



PLANNING JUSTIFICATION REPORT

APPLICATION FOR ZONING BY-LAW AMENDMENT

12612 WOODBINE (KD) CORP.

12612 AND 12586 WOODBINE AVENUE, WHITCHURCH-STOUFFVILLE

**PLAN OF PART OF LOT 3, CONCESSION 3,
TOWN OF WHITCHURCH-STOUFFVILLE**

JULY 2026

P-3534A

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1.0 INTRODUCTION

KLM Planning Partners Inc. ("KLM") has been retained by 12612 Woodbine (KD) Corp. (the "Owner" or "Client") with respect to the development of their lands municipally known as 12612 and 12586 Woodbine Avenue, and legally described as Plan of Part of Lot 3, Concession 3 (the "Subject Lands") in the Town of Whitchurch-Stouffville (the "Town"), in the Region of York (the "Region") (refer to [Figure 1 – Context Map](#)).

This Planning Justification Report ("PJR" or "Report") accompanies an application for Zoning By-law Amendment (the "Application") required to facilitate the development of the Subject Lands for a cemetery development.

A Pre-Application Consultation ("PAC") meeting request was submitted on February 26, 2026, and a PAC meeting was held on April 6, 2026, where the concept plan was reviewed with staff. The materials submitted in connection with the Applications are in accordance with the City and agency requirements outlined in the PAC checklist, and will assist with the formal review of the Proposed Development.

This Report offers a comprehensive summary of the development proposal in the context of relevant Provincial, Regional, and Municipal land use policies and plans. Additionally, the Report will present an analysis and planning rationale, explaining how the proposal constitutes a suitable form of development and good land use planning.

2.0 SITE AND AREA CONTEXT

2.1 DESCRIPTION OF SUBJECT LANDS

The Subject Lands are comprised of two (2) properties located at 12612 and 12586 Woodbine Avenue. The combined gross land area is approximately 17.05 hectares (42.15 acres), with a frontage of +/- 145 metres along Woodbine Avenue. The Subject Lands are currently occupied by two single-detached dwellings and an out-building central to the site. There is a watercourse that bisects the westerly portion of the Subject Lands, running in a north-south direction across the site, and hedge rows exist within and around the Subject Lands.

The Subject Lands are located north of Stouffville Road, east of Highway 404, south of Bethesda Side Road, and west of Woodbine Avenue. The Subject Lands are also regulated by the Toronto and Region Conservation Authority ("TRCA"), and 12612 Woodbine Avenue is listed on the Town's Built Heritage Registry.

2.2 SURROUNDING USES

The Subject Lands are surrounded by a variety of land uses as described below:

North: Immediately north is a vacant agricultural parcel of land approximately the same size as the Subject Lands, and numerous industrial uses along Cardico Drive. Further north are single-detached dwellings located on large individual lots.

East: Lands to the east include the Woodbine Avenue right-of-way, with a topsoil supplier, the Station Creek Golf Club and the Bethesda Grange Golf Course, and other agricultural uses.

South: To the south is the Highland Hills Funeral Home and Cemetery, with the Gormley industrial Secondary Plan which is largely developed for industrial and commercial uses beyond.

West: Immediately west of the Subject Lands is Highway 404, with the Gormley GO Station and transit depot, agricultural lands, and low density residential uses beyond.

2.3 SURROUNDING APPLICATIONS

There are several ongoing or recently approved development applications within close proximity to the Subject Lands. A brief summary of surrounding development applications in the immediate vicinity of the Subject Lands is provided below, however it should be noted that this is not an exhaustive list of ongoing development applications across the Town of Whitchurch-Stouffville.

1. 10 Gordon Collins Drive (File No. SPA21.012)

- Proposed two-storey office building with a GFA of 2,183 square metres.
- Status: SPA – Under Review

2. 35-45 Gordon Collins Drive (File No. ZBA25.009)

- A proposal for a one-storey industrial building containing ten (10) units and a total GFA of 5,057 square metres.
- Status: ZBA – Under Review

3. 12131 Woodbine Avenue (File No. SPA22.010)

- Proposal for a two-storey office building and a transport terminal/service area with a combined GFA of 9,444 square metres.
- Status: SPA – Under Review

3.0 DEVELOPMENT PROPOSAL

The Application will facilitate the development of a cemetery and related funeral uses. The Proposed Development seeks to utilize the lands strategically for institutional and employment uses considering the immediate institutional and employment context and the location adjacent to a major highway (Highway 404).

A combination of burial plots, mausoleum and funeral home buildings are proposed. The Proposed Development also consists of four (4) buildings that contribute to the cemetery use, including a three (3) storey reception and crematorium with a GFA of 9,000 square metres, a one (1) storey warehouse with a GFA of 300 square metres, a three (3) storey banquet hall with a GFA of 1,500 square metres, and an eight (8) storey mausoleum with a GFA of 88,000 square metres. The reception, crematorium and mausoleum also include underground parking levels for a total of one-hundred-and-seventy-six (176) parking spaces. The mausoleum is located in the west portion of the Subject Lands over 700 metres away from Woodbine Avenue in proximity to Highway 404, which can be reached by a bridge spanning across the watercourse connecting this building to the rest of the site.

Access to the site is provided from Woodbine Avenue, with an internal circulation network designed to accommodate visitor vehicles, maintenance operations, and emergency response vehicles. One-hundred-and-seventy-six (176) parking spaces are proposed within two-levels of underground parking located below the mausoleum, one-level of underground parking located below the reception and crematorium, and within surface parking areas.

The existing watercourse and environs (a portion of the Berczy Creek) are protected by application of buffers of up to 30 metres, where no development is proposed. The bridge crossing is proposed over

the narrowest section of the creek to the south, where there will be little disturbance. No additional development is proposed within the identified natural area, as shown on the Constraints and Opportunities Map included within the submitted Environmental Diligence report prepared by SLR Consulting.

The development as described above will hereinafter be referred to as the “Proposed Development”. The Proposed Development has been comprehensively planned to meet the suite of Provincial, Regional, and Municipal policies guiding suitable development within the area.

3.1 FORECASTED EMPLOYMENT

Pursuant to the Town of Whitchurch-Stouffville’s Development Charge Background Study, dated September 28, 2023 (“Town’s DC Background Study”), the Town’s share of the Region’s employment distribution is 100,400 people and 28,400 jobs by the year 2051. The Town’s DC Background Study notes that each 65 square metres of institutional GFA is typically associated with generation of a single job. Although the proposed development has a total GFA of 98,800 square metres suggesting the potential to generate up to 1,520 employees, it should be noted that actual outcomes are anticipated to be much lower given the majority of GFA will be within the proposed mausoleum. In this case, with deduction of the mausoleum GFA, actual jobs resultant of the development may be closer to 166 relying only on the active GFA on the site

Table 1 below indicates anticipated jobs generated, assessing all GFA and with the mausoleum deduction separately.

Projected Future Employment	Net Land Area (ha)	GFA (m2)	M2 Employee per	Employees	Density (Jobs/ha)
All Institutional	17.05	98,800	65	1,520	89.1
Excluding Mausoleum	17.05	10,800	65	166	9.7

4.0 PLANNING APPLICATION

4.1 ZONING BY-LAW AMENDMENT

The Subject Lands are zoned “Oak Ridges Moraine – Countryside (ORM-C),” “Oak Ridges Moraine – Linkage (ORM-L),” and “Flood Hazard (FH)” under the Town’s Comprehensive Zoning By-law 2010-001. The ORM-C Zone applies to most of the Subject Lands and permits agricultural uses, single-detached dwellings, and low-intensity recreation uses. As the proposed cemetery use is not permitted in the ORM-C Zone, an amendment to Comprehensive Zoning By-law 2010-001 is required. The ORM-L and FH Zones reflect the presence of the watercourse and are therefore not proposed to be rezoned as part of the submitted ZBA.

On behalf of the Owner, KLM has submitted an application for a Zoning By-law Amendment to amend the Town Zoning By-law 2010-001. The submitted Application seeks to permit site-specific exceptions to the Oak Ridges Moraine – Countryside (ORM-C) Zone. The Application will implement the Oak Ridges Moraine Conservation Plan, the York Region Official Plan and the Whitchurch-Stouffville Official Plan, establishing permissions for cemetery uses and establish site-specific standards for height and parking.

A copy of the Draft Zoning By-law Amendment has been included as part of the submission materials and is appended to this Report as **Appendix C**. an analysis of the appropriateness of the proposed amendment is provided in **Appendix A**.

5.0 SUPPORTING STUDIES

In addition to this Report, several studies/reports have been prepared by various professional consultants in connection with the Applications. A brief summary of each report is provided below:

5.1 GEOTECHNICAL INVESTIGATION

A Geotechnical Investigation has been prepared by SLR Consulting (Canada) Ltd. dated July 9, 2026, for the purpose of determining suitability of the subsurface conditions for the intended use. Based upon the fieldwork and laboratory testing, the Proposed Development is considered feasible, and the existing soils encountered are suitable for supporting the foundations of the proposed structures. SLR has provided engineering recommendations regarding building foundations, floor slab and permanent drainage, excavations and backfilling, earth pressure, temporary shoring, seismic considerations, frost protection, and geotechnical quality of excavated soils.

5.2 FLUVIAL GEOMORPHIC AND MEANDER BELT WIDTH ASSESSMENT

SLR Consulting (Canada) Ltd. Have completed a Fluvial Geomorphic and Meander Belt Width Assessment for the intervening segment of the Berczy Creek dated July 9, 2026. In general, SLR note that within the Subject Lands, Berczy Creek occupies a shallow, broad, unconfined corridor with a wide floodplain, localized multi-thread flow paths, and a limited historical planform adjustment. The final meander belt is 28 metres, including 100-year erosion rate and is reflected in submitted plans with associated buffering.

5.3 STAGE 1 & 2 ARCHAEOLOGICAL ASSESSMENT

A Stage 1 and 2 Archaeological Assessment has been prepared by Archaeological Consultants Canada ("ACC"), dated June 17, 2026, for the purpose of evaluating archaeological potential on the Subject Lands. The Archaeological Assessment concluded that the Subject Lands has extensive previous disturbance and as such, contains no archaeological potential, and no further assessment is required.

5.4 CULTURAL HERITAGE IMPACT ASSESSMENT

A Cultural Heritage Impact Assessment has been prepared by LHC Heritage Planning & Archaeology Inc. ("LHC"), dated May 22, 2026, to evaluate the property at 12612 Woodbine Avenue, which is Listed under Section 27 Part IV of the Ontario Heritage Act and is listed on the Town's Built Heritage Inventory as a non-designated property. The Heritage Assessment concludes that the property does not have cultural heritage value and no heritage attributes have been identified. As such, the proposed demolition and planned cemetery development will not have an adverse impact.

5.5 HYDROGEOLOGICAL REPORT

A Hydrogeological Report has been prepared by SLR Consulting (Canada) Ltd. ("SLR") dated July 8, 2026, for the purpose of establishing local hydrogeological settings within the Subject Lands, completing seasonal groundwater monitoring, assessing groundwater quality, and providing preliminary construction considerations. Based on the findings, the Hydrogeological Report suggests that the development is feasible as proposed.

5.6 FUNCTIONAL SERVICING REPORT AND STORM WATER MANAGEMENT REPORT

A Functional Servicing Report ("FSR") was prepared by Candevcon Group Inc., dated July 9, 2026 to demonstrate that the proposed private servicing infrastructure and stormwater management strategy for the site conforms with the Region of Peel, City of Brampton and the Toronto and Region Conservation Authority standards. The FSR confirms that the site can be feasibly serviced.

5.7 ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study was prepared by SLR Consulting (Canada) Ltd., dated July 9, 2026, to assess the site from an ecological perspective. Based on the findings and recommendations of the report, with the implementation of the mitigation measures as provided including delineation, protection, and buffering of watercourse and woodland features on the site, the report concludes that the proposed development is environmentally feasible and that impacts to natural heritage features can be acceptably mitigated.

5.8 LANDSCAPE CONCEPT

A Landscape Concept was prepared by byPATH, dated July 9, 2026, to outline how hard and soft landscaping is envisaged for the site, including buffer plantings, street trees, park and amenity area programming to enhance how the site is experienced internally from the private realm and externally from Woodbine Avenue and Highway 404.

5.9 TRANSPORTATION IMPACT STUDY AND PARKING JUSTIFICATION STUDY

A Transportation Impact Study and Parking Justification Study has been prepared by Candevcon Group Inc. dated July 9, 2026, which assesses the proposed development in the context of the surrounding and proposed street networks. The reports conclude that provided parking supply can accommodate anticipated activity on the site, and that the site-generated trips are minimal with the two (2) accesses from Woodbine Avenue being acceptable, while also making recommendations for improvements to address traffic operation concerns that concerned intersections will function at acceptable levels.

5.10 ARBORIST REPORT

An Arborist Report was prepared by byPATH, dated July 2026, which assessed trees on and around the site, advises of protection measures for trees to be retained, and outlines trees to

be removed with associated compensation. The report does not identify any trees on site which are species at risk.

6.0 PLANNING POLICY

6.1 PROVINCIAL POLICY

6.1.1 THE PLANNING ACT

The *Planning Act* (the “Act”) provides the foundation for land use planning in Ontario and describes how land uses may be controlled. The purpose of the Act is to promote economically, environmentally, and socially sustainable development through a land use planning system guided by provincial policy that aims to integrate matters of provincial interest in planning decisions. The Act recognizes the decision-making authority and accountability of municipal councils, and endeavors to provide for fair, open, accessible, timely and efficient planning processes.

With respect to the Proposed Development on the Subject Lands, a Zoning By-law Amendment under Section 34 of the Act is required. Section 34 (10.1) of the Act provides that applications for Zoning By-law Amendments should include the prescribed information and material as outlined in Ontario Regulation 545/06. Further, Section 34 (10.2) of the Act provides that applicants requesting Zoning By-law Amendments may be required to submit other information or material that the municipality considers it may need, but only if the official plan contains provisions relating to requirements under this subsection.

