



OFFICIAL
PLAN
REVIEW

Special Meeting of Council

June 18, 2019

Town of Whitchurch-Stouffville - Development Services

What is an Official Plan?

An Official Plan outlines the goals, objectives and policies to manage and direct growth. Official Plans manage the social, economic, built and natural environment priorities of the municipality.



Why a New Official Plan is Needed

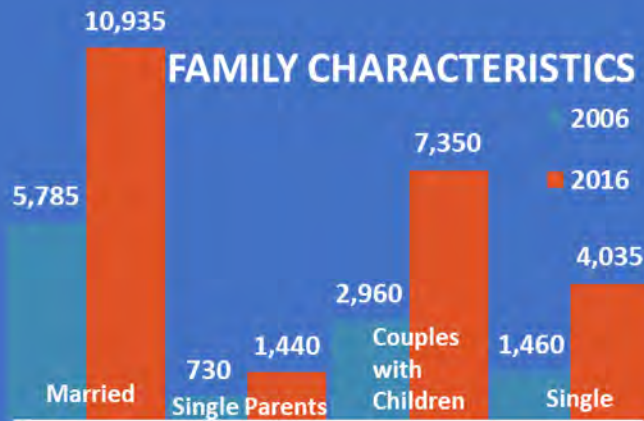
- Required under the *Planning Act* (review and update every 5 years).
- Conform with Provincial Plans and the Region's Official Plan.
- Update policies to reflect a growing and changing community.
- Implement Town's master plans and studies.
- Direct growth and development over the long-term (2041).

