
Subject: 3rd Draft New Official Plan (D08)

Staff Report No. DS-031-23

Department: Development Services

Date: June 21, 2023

Recommendation:

- 1) That Council receive Report No. DS-031-23 for information, including the 3rd Draft of the Town’s New Official Plan. Town staff are requesting comments on the 3rd Draft of the New Official Plan by July 31, 2023, for consideration in the Final Draft of the Official Plan which is anticipated to be brought forward to Council for consideration for adoption in Fall 2023.

1. Purpose

The purpose of this Report is to present the 3rd Draft of the Town’s New Official Plan for final consultation and comments. The 3rd Draft of the Town’s New Official Plan is intended to address public and stakeholder comments that have been received on the 2nd Draft Official Plan, presented in December 2022. Town staff are requesting comments on the 3rd Draft of the New Official Plan by July 31, 2023, for consideration in the Final Draft of the Official Plan which is anticipated to be brought forward to Council for consideration for adoption in Fall 2023.

2. Executive Summary

The Town’s Official Plan Review (OPR) was formally initiated on June 18, 2019, with a Special Meeting of Council, in accordance with Section 26(3) of the Planning Act, to solicit public input on the issues that should be addressed through the OPR.

In March 2020, the Town retained a consulting team lead by WSP Group Canada Inc. (WSP) to assist in undertaking the Town’s OPR. The OPR work program consists of four Phases which include:

- **Phase 1: Visioning and Consultation** – On July 20, 2021, Council endorsed the Community Vision Summary Report, which outlined the community vision and guiding principles to direct the new Official Plan.

- **Phase 2: Background Studies and Discussion Papers** – On July 20, 2021, Council endorsed a series of four Discussion Papers that outlined the key themes and issues to be addressed in the new Official Plan.
- **Phase 3: Policy Directions** – On November 16, 2021, Council endorsed the Policy Directions Report which outlined the key policy directions that will inform the new Official Plan, and directed staff to proceed with drafting the new Official Plan.
- **Phase 4: New Official Plan** – This stage includes the preparation of the New Draft Official Plan for consultation and Council Adoption.

The purpose of this Report is to present the 3rd Draft of the Town's New Official Plan for final consultation and comments. The 3rd Draft of the Town's New Official Plan is intended to address public and stakeholder comments that have been received on the 2nd Draft Official Plan, presented in December 2022. Town staff are seeking comments on the 3rd Draft of the New Official Plan by July 31, 2023, for consideration in the Final Draft of the Official Plan.

This Report provides an overview of the applicable Provincial Plans and legislation that the New Official Plan must conform to. The Town's Official Plan must also conform to the Region's New Official Plan which was approved by the Province in November 2022. The Town's OPR has been undertaken iteratively with the Region's Municipal Comprehensive Review (MCR) process.

This Report provides a high level overview of the 3rd Draft New Official Plan (included in Attachment 1) and highlights some of the key planning issues and recommended policy changes that have been considered. Furthermore, this Report provides responses to the public and agency comments that were received on the 2nd Draft Official Plan and how these comments have been addressed (Attachments 3 and 4).

Staff is currently targeting to bring forward a revised New Final Draft Official Plan to Council for adoption in Fall 2023.

3. Background

The Town's Official Plan Review (OPR) was formally initiated on June 18, 2019, with a Special Meeting of Council, in accordance with Section 26(3) of the Planning Act, to solicit public input on the issues that should be addressed through the OPR. Council endorsed an Introductory Discussion Paper, a Communications Plan, a preliminary Work Program and Schedule, and a list of Planning Principles and Directions to guide the OPR process, as outlined in Staff Report No. DS-033-19.

In March 2020, the Town retained a consulting team lead by WSP Group Canada Inc. (WSP) to assist in undertaking the Town's OPR.

Phase 1 primarily included consultation activities that included work associated with establishing the Community Vision and Guiding Principles to support the preparation of the Town's new Official Plan. This included:

- Online public and stakeholder consultations;
- Virtual meetings with the OPR Technical Advisory Committee (TAC) and Stakeholder Advisory Committee (SAC);
- Virtual public workshop on September 23, 2020; and
- Presentation of the Draft Community Vision Report Summary to Council on November 3, 2020.

Throughout January 2021, staff undertook additional online consultations and surveys to receive feedback on the draft Community Vision and Guiding Principles. Based on comments received, a revised Draft Community Vision Summary Report, March 2021 was prepared and was endorsed by Council on July 20, 2021, through Staff Report DS-031-21.