The contents of this Report, along with the submitted municipal application forms and technical studies, include the information required by the above noted sections of the Act. Section 3 (5) of the Act states that all planning decisions shall be consistent with the provincial policy statements issued under the Act, and shall conform to, or not conflict with, in-effect Provincial Plans. The submitted Application is consistent with the Provincial Policy Statement and conforms to the Provincial Plans that are currently in-effect at the time of writing this Report.

Appendix A to this Report provides a detailed policy analysis that demonstrates how the Proposed Development for the Subject Lands meet the requirements of the *Planning Act*.

6.1.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement 2024 (the “PPS”) is a guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS seeks to set a policy foundation for regulations on land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians. The PPS includes policies that direct growth to existing urban areas which contributes to the creation of complete communities, healthy environments, and long-term economic growth. The PPS is a policy statement issued under the authority of Section 3 of the Act and came into effect on October 20, 2024.

A founding principle and theme throughout the PPS is building complete communities that are sustainable and resilient for people of all ages. Complete communities provide long-term prosperity and social well-being for all Ontarians. To achieve this objective, the PPS promotes efficient land use and development patterns that accommodates for a range of uses. By promoting the integration of land use planning, growth management, transit-supportive development and intensification, municipalities are able to meet growth projections and the needs of existing and future residents.

The submitted Application will facilitate development of the Subject Lands that addresses key principles of the 2024 PPS. In particular, the Proposed Development will make efficient use of an underutilized rural parcel that is designated and available to accommodate a cemetery use. Approval of the Proposed Development will support the efficient use of land by recognizing cemeteries as an appropriate use outside of settlement areas while maintaining compatibility to rural areas.

Appendix A to this Report provides a detailed policy analysis that demonstrates how the Proposed Development of the Subject Lands is consistent with applicable policies of the PPS.

6.1.3 THE GREENBELT PLAN, 2017

The Greenbelt Plan was prepared and approved under the *Greenbelt Act, 2005*, took effect on December 16, 2004, and has since received an amendment effective July 1, 2017. The Greenbelt Plan's vision and goals are to protect against the loss and fragmentation of agricultural land, provide for the permanent protection of natural heritage and water resources and support a diverse range of economic and social activities within the plan area. It establishes a land use planning framework by providing clarity and certainty on how future growth should be accommodated and what must be protected for current and future generations to support thriving economy, a clean and healthy environment and social equity.

The Greenbelt Plan designates the Subject Lands under the Oak Ridges Moraine Conservation Plan, and per Section 2.1 exempts the lands from the policies of the Greenbelt Plan deferring to the policies and requirements of the Oak Ridges Moraine Conservation Plan. Decisions affecting planning matters are required to conform to and not conflict with the Greenbelt Plan.

Appendix A to this Report provides a detailed policy analysis of how the Proposed Development of the Subject Lands is consistent with applicable policies of the Greenbelt Plan.

6.1.4 OAK RIDGES MORAINÉ CONSERVATION PLAN, 2017

The Oak Ridges Moraine Conservation Plan, 2017 (the "ORMCP") is set out in O. Reg. 140/02 under the *Oak Ridges Moraine Conservation Act, 2001*. The purpose of the ORMCP is to provide land use and resource management planning direction to provincial ministers, ministries, and agencies, municipalities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological features and functions. Section 3(5) of the *Planning Act* requires that any decision respecting a planning matter shall conform to the Provincial Plans that in effect at the time, including the ORMCP.

The Subject Lands are designated "Countryside Area" and "Natural Linkage Area" (refer to **Figure 2**). The Countryside Area is intended to provide an agricultural and rural transition and buffer between the Natural Core Areas and Natural Linkage Areas, permitting small-scale

institutional uses subject to applicable policies in Section 40. The Natural Linkage Areas are intended to protect critical natural and open space linkages between the Natural Core Areas and along rivers and streams. The Proposed Development is proposed to be located outside of the Natural Linkage Area on the Subject Lands.

While the Subject Lands are not located within a Landform Conservation Area, the Proposed Development adheres to the degree of disturbance within such policies, where the disturbed area would be limited to 50% and the impervious surface area to 20%, indicating that no large-scale modification of the terrain or vegetation is proposed. Even though the Subject Lands are not subject to the Landform Conservation Area policies, the degree of disturbance contemplated is in keeping with the strict policies, and as such the proposal does not represent large-scale modification of the terrain or vegetation.

Section 40 of the ORMCP outlines that a development totalling a GFA greater than 500 square metres constitutes a “major development”. The purpose of the “major development” definition is to trigger consideration of heightened technical requirements to protect water, hydrological functions, stormwater systems, and ecological integrity for otherwise permitted uses such as the proposed cemetery development, which is in keeping with the environmental objectives of the ORMCP. The environmental purpose is distinct from the socio-economic purpose of allowing small-scale institutional uses to be established within the Countryside Area of the ORMCP which supports communities while protecting natural heritage and hydrologic features.

Allowing for the establishment of cemeteries in the Countryside Area also accords with the objective of providing for compatible economic development as set out in subsection 13(2)(h) of the ORMCP. Thus, the term “major development”, as used in the ORMCP, has a policy purpose that is distinct from the concept of “small-scale institutional use”. Therefore, being considered a “major development” does not prevent a development from being a “small-scale institutional use”.

Appendix A to this Report provides a detailed policy analysis of how the Proposed Development of the Subject Lands conforms with applicable policies of the Oak Ridges Moraine Conservation Plan.

6.2 REGIONAL POLICY

6.2.1 YORK REGION OFFICIAL PLAN (2022)

The 2022 York Region Official Plan (the “Regional OP” or the “2022 YROP”) was approved with modifications in 2022 by the Province of Ontario’s Ministry of Municipal Affairs and Housing (“MMAH”). The 2024 consolidation includes the changes implemented through *Bill 150, Planning Statute Law Amendment Act, 2023* and *Bill 162, Get it Done Act, 2024*. Further, the Government of Ontario passed Bill 185, Cutting Red Tape to Build More Homes Act (“Bill 185”) on June 6, 2024. Among other legislative changes, Bill 185 deemed York Region to be an upper-tier municipality without planning responsibilities as of July 1, 2024. Accordingly, the Regional OP became part of Vaughan’s 2010 OP on July 1, 2024.

The Regional OP establishes the long-term planning framework for the Region’s physical form and community structure, where and how the York Region will grow and develop in the future and seeks to implement Regional Council’s long-term vision for an inclusive, thriving, and

sustainable community that maintains a high quality of life for all residents. It contains the policies to help guide decision-making on important issues such as the environment and climate action, land use planning, infrastructure investments, and economic development, among others. Further, York Region's OP establishes the planning framework to accommodate the Region's forecasted population and employment growth to 2051 and will help guide strategic decisions regarding land use planning and a range of Regional services including, but not limited to, transportation, public transit, water and wastewater supply and services, public health, economic development, and affordable housing.

The Subject Lands are designated "Rural Area" on Map 1A – Land Use Designations (refer to **Figure 3**). The Subject Lands are identified as being within the Greenbelt Plan Designation (Countryside Area) and within the Oak Ridges Moraine Conservation Plan (Protected Countryside) on Map 2 – Regional Greenlands System, and more specifically as an Unevaluated Wetland on Map 4 – Key Hydrologic Features. (refer to **Figures 4**).

In keeping with Section 5.3.2 – Rural Area, the Regional OP permits cemeteries as an institutional use within the Rural Area designation and is therefore contemplated as an appropriate form of development within the Region's countryside context, recognizing the need for larger land areas for institutional uses that address long-term needs of a growing population.

Appendix A to this Report provides a detailed policy analysis of the York Region Official Plan and demonstrates how the Proposed Development conforms to the applicable policies of the YROP.

6.3 LOCAL POLICY

6.3.1 TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN (2025)

The Minister of Municipal Affairs and Housing (the "Minister") issued a Notice of Decision to approve in part with modifications, the Town of Whitchurch-Stouffville's New Official Plan ("Town OP") on September 25, 2025. The Minister withheld a decision on eleven (11) matters with respect to Employment Area policies and land use designations, whereas until such time as a decision is made, the Town amends the New Official Plan to conform to and implement the PPS 2024. The Town OP repeals and replaces, in part, the Town of Whitchurch-Stouffville Official Plan, 2004, including all amendments thereto, and pursuant to By-law 2024-057-OP.

The approved Town OP outlines a comprehensive land use policy framework to guide growth and development within the Town to the year 2051, including policies that establish growth management, protected major transit station areas, provide for a wide range of housing options and transportation options, protect the natural heritage system and water resources, among other matters.

The Subject Lands are designated "Rural Area" and "Significant Environment Area" on Schedule C – Land Use Designations (refer to **Figure 5**). The Subject Lands are identified as being within the Oak Ridges Moraine Conservation Plan ("Countryside Area" and "Natural Linkage Area") on Schedule B – Provincial Plan Areas and Designations.

In keeping with Section 6.2.2. of the Town OP, the Rural Area designation consists of lands not recognized by the Province as prime agricultural areas. Within the ORM Countryside Area, the Rural Area designation provides the primary location for accommodating a range of small-

scale commercial, industrial and institutional uses. Cemeteries are an institutional use which is expressly permitted use in the Rural Area. As noted in Sections 6.1.4 and 6.2.1, uses such as the Proposed Development are therefore contemplated as an appropriate form of development within the Town's countryside context and are contemplated to be considered small-scale within the meaning of the ORMCP and the Town OP.

In keeping with Section 6.3 of the Town OP, the Significant Environmental Area designation recognizes a variety of features possessing significant attributes or environmental functions, with a limited range of permitted uses. While no development is proposed within the Significant Environmental Area designation, a bridge is proposed to be located over the identified feature. Appropriate buffers of up to 30 metres between the various features and Proposed Development will be maintained.

Appendix A to this Report provides a detailed policy analysis and demonstrates that the Proposed Development of the Subject Lands conforms to the policies of the Town of Whitchurch-Stouffville Official Plan (2025).

6.3.2 TOWN OF WHITCHURCH-STOUFFVILLE COMPREHENSIVE ZONING BY-LAW 2010-001 (2025 Consolidation)

Under the Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001, the Subject Lands are primarily zoned "Oak Ridges Moraine – Countryside (ORM-C)" and the portions of land surrounding the water feature are zoned "Oak Ridges Moraine - Linkage (ORM-L)". The ORM-C Zone permits residential, agricultural, and low intensity recreational uses, and does not identify cemeteries as a permitted use.

A Zoning By-law Amendment is required to introduce site-specific exceptions to facilitate the proposed use with implementing development standards. The submitted ZBA Application proposes to rezone the Subject Lands to a site-specific Institutional Zone.

The Draft ZBA is appended to this report as **Appendix C**, and an analysis of the appropriateness of the submitted application is provided within **Appendix A**.

7.0 PUBLIC CONSULTATION STRATEGY

The *Planning Act* requires the following public consultation process for Zoning By-law Amendment applications:

1. Notice of Application signage is posted on the property by the owner;
2. Notice of Application and Public Meeting are mailed out to property owners within 120 metres of the Subject Lands and posted on the Town's website by the Town Clerk; and
3. A statutory Public Meeting is held by the Town of Whitchurch-Stouffville no earlier than 20 days after the Notice of Application and Public Meeting signage has been posted on the property and mailed to property owners within 120 metres.

The Application as described in this Report will be subject to the public consultation process outlined above, in accordance with the requirements of the *Planning Act*.

8.0 CONCLUSION

Based on the analysis included within this Report and the conclusions and recommendations of the reports submitted in connection with the Application, the Proposed Development is consistent with the relevant policy framework outlined in the Provincial Planning Statement (2024), the Greenbelt Plan (2017), and the Oak Ridges Moraine Conservation Plan (2017). The Proposed Development also conforms to the policies of the Region Official Plan (2022) and the Town of Whitchurch-Stouffville Official Plan (2025).

Overall, the design and layout of the Proposed Development has been undertaken in a manner that ensures compatibility with the existing and future character of the surrounding rural area and protection of natural heritage features. The Proposed Development provides an efficient use of land to accommodate a needed use in a growing community in a manner aligned with the small-scale provisions of relevant provincial and local policies.

It is our opinion that the Proposed Development is appropriate and represents good land use planning in the public interest.

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APPENDIX A – POLICY ANALYSIS

THE PLANNING ACT

Policy:

- 2 *The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*
- a) the protection of ecological systems, including natural areas, features and functions;*
 - b) the protection of the agricultural resources of the Province;*
 - c) the conservation and management of natural resources and the mineral resource base;*
 - d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
 - e) the supply, efficient use and conservation of energy and water;*
 - f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
 - g) the minimization of waste;*
 - h) the orderly development of safe and healthy communities;*
 - h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
 - i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
 - j) the adequate provision of a full range of housing, including affordable housing;*
 - k) the adequate provision of employment opportunities;*
 - l) the protection of the financial and economic well-being of the Province and its municipalities;*
 - m) the co-ordination of planning activities of public bodies;*
 - n) the resolution of planning conflicts involving public and private interests;*
 - o) the protection of public health and safety;*
 - p) the appropriate location of growth and development;*
 - q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
 - r) the promotion of built form that,*
 - a. is well-designed,*
 - b. encourages a sense of place, and*
 - c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
 - s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

Response: The following analysis in this Report demonstrates how the Proposed Development has regard for matters of provincial interest.

Policy:

- 3(5) *A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government,*

including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.*

Response: The submitted Application is consistent with the Provincial Planning Statement (2024) and do not conflict with provincial plans that are currently in effect as outlined in this Report.

Policy:

34 (10.1) A person or public body that applies for an amendment to a by-law passed under this section or a predecessor of this section shall provide the prescribed information and material to the council.

34 (10.2) A council may require that a person or public body that applies for an amendment to a by-law passed under this section or a predecessor of this section provide any other information or material that the council considers it may need, but only if the official plan contains provisions relating to requirements under this subsection.

Response: The contents of this Report, along with the submitted municipal application forms and supporting technical studies, include the information required by the above noted sections of the Act to support the application or Zoning By-law Amendment.

It is our opinion that the Application meets the requirements of the *Planning Act*.

PROVINCIAL PLANNING STATEMENT (2024)

Policy:

2.1.6 Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Response: The Proposed Development contributes to a to the range and mix of land uses through the introduction of a cemetery use, thereby addressing the long-term needs of existing and future residents. The Proposed Development also contributes to employment

opportunities associated with cemetery operations, including funeral services, grounds maintenance, administration, and other related activities.