Planning Policy Hierarchy

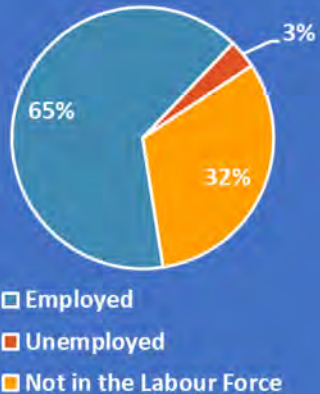


Matters of Provincial... Regional..... and Local Interest

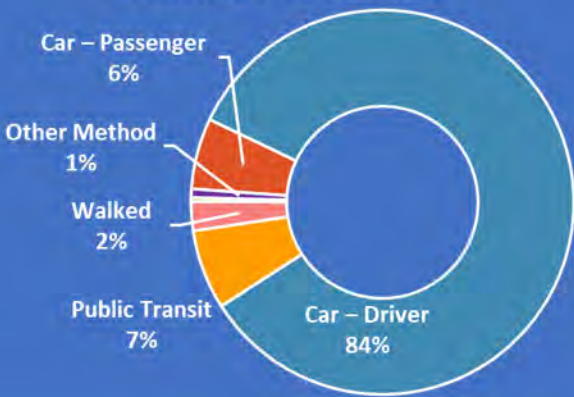
Our Town is Changing



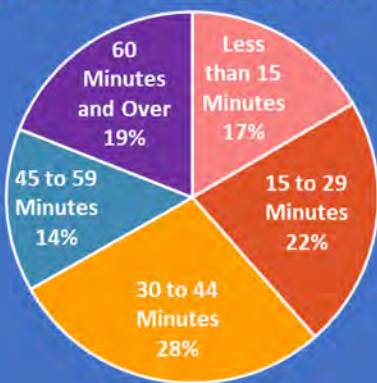
EMPLOYMENT



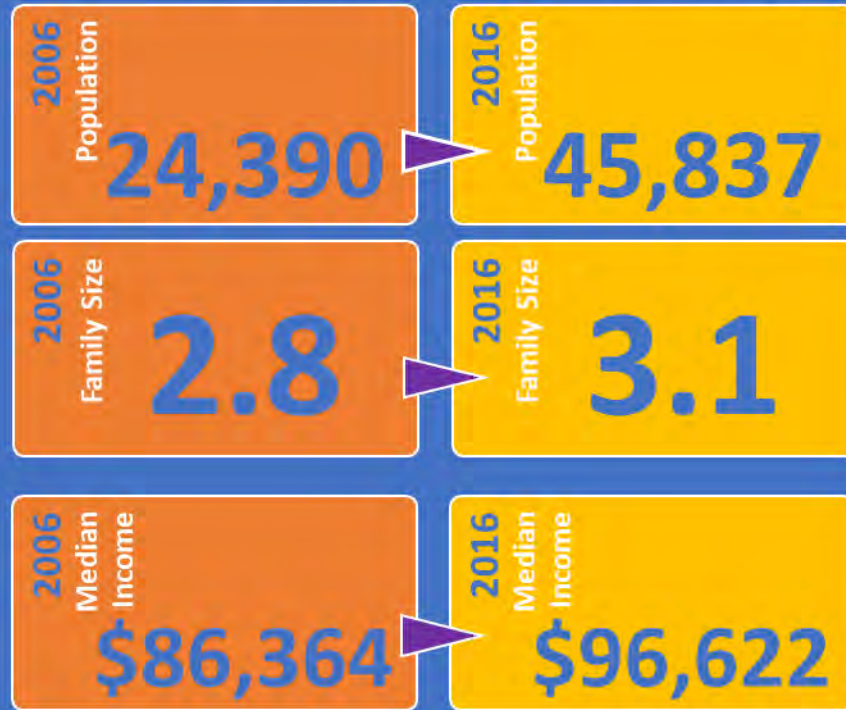
JOURNEY TO WORK



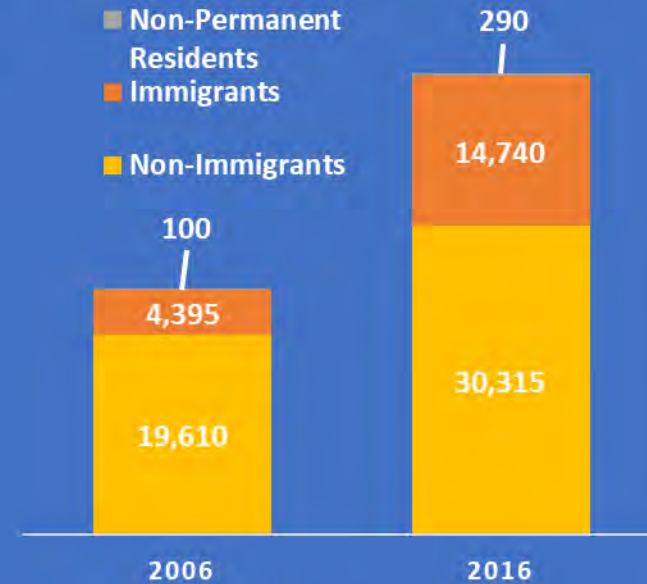
COMMUTING DURATION



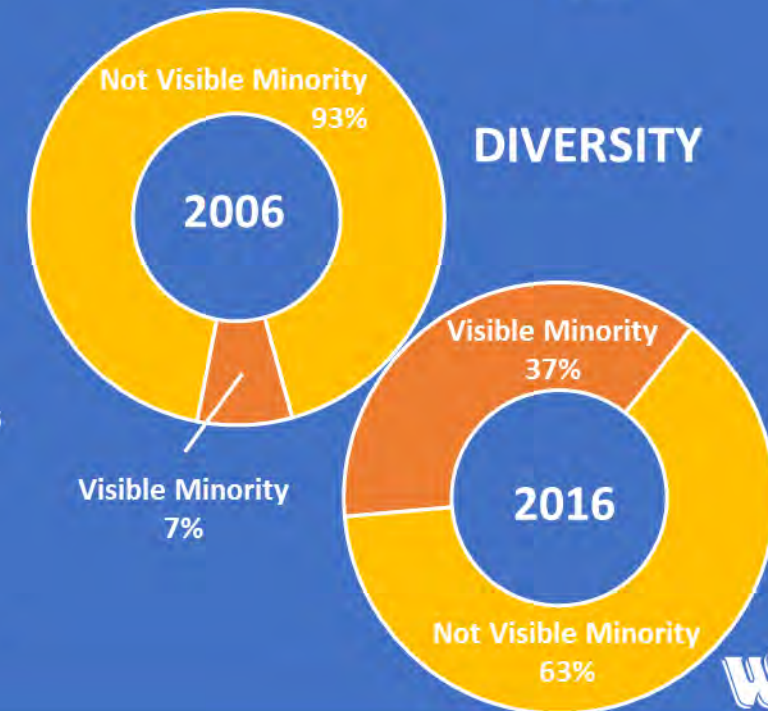
CITIZENSHIP



IMMIGRANT STATUS



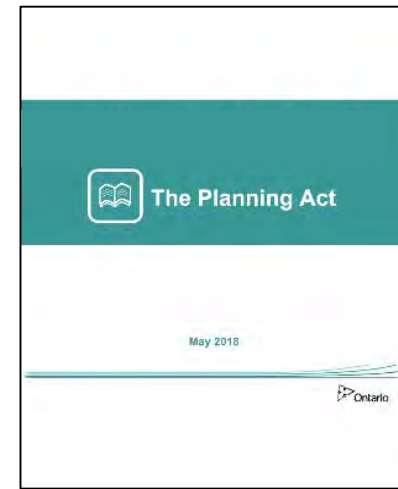
DIVERSITY



Planning Framework

Planning Act

- Governs the content and preparation of Official Plans.
- All planning decisions must be consistent with Provincial Policy Statements and conform to Provincial Plans and the upper-tier Official Plan.
- Identifies matters of provincial interest that municipal councils must have regard to.
- Implements provincial interests in a locally appropriate manner.



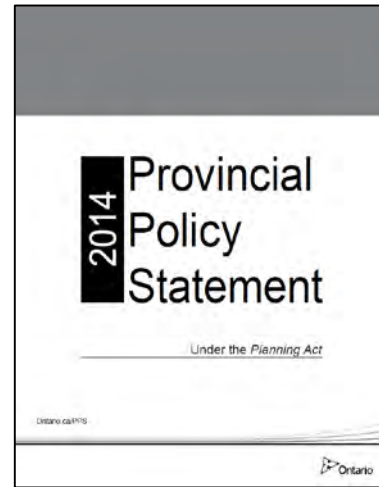
Recent Amendments:

