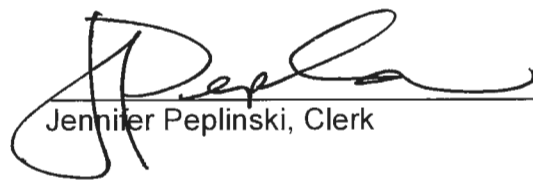
1. That Schedule "A" to this By-law, which includes Amendment No. 4 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025), as amended, which, on the 1st day of January, 1971, comprised all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville, is hereby adopted; and
2. That the Mayor and Clerk be hereby authorized and empowered to execute the said Amendment No. 4 to the Official Plan on behalf of this Corporation and to affix thereto the Corporate Seal and to make or cause to be made on behalf of this Corporation such application as may be necessary for approval of said Amendment No. 4 to the Official Plan and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ a first and second time this 17th day of June, 2026.

READ a third time and passed this 17th day of June, 2026.



Iain Lovatt, Mayor



Jennifer Peplinski, Clerk

SCHEDULE "A"

AMENDMENT NO. 4

TO THE

TOWN OF WHITCHURCH-STOUFFVILLE

OFFICIAL PLAN

INITIATED BY

THE COUNCIL OF THE CORPORATION OF WHITCHURCH-STOUFFVILLE

June 17, 2026

COUNCIL
THE TOWN OF WHITCHURCH -STOUFFVILLE

MAYOR Iain Lovatt


COUNCILLORS Keith Acton
 Maurice Smith
 Hugo Kroon
 Rick Upton
 Richard Bartley
 Sue Sherban

THE CERTIFICATION

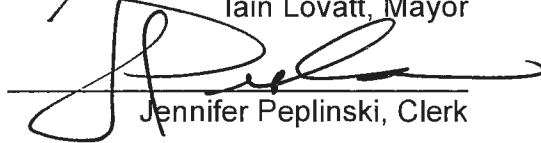
AMENDMENT No. 4

**TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN
WHITCHURCH-STOUFFVILLE**

The attached text and schedules, constituting Amendment No. 4 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) which, on the 1st day of January 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, was adopted by The Corporation of the Town of Whitchurch-Stouffville by By-law No. 2026-055-OP in accordance with the *Planning Act* on the 17th day of June, 2026.



Iain Lovatt, Mayor



Jennifer Peplinski, 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. 4 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025).

**AMENDMENT NO. 4
TO THE TOWN OF WHITHCURCH-STOUFVILLE OFFICIAL PLAN**

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PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. 4 is to amend Official Plan policies and schedules in response to the modification and approval of the Official Plan by the Ministry of Municipal Affairs and Housing on September 25, 2025, which deferred policies and schedules related to economic development and lands supporting employment, including designated employment areas. Further amendments are also proposed to provide additional policies related to proposed development in proximity to rail facilities.

The Ministry's decision directed the Town to complete work to bring those policies and schedules into consistency with the Provincial Planning Statement, 2024. This work was completed in Spring 2026 as part of the Town's ongoing development of a new Comprehensive Zoning By-law and Town-wide Urban Design Guidelines.

2. LOCATION

This Amendment applies to all lands within the Town, and more specifically the employment lands within the Community of Stouffville, Hamlet of Vandorf, and Hamlet of Gormley.

3. BASIS

The Amendment has been initiated by the Corporation of the Town of Whitchurch-Stouffville.

The Amendment is consistent with the Provincial Planning Statement, 2024 (PPS), in particular Section 2.8 (Employment) and Section 8 (Definitions). Section 2.8 directs municipalities to plan for and support a wide range of economic and business activities, establishes criteria for designating employment areas and removing lands from those employment areas, and provides guidance on avoiding, minimizing, or mitigating land use compatibility issues between employment uses and sensitive land uses. Section 8 defines employment areas, including permitted and prohibited uses in employment areas.

The Amendment implements the policy directions and recommendations in the Employment Areas Discussion Paper #4 completed through the Town's ongoing Comprehensive Zoning By-law Update and Town-wide Urban Design Guidelines project. These policy directions and recommendations were developed with explicit consideration of their implementation through the Town's new Zoning By-law.

The Amendment applies a balanced approach to planning for employment in the Town, with lands that are most appropriate for development for manufacturing, warehousing, and related uses being designated as Industrial Employment Area and subject to strict policy tests for development for other uses under the Provincial Planning Statement, 2024. Lands which are better suited for a wider range of business and commerce uses (including standalone office development), are designated as Business Park Area, but not subject to the removal tests of the Provincial Planning Statement, 2024.

The Amendment is consistent with the Provincial Planning Statement, 2024, while maintaining the Official Plan's intent to plan for employment growth to a total of 28,300 jobs in 2051.

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. 4 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) is appropriate and constitutes good planning.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II: The Amendment, consisting of the following text and Schedules, constitutes Amendment No. 4 to the Official Plan of the Town of Whitchurch-Stouffville (September 25, 2025).

2. Details of the Amendment

The Town of Whitchurch-Stouffville Official Plan (September 25, 2025), as amended, is hereby further amended as follows, with new text shown in underline, and deleted text shown in ~~strike-through~~, unless an entirely new section has been added.

1) Section 2.1.1.2 is amended as follows:

"c. **Hamlet Area:** Includes the *Hamlet* of Bloomington, Musselman's Lake, Vandorf and Gormley which comprise historical *rural settlements* with existing residential and limited commercial and **employment-generating uses** which serves the local community and supports the surrounding *Agricultural System*. Hamlets are predominantly serviced by *individual on-site water services* and *individual on-site sewage services* and *partial services* in the case of Musselman's Lake. Limited *redevelopment* and infill growth is anticipated. Additional modest growth may be permitted subject to appropriate water and wastewater solution and in conformity with applicable Provincial Plans."

2) Section 2.2.1 is amended as follows:

"The Community of Stouffville is the main urban community in the Town and will accommodate the most significant share of growth over the planning horizon. It is the focus for the community with respect to social, recreation, cultural, government, commercial and **employment-generating uses**."

3) Section 2.2.2.4 is amended as follows:

"d. MTSAs provide opportunities for focused *intensification* and higher-density residential, commercial, office and **employment-generating uses** that will contribute to the viability of transit services, and the creation of *complete communities*."

4) Section 2.4.3 is amended by adding new policy 2.4.3.2 as follows, and renumbering existing policies 2.4.3.2 and 2.4.3.3:

"2.4.3.2 The Hamlet of Vandorf will serve as one of the Town's primary industrial and employment centers, facilitating **employment-generating uses** with direct access to major goods movement facilities and corridors.

5) Section 2.4.4.4 is amended as follows:

"2.4.4.4 The *Hamlet* of Gormley is expected to accommodate a broad range of employment and commercial land uses, with opportunities for infill and new **employment-generating uses development**, which support goods movement given its strategic location and access to Highway 404."

6) Section 2.5 is amended as follows:

"***New Urban Areas*** are identified as an overlay on **Schedule A – Town Structure** and will be planned to include ***community areas*** and ***employment***

areas lands. New Urban Areas include lands identified for urban expansion that are intended to accommodate job and population growth to the year 2051. The **New Urban Areas** comprise the Town's remaining agricultural lands that are located outside of the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area."

7) Section 2.5.1.1 is amended by adding new sub policy 2.5.1.1.g. as follows, and renumbering existing sub policies 2.5.1.1.g. through 2.5.1.1.q.:

"g. Ensure New Urban Areas consider the early identification and protection of lands for **employment-generating uses** to accommodate forecasted economic and job growth, support business investment, and maintain an adequate supply of **employment lands** over the planning horizon."

8) Section 2.8.1.1.o. is amended as follows:

"o. Provide and maintain continuous contiguous **Employment Area lands employment lands** in order to protect fragmentation and improve attractiveness to a variety of employment sectors and business sizes.

9) Section 2.8.1.1.p. is amended as follows:

"p. Protect **Employment Areas employment lands** in proximity to major transportation corridors, notably the Highway 404 related **Employment Areas employment lands**, and goods movement **infrastructure** to ensure businesses have access to a transportation network that safely and efficiently moves goods and services. Consideration shall be given to protecting future strategic **employment areas employment lands** along Highway 404 for long-term employment purposes, to accommodate growth beyond the Town's Official Plan horizon."