Policy:

2.5.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) using rural infrastructure and public service facilities efficiently;*
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3*

Response: The Proposed Development contributes to creating a healthy, integrated and viable rural area by diversifying the existing economic base and expanding local employment opportunities through the introduction of a cemetery use. The Proposed Development also supports the long-term sustainability of rural infrastructure by relying on individual on-site water and sewage servicing systems.

Policy:

2.6.1 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land use*

2.6.2 Development that can be sustained by rural service levels should be promoted.

2.6.3 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

Response: The Proposed Development is contemplated as a permitted use and can be sustained by rural service levels through an individual on-site drilled drinking well, two on-site septic systems, and three stormwater management ponds, thereby eliminating the need for extensions to urban municipal infrastructure.

Policy:

4.1.1 *Natural features and areas shall be protected for the long term.*

4.1.5. *Development and site alteration shall not be permitted in:*

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)];*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)];*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

4.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

4.2.2 2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

Response: Pursuant to the EIS prepared in connection with the Application, the Proposed Development of the Subject Lands will not negatively impact the natural heritage features or their ecological functions, as they are delineated and buffered in accordance with applicable policy and are subject to implementation of appropriate mitigation measures. The EIS is summarized in Section 5 of this Report.

THE GREENBELT PLAN, 2017

Policy:

2.1 *Lands within the Oak Ridges Moraine Area*

The requirements of the ORMCP (Ontario Regulation 140/02), made under the Oak Ridges Moraine Conservation Act, 2001, continue to apply and the Protected Countryside policies do not apply, with the exception of section 3.3. Where, by the operation of subsection 2(4) of the ORMCP, lands are within the Oak Ridges Moraine Area but are not governed by the

policies of the ORMCP, such lands are deemed to be within the Protected Countryside and all of the policies of the Greenbelt Plan, except section 6, apply to the lands unless the lands:

- a) Would be subject to the Countryside or Settlement Area designations of the ORMCP if that plan applied; and*
- b) Do not connect the lands subject to the ORMCP to the Protected Countryside.*

Response: The Proposed Development is located within the Countryside Area designation within the Oak Ridges Moraine Conservation Plan, and as a result, the policies of the ORMCP take precedence over the Greenbelt Plan.

Policy:

3.2.2.3 New development or site alteration in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that:

- a) There will be no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- b) Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
- c) The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
- d) Except for uses described in and governed by the policies of sections 4.1.2 and 4.3.2,*
 - i. The disturbed area, including any buildings and structures, of the total developable area will not exceed 25 per cent (40 per cent for golf courses); and*
 - ii. The impervious surface of the total developable area will not exceed 10 per cent; and*
- e) At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, recognizing that section 4.3.2 establishes specific standards for the uses described there.*

Response: Pursuant to the EIS prepared in connection with the Application, the Proposed Development of the Subject Lands will not negatively impact the key hydrologic feature or its ecological function, subject to implementation of appropriate mitigation measures. Further, the Proposed Development of the Subject Lands does not include the removal of key hydrologic features or any other natural heritage features. The EIS is summarized in Section 5 of this Report.

OAK RIDGES MORaine CONSERVATION PLAN, 2017

Policy:

- 12. (1) The purpose of Natural Linkage Areas is to maintain, and where possible improve or restore, the ecological integrity of the Plan Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors, by,*

- (a) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key heritage features, key hydrologic features and the related ecological functions;
- (b) maintaining, and where possible improving or restoring natural self sustaining vegetation over large parts of the area to facilitate movement of plants and animals;
- (c) maintaining a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Plan Area;
- (d) maintaining the quantity and quality of groundwater and surface water;
- (e) maintaining groundwater recharge;
- (f) maintaining natural stream form and flow characteristics;
- (g) protecting landform features; and
- (h) protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change.

(2) Natural Linkage Areas also have the objectives of,

- (a) accommodating a trail system through the Plan Area and trail connections to it;
 - (a.1) conserving cultural heritage resources;
 - (a.2) contributing to a regional network of green infrastructure; and
- (b) providing for limited economic development that is compatible with clauses (a) to (a.2) and subsection (1).

Response: The Proposed Development is not proposed to be located within the identified Natural Linkage Area, as 30 metre buffers are included from all Natural Linkage Areas on the Subject Lands, thereby maintaining the regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors.

Policy:

13. (1) The purpose of Countryside Areas is to encourage agricultural and other rural uses that support the Plan's objectives by,

- (a) protecting prime agricultural areas;
- (b) Part II Land Use Designations promoting and protecting agricultural and other rural land uses and normal farm practices;
- (c) maintaining the rural character of the Rural Settlements;
- (d) protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change;
- (e) and maintaining existing public service facilities and adapting them, where feasible, to meet the needs of the community.

(2) Countryside Areas also have the objectives of,

- (a) maintaining, and where possible improving or restoring the ecological integrity of the Plan Area;
- (b) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;

- (c) maintaining the quantity and quality of groundwater and surface water;*
- (d) maintaining groundwater recharge;*
- (e) maintaining natural stream form and flow characteristics;*
- (f) protecting landform features;*
- (g) accommodating a trail system through the Plan Area and trail connections to it;*
 (g.1) conserving cultural heritage resources; and
- (h) providing for economic development that is compatible with subsection (1) and with clauses (a) to (g.1).*

- (3) The following uses are permitted with respect to land in Countryside Areas, subject to Parts III and IV:*
- 14. Small-scale commercial, industrial, and institutional uses as described in section 40, subject to subsection (5).*
 - 17. Uses accessory to the uses set out in paragraphs 1 to 16.*

Response: The Proposed Development is consistent with the range and scale of permitted uses within the Countryside Area. The proposed cemetery use represents an appropriate form of development that supports both community and economic objectives by providing an important service that addresses the long-term needs of a growing and aging population, while also generating employment and economic opportunities for residents through associated cemetery functions.

The development has been designed to the rural character of the area by minimizing impacts on the surrounding natural environment and rural landscape through its small-scale character, substantial landscaped open space, and site design to reduce visual impacts, including siting the tallest building furthest from the rural road frontage (Woodbine Avenue) and towards Highway 404. The proposed bridge crossing has been sized, oriented, and located in a manner which ensures the associated key hydrologic feature maintains its ecological and hydrogeological functions, including the conveyance of surface water and the maintenance of natural flow regimes.

Policy:

- 20. Every application for development or site alteration shall identify planning, design and construction practices that ensure that no buildings or other site alterations impede any hydrological functions or the movement of plants and animals among key natural heritage features, key hydrologic features, and adjacent land within Natural Core Areas and Natural Linkage Areas.*

Response: No physical development or site alteration has been proposed within the Key natural Heritage Features, as identified in the EIS and subject to implementation of appropriate mitigation measures. All features and their associated buffers are proposed to be zoned for environmental protection, namely the water feature in the western half of the Subject Lands.

Policy:

30(5)

An application for development or site alteration with respect to land in a landform conservation area (Category 1) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,

- (a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- (b) limiting the portion of the net developable area of the site that is disturbed to not more than 25 per cent of the total area of the site; and*
- (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 15 per cent of the total area of the site.*

(6)

- An application for development or site alteration with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,*
- (a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
 - (b) limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and*
 - (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.*

Response: While the Subject Lands are not located within an identified landform conservation area, the prescribed scales of disturbance outlined have been maintained by the Proposed Development. Per the requirements for Landform Conservation Category 2, the Proposed Development maintains a disruption area below 50 per cent and limits impervious surfaces to 14 per cent, well below the prescribed 20 per cent for this landform conservation category. As a result, the Proposed Development is in keeping with policies that guide and limit modifications to areas within the ORMCP and reflects the small-scale nature of the proposal.

Policy:

40.(1) *Small-scale commercial, industrial and institutional uses,*

- (a) are supportive of, complementary to or essential to uses that are permitted in Countryside Areas under sections 13, 14 and 17;*
- (b) do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and*
- (c) include, but are not limited to,*
 - (i) commercial sales or services related to the management or use of resources located in the surrounding area,*
 - (ii) portable mineral aggregate crushing plants, portable asphalt plants and composting plants, and*
 - (iii) schools, places of worship, community halls, retirement homes, and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area.*

- (2) *An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved unless the applicant demonstrates that,*
- (a) it is not feasible to locate the use in a Settlement Area; and*
 - (b) the buildings and structures will be planned, designed and constructed so as not to adversely affect,*
 - (i) the rural character of the Countryside Areas, and*

(ii) the ecological integrity of the Plan Area.

- (3) An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved if it is to be located within a prime agricultural area.*
- (5) An application to establish or expand a small-scale commercial, industrial or institutional use shall demonstrate that the new or expanded use will have no adverse impacts on surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible.*

Response: In concurrence with the legal opinion submitted in connection to the Application and as noted in Section 6.1.4, the Proposed Development is considered to be a small-scale institutional use within the meaning of Section 40 and as contemplated as a permitted use. The Proposed Development is proposed to be located outside of the Natural Linkage Area on the Subject Lands and is not located on Prime Agricultural Lands.

As noted above, while the Subject Lands are not located within a Landform Conservation Area, the Proposed Development adheres to the degree of disturbance within such policies, where the disturbed area would be limited to 50% and the impervious surface area to 20%. Thus, the scale of the building footprints and the associated impervious surface area are consistent with these objectives and reflect the limited disturbance area, indicating that no large-scale modification of the terrain or vegetation is proposed.

The Proposed Development is considered to be a “major development” per the ORMCP as the proposed total ground floor area exceeds 500 m². The purpose of the “major development” definition is to trigger consideration of heightened technical requirements to protect water, hydrological functions, stormwater systems, and ecological integrity. This is in keeping with the environmental objectives of the ORMCP. The environmental purpose is distinct from the socio-economic purpose of allowing small-scale institutional uses to be established within the Countryside Area of the ORMCP.

Allowing for the establishment of cemeteries in the Countryside Area is in keeping with the objective of providing for compatible economic development as noted in subsection 13(2)(h) of the ORMCP. By permitting cemeteries within the Countryside Area, the ORMCP recognizes that such uses can be appropriately located outside of Settlement Areas where they can be accommodated in a manner that is compatible with the rural landscape and the countryside character through its small-scale nature and site design. The EIS further confirms no negative impact to the ecological integrity of the Plan Area.

Considering character of the immediately surrounding area specifically, the majority of lands in the immediate vicinity are either institutional (cemetery south), industrial/commercial (Cardico Drive employment subdivision north and Gormly Industrial Secondary Plan area immediately south of the cemetery), major recreational (golf course east of Woodbine Avenue). Notwithstanding this, the cemetery as proposed has located the largest mausoleum building towards the rear of the property, over 700 metres from Woodbine Avenue, at a lower elevation than that road and with significant intervening vegetation proposed and retained (including existing woodlands surrounding the Berzy Creek). Smaller buildings comparable to others fronting Woodbine are located close to that road, reinforcing the streetscape and pattern of development as experienced from the public realm.

Thus, the term “major development”, as used in the ORMCP, has a policy purpose that is distinct from the concept of “small-scale institutional use”. Therefore, being considered a “major development” does not prevent a development from being a “small-scale institutional use”. The ORMCP has many purposes, none of which prevails over another.

Policy:

45. (1) *An application for major development shall be accompanied by a stormwater management plan, as set out in section 46.*

(2) *Every application for development or site alteration shall demonstrate that planning, design and construction practices that protect water resources will be used, including,*

(a) keeping the removal of vegetation, grading and soil compaction to a minimum;

(b) keeping all sediment that is eroded during construction within the site;

(c) seeding or sodding exposed soils as soon as possible after construction; and

(d) keeping chemical applications to suppress dust and control pests and vegetation to a minimum.

Response: The submitted FSR contains a stormwater management plan prepared in connection with the Application, detailing the three (3) stormwater management ponds which have been designed to serve the proposed development

Policy:

YORK REGION OFFICIAL PLAN (2022)

Policy:

3.1.1 *To protect, restore and enhance the Regional Greenlands System and water resource system, features and functions shown on Maps 1C, 2, 4, 7, 12A and 12B and to control new development and site alteration within the vicinity of the System in accordance with the policies of the Plan.*

3.2.4 *That development and site alteration applications within 120 metres of the Regional Greenlands System shall be accompanied by an environmental impact study.*

Response: The Subject Lands are traversed by the Berczy Creek, identified as part of the Regional Greenlands System. No development is proposed to be located within the Berczy Creek and its associated buffers. As noted within the Fluvial Geomorphic and Meander Belt Width Assessment prepared in connect to the Application, a single 13.5 metre crossing is proposed at the lower half of the Subject Lands where the Berczy Creek exhibits a relatively straight, well-defined single-thread channel form, in support of comments received from the TRCA.

The Constraints and Opportunities Map illustrates that no development is proposed within 30 metres of the water feature and surrounding environmental features.

Policy:

3.3.1 *To protect, restore and enhance the water resource system as shown on Maps 4, 7 and 12A and 12B.*

3.3.7 *That in recharge management areas (as shown on Map12A) development and site alteration will maintain pre-development recharge rates to the fullest extent possible.*

Response: Pursuant to the Geotechnical Report and the Hydrogeological Report prepared in connection with the Application, the Subject Lands are identified to have high groundwater tables in certain areas, and limited obstructions found in the soils. The Proposed Development is considered feasible, and the existing dense/very dense soils encountered are suitable for supporting the foundations of the proposed structures.

Policy:

3.4.5 *To prohibit development and site alteration within key natural heritage features, key hydrologic features, vegetation protection zones and adjacent lands, unless:*

a. The use is permitted by the Plan, the applicable Provincial Plan and it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or,

b. As authorized through an Environmental Assessment; or

c. For agricultural, agriculture-related and on-farm diversified uses, subject to the applicable Provincial plan.