- *More Homes, More Choice Act, 2019 (Bill 108)*
- *Building Better Communities and Conserving Watersheds Act, 2017*
- *Smart Growth for Our Communities Act, 2015*

Planning Framework

Provincial Policy Statement

- Official Plans are to identify provincial interests and establish appropriate land use designations and policies.
- Provides policy direction on three key themes:



Guidelines:

- *Guidelines on Permitted Uses in Ontario Agricultural Areas, 2016*
- *Minimum Distance Separation Document, 2017*

Planning Framework

Growth Plan

- Framework for building stronger communities by establishing where and how the GGH will grow.
- Primarily implemented through the Region's Municipal Comprehensive Review (MCR).
- Region required to plan to achieve forecasted growth and allocate growth to local municipalities.



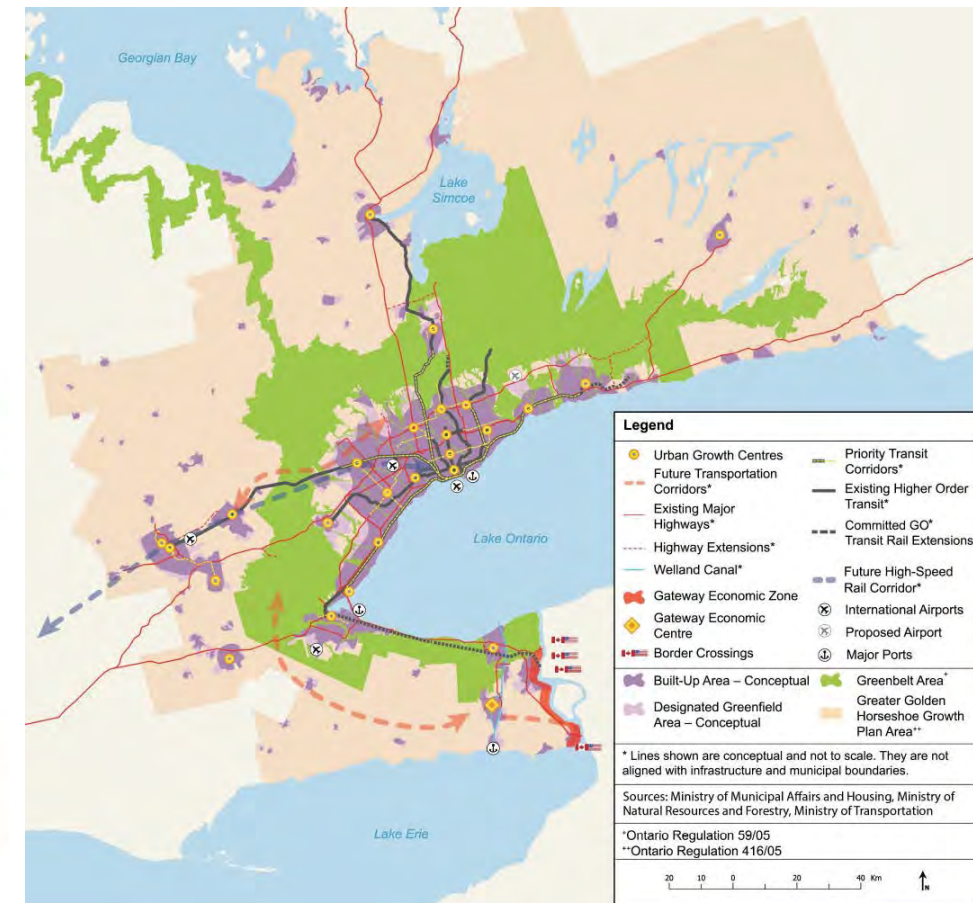
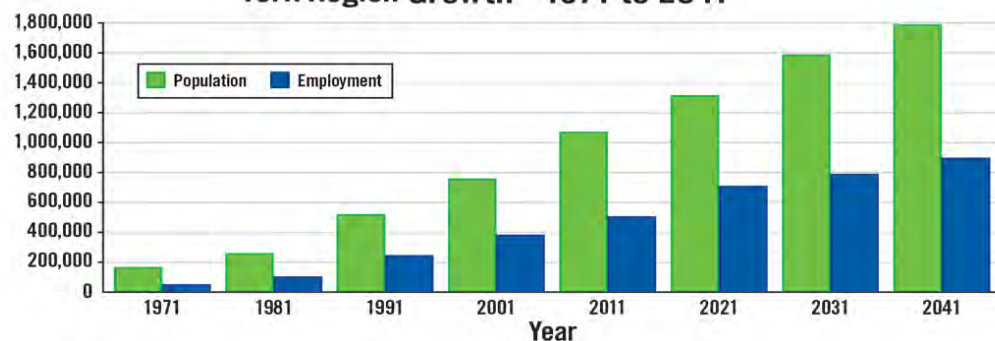
York Region's **population** is expected to grow from

