

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-XXX-OP

BEING A BY-LAW to adopt Official Plan Amendment No. XXX to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which comprise all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville (5061 Stouffville Road).

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

1. That Amendment No. XXX to the Official Plan for the Town of Whitchurch-Stouffville Planning Area 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. XXX to the Official Plan on behalf of this Corporation and to affix thereto the Corporate Seal and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ a first and second time this XXXth day of XXX 2025.

READ a third time and passed this XXXth day of XXX 2025.

Iain Lovatt, Mayor

Gillian Angus-Traill, Town Clerk

AMENDMENT NUMBER XXX
TO THE OFFICIAL PLAN
OF THE TOWN OF WHITCHURCH-STOUFFVILLE
PLANNING AREA

Initiated By

Times 4750 Inc.

XXX, XX, 2025

The attached text and schedules, constituting Amendment No. XXX to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1st day of January 1971, comprised 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. 2025-XXX-OP in accordance with the Planning Act on the XXXth day of XXX, 2025.

xI PURPOSE

The purpose of Amendment No. XXX to the Town of Whitchurch- Stouffville Official Plan is to facilitate the development of the subject lands for a mixed use high rise development and appropriately designate the lands for this use within the Community of Stouffville Secondary Plan.

II LOCATION

The lands subject to this amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule “1” attached hereto as “Area Subject to Amendment No. XXX”. The Subject Lands are located on the south side of Stouffville Road and on the west side of Highway 48 and are municipally known as 5061 Stouffville Road.

III BASIS

The decision to amend the Official Plan, to amend the provisions below and contained in Section IV, is based on the following considerations:

- 1) The Amendment is consistent with the Regional and Town Official Plans. The subject lands are located at a Gateway to the Community of Stouffville. The Amendment will provide mixed use, high rise Gateway development in support of Provincial, Regional and local policy.
- 2) The Provincial Planning Statement 2024 (“PPS”) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth within existing settlement areas (the lands are designated Towns and Villages) and areas served by existing and planned infrastructure. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
 - a. Efficiently use land, resources, infrastructure, and public service facilities;
 - b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
 - c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
 - d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

- 3) The York Region Official Plan (“YROP”) identifies the Amendment area as being within an *Urban Area (Towns and Villages)*. The YROP directs and encourages growth to be accommodated within the existing Urban Area. The proposed Amendment is consistent with the YROP.

- 4) The Town of Stouffville Official Plan designates the subject lands as 'Gateway Mixed Use Area', which generally permits gateway mixed use development. An official plan amendment is required to incorporate certain site specific development standards,