10) Section 2.8.1.1.r. is amended as follows:

"r. Implement the monitoring policies in Section 7 of this Plan and work collaboratively with the Region to implement various tools for monitoring including the following in order to guide policy, land use, and **infrastructure** planning:

- i. Housing growth, including comprehensive and interactive growth tracking models to monitor population;
- ii. Performance measures by planning policy area, **settlement area** and small geographic unit on an annual basis; and,
- iii. Employment land absorption and employment density levels to maintain shovel-ready support of **Employment Area lands employment lands**."

11) The preamble to Section 2.8.2 is amended as follows:

"Accommodating growth through appropriate minimum **intensification** and density targets is an approach to growth management that is rooted in sustainability.

Intensification best ensures that **development** will optimize the use of **infrastructure** and can contribute to more vibrant community building and sense of place. **Intensification** will occur in a manner that meets other important planning objectives, such as ensuring compatibility and maintaining community character and servicing for existing neighbourhoods and communities.

In addition to residential **intensification**, compatible **employment-generating uses** that represent a greater intensity of use and create jobs within Whitchurch-Stouffville will also be required, subject to the policies of this Plan. Where

permitted, some forms of mixed use **development** will include commercial and/or **institutional uses** and associated employment, in combination with residential uses.”

12) Section 2.8.2.1.f. is amended as follows:

- “f. Plan to achieve or exceed the following minimum **intensification** and density targets:
- i. A minimum **Built-Up Area** annual residential **intensification** target of 25%, which equates to 4,200 residential units from 2016 through to 2051;
 - ii. A minimum Urban Area **Designated Greenfield Area** density target of 55 people and jobs per hectare by 2051. Notwithstanding, the minimum density target for the Region will collectively meet or exceed an overall minimum density target of 60 people and jobs per hectare;
 - iii. A minimum **New Urban Area Designated Greenfield Area** density target of 65 people and jobs per hectare;
 - iv. A minimum density target of 150 people and jobs per hectare within the Stouffville GO and Old Elm GO **Major Transit Station Areas**;
 - v. A minimum Employment Zone Area **employment land** density target of 35 jobs per hectare in the Community of Stouffville; and,
 - vi. A minimum **employment land** density target of 30 jobs per hectare in the Hamlets of Gormley and Vandorf.”

13) Section 2.8.2.1.i. is amended as follows:

- “i. Encourage **intensification** of existing **Employment Areas employment lands** and implement opportunities for infill and **redevelopment** in **Employment Areas employment lands** provided that the scale and type of **intensification** is consistent with the planned function of the area. This includes street patterns and building siting and design that will allow for future **redevelopment** and **intensification**, by siting buildings in a manner that considers potential building expansion and building infill opportunities on the site.”

14) Section 2.8.2.1.n. is amended as follows:

- “n. The Town will monitor and report regularly on the pattern and amount of residential and employment **development** and density occurring within the **Designated Greenfield Area, Built-Up Area, Major Transit Station Areas**, and Employment Zones **employment lands**.

15) Section 2.9.1.1.e.iv. is amended as follows:

- “iv. Building safe **active transportation** facilities that make connections between adjacent residential and **employment areas lands**, and making **active transportation** connections within these areas;

16) Section 2.9.1.1.e.ix. is amended as follows:

- “ix. Where there are adjacent residential and **employment areas lands**, prioritize making active transportation connections between and within these areas;”

17) Section 2.9.6.1.a. is amended as follows:

- “a. Work with the Province, neighbouring municipalities, Metrolinx, CN and CP Rail, and surrounding jurisdictions to plan for, protect and promote an interconnected and efficient **multimodal** goods movement network that links local municipalities, **employment areas lands** and surrounding areas, utilizing Provincial highways, Regional streets and rail corridors to meet current and future needs.”
- 18) Section 2.9.6.1.c. is amended as follows:
- “c. Facilitate and concentrate truck traffic and farm equipment traffic along selected strategic goods movement corridors to support the efficient functioning of **employment areas lands** and agricultural lands.”
- 19) Section 2.9.6.1.d. is amended as follows:
- “d. Consider goods delivery and truck accommodation in the design of site plans, such as the provision of off-street loading facilities for commercial and **other employment-generating uses** and ensure their compatibility with adjacent uses through separation, buffering, and landscaping.”
- 20) Section 2.9.6.1 is amended by adding the following:
- “m. Protect **major facilities**, including **rail facilities** from **development** that may impede operations or long-term viability due to noise, environmental, or land use compatibility concerns. **Development** in proximity to **major facilities**, including **rail facilities** shall:
- i. ensure appropriate land use compatibility through the submission of a Land Use Compatibility study, where applicable, in accordance relevant guidelines and procedures, including the Province’s D-Series Land Use Compatibility Guidelines, Metrolinx Adjacent Development Guidelines - GO Transit Heavy Rail Corridors, Metrolinx Overbuild Development Guidelines - GO Transit Heavy Rail Corridors, and the Railway Association of Canada/Federation of Canadian Municipalities (RAC/FCM) Guidelines for New Development in Proximity to Railway Operations;
 - ii. minimize and mitigate any potential **adverse effects** from odour, noise, and other contaminants, and minimize risk to public health and safety, to ensure the long-term operational and economic viability of **major facilities**, including **rail facilities**, in accordance with federal or Provincial guidelines, standards, and procedures;
 - iii. achieve appropriate noise and vibration levels for the adjacent **development**, as may be set out in the Province’s guidelines on noise and vibration; and
 - iv. include appropriate mitigation measures such as separation distances, safety barriers, and security fencing, as may be prescribed by Provincial or federal guidelines or **rail facility** operators.
- n. Work with Metrolinx and the Province to encourage all-day, two-way GO Transit rail service within the Town.
- o. Encourage rail transit stations to incorporate transit-oriented development and structured parking, where appropriate.
- p. Require **rail facilities**, including parking areas and train storage areas to provide landscaping and buffering to mitigate the visual impact of the facilities.”
- 21) Section 3.1.1.1.r. is amended as follows:

“r. Prioritize **active transportation** and accessible mobility systems through the design of existing and new communities, especially critical connections between **employment-generating uses**, mixed use areas, and residential areas. These systems shall prioritize movement of people through development of appropriate pedestrian and cycling facilities and access to transit.”

22) Section 3.2.y.iii. is amended as follows:

“iii. Identify **brownfield sites** and **greyfield sites**, including underutilized commercial sites or strip plazas, outside **employment areas lands** for mixed use residential **intensification** and **affordable housing development**.”

23) Section 3.8, as deferred, is replaced in its entirety with the following:

“3.8 Economic Development and Attracting Employment

A range of interconnected factors influence economic sustainability and growth. While land use policies in the Official Plan alone do not ensure economic development, they provide an important foundation for other Town initiatives and programs to support economic development and create a context for business and entrepreneurship to succeed.

The Official Plan supports long-term economic sustainability and growth in a number of ways, working with other Town programs. The land use designations of this Plan are adaptable to changing economic conditions, new industries and ways of doing business. This Plan also supports a broad geographic distribution of employment so that people have the choice to work closer to where they live. Land is also designated for **employment-generating uses** in strategic locations to support those industries and allow for their evolution. The protection of non-renewable resources, including agricultural lands, also helps to safeguard and promote the viability of the rural economy.

The intent of this Section is to encourage a broad-based approach to employment planning which will maintain and where feasible, enhance the economic health of the community and its residents. This Section establishes policies that will:

- Attract a diverse labour force;
- Encourage creative industries;
- Promote green employment and job growth; and,
- Provide criteria for the protection of **employment lands** by restricting the redesignation of lands designated Business Park Areas and Industrial Employment Areas for non-**employment-generating uses**.

3.8.1 Attracting a Diverse Labour Force

The Official Plan promotes economic **development** and competitiveness by providing for an appropriate mix and range of employment, commercial, and **institutional** lands, and a broader mix of uses to meet short and long-term needs. This also includes advancing opportunities for a diversified economic base and encouraging growth through **compact built forms**, mixed use **development** that incorporates compatible **employment-generating uses** to support loveable and resilient communities.

Employment lands are a part of **complete communities** and assist in providing job opportunities close to residential communities. New economic growth is seen as a driver of **complete communities** and assists in facilitating creativity, fostering innovation, and creating a vibrant Town. The rural economy, including

agriculture and the agri-food sector, as well as the tourism sector also provide a range of employment uses for the benefit of the Town.