1.2 MILLION in 2017 to **1.8** MILLION in 2041

York Region's **employment** is expected to grow from

621 THOUSAND in 2017 to **900** THOUSAND in 2041

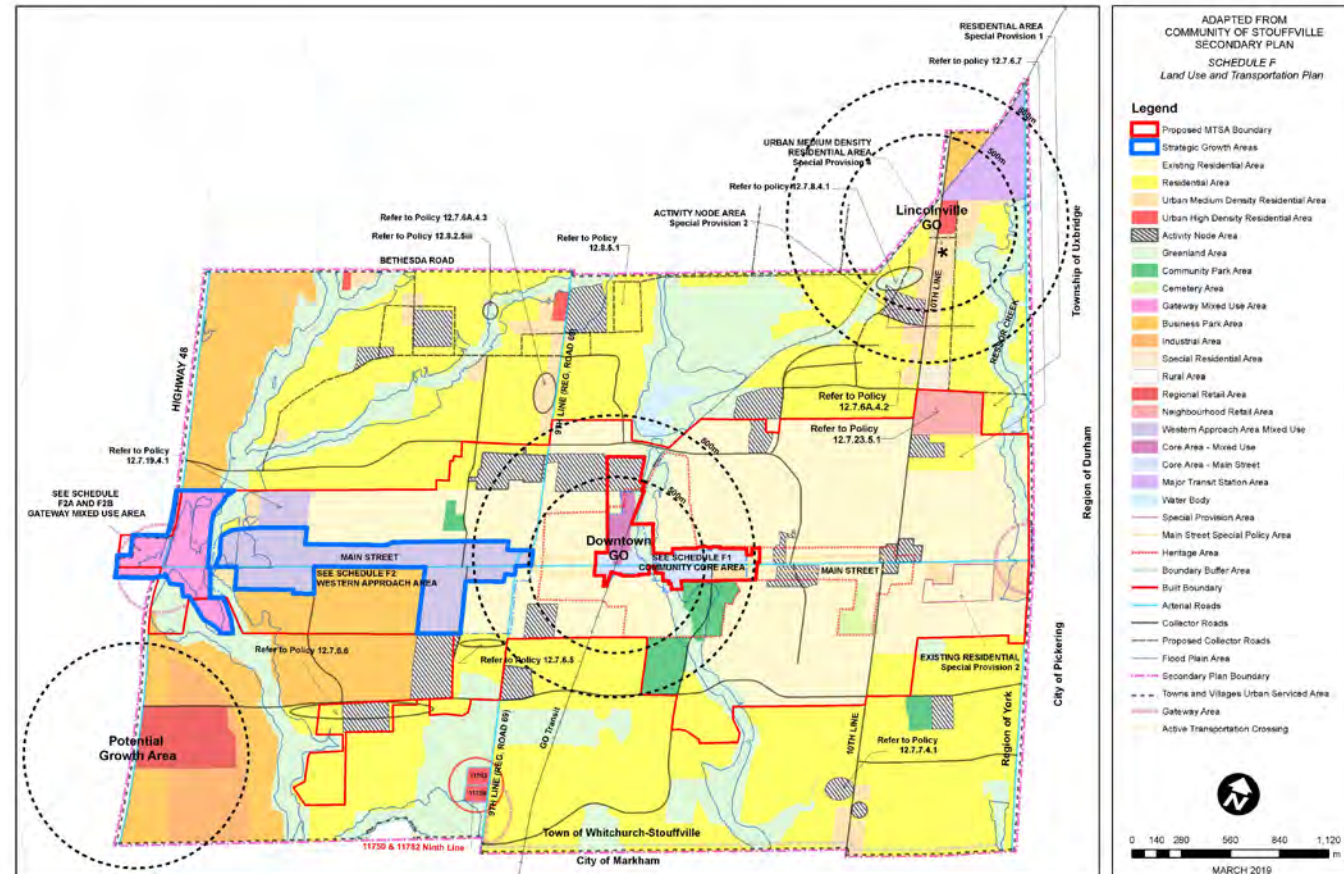
York Region Growth - 1971 to 2041



Planning Framework

Growth Plan

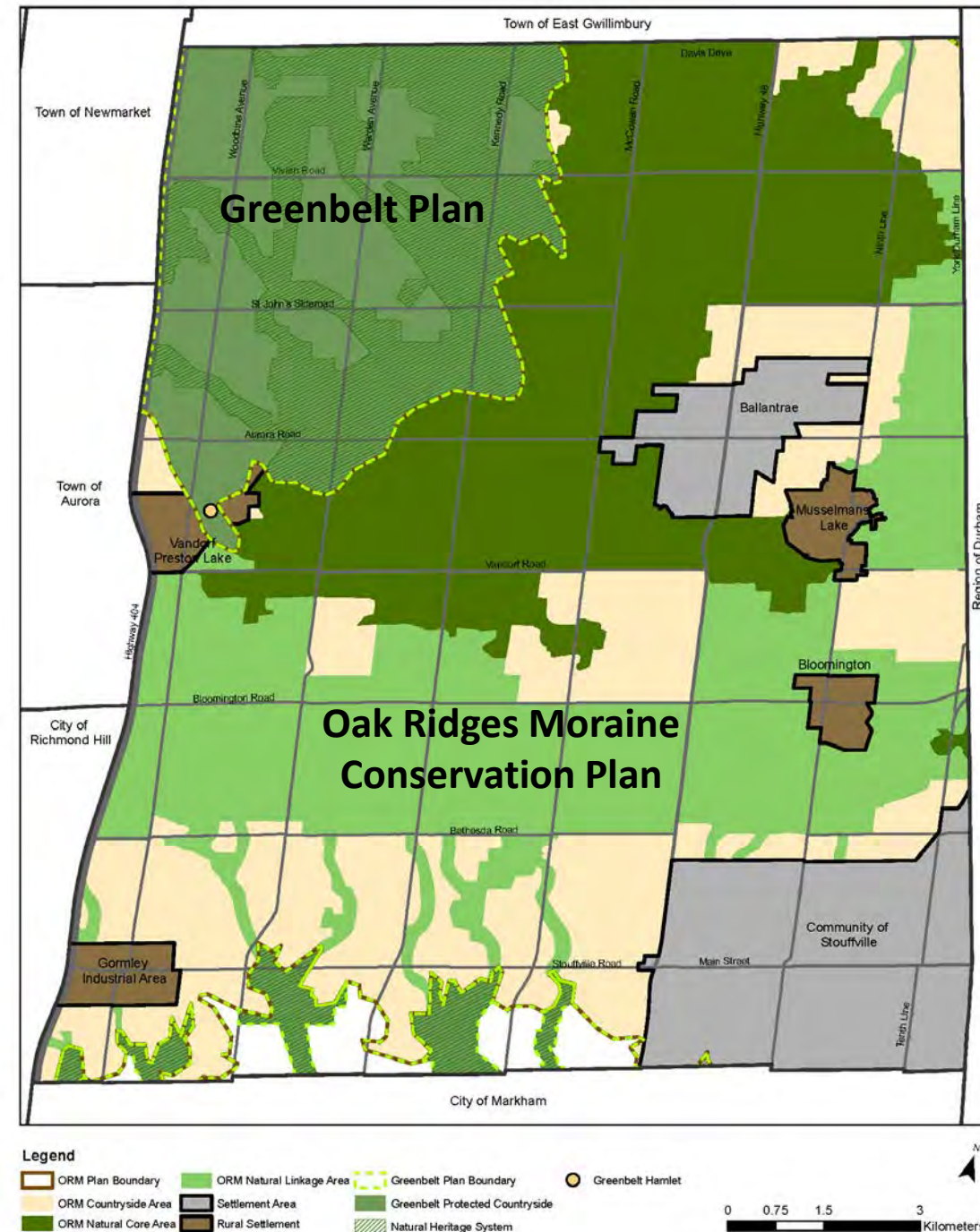
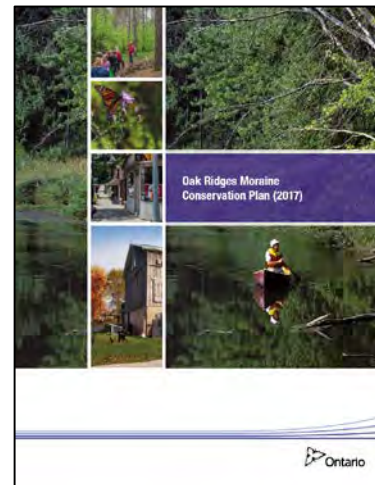
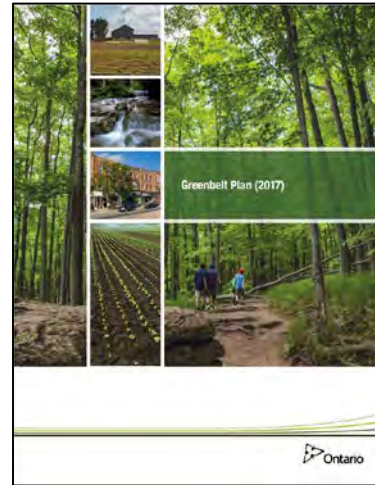
- Region's MCR to provide policy direction on:
 - need for settlement boundary expansions
 - intensification target (50%)
 - greenfield density target (50 r+j/ha)
 - major transit station areas
 - employment area conversions
 - employment density targets



Planning Framework

Greenbelt Area

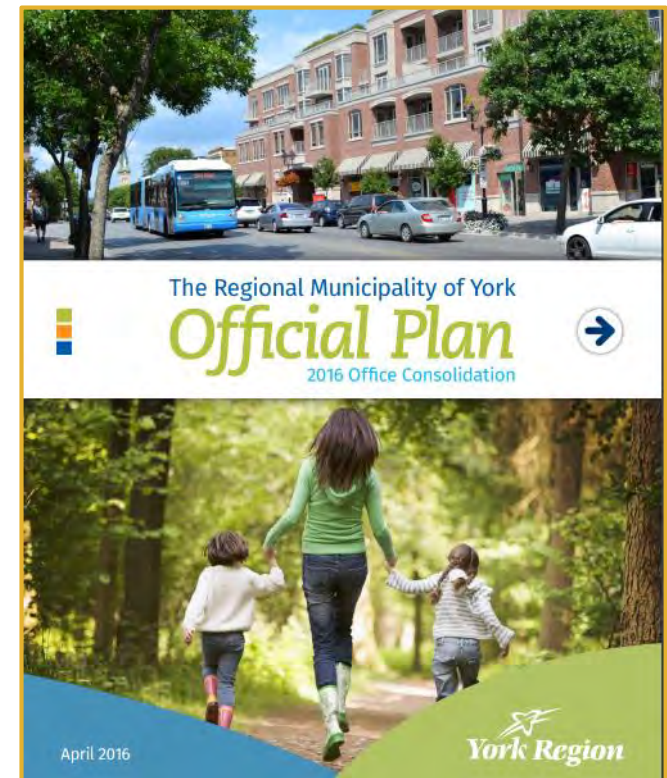
- Official Plans must conform to Greenbelt Plan and Oak Ridges Moraine Conservation Plan:
 - Natural heritage system to protect key natural heritage and hydrological features, and natural linkages
 - Agricultural system to protect prime agricultural lands and rural areas
- Additional criteria on settlement area expansions



Planning Framework

Region Official Plan

- The Municipal Comprehensive Review (MCR) is a process that the Region is undertaking to update their official plan to conform to the Growth Plan.
- Anticipate Regional Council Adoption by end of 2020.