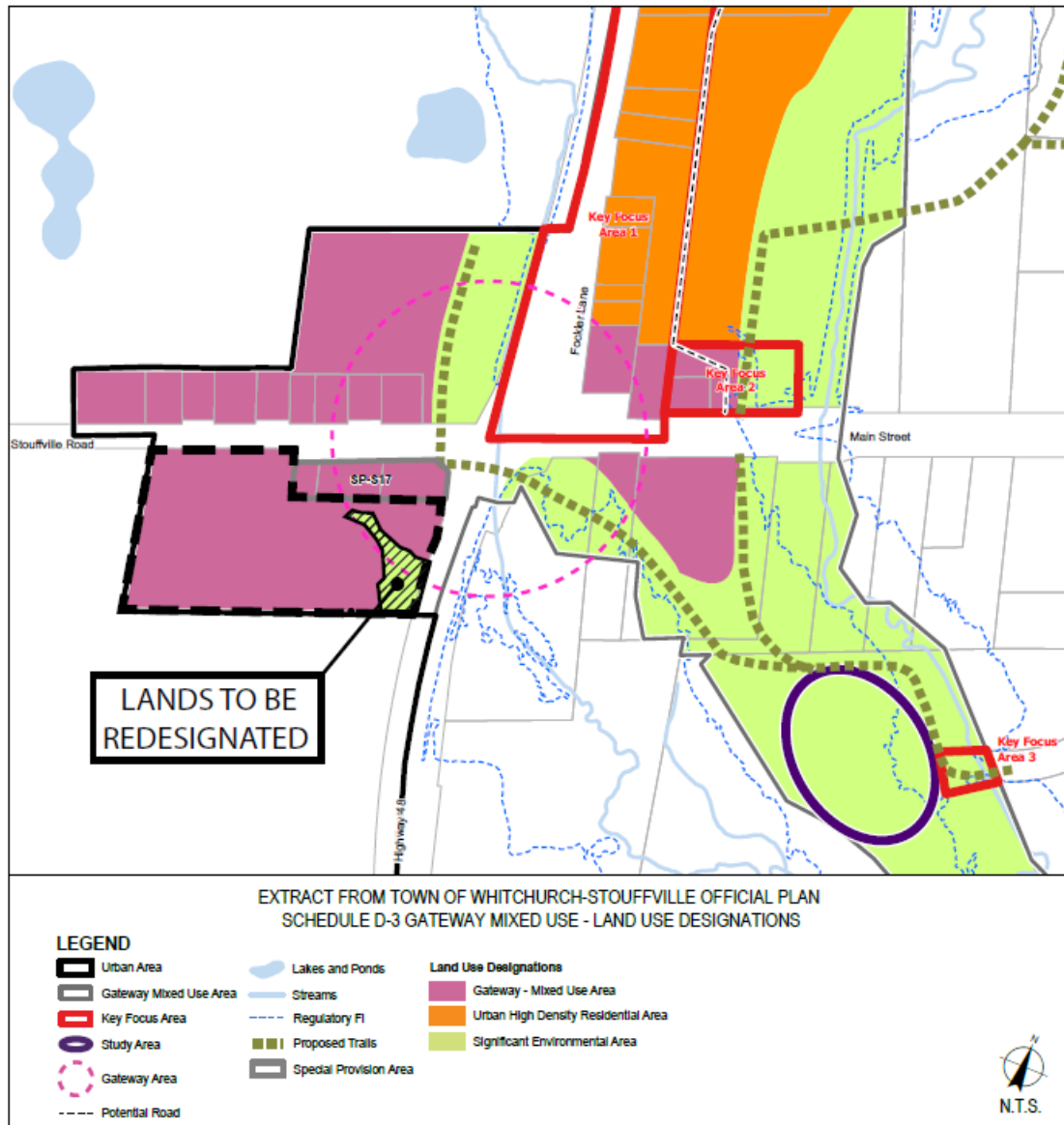
IV DETAILS OF THE AMENDMENT AND POLICES RELATIVE THERETO




The Whitchurch-Stouffville Official Plan and OPA 145 is hereby amended by:

- 1) Amending Schedule D-3 Gateway Mixed Use Land Use Designations by redesignating the Significant Environmental Area to Gateway - Mixed Use Area, as shown on Schedule 1, attached.
- 2) Notwithstanding Subsection 6.4.4.3 of the Official Plan, the following provisions shall apply to the 'LANDS SUBJECT TO THIS AMENDMENT' as shown on Schedule 1, attached:
 - a. The minimum building height shall not apply to stand-alone non-residential uses or podium buildings;
 - b. The maximum building height shall generally be up to 30 storeys;
 - c. Residential dwellings shall be permitted on the first floor of apartment buildings;

V Interpretation

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



 <p>DEVELOPMENT SERVICES</p>		<p>SCHEDULE '1'</p> <p>TO OFFICIAL PLAN AMENDMENT NO. XX</p>	
<p>OPA.25.XXX</p>		<p> LANDS SUBJECT TO THIS AMENDMENT</p>	
<p>JULY 2025</p>		<p> LANDS TO BE REDESIGNATED FROM "SIGNIFICANT ENVIRONMENTAL AREA" TO "GATEWAY - MIXED USE AREA"</p>	