

## Section 4

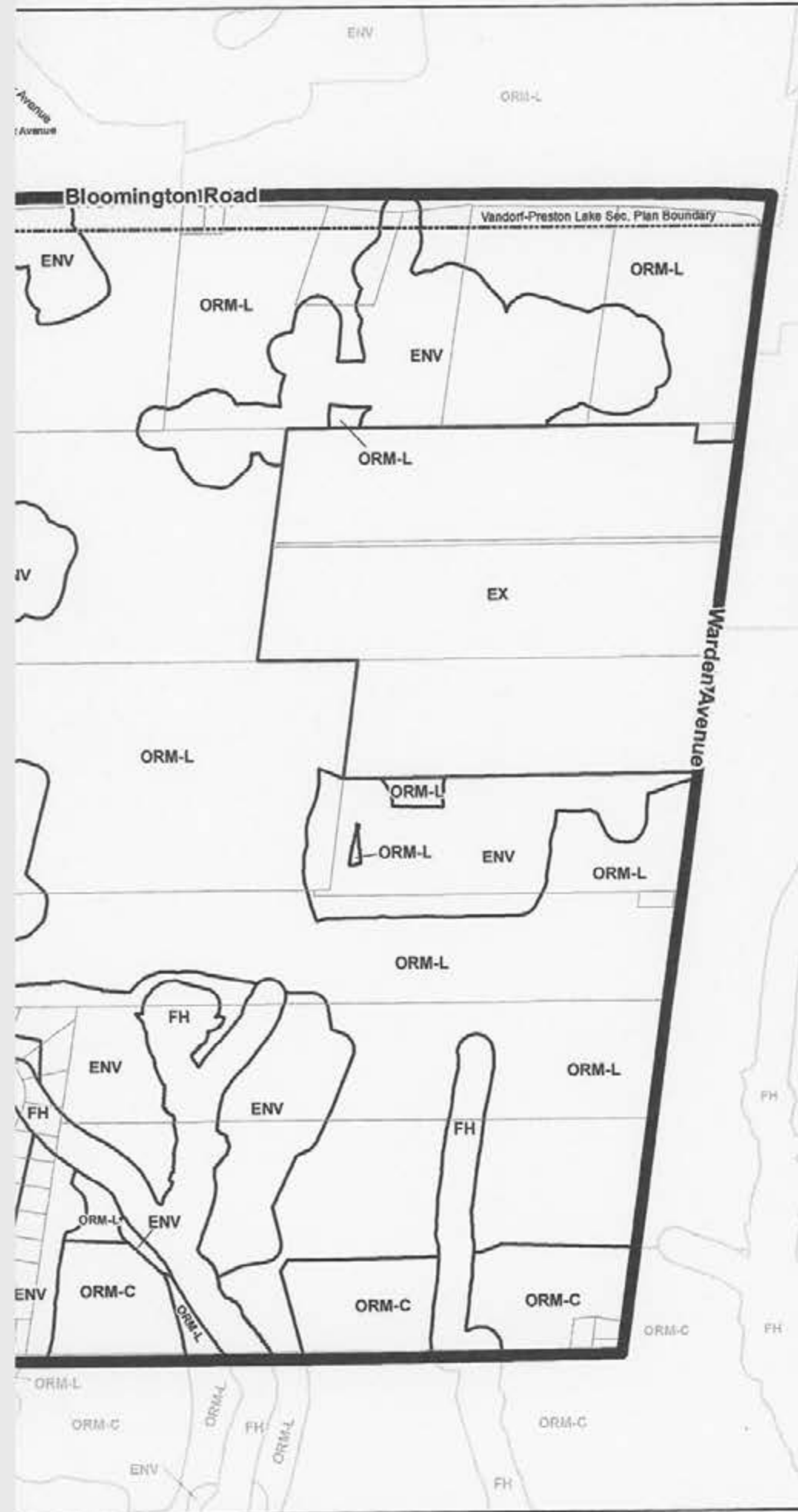