MCR

- Planning for Intensification, Employment and Housing
- Update Growth Forecast and Land Needs
- Address Climate Change
- Protect Agricultural and Natural Heritage
- Align Infrastructure with Growth
- Fiscal Impact Analysis

Research

Public Consultation

Policy Formulation

Submit for
Provincial Approval

Town's Official Plan

- Adopted by Council in October 1980.
- Last comprehensive update in 2004.
- Subject to nearly 145 Amendments.
- Major policy updates:
 - Oak Ridges Moraine Conservation Plan Conformity
 - Residential Intensification and Growth Plan Update
 - Phase 3 Development Area
 - Gateway Mixed Use Area
- Official Plan required to be updated within 1 year of approval of the Region's Official Plan update.



***Whitchurch-Stouffville:
Country Close to the City***

***The Town of Whitchurch-
Stouffville is a rural
community that will preserve
and enhance its quiet, calm,
attractive environment for
residents, visitors and future
generations...***

Town's Master Plans and Studies

Road Classifications
Complete Streets

Servicing
Strategy

Fiscal Impact
(DC's)

Leisure &
Community
Services

Town Master Plans / Studies



Implementing Policy Recommendations...

Active Transportation
Network

Growth
Management

Economic
Development

Intensification &
Urban Design

Planning Priorities

Vision and Guiding Principles

- Community and stakeholder engagement will be an integral component of the Town's Official Plan Review.
- Develop a community vision and guiding principles to inform planning decisions and how the Town should manage growth over the next 20 years.
- Numerous opportunities for public engagement throughout the project.



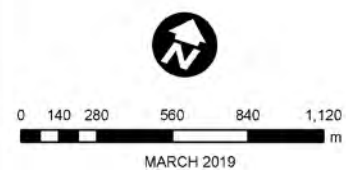
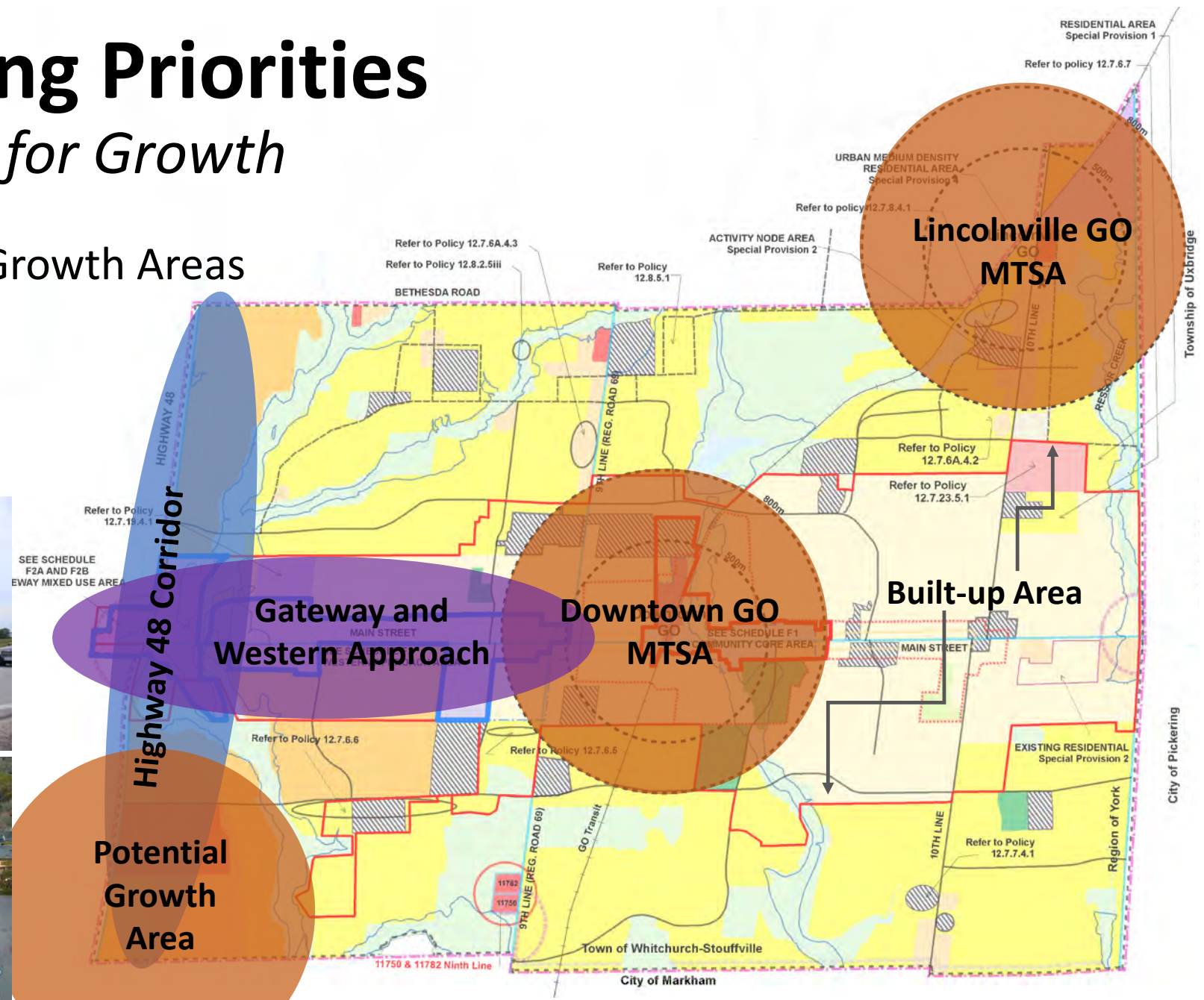
Planning Priorities

Planning for Growth

- Strategic Growth Areas

ADAPTED FROM
COMMUNITY OF STOUFFVILLE
SECONDARY PLAN
SCHEDULE F
Land Use and Transportation Plan