As part of Phase 2 of the OPR work program, a series of four Discussion Papers were prepared to identify the key issues and preliminary policy directions to be considered in the new Official Plan, which included:

- Planning for Growth Discussion Paper;
- Planning for the Natural Environment Discussion Paper;
- Planning for Complete Communities Discussion Paper; and
- General Technical/Housekeeping Updates Discussion Paper.

The Discussion Papers were endorsed by Council on July 20, 2021 through Staff Report DS-031-21, and staff was directed to proceed with Phase 3: Policy Development, to identify the recommended policy directions.

As part of Phase 3 of the OPR work program, a Policy Directions Report was prepared and endorsed by Council on November 16, 2021, through Staff Report DS-046-21. The Policy Directions Report identifies opportunities for the Town in planning for growth and development, while maintaining its unique rural character by strategically managing growth. The Report presents policy recommendations that will implement the long-term vision and objectives of the Town. Council also directed staff to proceed with the preparation of the New Draft Official Plan.

The New Draft Official Plan was released for public and agency consultation on June 16, 2022. Based on public and stakeholder comments a 2nd Draft Official Plan was prepared and presented at a series of Public Open Houses on December 12, 2022 for consultation.

The New Draft Official Plan addresses the opportunities and challenges of planning and building in the Town and implements Provincial and Regional planning policies in a locally appropriate manner. It establishes a community vision and policy directions for managing growth and development in the Town to the year 2051. The New Draft Official Plan also seeks to direct and manage growth in a sustainable manner, promote a more complete

and healthy community, and continue to protect and enhance our natural environment, and agricultural and rural resources.

The Town's OPR has been undertaken iteratively with the Region's Municipal Comprehensive Review (MCR). A first draft of the Region's new Official Plan (ROP) was made available for consultation in December 2021. Town Council endorsed staff's comments on the Draft ROP on March 23, 2022 through Staff Report DS-010-22. The final draft of the revised ROP was presented to the Region's Committee of the Whole on June 16, 2022, and was adopted by Regional Council on June 30, 2022. The York Region Official Plan was approved, as modified, by the Province on November 4, 2022.

The Town's New Draft Official Plan has also been informed through a number of supporting studies, which have been recently endorsed by Council, as well as recent Official Plan Amendments, which have been consolidated in the New Draft Official Plan, including:

- Preliminary Growth Management Strategy (ongoing);
- Housing Strategy – endorsed by Council on May 18, 2022 through Staff Report DS-020-22;
- Commercial Policy Study – endorsed by Council on May 18, 2022 through Staff Report DS-021-22;
- Community of Stouffville Main Street Built Form and Urban Design Guidelines – endorsed by Council on June 1, 2022 through Staff Report DS-025-22;
- Natural Heritage Resources Study – endorsed by Council on June 15, 2022 through Staff Report DS-027-22;
- Highway 48 Corridor Framework Plan and Policy Recommendations – endorsed by Council on September 21, 2022 through Staff Report DS-055-22; and
- Cannabis Official Plan Amendment No. 157 – approved by Council on September 21, 2022 through Staff Report DS-056-22; and
- Old Elm Major Transit Station Area Official Plan Amendment No. 155 – adopted by Council on February 1, 2023 through Staff Report DS-002-23, and is currently with the Region for approval.

There are also a number of other ongoing studies and initiatives that will need to be incorporated into the New Official Plan, either through subsequent amendments or modifications as part of the Region's approval of the Town's Official Plan. These studies include:

- Official Plan Amendment 136 (subject to appeal) pertaining to the communities of Ballantrae and Musselman's Lake, pending ongoing mediation and final approval by the Ontario Land Tribunal; and
- Updates to various Town Master Plans, including the ongoing Water and Wastewater Master Plan and Transportation Master Plan.

The purpose of this Report is to provide an overview of the Town's 3rd Draft New Official Plan, for further public and stakeholder consultation. The revised Draft Official Plan is intended to address public and stakeholder comments that have been received on both the 1st Draft Official Plan, as well as the 2nd Draft Official Plan, which was presented in

December 2022. Based on additional public and stakeholder comments, Town staff will prepare a Final Draft of the New Official Plan, which is anticipated to be brought forward to Council for adoption in Fall 2023.

4. Analysis and Options:

The following provides an overview the current planning framework, a high level summary of the 3rd Draft New Official Plan (Attachment 1) including key changes, a summary of the public and stakeholder comments (Attachments 3 and 4) received on the 2nd Draft New Official Plan, and anticipated next steps.