3.8.1.1 The Town will:

- a. Implement the Town's Economic Development Strategy, as amended, in order to:
 - i. Integrate and align land use planning and economic development goals and strategies to retain and attract investment and employment;
 - ii. Create high-quality employment opportunities for residents;
 - iii. Reflect evolving economic trends; and,
 - iv. Support access to employment opportunities for Town residents.
- b. Conduct periodic employment surveys and/or business counts to support implementation, review, and monitoring of the Town's Economic Development Strategy.
- c. Require flexible and adaptable **employment lands** that include street patterns and building design and siting that allow for **redevelopment** and **intensification**.
- d. Limit and/or mitigate land use incompatibilities where necessary to protect public and environmental health and safety.
- e. Ensure **development** within new **employment lands** is designed to minimize surface parking, maximize walkability, provide for a mix of amenities and **open space**, and enhance access and connectivity to a range of transportation modes, including transit and **active transportation** where appropriate.
- f. Recognize the importance of **employment lands** in accommodating knowledge-based sectors in addition to traditional industrial sectors, including a range of office uses and integrated uses which can be appropriately sited within **employment lands** (e.g., a site with integrated distribution and corporate office uses).
- g. Enable **employment lands** to offer a broad range of building space market choice (e.g., business centres and incubators) for a range of business sizes (including small businesses) that have proximity to employment-supportive uses and access to public transit and **active transportation**.
- h. Ensure that the retail, personal service and commercial functions in the Western Approach Business Park Area lands continue to evolve, and expand to serve as **ancillary uses** to the business functions.
- i. Protect **employment areas** located adjacent to, or in proximity of, goods movement facilities and corridors, including existing and future major highways and interchanges, for manufacturing, warehousing, logistics, and appropriate associated uses.
- j. Plan to accommodate prestige **employment-generating uses** at strategic locations along the Highway 404 Corridor and prominent gateways within the Town that are amenity rich and located within proximity to Whitchurch-Stouffville's growing labour force.
- k. Work with the Region to assist, where feasible and appropriate, in the implementation of York Region's Economic Development Action Plan.

- l. Work with the Region and the local business community to support and strengthen the Region's economic clusters by connecting with employers and establishing and strengthening partnerships with Boards of Trade, Business Improvement Associations, Chambers of Commerce, and companies.
- m. Support the **development** of complete, healthy, and vibrant communities by balancing residential and employment uses throughout the Town, improving the possibilities for working and living in close proximity.
- n. Support a diverse workforce by providing a mix and range of **housing options** and tenures, including **affordable** housing, in alignment with the housing policies of this Plan.
- o. Support equitable access to employment and economic development opportunities for equity-seeking groups, such as youth, Indigenous Communities, persons with disabilities, single parents, and newcomers.
- p. Support a connected and **multimodal transportation system** within the Town and Region to support employment opportunities and encourage ongoing investment.
- q. Enhance and protect the Town's long term fiscal position through increased non-residential tax assessment by attracting new employment opportunities.
- r. Prioritize the provision of full municipal services in **employment lands** to accommodate more intensive and higher order employment uses.
- s. Ensure **employment lands** are serviced with leading edge telecommunication services to attract knowledge-based industries and to support the technological advancement and growth of existing businesses.
- t. Support the development of a safe, desirable, and sustainable built environment in **employment lands**.
- u. Develop urban design guidelines as part of **Secondary Plans** or alternative comprehensive plans for new **employment lands**.
- v. Promote opportunities to ensure that **employment lands** can be safely accessed through sustainable and active forms of transportation.
- w. Require that **Secondary Plans** and **development** within existing and new **employment lands** address the interface between urban and agricultural land uses in order to mitigate any potential impacts to agricultural operations to the extent feasible, through future planning approvals, and subject to an **Agricultural Impact Assessment**.
- x. Consider the development of a Tourism Strategy to support local jobs and economic development, particularly with respect to:
 - i. Eco-tourism, including the development of trail systems and other recreational opportunities through partnerships, including York Region, the Oak Ridges Moraine Trail Association, and the Greenbelt Route;
 - ii. **On-farm diversified uses** and agri-tourism, in accordance with the policies of this Plan; and,
 - iii. New methods for encouraging the development of the tourism base in the Town including development of the arts and culture

sector, and capitalizing on existing ***cultural heritage resources***, events, and festivals.

3.8.2 Encouraging Creative Industries

One of the goals underlying the vision for the Town's economic diversification is the promotion of a culture of creative entrepreneurship. Focusing on supporting the creative small business and entrepreneurial industry is crucial for sustained economic growth in the Town. Many small businesses in the Town currently operate in the creative economy. The high proportion of home-based employment in professional services is reflective of the growing importance of the creative economy and the work-anywhere approach that many take to operating their business.

While traditional industries place more importance on fixed locations, proximity to markets and access to major transportation networks, the knowledge-based economy is driven by innovation, human knowledge and creative skills.

3.8.2.1 The Town will:

- a. Implement the Town's Economic Development Strategy to support the growth and enhancement of cultural industries, knowledge-based industries, and innovation and technology sectors.
- b. Encourage and support the growth and expansion of creative and cultural industries by working collaboratively with the community, artists, actors and performers, writers and designers, cultural workers, and organizations recognizing the important role this sector plays within the Town's economy and contribution to unique sense of place.
- c. Recognize and leverage the creative economy as a significant growth opportunity by creating linkages between the Town's cultural and agricultural assets, such as museums, special event venues, galleries, artist studios, vineyards, and agri-tourism related businesses.
- d. Ensure that zoning by-laws are up to date, conform with this Plan and are consistent with the Town's Economic Development Strategy to allow for flexibility for home-based businesses.
- e. Work with the York Region Small Business Enterprise Centre to encourage and facilitate opportunities to allow for small businesses to operate and succeed within the Town.
- f. Develop partnerships with York Region, other local municipalities, and other relevant organizations to encourage and support entrepreneurship, innovation, commercialization and investment in the Town's local creative industries.
- g. Promote and encourage the Town-wide ***Community Improvement Plan*** as a tool to attract businesses, improve buildings, grow tourism, and help home-based businesses move into brick-and-mortar locations.
- h. Attract entrepreneurs and investors in creative industries by:
 - i. Supporting opportunities for local economic and community resilience through ***development***, revitalization, and renewal;
 - ii. Partnering with local organizations to develop community economic development opportunities; and,
 - iii. Encouraging entrepreneurial opportunities by supporting flexible and non-traditional workplace locations.

- i. Partner with existing and prospective businesses to facilitate economic growth and opportunity, with a particular focus on supporting and providing opportunities for small and medium-sized businesses, local business and local economies.
- j. Facilitate opportunities for short-term and flexible use of industrial and commercial spaces for office space through programs and zoning flexibility.
- k. Support and advance the **development** of innovation hubs in **employment lands** and **Major Transit Station Areas** to provide space for meeting people who interact, create, undertake, work and innovate together.

3.8.3 Promoting Green Employment

The environmental goods and services sector helps manage air quality and natural resources, as well as recycling, renewable energy and water supply. Green jobs not only include those in the eco-industry sector, but can also include activities in other sectors such as organic farming, sustainable agriculture and eco-tourism, all of which depend on a healthy environment. Green employment growth is both a challenge and an opportunity for the Town labour market and skills which, in turn, are key factors for enabling green employment growth. This will leverage the Town's ability to focus employment on a transition towards a green, low carbon, resource-efficient economy that is responsive to the impacts of climate change.

3.8.3.1 The Town will:

- a. Promote the **development** of green industries, including industrial uses and environment-focused professional and technical office uses and services.
- b. Encourage services and technologies responsive to the impacts of climate change by:
 - i. Expanding community relationships to build awareness of actions that residents and businesses can take on climate change;
 - ii. Supporting innovation and private investment in industries and businesses that promote solutions to climate change or have low carbon operations;
 - iii. Supporting businesses to become climate resilient and achieve emissions-neutral operations and transportation; and,
 - iv. Collaborating with regional partners to advocate for climate-resilient businesses.
- c. Recognize and leverage the Town's significant natural heritage and open spaces and farming operations as an opportunity to support eco-tourism.
- d. Support festivals and events which highlight the Town's agricultural produce and products.
- e. Encourage **on-farm diversified uses**, emerging agricultural markets and **agriculture-related uses** as permitted in this Plan, to promote economic resilience of the agricultural community.