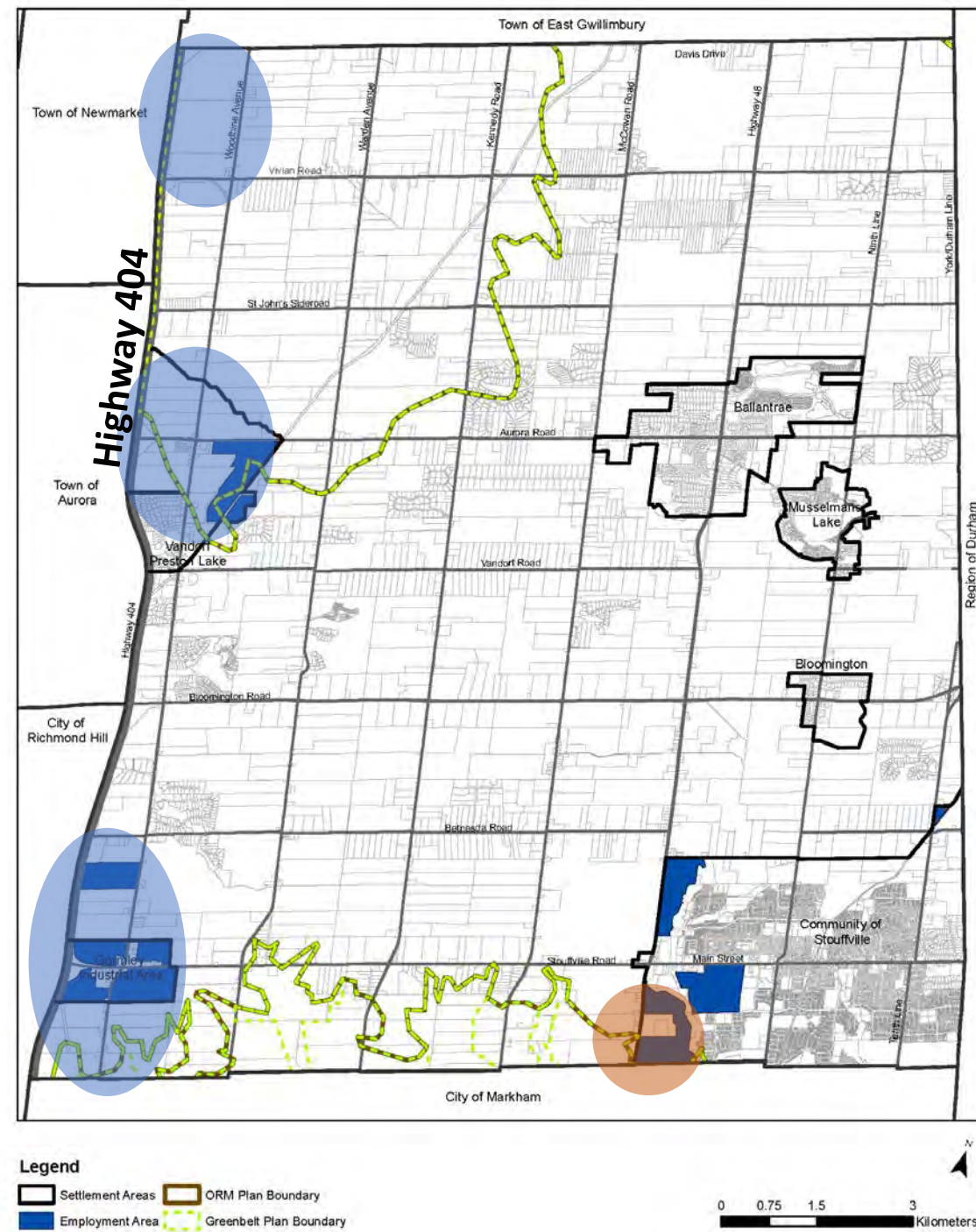
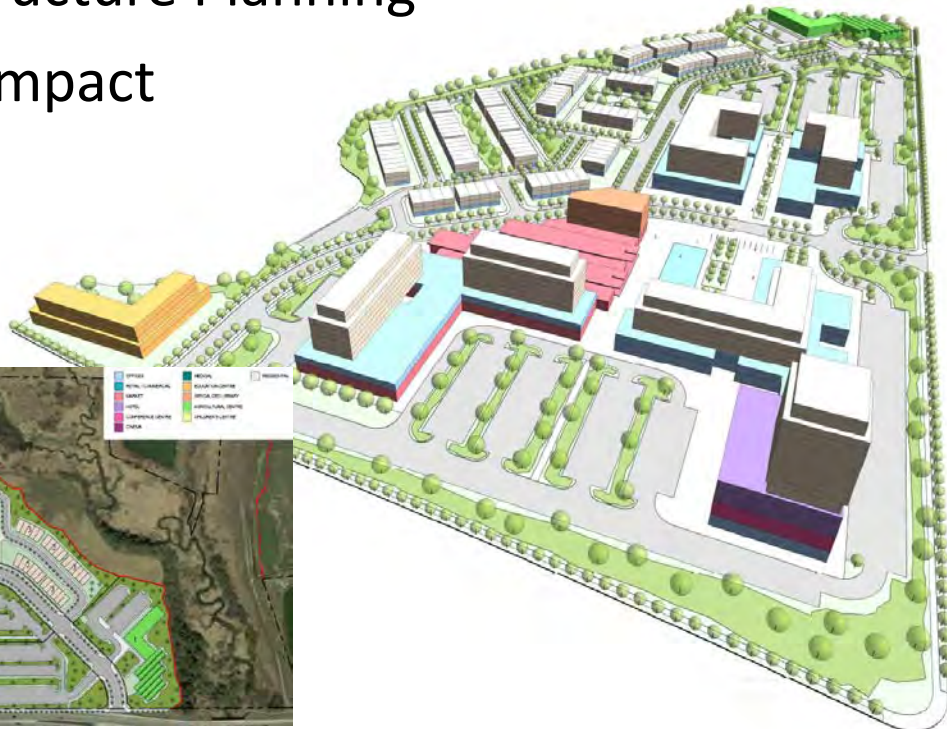
- Legend**
- Proposed MTSA Boundary
 - Strategic Growth Areas
 - Existing Residential Area
 - Residential Area
 - Urban Medium Density Residential Area
 - Urban High Density Residential Area
 - Activity Node Area
 - Greenland Area
 - Community Park Area
 - Cemetery Area
 - Gateway Mixed Use Area
 - Business Park Area
 - Industrial Area
 - Special Residential Area
 - Rural Area
 - Regional Retail Area
 - Neighbourhood Retail Area
 - Western Approach Area Mixed Use
 - Core Area - Mixed Use
 - Core Area - Main Street
 - Major Transit Station Area
 - Special Provision Area
 - Main Street Special Policy Area Heritage
 - Area
 - Boundary Buffer Area
 - Built Boundary
 - Arterial Roads
 - Collector Roads
 - Proposed Collector Roads
 - Flood Plain Area
 - Secondary Plan Boundary
 - Towns and Villages Urban Serviced Area
 - Gateway Area
 - Active Transportation Crossing