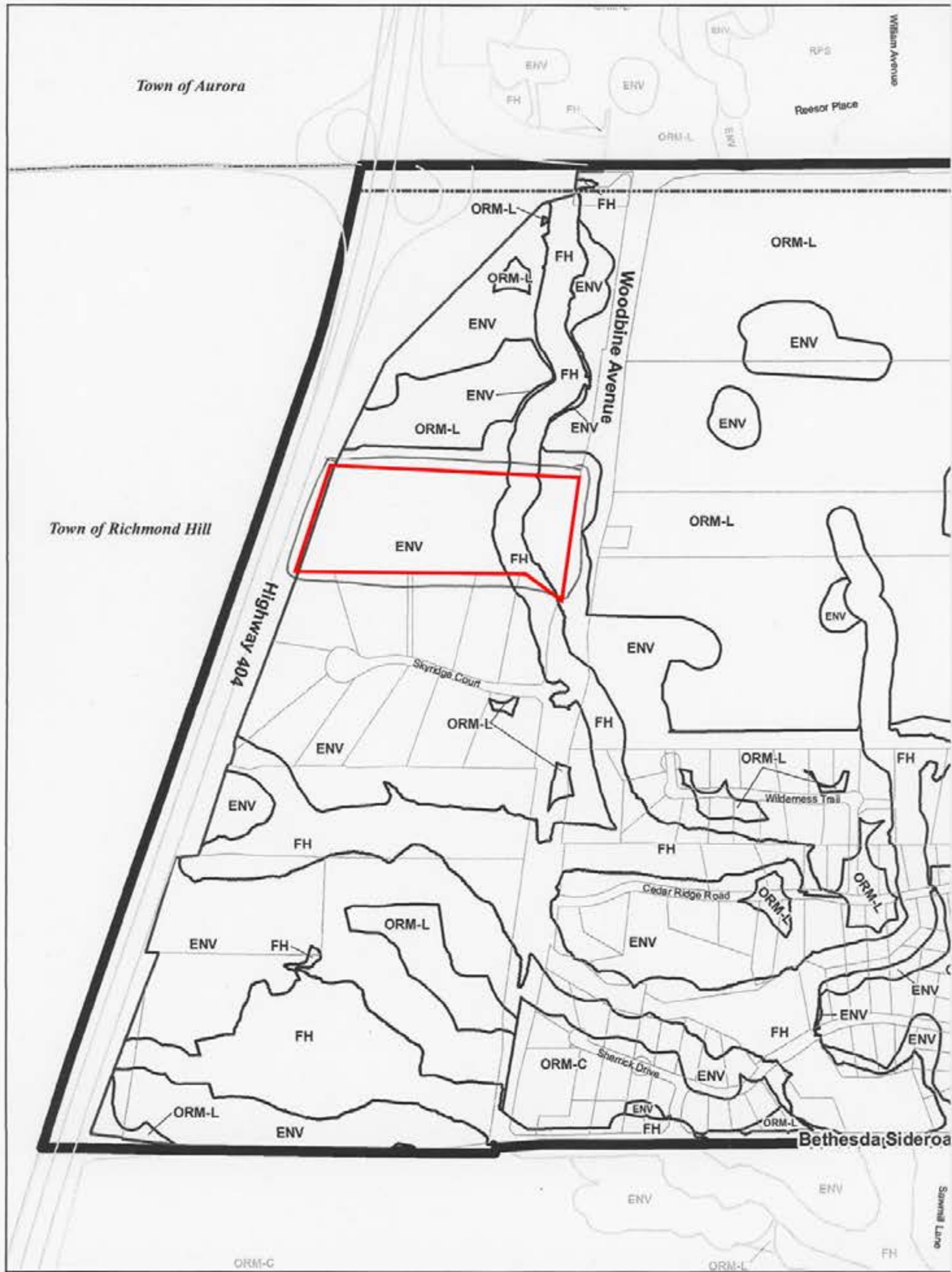
### Rural and Environmental Zones