3.8.4 Protecting Employment Lands

The Town's **employment lands** comprise lands designated Business Park Area and Industrial Employment Area, with each designation serving a unique but important role in supporting the Town's economic competitiveness and long-term resilience. As a whole, **employment lands** support a mix of non-residential uses related to business and commerce but are not intended for major retail uses.

Lands designated Industrial Employment Area constitute **employment areas** under the Provincial Planning Statement 2024, and the *Planning Act*, with long-term preservation for **employment area uses** under the Provincial framework and strict criteria for removal of lands from **employment areas**.

Lands designated Business Park Area do not constitute **employment areas** under the Provincial Planning Statement 2024, and the *Planning Act*. These lands are intended to provide strategic opportunities for standalone offices, research and development, innovation hubs, and complementary uses that support the function of **employment lands**, such as small-scale retail, restaurants, institutional uses, commercial recreation uses, conference and banquet facilities, and hospitality uses.



The Town must plan for, protect and preserve **employment lands** for current and future uses and ensure that the necessary **infrastructure** is provided to support current and projected needs.

3.8.4.1 The Town will:

- a. Recognize that **employment lands** are strategic and vital to the Town and York Region's economy, and necessary to achieve the Town's employment forecasts.
- b. Regularly monitor the location, type and characteristics of businesses and the supply of **employment lands**.
- c. The Town will protect and plan for **employment areas** by:
 - i. Designating **employment area** lands as Industrial Employment Area;
 - ii. 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;
 - iii. Prohibiting residential uses, commercial uses, **public service facilities** and other **institutional uses**;
 - iv. Prohibiting retail and office uses that are not associated with the primary **employment area use**;
 - v. Prohibiting other **sensitive land uses** that are not ancillary to uses permitted in the **employment area**; and

- vi. Including an appropriate transition to adjacent lands outside **employment areas** to ensure land use compatibility and long-term economic viability.
- d. Preserve **employment lands** 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.
- e. For the purposes of this Plan, consider the following uses as non-**employment area uses** which would require the redesignation of lands designated Industrial Employment Area as per the policies of this Plan:
 - i. Residential uses, or uses where individuals reside on a permanent basis;
 - ii. Retirement homes;
 - iii. Boarding schools;
 - iv. Institutional uses, including long-term care homes and places of worship;
 - v. **Major retail** uses;
 - vi. Non-ancillary office uses; and,
 - vii. Non-ancillary commercial and retail uses.
- f. Prohibit the redesignation of lands in **employment areas**, designated Industrial Employment Area, unless it has been demonstrated through an Employment Area Compatibility Assessment Report that:
 - i. There is an identified need for the removal and the land is not required for **employment area uses** over the long term;
 - ii. The use of the lands as redesignated would not negatively impact the overall viability of the **employment area** by:
 - 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned **employment area uses** in accordance with Provincial direction on land use compatibility; and
 - 2. maintaining access to major goods movement facilities and corridors;
 - iii. Existing or planned **infrastructure** and **public service facilities** are available to accommodate the proposed uses; and,
 - iv. The Town would have sufficient remaining land in **employment areas** to accommodate projected employment growth to the horizon of this Plan.
- g. Prohibit the redesignation of **employment lands**, designated Business Park Area, unless it has been demonstrated through an Employment Area Compatibility Assessment Report that:
 - i. The use of the lands as redesignated would not negatively impact the overall viability of adjacent lands in an **employment area** by:
 - 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned

employment area uses in accordance with Provincial direction on land use compatibility; and

2. maintaining access to major goods movement facilities and corridors; and
 - ii. Existing or planned **infrastructure** and **public service facilities** are available to accommodate the proposed uses; and,
 - iii. A comparable or greater number of jobs will be achieved on the site through the proposed redesignation.
- h. Require that proposed **development** on lands within 300 metres of **employment areas** avoid, or if avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of **employment area uses** within existing or planned **employment areas**, in accordance with provincial guidelines. The Town may require, at its discretion, that this avoidance, minimization, or mitigation be demonstrated through an Employment Area Compatibility Assessment Report.
- i. Work with the Province to identify additional lands along the Highway 404 Corridor to accommodate future strategic **employment lands** beyond the horizon of this Plan, which are well served by **major goods movement facilities and corridors.**

24) New Section 6.4.18 is added as follows, and subsequent subsections are renumbered accordingly:

“6.4.18 Industrial Employment Area

The Industrial Employment Area designation applies to protected **employment areas** in the Community of Stouffville, and provides for clusters of industrial uses which require larger lots, separation from sensitive uses, and proximity to strategic goods movement corridors.

Permitted Uses

6.4.18.1 Permitted uses in the Industrial Employment Area designation, subject to the development policies of this Section, include:

- a. Manufacturing uses, including construction and research and development;
- b. Warehousing, logistics, and transportation uses;
- c. Retail uses and office uses that are associated with uses mentioned in subparagraphs a. and b.;
- d. Existing uses that were lawfully established before October 20, 2024; and,
- e. **Ancillary uses.**

6.4.18.2 That the following uses will be prohibited in the Industrial Employment Area designation:

- a. Residential uses;
- b. Commercial uses, including retail and office uses, that are not associated with a permitted use;
- c. Commercial self-storage warehouses;

- d. **Public service facilities** and other institutional uses, including places of worship; and,
- e. Other **sensitive land uses** that are not ancillary to a permitted use.
- f. 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**.

Development Policies

6.4.18.3 **Development** in the Industrial Employment Area designation will conform to the following policies:

- a. Redesignation of Industrial Employment Area lands are subject to the criteria in Section 3.8.4 of this Plan.
- b. Existing vegetation and other natural environmental features will be maintained and, if possible, incorporated within the industrial uses and/or between other uses to function as buffers and visual screens.
- c. Limited outdoor storage may be permitted, provided it is effectively screened from public view, and is fenced where required to ensure safety. Where provided, outdoor storage will be encouraged to be located in the rear yard or interior side yard.
- d. Notwithstanding the provisions of this Section, 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 Plan.
- e. **Ancillary uses** shall only be developed at the same time as the **development** of a permitted use, or after the permitted use has been established.
- f. The size and location of **ancillary uses** shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Industrial Employment Area.
- g. Buffering and adequate separation distances may be required to ensure visual compatibility between industrial uses and other uses.
- h. The policies of Section 3.8 shall apply regarding economic development and the enhancement of **employment lands**.”

25) Section 6.4.18, as deferred, is deleted and replaced with Section 6.4.19 as follows:

“6.4.19 Business Park Area

The Business Park Area designation applies to **employment lands** outside protected **employment areas** in the Community of Stouffville. These areas are intended for a wide range of business and commerce uses to provide flexibility for investment and entrepreneurialism in the Town, but are not intended for mixed use development with residential components.

Permitted Uses

6.4.19.1 Permitted uses in the Business Park Area designation, subject to the development policies of this Section, include:

- a. **Employment area uses** which do not create potential issues of land use compatibility with surrounding uses, including:

- i. Light manufacturing uses, including construction and research and development; and
- ii. Warehousing, logistics, and transportation uses;
- b. Offices, business services, and incubator spaces;
- c. Cultural production studios and workshops;
- d. Institutional uses, including:
 - i. Commercial schools, and other educational and training facilities;
- e. Service commercial uses, including:
 - i. Animal care and related uses;
 - ii. Automotive, equipment and fleet services;
 - iii. Automotive campus;
 - iv. Commercial self-storage warehouses;
 - v. Convention and banquet facilities;
 - vi. Hotels, tourism, and destination uses;
 - vii. Recreation and entertainment uses;
 - viii. Restaurants, food service, and culinary uses; and
 - ix. Service, repair, and trade support uses;
- f. Retail and wholesale uses which serve a speciality market, such as trade-specific supply outlets, building suppliers, or bulk wholesalers;
- g. Environmental and utility uses;
- h. Technology, data, and telecommunications uses;
- i. Existing uses that were lawfully established before October 20, 2024; and,
- j. ***Ancillary uses.***

6.4.19.2 The following uses will be prohibited in the Business Park Area designation:

- a. Residential;
- b. Long-term care homes;
- c. Retirement homes;
- d. Places of worship;
- e. Boarding schools;
- f. Other uses where individuals reside on a temporary or permanent basis, excluding hotels; and
- g. ***Major retail*** uses; and

- g. 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**.