Planning Priorities

Planning for Growth

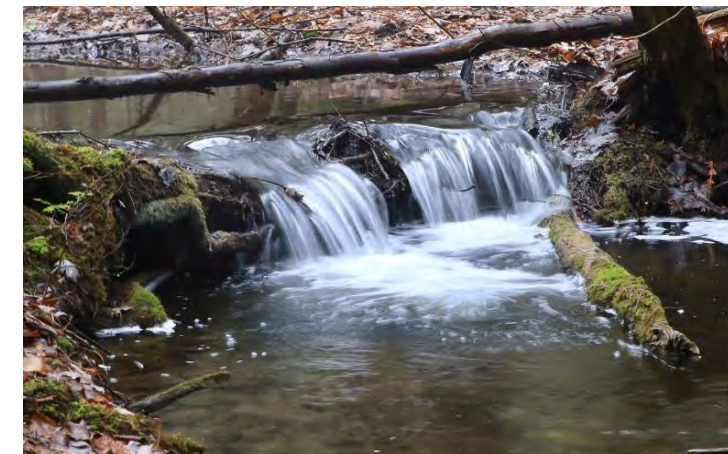
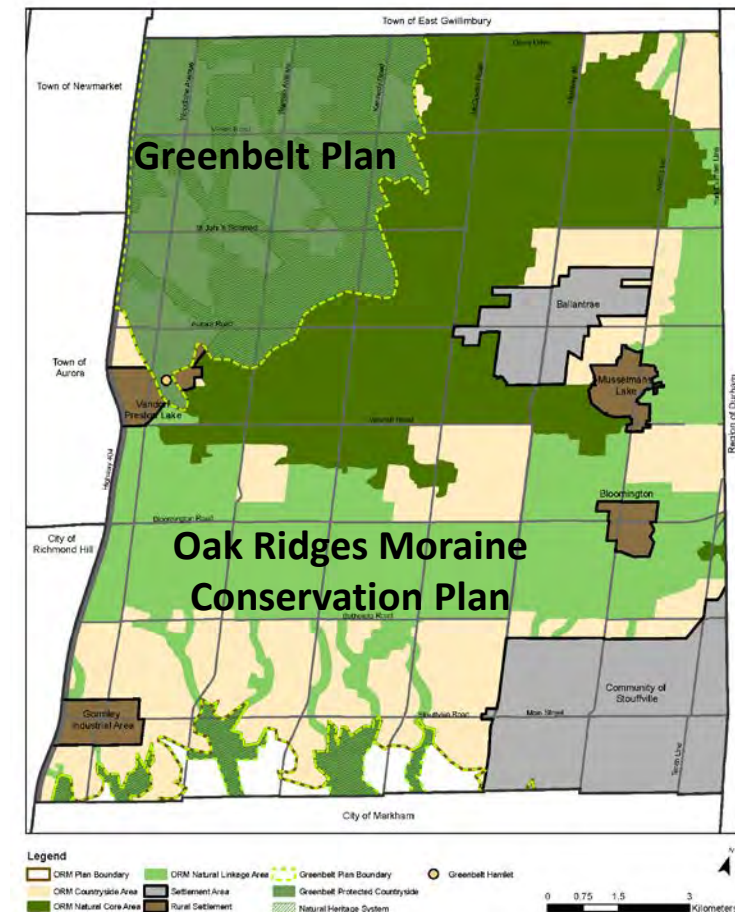
- Employment Planning:
 - Highway 404 Employment Lands
 - Employment Area Conversions (MCR)
- Infrastructure Planning
- Fiscal Impact



Planning Priorities

Planning for the Natural Environment

- Agriculture and rural lands
- Oak Ridges Moraine Conservation Plan and Greenbelt Plan Conformity
- Natural Heritage System
- Water Resources and Source Water Protection
- Mineral Aggregates



Planning Priorities

Planning for Complete Communities

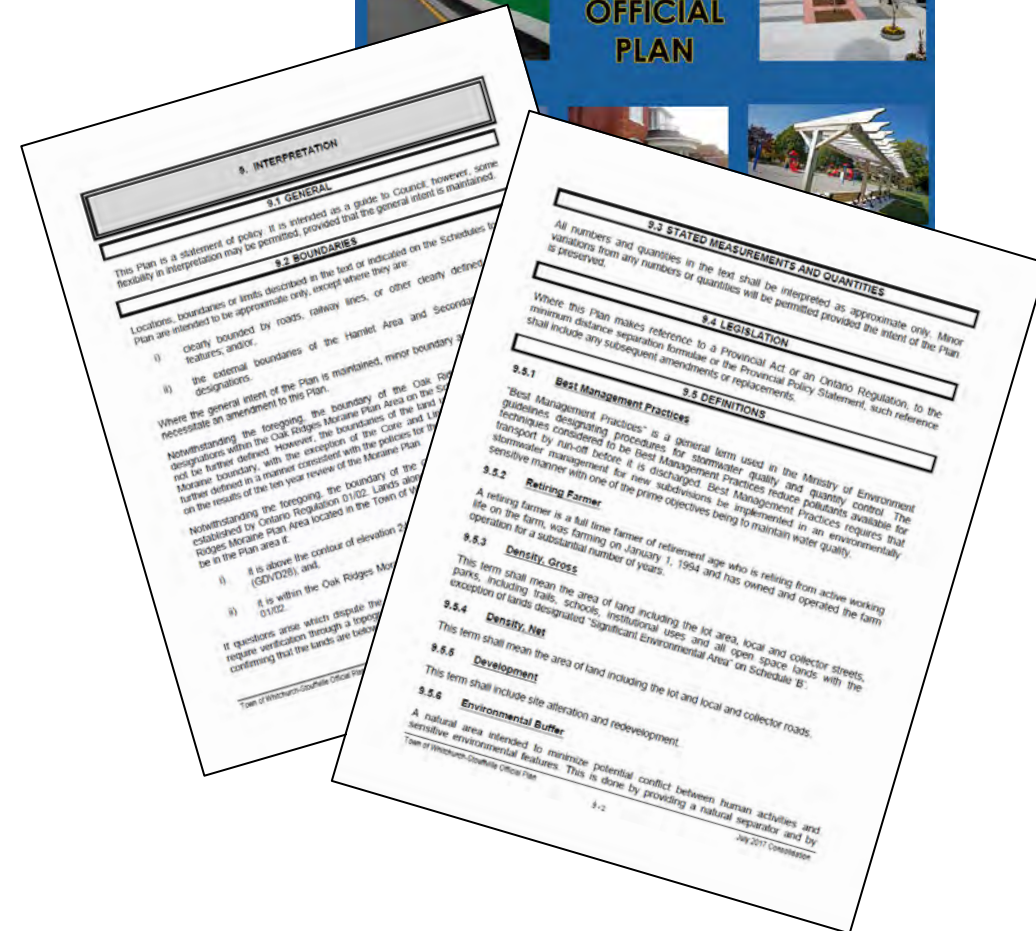
- Complete and Mixed Use Community
- Downtown Vitality
- Housing Diversity and Affordability
- Conserve Cultural Heritage Resources
- Parks, Trails and Open Spaces
- Well designed built forms / spaces
- Sustainability
- Energy
- Climate Change