3.4.9 *That an application for development and site alteration within 120 metres of a key natural heritage feature or key hydrological feature shall be accompanied by an environmental impact study. The requirement for, content and scope of the study will be determined through the pre-consultation meeting and a terms of reference shall be submitted to the approval authority early in the application process. The environmental impact study shall also address the requirements of any applicable Provincial plan*

3.4.13 *That the vegetation protection zone and adjacent land to key natural heritage features and key hydrologic features shall be determined through environmental impact study and meet the minimum widths identified in Table 3 below:*

Provincially Significant and Provincial Plan area Wetlands	30m	30m	30m	30m	30m	120m
Other Evaluated Wetlands (outside Provincial Plan area)	N/A	N/A	N/A	N/A	15m	N/A
Permanent and Intermittent Streams	30m	30m	30m	30m	Determined by an Environmental Impact Study	120m

Response: The Proposed Development is not proposed to be located within the key hydrologic feature (Berczy Creek), vegetation protection zones, or adjacent lands as prescribed within the YROP and further illustrated in the Constraints and Opportunities Map.

Policy:

3.4.19 *That notwithstanding policy 3.4.5 of the Plan, development and site alteration is prohibited within Provincially Significant and Provincial Plan Area wetlands as shown on Map 4 of the Plan. Due to the scale of the mapping in the Plan, smaller wetlands may not be visible. More detailed mapping is available from York Region.*

3.4.20 *To permit development and site alteration within 120 metres of wetlands identified on Map 4, but not within the vegetation protection zone, subject to an approved environmental impact study that demonstrates no negative impacts to the wetland feature or its ecological functions. Notwithstanding the aforementioned, within the vegetation protection zone, development and site alteration may be permitted in accordance with policies 3.2.5.c and 3.2.5.d of the Plan.*

3.4.21 *That applications for development and site alteration within 120 metres of wetlands not evaluated per the Ontario Wetland Evaluation System, or wetlands not shown on Map 4 of the Plan shall be accompanied by an environmental impact study that determines their importance, functions and means of protection and/or maintenance of function, as appropriate, to the satisfaction of the approval authority.*

Response: All natural features on the Subject Lands are proposed to be protected from development and zoned for environmental protection contributing to ecological integrity in the Region. The portion of the Subject Lands transversed by the Berczy Creek and the surrounding vegetation is proposed to be maintained or restored in a naturalized conditions, as identified within the EIS and the Constraints Map. The EIS confirms that all natural features on the Subject Lands can be suitable protected and maintained, identifies areas that can be restored or enhanced and confirms that there are no negative impacts on the long term health and function of natural features from the Proposed Development. The EIS also contains a natural heritage evaluation and has identified a minimum vegetation protection zone in accordance with the ORMCP.

Policy:

5.3.2 *That, in addition to permissions in Section 5.1, the following land uses within the Rural Area designation on Map 1A are permitted:*

a. Recreational, tourism, institutional (including cemetery), and resource-based commercial/industrial uses, outside of the Regional Greenlands System;

Response: The proposed cemetery uses and its associated functions are in keeping with the permitted uses under Section 5.1 of the Rural Area designation. The Proposed Development is compatible with the rural landscape and surrounding uses, protects the natural environment, and has the capacity to implement the necessary water and waste services within the Subject Lands.

Policy:

6.4.3 *That the provision of appropriate water and wastewater infrastructure and servicing capacity is coordinated with plans of subdivision, plans of condominium, site plans or*

any other development applications by local municipalities in order to ensure services are available prior to occupancy.

6.5.3 To require that development and site alteration proposals meet applicable stormwater management policies, guidelines and best practices.

Response: Pursuant to the FSR report prepared in connection with the Application, the Proposed Development is to be privately serviced through the use of individual on-site drilled wells, two individual on-site septic systems, and three stormwater management ponds, which is the preferred form of servicing for rural areas.

TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN (2025)

Policy:

2.10.4.1 Water and wastewater servicing policies

2.10.5.1 Stormwater Management and Low Impact Development

g. Require development in significant groundwater recharge areas to implement low impact development stormwater management practices to maintain predevelopment recharge rates to the greatest extent feasible in accordance with applicable provincial and municipal requirements.

j. Require all public and private development to incorporate stormwater servicing and to be designed to:

- i. Prevent the loss of life, personal injury, and property damage;*
- ii. Fulfill water quality objectives, in compliance with provincial and federal requirements;*
- iii. Control erosion and sedimentation within natural watercourses and wetlands;*
- iv. Minimize on-site flooding and do not create negative downstream impacts due to flooding;*
- v. Manage urban runoff using a treatment train approach to stormwater management with emphasis on source and conveyance controls;*
- vi. Manage overland flow routes;*
- vii. Maintain or enhance the flow regime in receiving watercourses;*
- viii. Maintain predevelopment ecologically based water balance and require maintenance of site-level water balance using low impact development, to the extent feasible;*
- ix. Provide passive amenity spaces that are integrated into the design of neighbourhoods, development sites, parks, trails, and open spaces;*
- x. Promote innovation by incorporating green infrastructure, stormwater attenuation, re-use, and low impact development;*

- xi. Build community resilience through consideration of future climates within stormwater design;*
 - xii. Strive to reduce the potential for future flooding events through proactive stormwater management;*
 - xiii. Manage stormwater as a resource;*
 - xiv. Be feasible and financially viable over the lifecycle for the Town or other end owners of the infrastructure;*
 - xv. Implement comprehensive servicing schemes for areas eligible for increased intensification and growth to reduce redundant treatment facilities; and,*
 - xvi. Manage stormwater from a watershed/subwatershed perspective in the design of stormwater management.*
- k. Encourage all new development to incorporate best management practices in stormwater management, which will be the highest level determined to be technically feasible, with low impact development, as outlined in accordance with Provincial requirements and guidelines as well as stormwater management guidelines prepared by Conservation Authorities.*
- z. Ensure that development takes an integrated and innovative approach to stormwater management, be water efficient, and minimize, or where possible, prevent increases in stormwater volumes, contaminant loads and changes in water balance and maximize infiltration through an integrated treatment approach.*

Response: Pursuant to the FSR report prepared in connection with the Application, the Proposed Development includes appropriate private servicing and stormwater management facilities which minimize runoff, promote groundwater recharge at predevelopment rates, and mitigates erosion and flooding.

Policy:

3.7.1.1.d Ensure that all new development permitted by this Plan shall:

- i. Ensure the identification and protection of cultural heritage resources;*
- ii. Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,*
- iii. Appropriately incorporate these resources into new development plans.*
- e. Where possible, limit development and site alteration on adjacent lands to protected cultural heritage resources, except where:*
 - i. The proposed development and site alteration has been evaluated; and,*
 - ii. It has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

3.7.3.1.f Require all new development applications which involves, or is located adjacent to cultural heritage resources to: (i-viii)

4.1.2 Greenbelt plan natural heritage system

- c. Require that every application for development or site alteration identify planning, design and construction practices that ensure that no buildings or other site alterations impede any hydrological functions or the movement of plants and animals*

among key natural heritage features, key hydrologic features, and adjacent land, unless otherwise permitted.

4.1.4.1 Oak Ridges Moraine Natural Linkage Area

- e. Maintain the quantity and quality of groundwater and surface water.*
- f. Maintain groundwater recharge.*
- g. Maintain natural stream form and flow characteristics.*
- k. Protect landform features.*

Response: The property located at 12612 Woodbine Avenue is Listed under Section 27 Part IV of the *Ontario Heritage Act* and is listed on the Town's Built Heritage Inventory as a non-designated property. Pursuant to the Cultural Heritage Impact Report prepared in connection to the Application, the property does not have Cultural Heritage Value or Interest. As a result, the proposed demolition and facilitation of the Proposed Development will not have an adverse impact on the heritage attributes of the Subject Lands. Natural heritage features have been delineated and appropriately buffered in accordance with policy, and infrastructure has been designed to avoid erosion and flooding while maintaining pre-development groundwater recharge as described in the submitted EIS and FSR.

Policy:

4.1.6.1 Regional Greenlands System

- a. Prohibit development and site alteration within the Regional Greenlands System, unless otherwise specified.*
- b. Require an Environmental Impact Study for development and site alteration applications within 120 metres of the Regional Greenlands System. The requirement for, content and scope of the Environmental Impact Study will be determined through the pre-consultation meeting. The Environmental Impact Study shall also address any requirements of the Town and all applicable Provincial Plans.*
- d. Require that infrastructure planning, design and construction be sensitive to the features and functions of the Regional Greenlands System and include context sensitive design and innovative technologies to minimize impacts and enhance the system. Infrastructure within the system should avoid key natural heritage features and key hydrologic features, and their associated minimum vegetation protection zones, where possible, and shall be subject to the policies of applicable Provincial plans, including providing passive recreational amenities and environmental restoration, where appropriate.*

Response: The Subject Lands includes a portion of the Berczy Creek that is within the Regional Greenlands System. No development is proposed to be located within the Berczy Creek, however, as noted within the Fluvial Geomorphic and Meander Belt Width Assessment prepared in connect to the Application, a single 13.5 metre crossing is proposed at the southern half of the Subject Lands where the Berczy Creek exhibits a relatively straight, well-defined single-thread channel form.

As illustrated in the Constraints and Opportunities Map, this area is identified as 'High Constraint' where no development is proposed. The map further identifies a 30 metre buffer where no development is proposed to be located in.

As noted previously, the EIS confirms natural areas can be protected, restored and enhanced, with mitigation measures that will contribute to internal and external linkages between natural areas and features. The ZBA will appropriately regulate the use of these lands by zoning them for environmental protection.

Policy:

4.1.7.1 Key Natural Heritage Features and Key Hydrologic Features

a. Protect, restore and maintain key natural heritage features and key hydrogeologic features and their linkages.

d. Require key natural heritage features and key hydrologic features to be precisely delineated on a site-by-site basis as part of an Environmental Impact Study completed as part of a development application or other similar study. The precise delineation of features shall occur through the staking of the limits of the feature. Such staking will be undertaken in consultation with the Town, and the applicable Conservation Authority, where required.

Response: The delineation of the meander belt of the Berczy Creek was identified through desktop and site fieldwork described in the Fluvial Geomorphic and Meander belt Width Assessment prepared in connection to the Application. No development is proposed within this Key Hydrologic Feature. The proposed single bridge crossing is proposed in a location which limits potential impacts to flow distribution, sediment conveyance, and meander mitigation. As a result, the location, orientation, and size of the proposed crossing is suitable to avoid future channel migration or crossing instability by being stable and single-thread.

Policy:

4.1.8.1 Wetlands and Other Hydrologic Features

a. Prohibit development and site alteration in Provincially Significant Wetlands or Provincial Plan Area wetlands and their associated minimum vegetation protection zone, as identified on Schedules K or as determined through environmental studies consistent with the PPS and in conformity with the York Region Official Plan. Development and site alteration may be permitted within the 120 metre Area of Influence but not within the minimum vegetation protection zone, subject to an approved Environmental Impact Study that demonstrates no negative impacts to the wetland feature or its ecological functions.

b. Require that applications for development and site alteration within 120 metres of non-evaluated wetlands not evaluated per the Ontario Wetland Evaluation System, or wetlands not shown on Schedules K be accompanied by an Environmental Impact Study that determines their importance, functions, and means of protection and/or maintenance of function, as appropriate, to the satisfaction of the approval authority.

c. Prohibit development and site alteration in any wetland, permanent stream or intermittent stream, lake, including kettle lake, and their littoral zones, seepage area and springs, except as explicitly permitted by this Plan, and in accordance with all Provincial policy

f. Require a minimum vegetation protection zone for wetlands, permanent streams, intermittent streams, lakes including kettle lakes and their littoral zones, seepage areas and springs as established by Table 4.

j. Require the completion of a feature based water balance or budget to ensure that negative impacts to wetlands and hydrologic features are avoided or mitigated for.

Response: The Subject Lands is traversed by the Berczy Creek. No development is proposed to be located within the Berczy Creek, however, as noted within the Fluvial Geomorphic and Meander Belt Width Assessment, a single 13.5 metre crossing is proposed to the lower half of the Subject Lands where the Berczy Creek exhibits a relatively straight, well-defined single-thread channel form.

Policy:

4.1.14.1 Natural Linkage Areas

- a. Maintain linkages and related functions among surface water features, groundwater features, key natural heritage features and key hydrologic features.*
- b. Protect and enhance a strong, biologically diverse Natural Heritage System that weaves throughout the municipality to interconnect with the broader regional ecosystem in adjoining municipalities and watersheds.*
- c. Require the protection and enhancement of the ecological features and ecological functions of the natural heritage system within the Town, and its connections to natural areas in adjoining municipalities.*
- d. Prioritize the protection of natural heritage features in a system of cores connected by corridors and linkages.*
- f. Require the incorporation of linkages into the design of new development to retain and enhance the cultural, aesthetic, and environmental qualities of the landscape, wherever possible. Where new development or site alteration is proposed within the Natural Heritage System the applicant shall prepare a Linkage Assessment. On sites where an Environmental Impact Statement is being prepared, the Linkage Assessment can be included as part of that report.*

Response: The Proposed Development is not proposed to be located within the identified Natural Linkage Area.

Policy:

4.2.1.1 Watershed Planning

- a. Protect and enhance the Water Resources System which includes key hydrologic features and key hydrologic areas, as shown on Schedules K and Schedules L. Recognize the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.*
- f. Prohibit development that does not conform with the requirements of the ORMCP, specifically Section 24 or the applicable Source Protection Plan, with respect to any completed watershed plan or water budget and water*

conservation plan.

4.2.2.1 *Quality and Quantity of Groundwater and Surface Water*

- a. Within significant groundwater recharge areas, require that development maintain predevelopment recharge rates to the greatest extent possible by implementing best management practices such as low impact development techniques.*
- b. Maintain linkages and related functions among significant groundwater recharge areas. Highly vulnerable aquifers, and significant surface water contribution areas will be maintained and enhanced.*
- c. May permit major development within key hydrologic areas where it has been demonstrated that the hydrologic functions, including groundwater and surface water quality and quantity, water balance of these areas shall be protected and, where possible, improved or restored through:*
 - i. The identification of planning, design and construction practices and techniques;*
 - ii. Meeting other criteria and direction set out in the applicable watershed planning or subwatershed plan; and,*
 - iii. Meeting any applicable provincial standards, guidelines and procedures.*

Response: Four monitoring wells were installed on site to monitor stabilized groundwater levels, which found that groundwater conditions at the Subject Lands are characterized by relatively high groundwater levels and localized artesian pressure conditions observed in one monitoring well. The Geotechnical Investigation concluded that groundwater mitigation measures, including temporary dewatering and localized aquifer depressurization, may be required for excavations extending below the groundwater table to mitigation potential seepage concerns. No groundwater quality concerns were identified. Further, the Hydrogeological Report confirms that the Subject Lands are not located within a Highly Vulnerable Aquifer.