Development Policies

6.4.19.3 **Development** in the Business Park Area designation will conform to the following policies:

- a. Buildings will not exceed a height of generally 9 storeys.
- b. **Ancillary uses** shall only be developed at the same time as the **development** of a permitted use, or after the permitted use has been established.
- c. The size and location of **ancillary uses** shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Business Park Area.
- d. **Development** will exhibit design excellence through the implementation of any applicable area specific urban design guidelines, as amended, the built form and urban design policies of Section 3.6, and through the Town's Comprehensive Zoning by-law.
- e. Main buildings should be designed and located to assist in the creation of an attractive and pedestrian-friendly street edge. Buildings should be located as close to the street as possible, and minimize the location of parking areas and parking structures adjacent to the street.
- f. Landscaping should be used throughout to minimize the impact of parking and loading areas that are visible from the street and the **public realm**.
- g. **Development** sites should include a landscaped pedestrian network that connects to trails and the **public realm**, and abutting properties where appropriate.
- h. **Development** will be oriented along arterial roads with connections to future public transportation options, high-quality landscaping, urban amenities, and **open spaces/trails** with buffers from sensitive uses and will require an urban design brief and accordance with the applicable area specific urban design guidelines, as amended.
- i. Open storage will not be permitted.
- j. In order to protect the long-term viability of the Business Park Area, the redesignation of all or any part of the Business Park Area to non-employment uses may only be considered in accordance with the policies of Section 3.8.4 (Protection of Employment Lands).
- k. The policies of Section 3.8 shall apply regarding economic development and the enhancement of **employment lands**

26) Section 6.5.2, as deferred, is deleted and replaced with the following:

"6.5.2 Business Park Area

The Business Park Area designation in the Community of Gormley is intended to accommodate light **employment area uses** with a broader mix of **employment-generating uses** in a business park setting in locations that are sensitive to the range of permitted uses due to their proximity to residential land uses or their exposure to major roads.

Permitted Uses

6.5.2.1 Permitted uses in the Business Park Area designation, subject to the development policies, include:

- a. **Employment area uses** which do not create potential issues of land-use compatibility with surrounding uses, including:
 - i. Light manufacturing uses, including construction and research and development; and
 - ii. Warehousing, logistics, and transportation uses;
- b. Offices, business services, and incubator spaces;
- c. Cultural production studios and workshops;
- d. Institutional uses, including:
 - i. Commercial schools, and other educational and training facilities;
- e. Service commercial uses, including:
 - i. Animal care and related uses;
 - ii. Automotive, equipment and fleet services;
 - iii. Automotive campus;
 - iv. Commercial self-storage warehouses;
 - v. Convention and banquet facilities;
 - vi. Hotels, tourism, and destination uses;
 - vii. Recreation and entertainment uses;
 - viii. Restaurants, food service, and culinary uses;
 - ix. Service, repair, and trade support uses;
- f. Retail and wholesale uses which serve a speciality market, such as trade-specific supply outlets, building suppliers, or bulk wholesalers;
- g. Environmental and utility uses;
- h. Technology, data, and telecommunications uses;
- i. Existing uses that were lawfully established before October 20, 2024; and,
- j. **Ancillary uses.**

6.5.2.2 That the following uses be prohibited in the Business Park Area designation:

- a. Residential;
- b. Long-term care homes;
- c. Retirement homes;
- d. Boarding schools;

- e. Other uses where individuals reside on a temporary or permanent basis, excluding hotels;
- f. Places of worship;
- g. **Major retail** uses; and
- h. 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**.

Development Policies

6.5.2.3 **Development** in the Business Park Area designation will conform to the following policies:

- a. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to “dry” uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.3.
- a. A high standard of building design and appearance will be encouraged, in accordance with the applicable built form and urban design policies of Section 3.6, and through the Town’s Comprehensive Zoning by-law, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image.
- b. Main buildings should be designed and located to assist in the creation of an attractive and pedestrian-friendly street edge. Buildings should be located as close to the street as possible, and minimize the location of parking areas and parking structures adjacent to the street.
- c. Existing vegetation and other natural features, which require protection or conservation, shall be maintained and, if possible, incorporated within the Business Park Area and between other types of uses to function as buffers and separators.
- d. Landscaping should be used throughout to minimize the impact of parking and loading areas that are visible from the street and the **public realm**.
- e. All permitted uses will be carried out within enclosed buildings.
- f. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.
- g. **Ancillary uses** shall only be developed at the same time as the **development** of a permitted use, or after the permitted use has been established.
- h. The size and location of **ancillary uses** shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Business Park Area.
- i. Open storage will not be permitted.
- j. In order to protect the long-term viability of the Business Park Area, the redesignation of all or any part of the Business Park Area may only be considered in accordance with the policies of Section 3.8.4 (Protection of Employment Lands).
- k. The policies of Section 3.8 shall apply regarding economic development and the enhancement of **employment lands**.”

27) Section 6.5.3, as deferred, is deleted and replaced with the following:

“6.5.3 Industrial Employment Area

The Gormley Industrial Employment Area plays an important role in the economy of the Town and Region given its proximity to Highway 404. The Industrial Employment Area designation provides for clusters of industrial uses which require larger lots, separation from sensitive uses, and proximity to strategic goods movement corridors. Lands designated Industrial Employment Area in the Community of Gormley will be predominately for industrial uses that may have limited outdoor storage.

Permitted Uses

6.5.3.1 Permitted uses in the Industrial Employment Area designation, subject to the development policies of this Section, include:

- a. Manufacturing uses, including construction and research and development;
- b. Warehousing, logistics, and transportation uses;
- c. Retail uses and office uses that are associated with uses mentioned in subparagraphs a. and b.;
- d. ***Cannabis processing*** facilities, in accordance with the policies of this Section;
- e. Existing uses that were lawfully established before October 20, 2024; and,
- f. ***Ancillary uses.***

6.5.3.2 The following uses will be prohibited in the Industrial Employment Area designation:

- a. Residential uses;
- b. Commercial uses, including retail and office uses, that are not associated with a permitted use;
- c. Commercial self-storage warehouses;
- d. ***Public service facilities*** and other institutional uses, including places of worship; and,
- e. Other ***sensitive land uses*** that are not ancillary to a permitted use.
- f. 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.***

Development Policies

6.5.3.3 Development within the Industrial Area designation will conform to the following policies:

- a. Redesignation of Industrial Employment Area lands is subject to the criteria in Section 3.8.4 of this Plan.
- b. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to “dry” uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.3.

- c. 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.
- d. Existing vegetation and other natural environmental features will be maintained and, if possible, incorporated within the Industrial uses and/or between other uses to function as buffers and visual screens.
- e. Limited outdoor storage accessory to permitted industrial uses may be permitted, provided it is effectively screened from public view, and is fenced where required to ensure safety. Where provided, outdoor storage will be encouraged to be located in the rear yard.
- f. Notwithstanding the provisions of this Section, 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 Plan.
- g. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.
- h. Buffering and adequate separation distances may be required to ensure visual compatibility between industrial uses and other uses.
- i. **Ancillary uses** shall only be developed at the same time as the **development** of a permitted use, or after the permitted use has been established.
- j. The size and location of **ancillary uses** shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Industrial Employment Area.
- k. The policies of Section 3.8 shall apply regarding economic development and the enhancement of **employment lands**.

Cannabis Processing Facilities

- 6.5.3.4 The following additional policies will apply to **cannabis processing** facilities in the Industrial Area designation:
- a. Only **cannabis processing** uses licensed by Health Canada under the Cannabis Act shall be permitted;
 - b. The minimum separation distance between a **cannabis processing** use and lands designated Neighbourhood Area or Significant Environmental Area shall be 1,000 metres, or as otherwise required by the implementing Zoning By-law;
 - c. The minimum separation distance between two or more **cannabis processing** uses will be 1,000 metres;
 - d. **Cannabis processing** uses will be located and designed in accordance with Cannabis Regulations (SOR/2018-144) to mitigate potential impacts including light emissions, air emissions, odour, and so forth;
 - e. **Cannabis processing** will only be permitted where municipal servicing is available and allocated;
 - f. **Cannabis processing** uses will be subject to the Town's Site Plan Control By-law including providing the required studies outlined in Section 7.5.3;

- g. The Town may establish a municipal licensing framework to regulate **cannabis processing** uses which can further regulate land use, separation distance, and site plan control;
- h. **Cannabis processing** will only be permitted through an amendment to the Town's Zoning By-law; and,
- i. The Town's Zoning By-law will establish more detailed zoning regulations and standards regarding **cannabis processing** uses."