4.1 Planning Framework

The Town's New Official Plan is required to be consistent with the Provincial Policy Statement, 2020, and also conform to a number of applicable Provincial Plans and legislation, including but not limited to:

- A Place to Grow, Growth Plan for the Greater Golden Horseshoe;
- Oak Ridges Moraine Conservation Plan;
- Greenbelt Plan;
- Lake Simcoe Protection Plan;
- Credit Valley - Toronto and Region – Central Lake Ontario Source Protection Plan;
- and
- South Georgian Bay Lake Simcoe Source Protection Plan.

The OPR work program addresses the Town's Greenbelt Conformity exercise, which has not yet been implemented in the Town's current Official Plan. Furthermore, new policies are required to implement the applicable Source Protection Plans. Significant updates were also required to conform to the updated A Place to Grow, Growth Plan for the Greater Golden Horseshoe, including Amendment 1 (2020).

The New Official Plan has also been informed through various guidance documents published by the Province, including but not limited to the Guidelines on Permitted Uses in the Agricultural Area, and the Natural Heritage Reference Manual.

Furthermore, the Town's New Official Plan is required to conform to the York Region Official Plan. The final draft of the revised ROP was presented to the Region's Committee of the Whole on June 16, 2022, and was brought forward to Regional Council on June 30, 2022 for consideration for adoption. The York Region Official Plan was approved, as modified, by the Province on November 4, 2022.

The 3rd Draft of the Town's New Official Plan has been updated to reflect the recent changes to the Planning Act, to the extent these changes are currently in force and effect, through Bill 109 (More Homes for Everyone Act, 2022), Bill 97 (Helping Homebuyers, Protecting Tenants Act, 2023) and Bill 23 (More Homes Built Faster Act, 2022). While Bill 23, establishes the legislative framework to remove York Region planning

responsibilities, it is uncertain as to when these changes may take effect, as such, the Town's New Official Plan has been prepared on the basis that York Region will still be the approval authority of the Town's New Official Plan, and the Town's Official Plan must conform to the recently approved York Region Official Plan.

Furthermore, it is recognized that in April the Province released the proposed Provincial Planning Statement, 2023, to consolidate the current Provincial Policy Statement and A Place to Grow, Growth Plan for the Greater Golden Horseshoe. It is uncertain as to when the new PPS will take effect, although the Province is targeting Fall 2023 to release the final PPS. Notwithstanding, the Town's Draft New Official Plan has been prepared in the context of the existing in force and effect PPS and Growth Plan. It is anticipated that amendments or modifications to the Town's New Official Plan will be required once the new PPS takes effect, and will be contingent upon the timing of approval of the Town's New Official Plan.

Given the myriad of Provincial policy and legislative changes and the uncertainty regarding ongoing initiatives and proposed policy changes, Town staff recommend proceeding with the preparation of the Town's New Official Plan on the basis of the currently in force and effect policies. It would not be prudent to begin implementing policy that is not yet in effect. Furthermore, waiting on the new proposed policies could significantly prolong delivery of the new Official Plan policies.

4.2 New Draft Official Plan

The following presents a high level summary and discussion of key issues that are addressed in the 3rd Draft of the Town's New Official Plan, which is included in Attachment 1 to this Report. This summary has been organized by the respective Official Plan Sections.

Territorial Acknowledgement & Connection to Indigenous History

This introductory preamble recognizes that the Town of Whitchurch-Stouffville is the treaty territory of the Williams Nations and also the traditional territory of other Anishinaabeg peoples, the Huron-Wendat, and the Haudenosaunee. The Town also recognizes the contributions of Indigenous peoples to this place and commits to a continued dialogue and greater respect for the land and water we have come to share.

Preamble

The Preamble provides the reader with an understanding of what an Official Plan is, how to read and interpret the Official Plan, and outlines the legislative basis for establishing the Town's Official Plan.

Chapter 1: Re-Imagine Stouffville

This Chapter outlines the Town's Vision Statement and Guiding Principles as the basis for land use decisions and policies, which were developed through the community engagement process undertaken through Phase 1 of the OPR. The Guiding Principles are also further articulated through community specific principles that reflect the unique character and planning directions for each of the Town's settlement areas.

Chapter 2: Planning for Growth

This Chapter establishes the Town's overall framework for accommodating the forecasted growth within the Town to 2051, by directing growth primarily to the settlement areas and protecting the Town's agricultural and natural heritage system. In accordance with the Region's growth forecasts, the Town is forecasted to grow to 103,500 persons and 28,400 jobs by 2051. These growth forecasts were updated by the Region in May 2023 to reflect the Provincial modifications to the York Region Official Plan, and do not currently reflect what is identified in the approved York Region Official Plan. It is anticipated that the Region will be updating the forecasts in the York Region Official Plan, in accordance with the updated forecasts provided to the Town.