Policy:

4.2.6.1 Major Development within the Oak Ridges Moraine Conservation Plan

- a. Prohibit major development within the Oak Ridges Moraine Conservation Plan Area unless:*
 - i. The watershed plan for the relevant watershed has been completed;*
 - ii. The major development conforms with the relevant watershed plan;*
 - iii. A water budget and water conservation plan, prepared in accordance with the ORMCP and demonstrating that the water supply required for the major development is sustainable and that assimilative capacity with respect to sewage is sufficient, has been completed;*
 - iv. The applicant identifies any key hydrologic features and related hydrological functions on the site and how they will be protected;*
 - v. The applicant demonstrates that an adequate water supply is available for the development, and that there is sufficient assimilative capacity to deal with the sewage from the development, without compromising the ecological integrity of the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area;*

vi. With respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan has been provided that:

- 1. Characterizes groundwater and surface water flow systems by means of modelling;*
- 2. Identifies the availability, quantity and quality of water sources; and,*
- 3. Identifies water conservation measures.*

b. Require that an application for major development be accompanied by a sewage and water system plan which demonstrates:

- i. The ecological integrity of hydrological features and key natural heritage features will be maintained;*
- ii. The quantity and quality of groundwater and surface water will be maintained;*
- iii. Stream baseflows will be maintained;*
- iv. The project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan, subwatershed plan, and applicable Source Protection Plan;*
- v. The assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage systems will not be exceeded; and,*
- vi. The water project for the development will be sustainable.*

c. Require that major development in any significant surface water contribution area shall be subject to demonstration that hydrologic functions, including groundwater and surface water quality and quantity and water balance of these areas shall be protected and where possible, improved or restored through:

- i. The identification of planning, design, and construction practices and techniques;*
- ii. Meeting other criteria and direction set out in the applicable watershed planning or subwatershed plan; and,*
- iii. Meeting any applicable provincial standards, guidelines and procedures.*

Response: The Proposed Development is considered to be a major development per the ORMCP as the proposed ground floor area exceeds 500 square metres. Pursuant to the Hydrogeological Report, the Subject Lands are considered suitable for the proposed cemetery development as the low-permeability native soils limit groundwater movement, reduce the potential for contaminant migration, and provide favourable natural attenuation characteristics. Further, the primary design objective will be to maintain the existing groundwater recharge function of the site while respecting the natural heritage constraints associated with Berczy Creek and adjacent wetlands.

The proposed development will maintain appropriate setbacks and buffers to the Berczy Creek and adjacent natural features consistent with the ORMCP, applicable municipal policies, and the submitted EIS. As a result, no significant adverse hydrogeological impacts to the Berczy Creek or the adjacent wetlands are anticipated and no hydrogeological constraints have been identified that would preclude the Proposed Development, subject to implementation of the identified recommendations.

Policy:

5.2.7.1 *With respect to small-scale commercial, industrial and institutional uses, as may be permitted in the Rural Area land use designation, within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan, or the Protected Countryside Area of the Greenbelt Plan, the following policies will apply:*

a. Small-scale commercial, industrial and institutional uses shall be supportive of and complementary to the uses permitted in the Rural Area, and shall not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures;

b. Small-scale commercial, industrial and institutional uses may include but are not limited to the following:

i. Commercial sales or services related to the management or use of resources located in the surrounding area;

iii. Schools, places of worship, community halls, retirement homes, and cemeteries, and medical or veterinarian facilities, intended mainly to serve nearby rural settlements.

v. the use complies with the Minimum Distance Separation Formulae;

vi. that there are no negative impacts on key natural heritage features or key hydrologic features and functions, biodiversity or connectivity of the Natural Heritage System or Water Resources System in accordance with the requirements of the Provincial Plan, York Region Official Plan, and this Plan;

vii. the use may be accommodated on the basis of individual on-site water services and individual on-site sewage services and appropriate stormwater management, subject to appropriate studies and the approval of the Province, York Region and the Town, as required. Uses which generate large volumes of sewage, or non-domestic or non-agricultural effluent shall generally not be permitted; and

viii. the use is appropriately located on roads that will accommodate the anticipated traffic.

d. The Town may require a Site Plan application and/or a Zoning By-law amendment to permit the proposed small-scale commercial, industrial and institutional use.

e. The Zoning By-law shall establish specific regulations for the permitted types of uses and development standards to ensure the use is small-scale and in keeping with the rural character of the area.

Response: Pursuant to the legal opinion submitted in connection to the Application and as noted above, the Proposed Development is considered to be a small-scale institutional use per the meaning of Section 40 and is contemplated as a permitted use.

The Proposed Development adheres to the degree of disturbance within the Landform Area Conservation policies, where the disturbed area would be limited to 50% and the impervious surface area to 20%. Thus, the scale of the Proposed Development is consistent with these objectives and reflects the limited disturbance area, indicating that no large-scale modification of the terrain or vegetation is proposed.

The Proposed Development is a “major development” per the ORMCP as the proposed total ground floor area exceeds 500 m². The purpose of the “major development” definition is to trigger consideration of heightened technical requirements to protect water, hydrological functions, stormwater systems, and ecological integrity, consistent with the environmental objectives of the ORMCP. The environmental purpose is distinct from the socio-economic purpose of allowing small-scale institutional uses to be established within the Countryside Area of the ORMCP, in keeping with the objective of providing for compatible economic development as noted in subsection 13(2)(h).

The EIS further confirms no negative impact to the ecological integrity of the Plan Area.

Thus, the term “major development”, as used in the ORMCP, has a policy purpose that is distinct from the concept of “small-scale institutional use”. Therefore, being considered a “major development” does not prevent a development from being a “small-scale institutional use”.

Further, the Proposed Development is located outside of the Natural Linkage Area on the Subject Lands and is not located on Prime Agricultural Lands.

Policy:

6.2.2.1 Permitted uses in the Rural Area designation, subject to the development policies of this Section, include:

r. Cemeteries; and

s. Non-agricultural uses in accordance with Section 5.2.8

6.2.2.2 Development in the Rural Area will conform to the following policies:

b. Recreational, tourism, institutional (including cemeteries), and resource based commercial/industrial uses should be directed to areas outside of the Regional Greenlands System.

c. Land use compatibility will be achieved where agricultural uses and non agricultural uses interface by avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system, based on provincial guidance. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate and in accordance with the policies of Section 5.2.

d. Any proposed use is designed and sited to be compatible with surrounding land uses such that the rural character of the area is maintained and that the proposed use does not further fragment the Rural Area.

g. Any application for proposed uses in the Rural Area designation shall demonstrate how the following criteria is achieved:

i. That there are no negative impacts on key natural heritage features or key hydrologic features and functions, biodiversity or connectivity of the Natural Heritage System pursuant to the requirements of the relevant Provincial Plans, York Region Official Plan, and this Plan;

ii. Maintain, restore or enhance the amount of natural self-sustaining vegetation on the site and improve connections between key natural heritage features and key hydrologic features;

iii. Ensure an integrated pesticide and fertilizer management plan is in place;

iv. Be appropriately located on roads that will accommodate the anticipated traffic;

- v. Be compatible with the character and function of the Rural Area in terms of scale, built form, setbacks and intensity of the use, among other matters; and,*
- vi. That individual on-site water services and individual on-site sewage services are provided to the satisfaction of the Town and/or York Region.*

Response: The Proposed Development is consistent with the institutional uses contemplated within the Rural Area. The Proposed Development of the Subject Lands is not proposed to be located within the Berczy Creek identified as part of the Regional Greenlands System, rather, the Proposed Development has been designed to avoid impacts on natural heritage features and their associated functions by the strategic location, size, and orientation of the bridge crossing and siting the buildings with the appropriate buffers as identified on the Constraints and Opportunities Map and EIS.

Land use compatibility is achieved through the small-scale nature of the proposed cemetery use in keeping with the scale parameters of the ORMCP. The lands immediately south of the Subject Lands contain an existing cemetery and funeral home, providing a compatible adjacent land use and further reinforces the suitability of the Proposed Development. Further, the Proposed Development minimizes ground disturbance through a compact building footprint and site layout, while maintaining setbacks from adjacent properties and locating the largest building towards Highway 404 to reduce visual impacts from the rural public realm. Additional landscaping and buffering are proposed throughout the site to maintain and enhance the rural character of the area.

The Subject Lands will be serviced by private on-site water and sewage systems, thereby avoiding the need for municipal servicing infrastructure and maintaining the rural servicing character of the area.

Policy:

6.3.1.1 Permitted in the Significant Environmental Area designation, subject to the development policies of this Section, include:

- a. Conservation, enhancement and preservation of the natural environment, and passive recreational uses such as nature viewing and pedestrian trails which will have no negative impact on the natural environmental features and ecological functions of the area.*

Response: The Subject Lands contain a portion of land designated Significant Environmental Area where the Berczy Creek is located, and its associated buffers. No development is proposed to be located within the Significant Environmental Area designation. Pursuant to the Fluvial Geomorphic and Meander Belt Width Assessment, the 13.5 metre single crossing proposed over the Berczy Creek is proposed in a location, size, and orientation which minimize impacts to flow distribution, sediment conveyance, and meander migration. As illustrated in the Constraints and Opportunities Map, this area is identified as 'High Constraint' where no development is proposed, and further identifies a 30 metre buffer whereby development is not proposed to be located within.

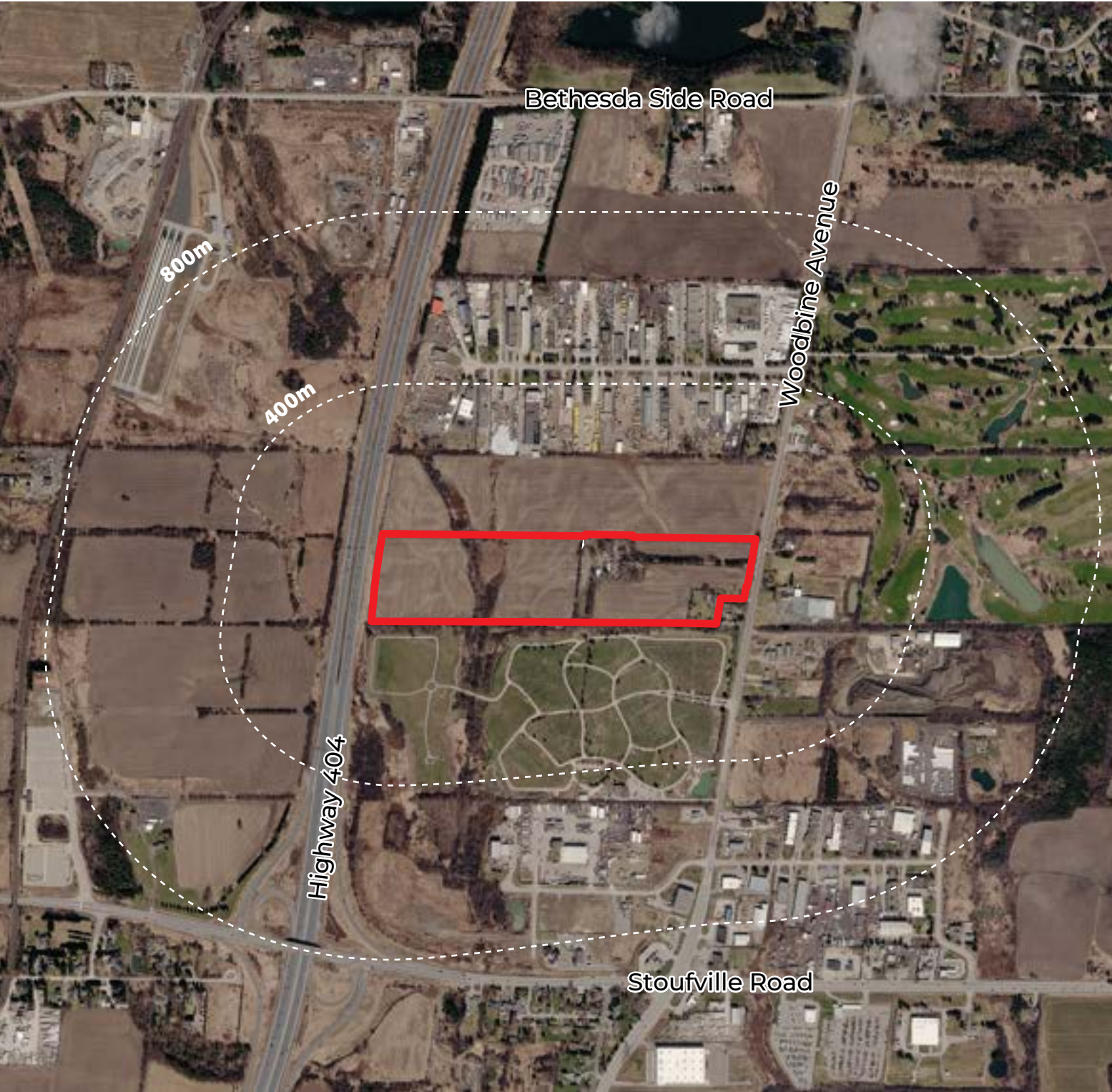
The Subject Lands are zoned “Oak Ridges Moraine – Countryside (ORM-C),” “Oak Ridges Moraine – Linkage (ORM-L),” and “Flood Hazard (FH)” within the Town’s Comprehensive Zoning By-law 2010-001. The ORM-C Zone applies to the majority of the Subject Lands and permits agricultural uses, single-detached dwellings, and low-intensity recreation uses. As the proposed cemetery use is not permitted in the ORM-C Zone, an amendment to Comprehensive Zoning By-law 2010-001 is required. The ORM-L and FH Zones correspond to the presence of the water feature and are therefore not proposed to be rezoned as part of the submitted ZBA.