28) Section 6.5.4, as deferred, is reinstated with no amendment.

29) Section 6.8.4, as deferred, is deleted and replaced with the following:

"6.8.4 Industrial Employment Area

The Industrial Employment Area designation recognizes an existing **employment area** in the Community of Vandorf in addition to significant opportunities for new employment **development** focused along the Highway 404 Corridor. The purpose of the designation is to permit a broad range of **employment area uses** to promote the economic viability of the Community and the Town.

Permitted Uses

6.8.4.1 Permitted uses in the Industrial Employment Area designation, subject to the development policies of this Section, include:

- a. Manufacturing uses, including construction and research and development;
- b. Warehousing, logistics, and transportation uses;
- c. Retail uses and office uses that are associated with uses mentioned in subparagraphs a. and b.;
- d. **Cannabis processing** facilities, in accordance with the policies of this Section;
- e. Existing uses that were lawfully established before October 20, 2024; and,
- f. **Ancillary uses.**

6.8.4.2 That the following uses will be prohibited in the Industrial Employment Area designation:

- a. Residential uses;
- b. Commercial uses, including retail and office uses, that are not associated with a permitted use;
- c. Commercial self-storage warehouses;
- d. **Public service facilities** and other institutional uses, including places of worship; and,
- e. Other **sensitive land uses** that are not ancillary to a permitted use.
- f. 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.**

Development Policies

- 6.8.4.3 **Development** in the Industrial Area designation will conform to the following policies:
- a. Redesignation of Industrial Employment Area lands are subject to the criteria in Section 3.8.4 of this Plan.
 - b. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to “dry” uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.4.
 - c. 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.
 - d. Existing vegetation and other natural environmental features will be maintained and, if possible, incorporated within the Industrial uses and/or between other uses to function as buffers and visual screens.
 - e. Limited outdoor storage accessory to permitted industrial uses may be permitted, provided it is effectively screened from public view, and is fenced where required to ensure safety. Where provided outdoor storage will be encouraged to be located in the rear yard.
 - f. Notwithstanding the provisions of this Section, 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 Plan.
 - g. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.
 - h. **Ancillary uses** shall only be developed at the same time as the **development** of a permitted use, or after the permitted use has been established.
 - i. The size and location of **ancillary uses** shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Business Park Area.
 - j. Buffering and adequate separation distances may be required to ensure visual compatibility between industrial uses and other uses.
 - k. The policies of Section 3.8 shall apply regarding economic development and the enhancement of **employment lands**.”

30) Section 6.8.5, as deferred, is deleted and replaced with the following:

“6.8.5 Business Park Area

The Business Park Area designation in the Hamlet of Vandorf is intended to accommodate light **employment area uses** with a broader mix of **employment-generating uses** in a business park setting in locations that are sensitive to the range of permitted uses due to their proximity to residential land uses or their exposure to major roads.

Permitted Uses

- 6.8.5.1 Permitted uses in the Business Park Area designation, subject to the development policies, include:

- a. **Employment area uses** which do not create potential issues of land-use compatibility with surrounding uses, including:
 - i. Light manufacturing uses, including construction and research and development; and
 - ii. Warehousing, logistics, and transportation uses;
- b. Offices, business services, and incubator spaces;
- c. Cultural production studios and workshops;
- d. Institutional uses, including:
 - i. Commercial schools, and other educational and training facilities;
- e. Service commercial uses, including:
 - i. Animal care and related uses;
 - ii. Automotive, equipment and fleet services;
 - iii. Automotive campus;
 - iv. Commercial self-storage warehouses;
 - v. Convention and banquet facilities;
 - vi. Hotels, tourism, and destination uses;
 - vii. Recreation and entertainment uses;
 - viii. Restaurants, food service, and culinary uses;
 - ix. Service, repair, and trade support uses;
- f. Retail and wholesale uses which serve a speciality market, such as trade-specific supply outlets, building suppliers, or bulk wholesalers;
- g. Environmental and utility uses;
- h. Technology, data, and telecommunications uses;
- i. Existing uses that were lawfully established before October 20, 2024; and,
- j. **Ancillary uses.**

6.8.5.2 That the following uses be prohibited in the Business Park Area designation:

- a. Residential;
- b. Long-term care homes;
- c. Retirement homes;
- d. Places of worship;
- e. Boarding schools;
- f. Other uses where individuals reside on a temporary or permanent basis, excluding hotels;
- g. **Major retail** uses; and

- h. 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**.

Development Policies

6.8.5.3 **Development** in the Business Park Area designation will conform to the following policies:

- a. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to “dry” uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.4.
- b. A high standard of building design and appearance will be encouraged, in accordance with the applicable built form and urban design policies of Section 3.6, and through the Town’s Comprehensive Zoning by-law, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image.
- c. Main buildings should be designed and located to assist in the creation of an attractive and pedestrian-friendly street edge. Buildings should be located as close to the street as possible, and minimize the location of parking areas and parking structures adjacent to the street.
- d. Existing vegetation and other natural features, which require protection or conservation, shall be maintained and, if possible, incorporated within the Business Park Area and between other types of uses to function as buffers and separators.
- e. Landscaping should be used throughout to minimize the impact of parking and loading areas that are visible from the street and the **public realm**.
- f. All permitted uses will be carried out within enclosed buildings.
- g. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.
- h. **Ancillary uses** shall only be developed at the same time as the **development** of a permitted use, or after the permitted use has been established.
- i. The size and location of **ancillary uses** shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Business Park Area.
- j. Open storage will not be permitted.
- k. In order to protect the long-term viability of the Business Park Area, the redesignation of all or any part of the Business Park Area may only be considered in accordance with the policies of Section 3.8.4 (Protection of Employment Lands).
- l. The policies of Section 3.8 shall apply regarding economic development and the enhancement of **employment lands**.”

31) Section 6.10.1 is amended by adding the following Special Provisions policies:

“6.10.1.21 Special Provision (SP-S21): 37 Sandiford Drive & 5691 Main Street

- a. Notwithstanding any other policies of this Plan to the contrary, the following site specific policies apply:
 - i. The following uses are prohibited in the Western Approach - Mixed Use designation on Schedule D-2 – Western Approach Land Use Designations, in addition to those prohibited uses listed in Section 6.4.8.2:
 - 1. Residential uses; and
 - 2. ***Sensitive land uses***, including day care centres, libraries, schools, community centres, and public recreation facilities.

6.10.1.22 Special Provision (SP-S22): Lands south of Sam’s Way

- a. Notwithstanding any other policies of this Plan to the contrary, the following site specific policies apply:
 - i. In addition to the permitted uses and development policies in Section 6.4.19 for the Business Park Area designation, the following uses are permitted:
 - 1. Retail and service commercial uses, including ***major retail***, grocery stores, supermarkets and food stores;
 - 2. Personal service uses;
 - 3. Restaurants, including drive-thru restaurants;
 - 4. Medical clinics;
 - 5. Gas bar and automobile service centres; and
 - 6. Car washes.

6.10.1.23 Special Provision (SP-S23): 13121 & 13081 Tenth Line

- a. Notwithstanding any other policies of this Plan to the contrary, the following site specific policies apply:
 - i. In addition to the permitted uses and development policies in Section 6.4.19 for the Business Park Area designation, the following uses are permitted:
 - 1. Small-scale retail and commercial uses;
 - 2. Personal service uses;
 - 3. Professional and medical offices; and
 - 4. Studio.

32) Section 7.5.2.2 i. is amended by adding:

“ix. Employment Area Compatibility Assessment Report.”

33) Section 8 is amended by amending or adding the following definitions:

Community Area

Areas where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs, most office jobs and some employment land employment jobs other employment-

generating uses. Community areas include delineated ***built-up areas*** and ***designated greenfield areas***.

Employment Area

Areas designated in an official plan for clusters of **employment area uses**. An **employment area** also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from **employment areas** are institutional and commercial, including retail and office not associated with the primary employment use listed above. *Employment areas* are designated Industrial Employment Area in this Plan. Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Employment Area Uses

Business and economic activities, limited to manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.

Employment-Generating Uses

Business and economic activities which include **employment area uses**, as well as a broader range of non-residential uses, such as office, service commercial, and retail uses.

Employment Lands

Lands in the Town which support a broad range of **employment-generating uses**, but are not intended for residential uses or **major retail** (i.e., "big-box stores). **Employment lands** include protected **employment areas** as well as lands supporting business and commerce uses which are excluded from **employment area uses**.