No person shall, within any Agricultural (AG), Environmental (ENV), Flood Hazard (FH), Oak Ridges Moraine - Countryside (ORM-C), Oak Ridges Moraine - Linkage (ORM-L), or Oak Ridges Moraine - Natural Core (ORM-NC) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

#### 4.1 Permitted Uses, Buildings and Structures

Permitted Uses, Buildings and Structures	AG (1)	ENV Outside Oak Ridges Moraine Area (1)	ENV Oak Ridges Moraine Area	ENV Stouffville/ Ballantrae Musselman's Lake (11)	FH (11)	ORM-C	ORM-L	ORM-NC
Accessory Farm Dwelling Unit	✓(5)	✓(5)				✓(5)	✓(5)	✓(5)
Accessory uses, buildings and structures	✓	✓				✓(14)	✓(14)	✓(14)
Agricultural uses, buildings and structures	✓(9)	✓(9)	✓(1)(4)		✓(1)(9)	✓(1)	✓(1)	✓(1)
Agricultural uses, no buildings or structures	✓	✓	✓(4)		✓(1)	✓	✓	✓
Bed and Breakfast Establishment	✓(8)	✓(8)	✓(7)(8)			✓(7)(8)	✓(7)(8)	✓(7)(8)
Farm Produce Sales Outlet	✓(10)	✓(10)				✓(10)	✓(10)	✓(10)
Farm Vacation Home	✓	✓	✓(7)			✓(7)	✓(7)	✓(7)
Fish, Wildlife, Forestry Management		✓	✓	✓		✓	✓	✓
Group Home	✓(3)	✓(3)	✓(3)(7)			✓(3)(7)	✓(3)(7)	✓(3)(7)
Home Industry	✓(12)	✓(12)	✓(12)			✓(12)	✓(12)	✓(12)
Home Occupation	✓(13)	✓(13)	✓(13)			✓(13)	✓(13)	✓(13)
Low Intensity Recreation uses				✓		✓	✓	✓
Park				✓				
Plant Nursery	✓(1)	✓(1)				✓(1)	✓(1)	✓(1)
Private Home Daycare	✓	✓	✓(7)			✓(7)	✓(7)	✓(7)
Single Detached Dwelling	✓	✓	✓(4)			✓(4)	✓(4)	✓(4)
Unserviced Park					✓(6)	✓	✓	✓

(2011-115-ZO) (2013-111-ZO)



1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64

**SCHEDULE 37**

- ZONE DESCRIPTION**
- Section 4**  
 AG - Agricultural  
 ENV - Environmental  
 FH - Flood Hazard  
 ORM-C - Oak Ridges Moraine Countryside  
 ORM-L - Oak Ridges Moraine Linkage  
 ORM-NC - Oak Ridges Moraine Natural Core
- Section 5**  
 RPS - Residential Private Services  
 RV - Residential Village  
 R1 - Residential 1  
 R2 - Residential 2  
 R3 - Residential 3  
 R4 - Residential 4  
 RM1 - Residential Multiple 1  
 RM2 - Residential Multiple 2
- Section 5A**  
 RN1 - New Residential 1  
 RN2 - New Residential 2  
 RN3 - New Residential 3  
 RN4 - New Residential 4  
 RN5 - New Residential 5
- Section 6**  
 CM1 - Downtown Mixed Commercial  
 CM2 - Western Approach Mixed Commercial  
 CG - General Commercial  
 CL - Local Commercial  
 CV - Village Commercial  
 CR - Recreational Commercial
- Section 7**  
 EBP/EP-G - Employment Business Park / Gormley  
 EHE/H-G - Employment Heavy / Gormley  
 ELE/L-G - Employment Light / Gormley  
 ED - Employment Disposal  
 EX - Employment Extraction
- Section 8**  
 I - Institutional  
 OS - Open Space  
 D - Development Reserve
- Section 9**  
 H - Holding Symbol  
 F - Flood Vulnerable  
 T - Temporary Use  
 W - Water Restriction  
 WDA - Waste Disposal Area