The Town's Official Plan implements the growth framework established in the Region's Official Plan, by identifying the Town structure and settlement hierarchy, growth forecasts, intensification targets, and density targets, among other matters.

The Town Structure is identified on Schedule A, which generally includes:

- **Urban Areas** (Community of Stouffville) – which represents the primary location for accommodating the majority of growth through more intensive built forms and greater mix of housing types.
- **Community Areas** (Communities of Vandorf, Ballantrae, Musselman's Lake and Gormley) – which will accommodate moderate growth in accordance with the preferred form of servicing and compatible with the character of the community.
- **Hamlet Areas** (Bloomington) – which will accommodate more limited growth through the development of vacant and underutilized lands on private services.
- **New Urban Areas** – which represent the new settlement expansion areas that will accommodate new greenfield area development to 2051, which includes the Town's remaining "whitebelt" areas which are agricultural lands located outside of the Greenbelt Area and the ORMCP (including the recently approved Minsters Zoning Orders). Attachment 2 to this Report illustrates the remaining whitebelt areas that have been approved for settlement area expansions in the Town. It is anticipated that the remaining whitebelt lands (excluding the three approved Ministers Zoning Orders) may accommodate in the order of 17,680 persons and jobs to 2051, which have been factored into the Town's revised growth forecasts.

Additional employment growth is anticipated to be accommodated within the New Urban Areas in close proximity to Highway 404. The New Urban Areas would be subject to the preparation of detailed Secondary Plans, infrastructure plans and phasing policies prior to contemplating urban development within these areas. The Secondary Plans and detailed urban land use designations and development policies would be implemented through a subsequent amendment to the Official Plan.

- **Strategic Growth Areas** (Community of Stouffville) – which establishes an intensification hierarchy where more intensive development is planned to occur and includes the Major Transit Station Areas, the Western Approach Mixed Use Area, the Gateway Mixed Use Area, and the evolving Highway 48 Mixed Use Corridor (including the approved employment conversion areas).
- **Regional Employment Areas** – which include employment lands identified in the ROP which are protected for employment uses and would be subject to the ROP employment area conversion policies (i.e., through a Regional MCR).
- **Agricultural System** – which include lands located outside the settlement areas and are protected for predominately agricultural uses, and includes prime agricultural areas and rural areas.
- **Natural Heritage System** – which includes lands located outside the settlement areas with large concentrations of significant natural features and water resources which warrant conservation and enhancement. The Natural Heritage System functions as an overlay as these lands also comprise part of the Agricultural System, where agricultural and related uses are promoted.

This Chapter also provides policies for aligning growth with infrastructure planning and investments, related to sustainable and active transportation, transit oriented development, the creation of complete and safe streets, accessible transit, the movement of goods, the provision of appropriate water and wastewater servicing and stormwater management, including sustainable infrastructure and low impact development measures. A key emphasis in the New Official Plan is on active transportation as a healthy lifestyle shift towards more sustainable transportation modes. New Schedules have been included in the Draft Official Plan to identify the Town's Transportation Network (Schedule O) and Active Transportation Plan (Schedule P), in accordance with the Town's current Transportation Master Plan and Active Transportation Servicing Plan.

Chapter 3: Planning for Complete Communities

An overarching theme throughout the New Official Plan is planning for complete communities as a strategic component of the Town's overall growth management framework. This Chapter establishes policies that support complete communities by meeting people's needs for daily living throughout their lifetime by providing convenient

access to a mix of jobs, services, housing, food, public service facilities, open space, and transportation choices.

This Chapter includes policies related to:

- Building affordable and attainable housing through a mix of dwelling types and tenures, including housing for all ages, household sizes and abilities. The policies establish targets for the development of affordable and rental housing which have been informed by the Town's Housing Strategy. The policies provide for the development of various housing forms including additional residential units, garden suites, and housing to support an aging population.
- Enhancing built form and urban design, by promoting high quality built forms and an attractive and accessible public realm, including streetscapes, parks and open spaces, the provision of public art, and sustainable building design. The urban design policies are further implemented and articulated through the Town's urban design guidelines, including the Council endorsed Community of Stouffville Main Street Built Form and Urban Design Guidelines. Development must be consistent with any applicable urban design guidelines.
- Preservation of the Town's rich cultural heritage resources and archaeological resources, developing vibrant and accessible parks, trails and open spaces, and policies to promote healthy lifestyles (access to community services and facilities, and urban agriculture and community gardens).
- Employment and economic development are critical to the fiscal sustainability of the Town, and the policies seek to protect and promote the viability of employment areas, attract a diverse labour force, promote creative industries and green employment, ensure adequate commercial and retail opportunities, and utilize the locational benefits of employment areas in proximity to the Highway 404 Corridor.