34) Schedule D (Stouffville Land Use Designations), Schedule D-2 (Western Approach Land Use Designations), Schedule G (Vandorf Land Use Designations) and Schedule H (Gormley Land Use Designations), are amended as shown on the attached Schedules D, D-2, G, and H.

3. Interpretation

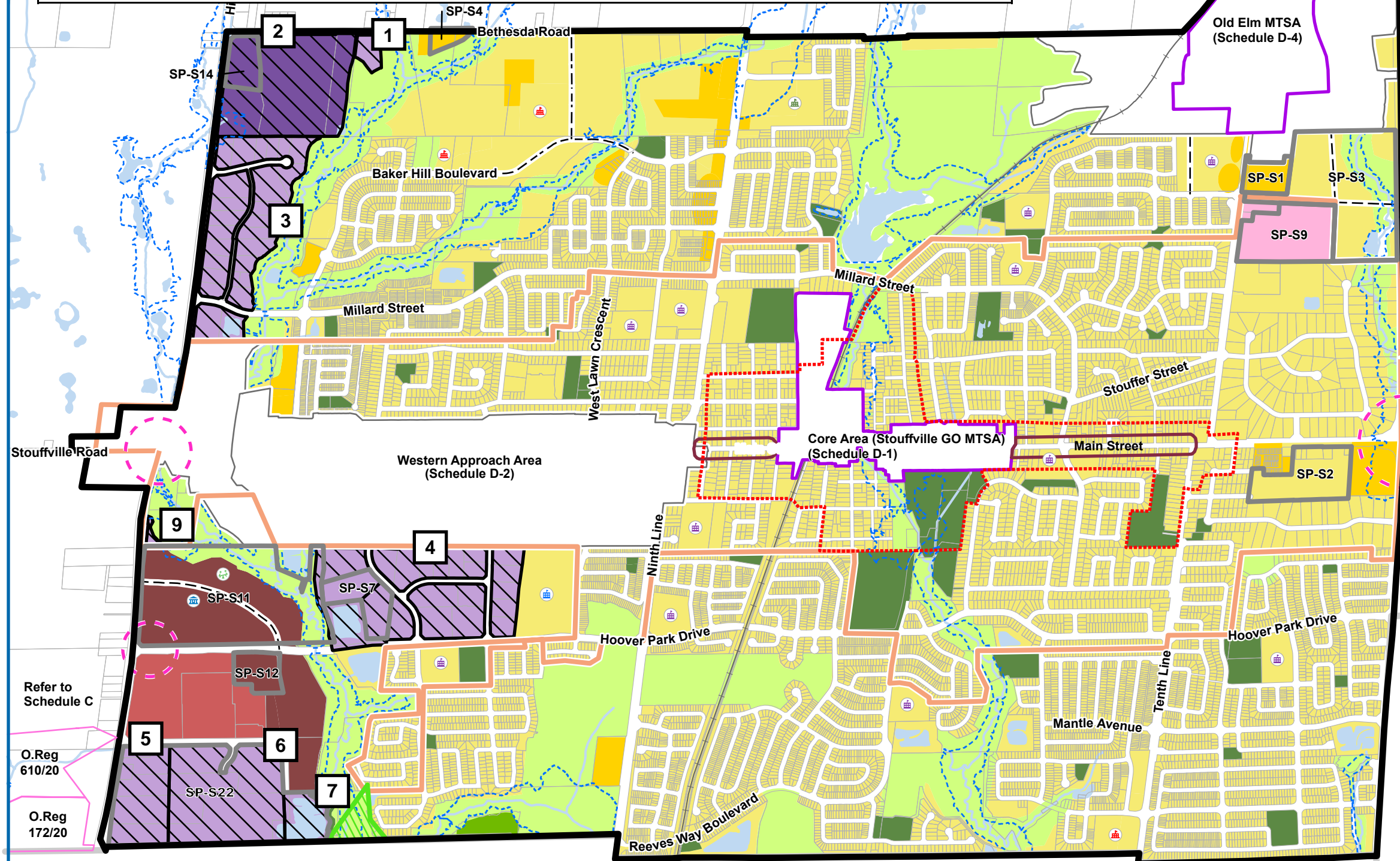
The provisions set forth in the Town of Whitchurch-Stouffville Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered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



Town of Whitchurch-Stouffville
Official Plan

Schedule D Stouffville Land Use Designations

Area	Official Plan, 2004 Designation	Official Plan, 2025 Designation (Deferred)	Proposed Designation	Proposed Special Provision
1	Business Park Area	Business Park Area	Business Park Area	-
2	Business Park Area	Business Park Area	Industrial Employment Area	-
3	Business Park Area	Business Park Area	Business Park Area	-
4	Business Park Area	Business Park Area	Business Park Area	-
5	Business Park Area	Business Park Area	Business Park Area	SP-S22
6	Industrial Area	Business Park Area	Business Park Area	SP-S22
7	Business Park Area	Business Park Area	Business Park Area	SP-S22
8	Business Park Area	Business Park Area	Business Park Area	SP-S23
9	Business Park Area	Business Park Area	Business Park Area	-



Legend

- Municipal Boundaries
- Urban Area
- Special Provision Area
- Gateway Area
- Greenbelt Plan Boundary
- Built Boundary
- Heritage Area
- Lakes and Ponds
- Streams
- Regulatory Floodline
- Rail Line
- Main Street Special Policy Area
- Potential Road
- Elementary School
- Secondary School
- K-12 School
- Proposed School
- Conceptual Public Square
- Conceptual Park
- Minister's Zoning Order Areas

Land Use Designations

- Neighbourhood Area
- Urban Medium Density Residential Area
- Neighbourhood Retail Area
- Regional Retail Area
- Highway 48 Mixed Use Area
- Business Park Area
- Industrial Employment Area
- Parks and Open Space
- Significant Environmental Area
- Rural Area

0 325 650 975
Metres

Sources: MNRF, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Adopted by Council May 2024



This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The Town of Whitchurch-Stouffville shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