**NOTES**



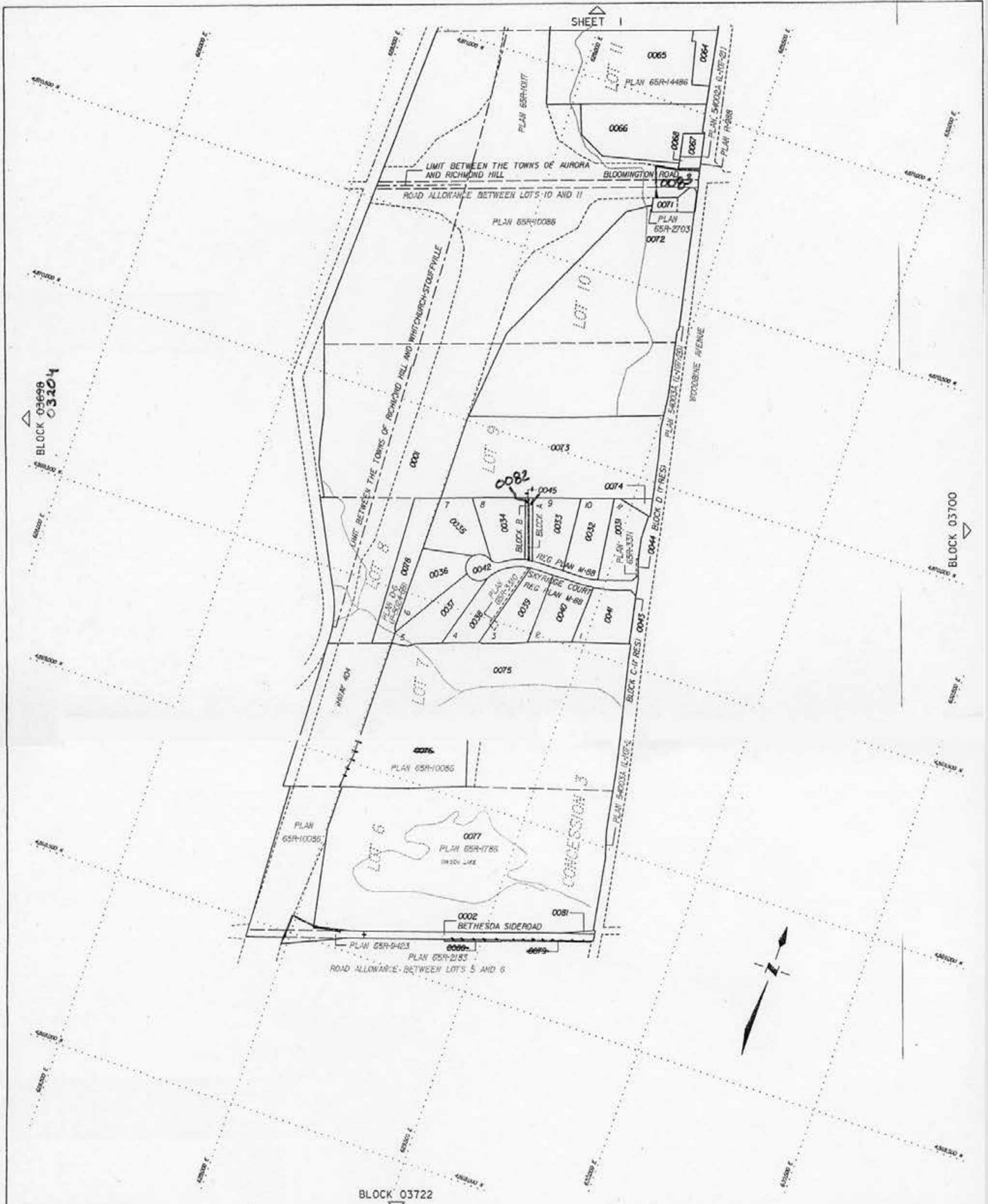
**SCHEDULE 37**

#### 4.1.1 Qualifying Notes to Permitted Uses

- (1) No agricultural use, building or structure, including a plant nursery, shall be permitted on any lot less than 0.8 ha in area or on any lot within a registered plan of subdivision or on a lot or taking access from a road in a registered plan of subdivision.  
**(2011-152-ZO)**
- (2) NOT IN USE **(2013-111-ZO)**
- (3) No group home shall be located within 800 m of another group home.
- (4) The indicated uses are permitted subject to Sections 3.18, 3.19 and 3.20.
- (5) Accessory farm dwellings shall, subject to Section 3.5, be permitted, provided that they do not negatively impact the ecological integrity of the area.
- (6)
  - i) Permitted Uses  
No building or structure shall be erected, nor shall any existing building or structure be modified or changed, nor shall the placing or removal of fill be permitted in any area zoned Flood Hazard (FH) except where such building, structure or fill is used for purposes of flood or erosion control.
  - ii) Land Partially Zoned  
Where land under one ownership is only partially zoned Flood Hazard (FH), the part of such land that is so zoned may be used in the calculation of the minimum lot area and lot frontage requirements for another zone on that land.
- (7) The indicated uses are permitted only in single detached dwellings permitted by Sections 3.18, 3.19 and 3.20 of this By-law.  
**(2013-111-ZO)**
- (8)
  - i) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services.
  - ii) Every bed and breakfast establishment must provide a minimum of 37 m<sup>2</sup> of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof. **(2013-111-ZO)**
- (9) The indicated uses are permitted subject to obtaining a permit from the Conservation Authority having jurisdiction.
- (10) The maximum size of a farm produce sales outlet shall be 100 m<sup>2</sup> and is subject to a minimum lot area of 25 ha. A maximum of 25%

of the sales area of a farm produce sales outlet may be devoted to the sale of produce and food products produced off the farm.