On behalf of the Owner, KLM has submitted an application for a Zoning By-law Amendment to amend the Town Zoning By-law 2010-001. The submitted Application seeks to allow a cemetery as a permitted use and to establish site-specific exceptions to the Oak Ridges Moraine – Countryside (ORM-C) Zone to permit an increased maximum height and revised parking and barrier free parking requirements.

The Proposed Development seeks to utilize strategically located lands designated for institutional and employment uses located in close proximity to a major highway (Highway 404). The ORM-C Zone recognizes the public service function of a cemetery and accessory uses while supporting employment opportunities associated with cemetery operations, funeral services, grounds maintenance, administration, and other related activities.

Approval of the proposed ZBA would allow for the Subject Lands to be developed as contemplated as a permitted use in the Official Plan while aligning with the limits established through the submitted technical studies. It is our opinion that the proposed ZBA represents an efficient and appropriate use of the Subject Lands outside the Settlement Area. The proposal is compatible with the surrounding rural landscape, supports institutional and employment opportunities, and contributes to meeting the needs of a growing population.

It is our opinion that the proposed ZBA represents appropriate development of the Subject Lands.



CONTEXT MAP

Legend

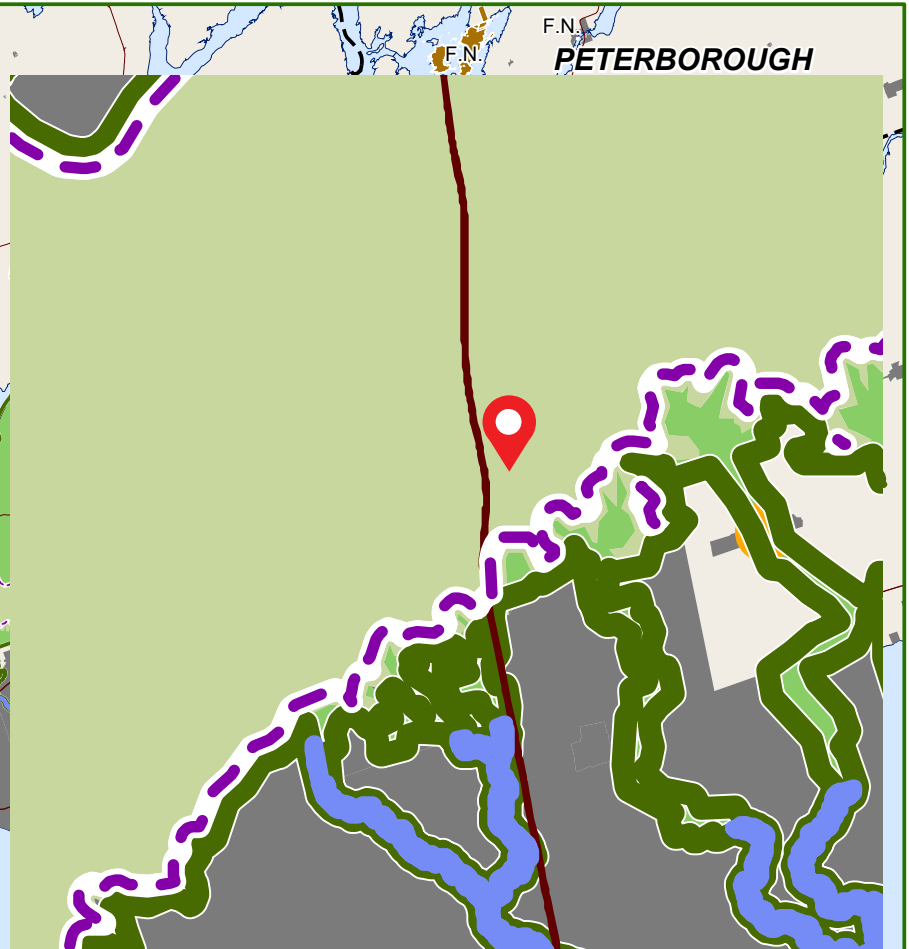
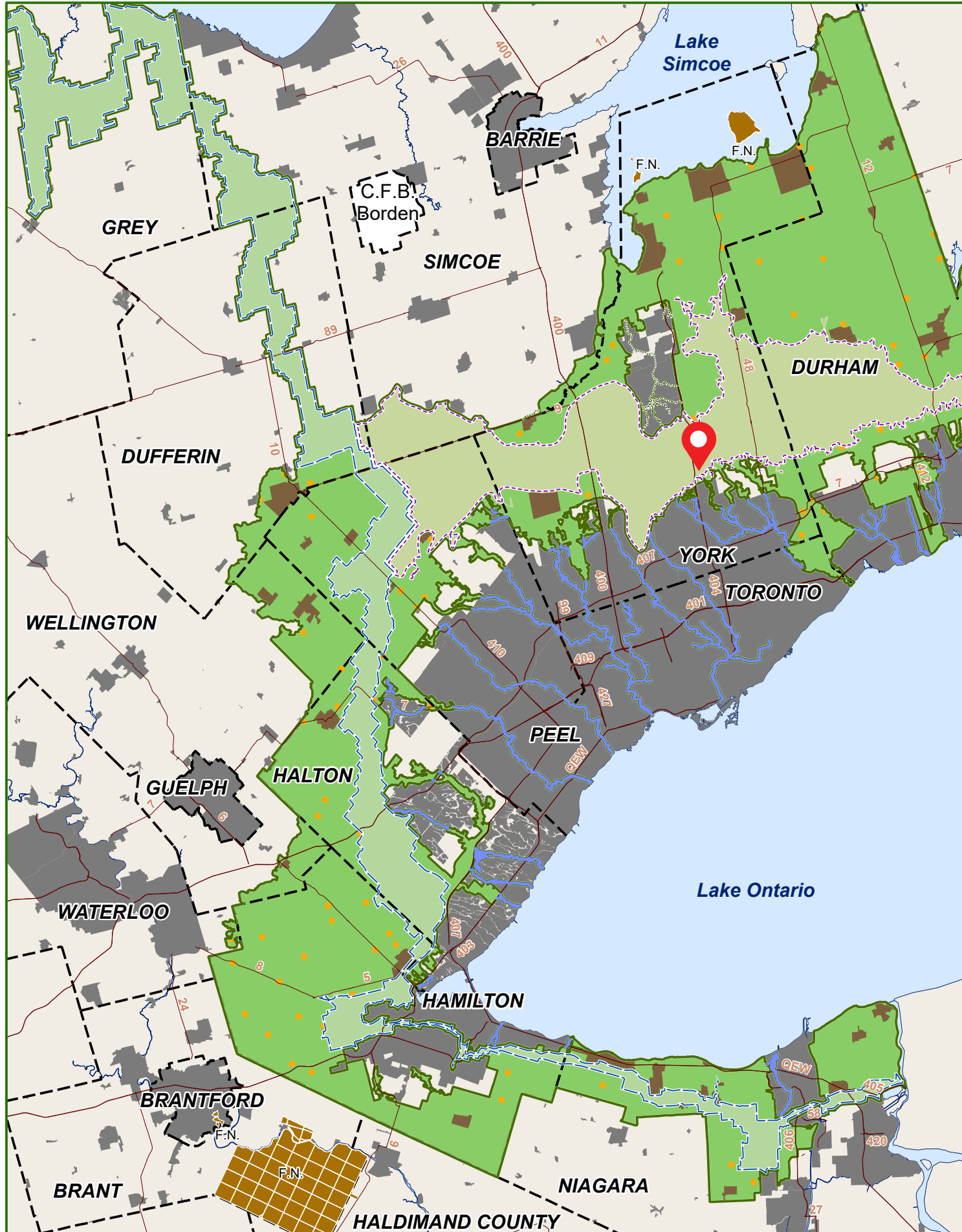
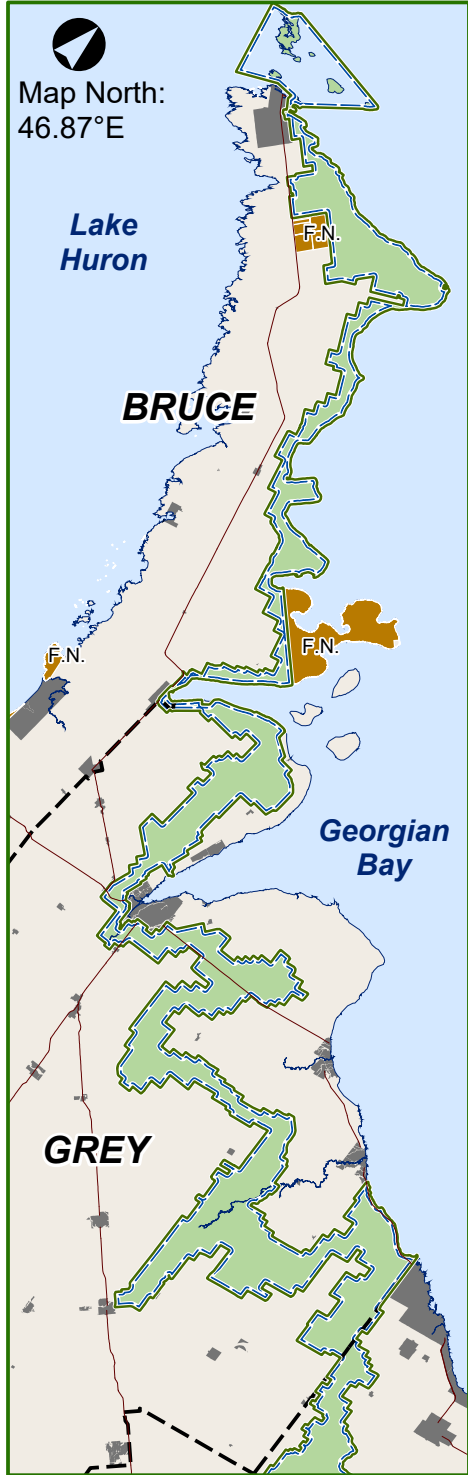
 Subject Lands



N.T.S.

May 2026





LEGEND

Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

Produced in 2023 by and using data sources from the Ministries of: Municipal Affairs and Housing; Northern Development; Mines; Natural Resources and Forestry; Environment, Conservation and Parks; and, Agriculture, Food and Rural Affairs.

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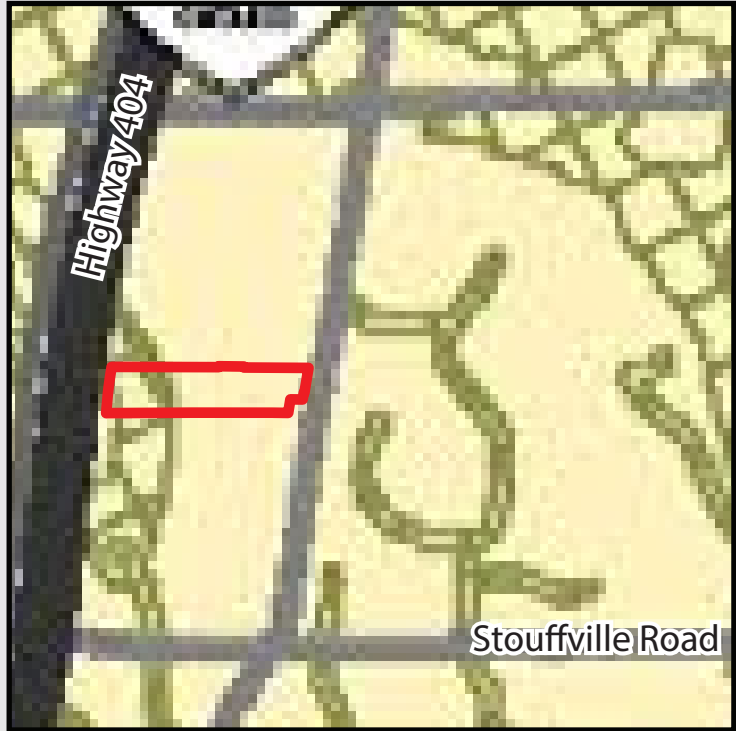
KM

1 cm equals 6 km

Map North: 0°

greenbelt
PLAN

Schedule 1:
Greenbelt Area

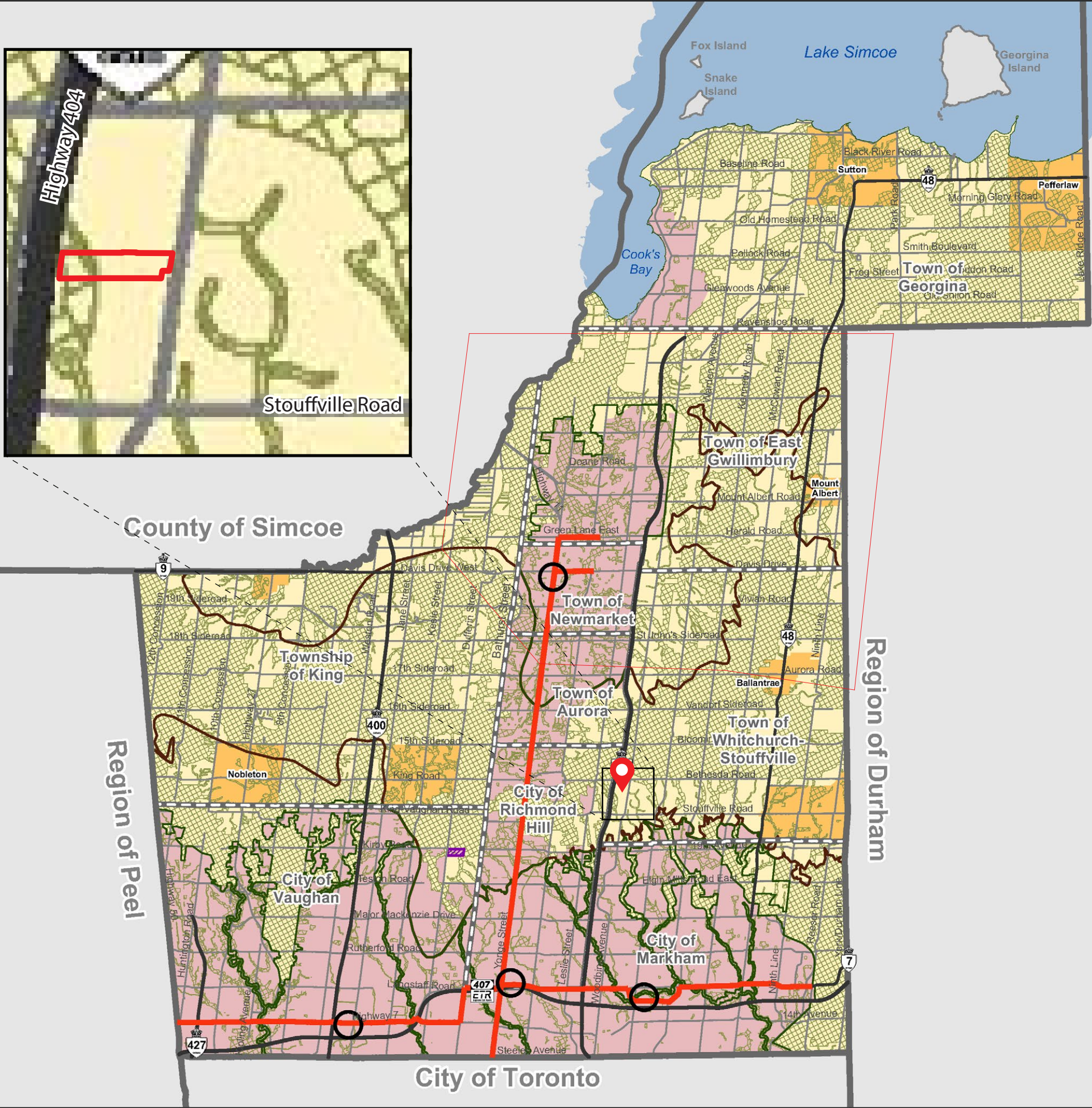


County of Simcoe

Region of Peel

City of Toronto

Region of Durham



MAP 1

REGIONAL STRUCTURE

Subject Lands

- Regional Centre
- Regional Corridor
- Urban Area
- Towns and Villages
- Agricultural System
- Regional Greenlands System
- Subject to Minister's Order February 3, 2015 and special provision policy 5.3.4