Refer to Schedule C

O.Reg 610/20

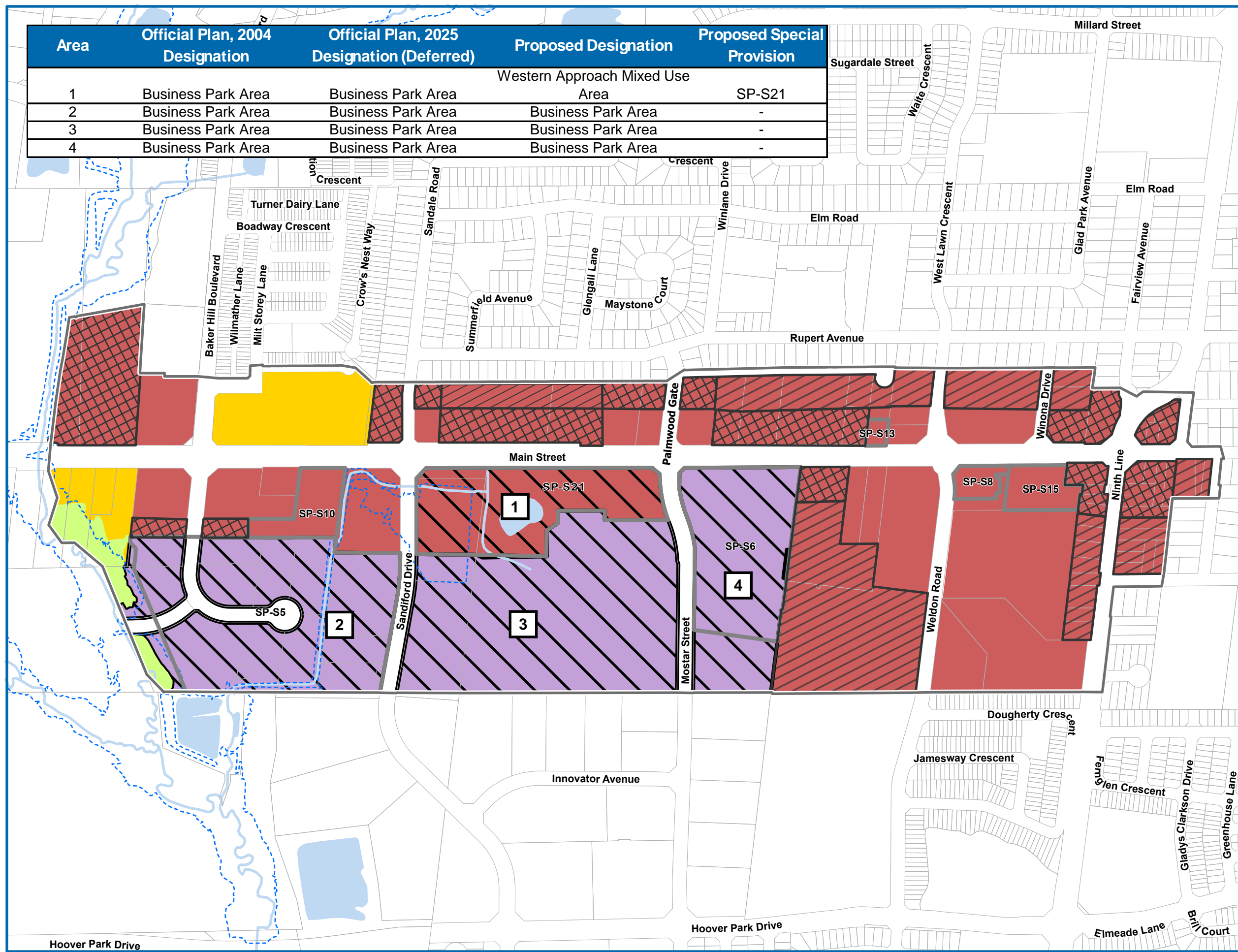
O.Reg 172/20



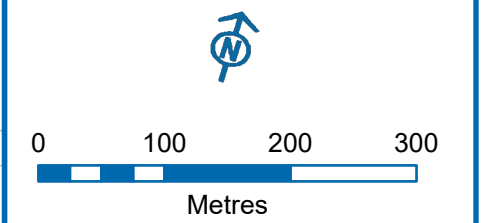
Schedule D-2

Western Approach Land Use Designations

Area	Official Plan, 2004 Designation	Official Plan, 2025 Designation (Deferred)	Proposed Designation	Proposed Special Provision
1	Business Park Area	Business Park Area	Western Approach Mixed Use Area	SP-S21
2	Business Park Area	Business Park Area	Business Park Area	-
3	Business Park Area	Business Park Area	Business Park Area	-
4	Business Park Area	Business Park Area	Business Park Area	-



- Western Approach Area
- Special Provision Area
- Regulatory Floodline
- Streams
- Lakes and Ponds
- Land Use Designations**
- Urban Medium Density Residential Area
- Western Approach Mixed Use Area
- Business Park Area
- Significant Environmental Area
- Overlay**
- Low Rise Development
- Mid Rise Development

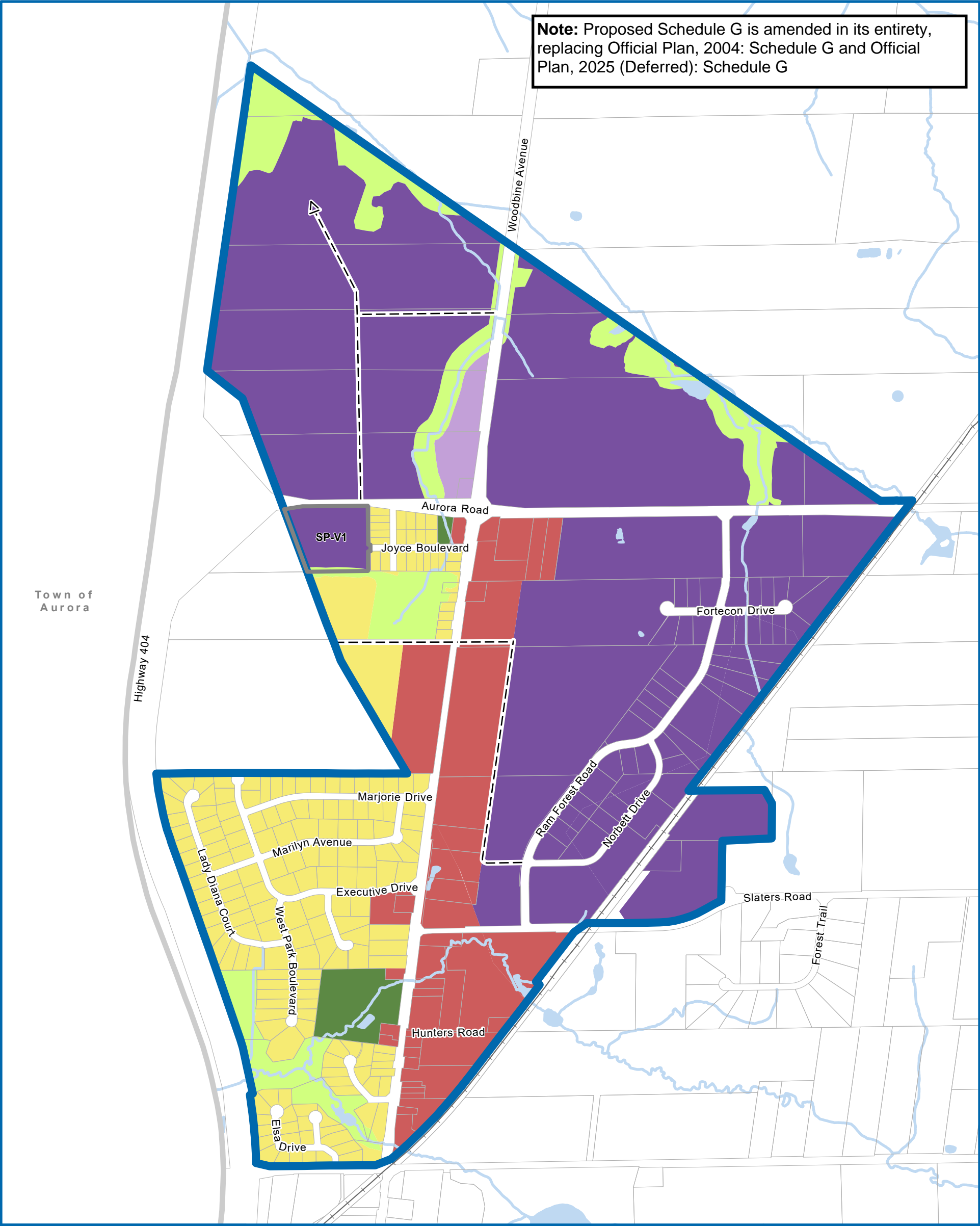


Sources: MNRF, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Adopted by Council May 2024



This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The Town of Whitchurch-Stouffville shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

Note: Proposed Schedule G is amended in its entirety, replacing Official Plan, 2004: Schedule G and Official Plan, 2025 (Deferred): Schedule G

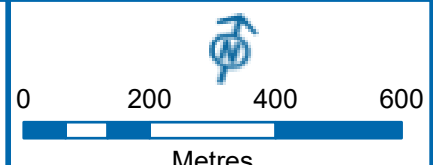


Schedule G Vandorf Land Use Designations



Town of Whitchurch-Stouffville
Official Plan

- Municipal Boundaries
- Community Area
- Special Provision Area
- Rail Line
- Potential Road
- Lakes and Ponds
- Streams
- Land Use Designations**
- Neighbourhood Area
- Business Park Area
- Industrial Employment Area
- Mixed Use Area
- Parks and Open Space
- Significant Environmental Area



Sources: MNRF, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Adopted by Council May 2024



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Note: Proposed Schedule H is amended in its entirety, replacing Official Plan, 2004: Schedule A and Official Plan, 2025 (Deferred): Schedule G



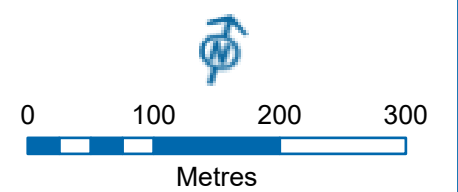
Town of Whitchurch-Stouffville
Official Plan

Schedule H

Gormley

Land Use Designations

- Municipal Boundaries
- Community Area
- Site Specific OPA
- Potential Road
- Lakes and Ponds
- Streams
- Land Use Designations**
- Neighbourhood Area
- General Commercial Area
- Business Park Area
- Industrial Employment Area
- Significant Environmental Area



Sources: MNR, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Adopted by Council May 2024



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