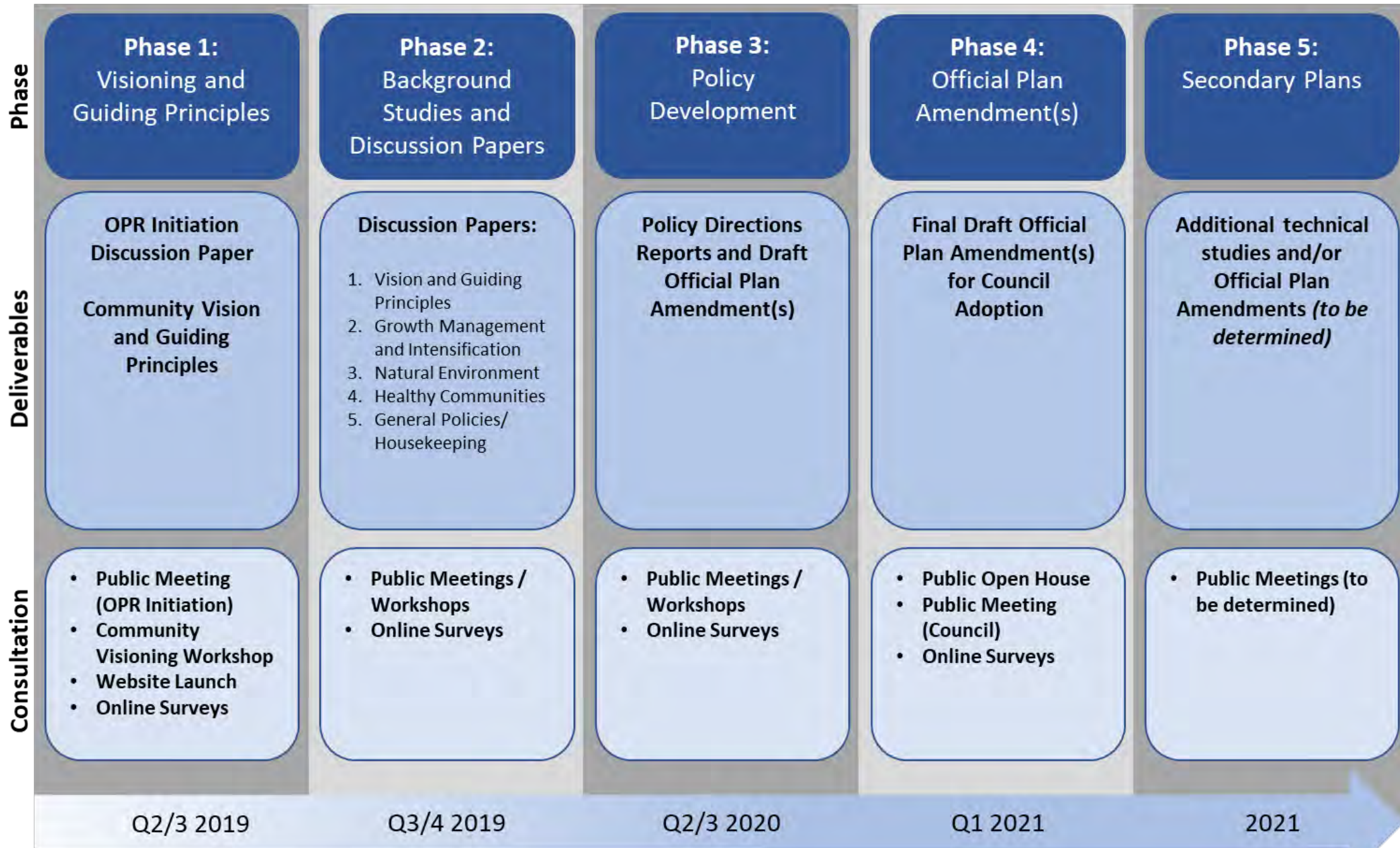
Planning Priorities

General Technical/Housekeeping Updates

- Updated implementation and interpretation policies:
 - definitions
 - community consultation requirements
 - development applications and supporting studies



Work Program and Schedule



Communications Plan

Have your Say...

- Public Open Houses / Workshops
- Project webpage
- Education videos
- Photo contests
- Online surveys and social media



OFFICIAL PLAN REVIEW

Communication Plan Goals:

1. *Achieve broad-based community support.*
2. *Involve the community in the process.*
3. *Consult with landowners, business owners, service providers/community organizations, homebuilders/developers and residents of all ages.*
4. *Build awareness of the Official Plan and its role in guiding development and in enhancing Whitchurch-Stouffville as a great place to live, work and play.*

The screenshot shows the Whitchurch-Stouffville website's 'Official Plan Review' page. The page features a navigation menu with categories like Residents, Recreation, Business, Explore, and Town Hall. A search bar is located at the top right. The main content area includes a large image of a residential street and a section titled 'Official Plan Review' with a 'Subscribe to this Page' button. The 'Official Plan Review' section contains a 'What is an Official Plan?' section, a 'Special Council Meeting' section, and a 'Statutory Official Plan Review' section.

Next Steps

- Preliminary Growth Management Assessment – ongoing
- Retain OPR Consultant and sub-consultants (finalize work program/schedule) – Summer 2019
- Prepare OPR Background Reports – Summer/Fall 2019
- Public Consultation (Visioning Workshops) – Fall 2019



We want to hear from you!

What planning matters are important to you?

How do you see your community in 20 years?

What issues need to be reviewed through the Town's Official Plan Review?

For further information, to sign-up for project updates, or to provide comments:

www.townofws.ca/opr

opreview@townofws.ca

Thank you