Greenbelt Plan

- Greenbelt Plan Boundary

Oak Ridges Moraine Conservation Plan

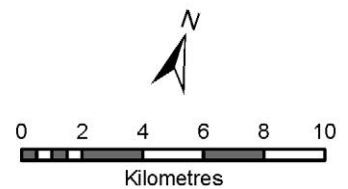
- Oak Ridges Moraine Conservation Plan Boundary

Provincial Highways

- Existing

Municipal Boundaries

- Regional Municipal Boundary
- Local Municipal Boundary

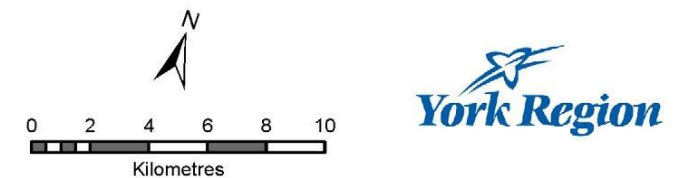


York Region

Produced by: The Regional Municipality of York
Planning and Economic Development Branch, Corporate Services Department, 2024
Data: The Regional Municipality of York, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
Queen's Printer for Ontario 2003-2024, Includes Greenbelt and Oak Ridges Moraine Boundaries and Water Features
Based on best available data and may contain minor errors or omissions.

KLM
PLANNING

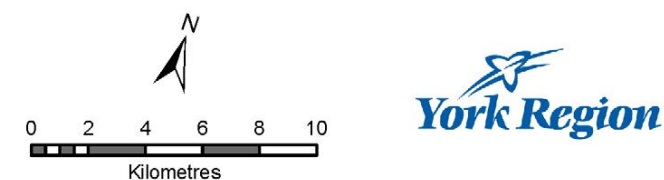
Subject Lands





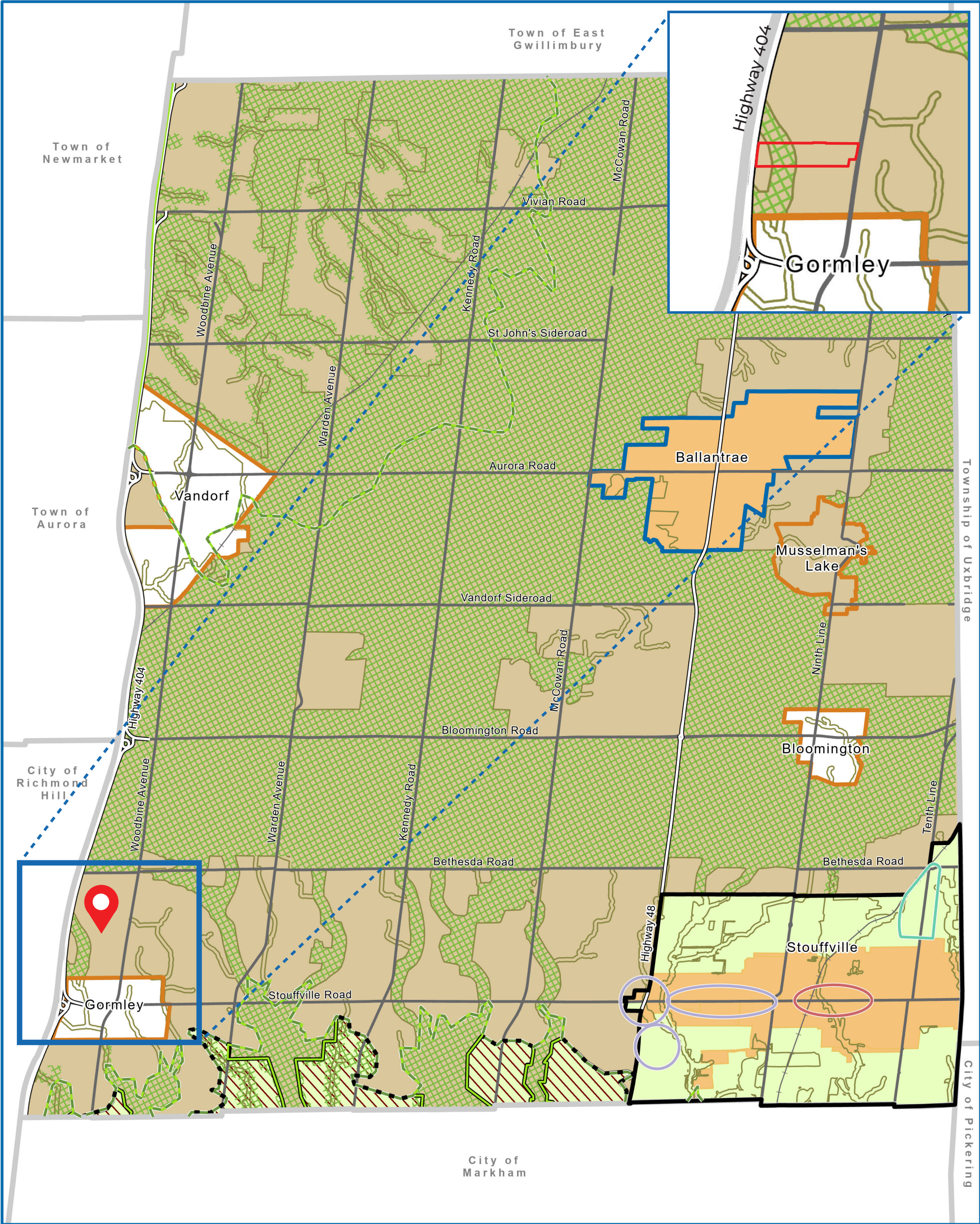
MAP 1C

PROVINCIAL OAK RIDGES MORaine CONSERVATION PLAN AND GREENBELT PLAN DESIGNATIONS



Produced by: The Regional Municipality of York
Planning and Economic Development Branch, Corporate Services Department, 2024
Data: The Regional Municipality of York, The Regional Municipalities of Durham and Peel,
County of Simcoe, City of Toronto
Queen's Printer for Ontario 2003-2024, Includes Greenbelt and Oak Ridges Moraine
Boundaries and Water Features
Based on best available data and may contain minor errors or omissions.





Schedule A Town Structure



Town of Whitchurch-Stouffville
Official Plan

- Municipal Boundaries
- Urban Area
- New Urban Area
- Community Area
- Hamlet Area
- Agricultural System
- Natural Heritage System
- Regional Greenland System
- Greenbelt Plan Boundary
- Oak Ridges Moraine Conservation Plan Boundary

- Designated Greenfield Area
- Built Up Area
- Old Elm GO MTSA*
- Stouffville GO MTSA (Core Area)*
- Strategic Growth Areas*

* Refer to Schedules D for specific MTSA and Strategic Growth Area boundaries and land use designations.



0 1 2 3
Kilometres

Sources: MNR, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved September 25, 2025

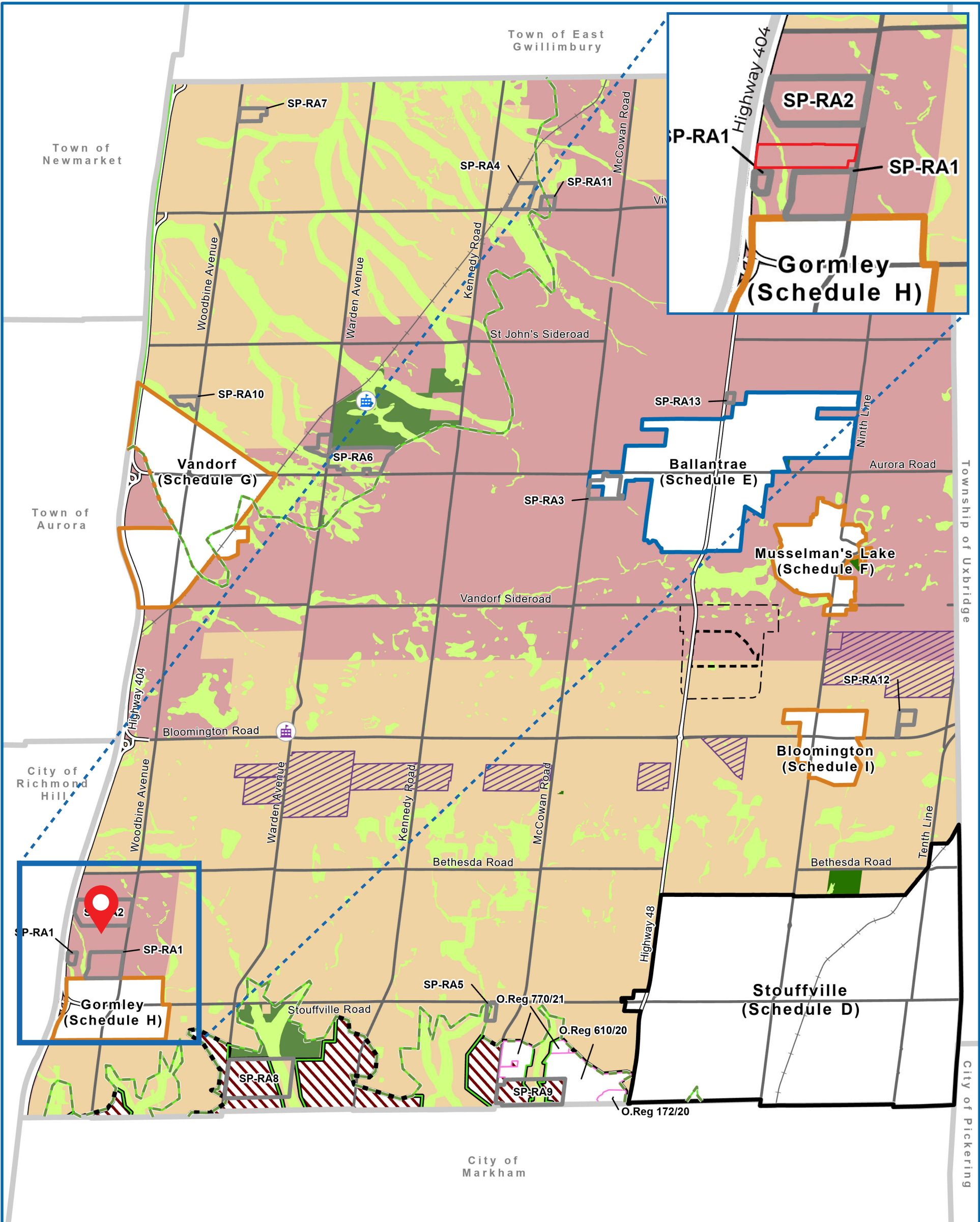


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Subject Lands





Schedule C

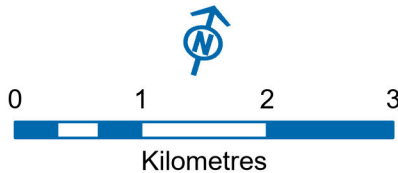
Land Use Designations



Town of Whitchurch-Stouffville
Official Plan

- Municipal Boundaries
- Urban Area
- Community Area
- Hamlet Area
- Minister's Zoning Order Areas
- Special Provision Area
- Oak Ridges Moraine Conservation Plan Boundary
- Greenbelt Plan Boundary
- Elementary School
- Secondary School

- Land Use Designations**
- Agricultural Area
 - Rural Area
 - Parks and Open Space
 - Significant Environmental Area
- Overlays**
- Waste Disposal Area
 - Waste Disposal Area of Influence
 - Aggregate Resource Area
 - New Urban Area



Sources: MNRF, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved September 25, 2025