Chapter 4: The Natural Environment

This Chapter builds upon the Provincial Natural Heritage System and the Regional Greenlands System to establish a Town-wide Natural Heritage System. The policies and mapping (Schedule K) identify key natural heritage features and key hydrologic features and establishes minimum vegetation protection zones within which development and site alteration is prohibited, as well as the minimum area of influence, which requires the preparation of an Environmental Impact Study to evaluate any potential impacts and mitigation measures prior to development occurring. These policies and updated mapping (Schedule K) have been informed by the Council endorsed Natural Heritage Resources Study.

The New Draft Official Plan also includes policies and updated mapping (Schedule L) for the protection of water resources, groundwater, wellhead areas and highly vulnerable aquifers through the implementation of the Lake Simcoe Credit Valley – Toronto and

Region – Central Lake Ontario Source Protection Plan and the South Georgian Bay Lake Simcoe Source Protection Plan. It also addresses natural and human made hazards by directing development outside these areas, such as flood plain areas and potentially contaminated lands.

A new theme throughout the Official Plan is a focus on mitigating the impacts of a changing climate and reviewing development applications through a climate change lens. The policies in Chapter 4 support energy efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaptation through sustainable land use patterns and the integration of green infrastructure, and policies for increasing woodland cover and the urban tree canopy.

Chapter 5: Agricultural System

The policies of this Chapter establish the Agricultural System which supports a vibrant agricultural community and contributes to the local economy, quality of life and natural heritage legacy. Protecting the agricultural land base comprised of agricultural areas as well as rural areas creates a robust productive land base for agriculture, which supports a sustainable agri-food network. This Chapter outlines general agricultural system policies and also includes use-specific land use policies related to agricultural related uses and on-farm diversified uses. The Agriculture Area and Rural Area designations are identified on Schedule C and have been updated to reflect the York Region Official Plan designations based on the Region's MCR refinements to the Provincial agricultural mapping as established by the Province under A Place to Grow, Growth Plan for the Greater Golden Horseshoe.

The New Draft Official Plan has been updated to reflect land use permissions for agriculture-related uses and on-farm diversified uses (agri-tourism) consistent with Provincial Plans, policies and guidelines, to accommodate farm related activities that provide value-added uses to the farming community and promote their viability.

Policies in this Chapter also provide direction for the extraction of aggregate resources, including updated mapping identifying the aggregate resources (Schedule M).

Chapter 6: Land Use Strategy

Chapter 6 establishes the land use strategy and designations, including the permitted uses and associated land use policies that direct the general pattern for growth, type of development and built form that is permitted within each land use designation. The built form policies are further articulated through any applicable urban design guidelines, including the Community of Stouffville Main Street Built Form and Urban Design Guidelines. The land use designations are established on various Schedules which include the Agricultural and Rural Areas (Schedule C), and Schedules specific to each community in the Town (Schedules D through I).

The existing community Secondary Plans have been consolidated in the New Draft Official Plan, and the associated land use Schedules have been scoped to include only the lands located within the delineated settlement areas, whereas Schedule C designates the lands located outside the settlement areas.

Generally, the existing land use designations, permitted uses, and land use policies have been carried forward from the current Official Plan, but have been updated to provide greater consistency in terminology and more contemporary land use policies.

Within strategic growth areas, the land use policies have also been revised to contemplate greater intensification (i.e., increased building height and densities) than is currently permitted in the Official Plan. The maximum building height permissions in storeys has been refined to include ‘generally up to’ a maximum number of storeys, subject to demonstration of appropriate compatibility and transition with adjacent existing land uses, in order to provide greater flexibility in assessing the appropriateness of specific development applications. Table 1 summarizes the changes between the existing and proposed height permissions for the land use designations within the strategic growth areas in the Community of Stouffville. Maximum height permissions for the Old Elm MTSA have been established through adopted OPA 155 which have been consolidated in the New Official Plan.

Table 1: Comparison of Existing and Proposed Building Height Permissions

Land Use Designation	Existing Official Plan Maximum Building Height	3rd Draft New Official Plan “Generally” Maximum Building Height
Neighbourhood (formerly Residential Area)	Not specified	4 storeys
Urban Medium Density Residential Area	Not specified	9 storeys
Urban High Density Residential Area	Not specified	20 storeys
Core Area – Main Street	4 storeys	6 storeys
Core Area – Mixed Use	6 storeys	10 storeys
Gateway Mixed Use Area	10 storeys	20 storeys
Western Approach Mixed Use Area	10 storeys	20 storeys
Regional Retail Area	Not specified	20 storeys
Highway 48 Mixed Use Area	NA – New Designation	20 storeys

The following highlights some notable changes to the land use designations and policies from the current Official Plan:

- The Agriculture Area and Rural Area designations have been identified across the Town, and the ORM Core, Natural Linkage and Countryside designations have been reflected on Schedule B and continue to provide additional policies specific to the ORMCP land use designations. Permitted uses in the Agriculture Area and Rural Area designation have been broadened to permit agriculture-related uses and on-farm diversified uses (agri-tourism) to expand the range of permitted uses and activities to promote the vitality of farming operations, as permitted through provincial policy. Policies also permit additional permanent or temporary dwelling(s) for full-time farm help where the size and/or nature of the farm operation makes the employment of such help necessary (subject to criteria).
- The Significant Environmental Area designation (S. 6.3) has been expanded to protect provincially significant key natural heritage and hydrologic features based on updated mapping from the Town's Natural Heritage Resources Study.
- Within the Greenbelt Plan Area, the existing Rural Commercial/ Industrial/ Institutional Area designation and the Commercial Recreation Area designation are proposed to be carried forward through Site Specific Provisions and recognized as part of the Greenbelt Conformity exercise undertaken through the OPR. In staff's view, these changes do not result in the removal of any existing land use permissions, but rather recognize that these are permitted to continue, while implementing the Provincial and Regional agricultural area mapping.
- The Community of Stouffville Core Area designations (S. 6) have been extended to align with the Stouffville GO MTSA boundary as delineated in the Region's Official Plan, which have resulted in additional properties being redesignated for higher density mixed use development and increased density and height permissions, while still respecting the heritage character of the Core Area and compatibility with adjacent uses.
- Within the Community of Stouffville, the Existing Residential and Residential Area designations have been consolidated into a new Neighbourhood Area designation (S. 6.4.1) with additional land use policies to consider redevelopment for low-rise residential dwelling units in the form of townhouse dwellings and low-rise apartments. Such built forms must be in keeping with the established neighbourhood character and directed to the periphery of the neighbourhood, abutting collector/arterial roads and limiting new development to a maximum Floor Space Index (FSI) of 1.5 and a maximum building height of 4 storeys. The policies do not preclude the development of additional residential units throughout the Neighbourhood Area designation, as discussed below.
- Within all Neighbourhood Area designations, additional residential unit permissions have been included to permit the development of up to two additional residential units in designations where single, semi-detached and townhouse dwellings are permitted, which may include up to two additional dwelling units,

either within the principal dwelling, or no more than one additional residential dwelling within an accessory building, subject to the policies of S. 3.2.2. Additional residential units may be permitted throughout the Neighbourhood Area designation. Permissions for additional residential units within the rural areas are more restrictive, in accordance with the ORMCP.

- Institutional uses such as places of worship and long-term care facilities have been removed from the list of permitted uses within the Business Park Area in the Community of Stouffville, in conformity with the Region's new Official Plan, and in order to accommodate and protect these areas for employment uses and minimize potential impacts on sensitive uses.
- The Industrial Area designation within the Community of Stouffville on lands south of Sam's Way has been replaced with the Business Park Area designation to provide greater flexibility and accommodate lighter industrial uses and related commercial uses to ensure compatibility with the surrounding evolving mixed use community.
- The recommendations of the Highway 48 Corridor Study in the Community of Stouffville have been incorporated with respect to the land use designations, permitted uses and policies, particularly updates to the Regional Retail Area designation and the establishment of a new Highway 48 Mixed Use Area designation which applies to the approved employment area conversion lands. These policies provide requirements for at grade commercial uses for properties along major roads to enhance the range of commercial uses, neighbourhood amenities, and provide vibrant and animated streetscapes.
- The adopted Old Elm (Lincolnvile) GO MTSA Official Plan Amendment 155 policies have been consolidated into the New Official Plan, notwithstanding OPA 155 is still awaiting Regional approval.
- Certain designations in the Community of Vandorf have been consolidated to no longer differentiate between ORM and non-ORM designations as they pertain to the portion of the Community within the Greenbelt Area. Lands currently identified with a "Potential" designation remain subject to the Servicing Study Area requirements, which are proposed to be modified to provide greater flexibility in advance of an MESP being undertaken by the Town.
- Within the Community of Gormley, office uses have been permitted as a principal use (as opposed to only accessory) within the Prestige Employment (Business Park Area) designation to permit standalone office buildings.
- Site specific policies and provisions are organized in Sections 6.11, and identified on the respective land use schedules.