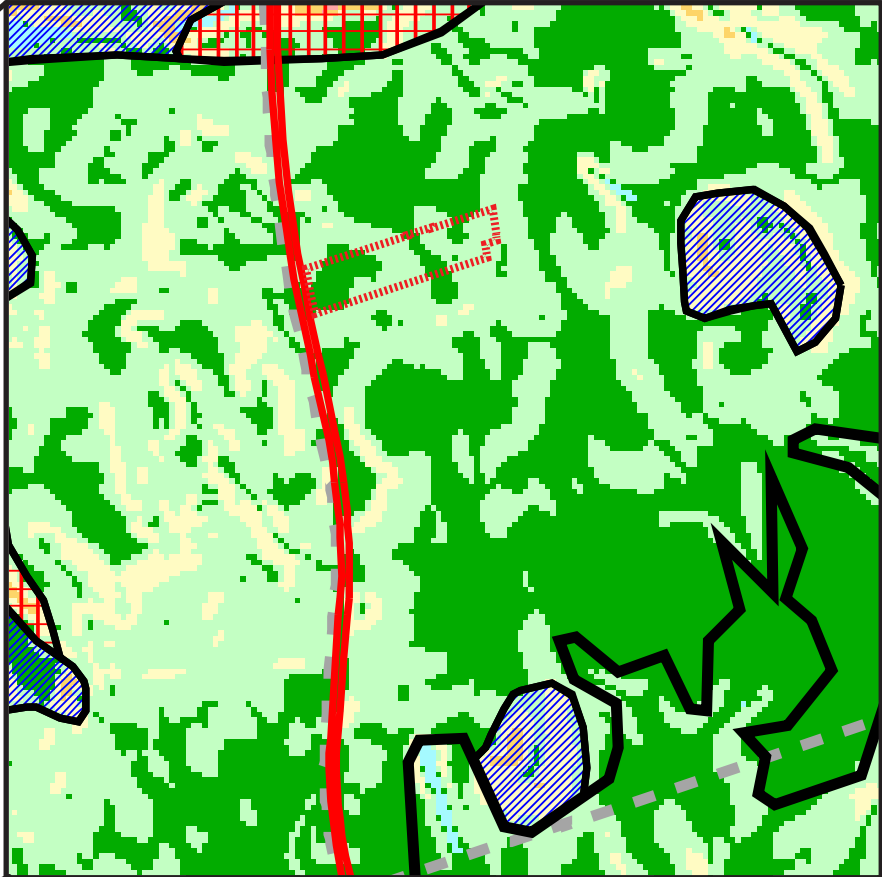
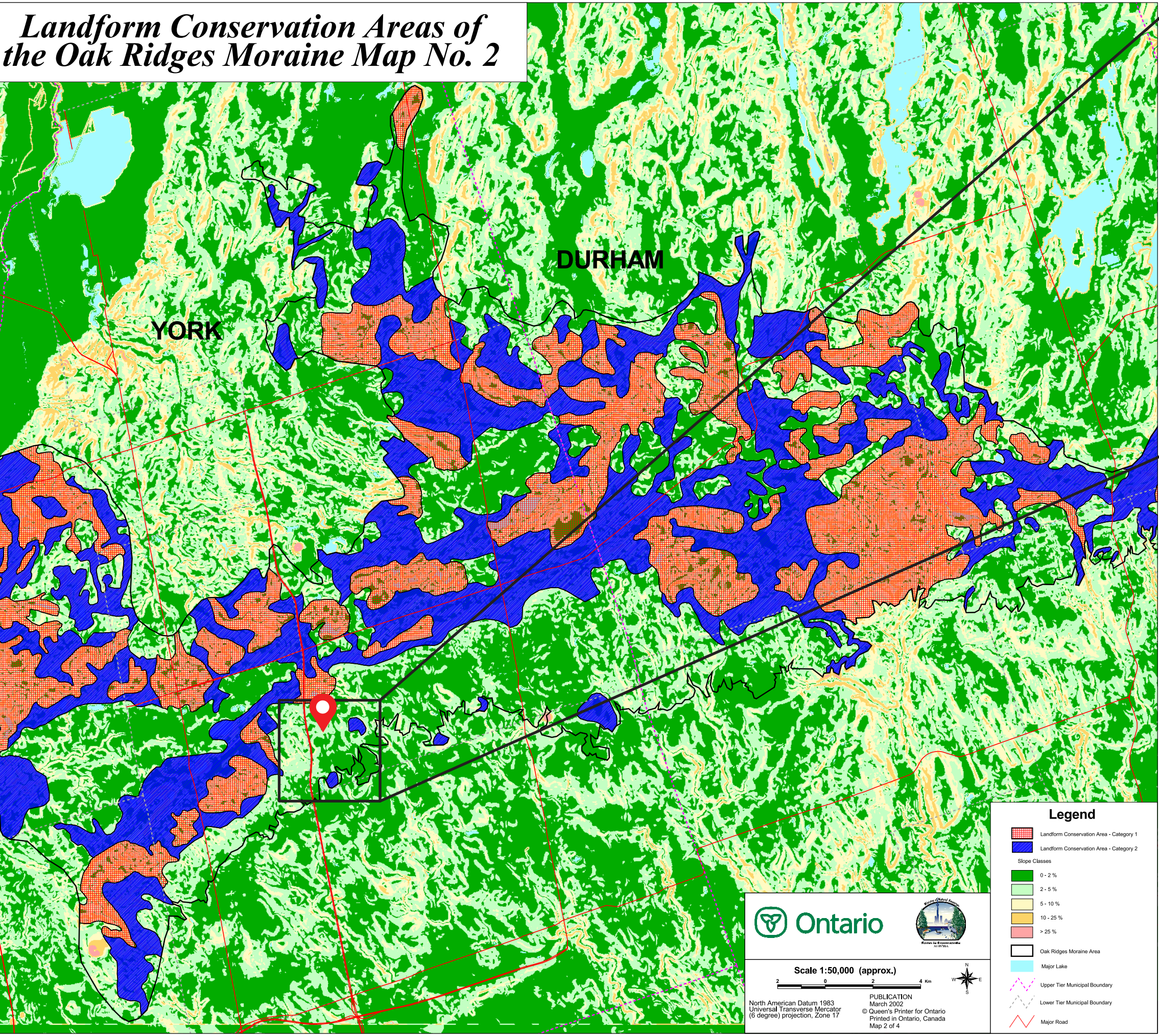
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Subject Lands



*Landform Conservation Areas of
the Oak Ridges Moraine Map No. 2*



Legend

- Landform Conservation Area - Category 1
- Landform Conservation Area - Category 2
- Slope Classes
 - 0 - 2 %
 - 2 - 5 %
 - 5 - 10 %
 - 10 - 25 %
 - > 25 %
- Oak Ridges Moraine Area
- Major Lake
- Upper Tier Municipal Boundary
- Lower Tier Municipal Boundary
- Major Road

Scale 1:50,000 (approx.)

2 0 2 4 Km

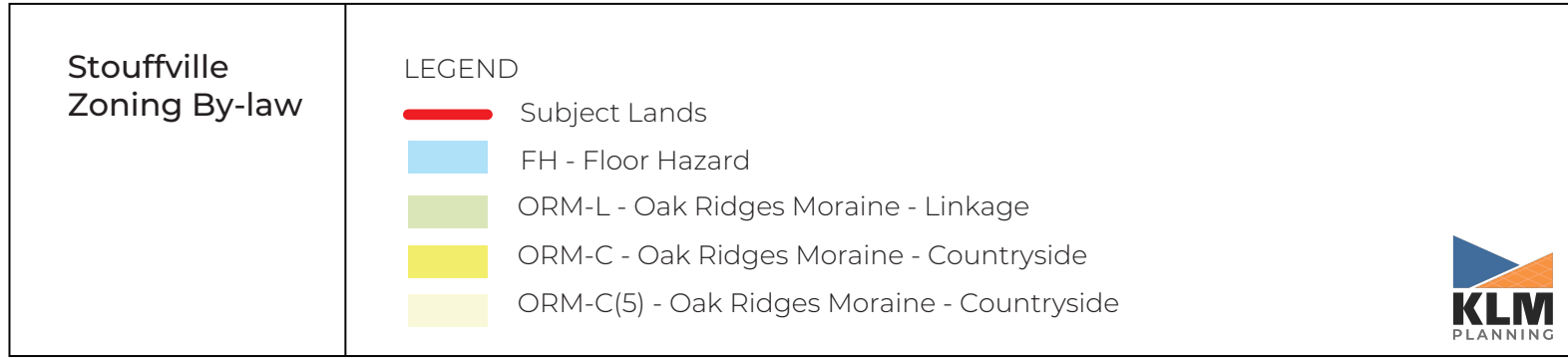
North American Datum 1983
Universal Transverse Mercator
(6 degree) projection, Zone 17

PUBLICATION
March 2002
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Printed in Ontario, Canada
Map 2 of 4

N
W
E
S

 **Subject Lands**





THE CORPORATION OF THE TOWN OF WHITCHURCH- STOUFFVILLE

BY-LAW NUMBER. 2026-XXX-ZO

BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville
(Comprehensive Zoning By-law) for the lands located at 12612 and 12586 Woodbine Avenue

WHEREAS Section 34 of the *Planningt Act*, R.S.O. 1990, c.P.13 as amended (the "*Planning Act*"), permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law; and

WHEREAS Section 34(10) of the *Planning Act* permits the councils of locate municipalities to amend Zoning By-laws; and

WHEREAS Council for the Town desires to amend Comprehensive By-law 2010-001-ZO in respect of the lands known as 12612 and 12586 Woodbine Avenue.

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

1. That Comprehensive Zoning By-law No. 2010-001-ZO is hereby amended as follows:
 - i) By amending Schedule 43, to rezone the lands from to ORM-C, ORM-L, and FH to ORM-C (XX), ORM-L and FH as shown on Schedule 1 to this By-law; and,
 - ii) By amending Section 4.3.1 Exceptions to the ORM-C Zone to add a new Section 4.3.1.XX as set out in Schedule 2 to this By-law.

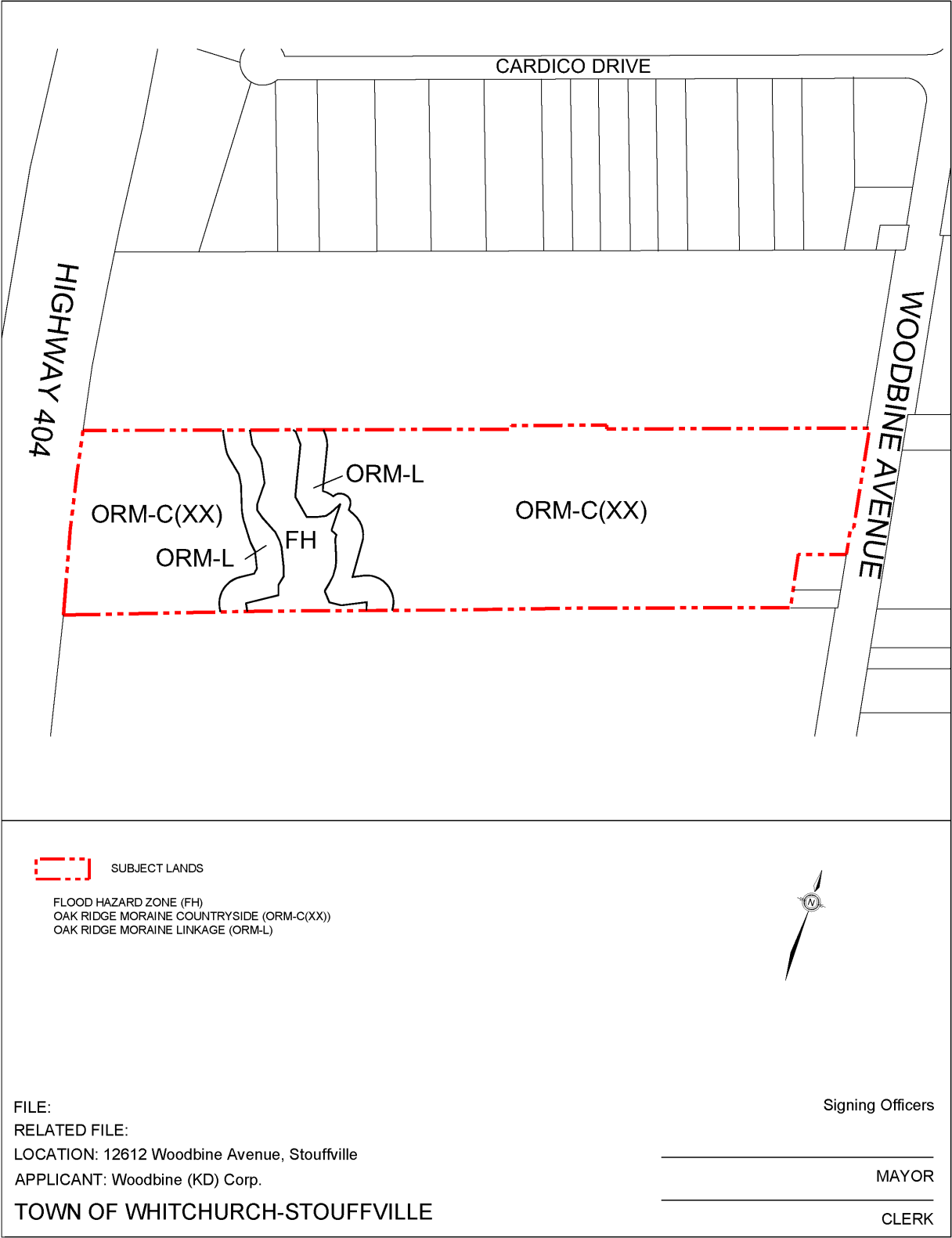
READ a first and second time this ____ day of _____, 20__.

READ a third time and passed this ____ day of _____, 20__.

Iain Lovatt, Mayor

Jennifer Peplinski, Clerk

SCHEDULE 1 TO BY-LAW 2026-XXX-ZO



SCHEDULE 2 TO BY-LAW 2026-XXX-ZO

4.3.1.XX

ORM-C(XX) 12612 and 12586 Woodbine Avenue, Schedule XX

1. Permitted Uses

In addition to the uses permitted in Section 4.1, the following additional uses shall also be permitted on the subject lands:

- i) Cemetery
- ii) Office
- iii) Columbarium
- iv) Crematorium
- v) Mausoleum
- vi) Reception Centre
- vii) Service Building
- viii) Chappel

2. Regulations

Notwithstanding Section 4.2 respecting uses permitted in the ORM-C Zone, the following provisions shall apply:

- | | |
|--|--------------------|
| i) Maximum Height | 45 metres |
| ii) Minimum Parking | 175 parking spaces |
| iii) Minimum Barrier Free Parking Spaces | 4 parking spaces |