The Communities of Ballantrae and Musselman's Lake are subject to ongoing appeals related to Council adopted OPA 136, as such, no land use designations are currently shown for these communities, and the in force and effect land use designations and policies would remain in place. Following approval of OPA 136, the approved policies could then be incorporated into the New Official Plan, which may occur either through Regional modifications to the Adopted Official Plan, or a subsequent amendment to the New Official Plan, depending upon the timing of approval of OPA 136.

Chapter 7: Implementation, Interpretation and Monitoring

Implementation of the objectives and policies of the Official Plan are achieved through a number of tools, some of which are provided by the Planning Act, the Municipal Act, the Oak Ridges Moraine Conservation Act and Plan, the Greenbelt Act and Plan, and through the Town's responsibilities to undertake capital works projects, to acquire and dispose of land, to enter into partnerships and to adopt regulations and by-laws.

Notable planning tools that have been recently introduced, have been included in the New Official Plan, including enabling policies related to:

- **Block Planning** – which is a new tool that may be utilized to more comprehensively plan for the redevelopment of larger properties or areas to ensure development is coordinated with adjacent landowners. Block Planning would assist in ensuring the appropriate phasing of development that is accompanied with municipal infrastructure and community services, including the provision of parkland.
- **Community Benefits Charge** – revisions to Section 37 of the Planning Act provides municipalities with a key planning tool that allows municipalities to grant an increase in height and/or density and receive additional services, facilities and matters (community benefits) from the owner of a contributing development. The Town is currently undertaking a Community Benefits Charge By-law to utilize this tool.
- **Community Planning Permit System** – which allows municipalities to pass by-laws to streamline the planning processes by combining zoning, site plan and minor variance into one application.
- **Inclusionary Zoning** – allows municipalities to require the provision of affordable housing in new multi-residential developments within a Major Transit Station Area or Community Planning Permit System area where new development(s) or redevelopment is proposed. The inclusionary zoning enabling policies would allow the Town to undertake future studies and pass by-laws for implementing inclusionary zoning.
- **Community Involvement** – the Planning Act requires that municipalities set out the requirements for pre-consultation and the submission of complete applications

for the purposes of processing a development application. Enhanced pre-consultation and community consultation requirements, including Indigenous Community consultation, have been included in the New Draft Official Plan.

This Chapter also provided guidance in the interpretation of the Plan's policies and monitoring requirements to ensure the policies of the Plan are achieved.

Chapter 8: Definitions

A new and significantly expanded Definitions section is included in the New Draft Official Plan to assist in defining commonly used terms in the Official Plan, which is consistent with provincial definitions and definitions in the Region's Official Plan.

4.3 Public and Agency Comments on 2nd Draft New Official Plan

The Town received approximately 45 public and agency comment submissions which have been considered and addressed in the 3rd Draft New Official Plan. Responses to all the comments and how they have been addressed are outlined in detail in the Comment Response Matrix included in Attachment 3 (Public Comment Response Matrix: 2nd Draft Official Plan) and Attachment 4 (Agency Comment Response Matrix: 2nd Draft Official Plan). Also included in Attachment 5 is the Engagement Summary Memo (2nd Draft Official Plan), which summarizes the comments received from the December 2022 Public Open Houses.

Public comments and responses are included in Attachment 3 and addressed such key matters as:

- Planning for Whitebelt lands through future Secondary Plans.
- Requiring commercial and retail uses at grade to help activate the public realm and the streetscape.
- Promoting affordable housing through targets and policies to increase affordable housing.
- Protecting agricultural lands and greenspace.
- Supporting public transit and active transportation and supporting pedestrian friendly streets.
- Developing policies that support a vibrant Main Street with local shops, businesses, plants and other streetscape features.
- Encouraging seniors' housing to increase inclusivity.
- Protecting the Town's cultural heritage resources.
- Strong policies needed that support built form compatibility with adjacent and existing land uses.
- Additional considerations required for attracting new and diverse businesses.
- Diversifying the types of housing options and tenures.
- Ensuring agricultural-related and on-farm diversified uses continue to strengthen the vitality of agricultural and rural lands.
- Numerous site specific land use considerations and requests related to permitted uses and land use policies.

Agency comments and responses are included in Attachment 4 and addressed such matter as:

- Updating revised population and employment forecasts;
- Aligning water and wastewater servicing requirements with Provincial planning and policy requirements and the York Region Official Plan; and
- Protections for key natural heritage features and key hydrologic features.

4.4 Next Steps

Based on the additional public and stakeholder comments received on the 3rd Draft New Official Plan, Town staff will prepare a revised Final Draft New Official Plan. Town staff are seeking comments on the 3rd Draft New Official Plan by **July 31, 2023**, to be considered in the Final Draft Official Plan which is anticipated to be presented to Council for consideration for adoption in Fall 2023. The Final Draft Official Plan will be made available for review and comment prior to Council's consideration for adoption. The Town's new Official Plan is to be updated within one year of the approval of the York Region Official Plan (November 4, 2023).

5. Financial Implications

None.

6. Alignment with Strategic Plan

2. Expanding the tax base through a growing, diversified economy

Building and maintaining a tax base that supports the highest quality program and service delivery.

- Focus on servicing and development of Provincially Significant Employment Zones
- Update the Economic Development strategy and continue to attract businesses to locate in WS
- Identify expansion areas for Industrial / Commercial growth

4. Asset Planning, Maintenance and Development

Successful stewardship of the infrastructure and facilities required to support a growing community and vibrant economy.

- Address / plan for maintenance of existing assets & infrastructure; Create new infrastructure

- Focus on continuous improvement of the asset register for asset management planning

7. Attachments

Attachment 1a: Revised Draft New Official Plan, June 2023

Attachment 1b: Revised Draft New Official Plan Schedules, June 2023

Attachment 2: New Urban Areas: Settlement Expansion Areas ('Whitebelt Lands')

Attachment 3: Public Comment Response Matrix (2nd Draft Official Plan), June 2023

Attachment 4: Agency Comment Response Matrix (2nd Draft Official Plan), June 2023

Attachment 5: Engagement Summary Memo (2nd Draft Official Plan), June 2023

8. Related Reports

[DS-033-19: Official Plan Review – Introductory Report, June 18, 2019](#)

[DS-001-20: York Region Municipal Comprehensive Review Update and Major Transit Station Area Delineation, January 21, 2020](#)

[DS-017-20: Official Plan Review Update, May 5, 2020](#)

[DS-038-20: Official Plan Review Update, August 25, 2020](#)

[DS-049-20: Official Plan Review: Draft Visioning Consultation Report, November 3, 2020](#)

[DS-011-21: Official Plan Review Update: Phase 2 Consultations, April 6, 2021](#)

[DS-012-21: Draft 2051 Growth Forecast and Land Needs Assessment, April 20, 2021](#)

[DS-029-21: Official Plan Review Update: Revised Draft Community Vision Summary Report and Discussion Papers, July 20, 2021](#)

[DS-031-21: Comments on Region's Proposed 2051 Growth Forecast and Land Needs Assessment, July 20, 2021](#)

[DS-046-21: Official Plan Review Update: Draft Policy Directions Report and Commercial Policy Study, November 16, 2021](#)

[DS-001-22: Official Plan Review Update: Housing Strategy – Phase 1 Background Report, February 2, 2022](#)

[DS-010-22: Comments on the Draft York Region Official Plan, March 23, 2022](#)

[DS-020-22: Official Plan Review Update: Housing Strategy Report, May 18, 2022](#)

[DS-021-22: Official Plan Review Update: Commercial Policy Review, May 18, 2022](#)

[DS-025-22: Proposed Community of Stouffville Main Street Built Form and Urban Design Guidelines, June 1, 2022](#)

[DS-027-22: Natural Heritage Resources Study – Final Recommendations Report, June 15, 2022](#)

[DS-033-22: Public Meeting Report: Town of Whitchurch-Stouffville New Draft Official Plan, July 6, 2022](#)

[DS-075-22: York Region Official Plan Approval, December 7, 2022](#)

[DS-010-23: Preliminary Growth Management Strategy, March 8, 2023](#)

Author: Randall Roth, Senior Policy Planner
Meaghan Craven, Manager Policy Planning

For further information on this report, please contact the Director of Development Services: Dwayne Tapp, at 905-640-1900 or 1-855-642-8697 ext. 2431 or via email at dwayne.tapp@townofws.ca