- (11) ENV and FH Zones in Stouffville and Ballantrae – Musselman's Lake are subject to Section 3.20.3 of this By-law.
- (12) Home industries are subject to the regulations in Section 3.26. **(2011-115-ZO)**
- (13) Home occupations are subject to the regulations in Section 3.27. **(2011-115-ZO)**
- (14) The maximum lot coverage of all accessory buildings shall not exceed the lesser of the maximum lot coverage for the zone in which they are located or 5% of the lot area, up to a maximum GFA of 56 m<sup>2</sup>. **(2013-111-ZO)**



MINISTRY OF  
CONSUMER AND  
COMMERCIAL  
RELATIONS  
ONTARIO

THIS INDEX MAP SHOWS ALL  
PROPERTIES EXISTING IN  
BLOCK 03698 - SHEET 2  
ON AUGUST 1, 1997

SCALE



PROPERTY INDEX MAP  
BLOCK 03698  
TOWN OF WHITCHURCH-STOUFFVILLE,  
TOWN OF RICHMOND HILL &  
TOWN OF AURORA  
REG. MUNICIPALITY OF  
YORK  
(OFFICE 65)

LEGEND

FREEDHOLD PROPERTY BOUNDARY	—————
LEASEHOLD PROPERTY BOUNDARY	- - - - -
NATURAL RESOURCE PROPERTY BOUNDARY	.....
FREEDHOLD PROPERTY NUMBER	01-47
LEASEHOLD PROPERTY NUMBER	01-47
NATURAL RESOURCE PROPERTY NUMBER	01-47
TOWNSHIP FABRIC	—————
STREAMS, RIVERS	.....
UNDERLYING FABRIC, EASEMENT	- - - - -
UTM GRID	4862000 R
ADJOINING MAP NUMBER	BLOCK 346

THE UNIQUE IDENTIFIER FOR ANY PROPERTY (E.G. 0028 - 047) IS COMPOSED OF THE MAP BLOCK NUMBER (0028) AND THE FOUR DIGIT NUMBER (047) WHICH APPEARS IN EACH ACTIVATED PROPERTY

NOTES

NORTH AMERICAN DATUM 1983  
UNIVERSAL TRANSVERSE MERCATOR PROJECTION  
ZONE 17 CENTRAL MERIDIAN 81°W

THIS IS NOT A PLAN  
OF SURVEY

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND REGISTRY  
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY  
INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES  
SEE RECORDED PLANS AND DOCUMENTS  
ONLY MAJOR EASEMENTS  
ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



TOWN OF  
**WHITCHURCH-STOUFFVILLE**

111 Sandiford Drive  
Stouffville, ON L4A 0Z8  
Tel: 905-840-1900 or  
Toll Free: 1-855-642-TOWN (8686)

# Tax Bill

Roll Number  
▶ 000-044-70500-0000

MANCUSO GIOVANNI  
MANCUSO INES  
106 ESTATE GARDEN DR  
RICHMOND HILL ON L4E 3V6

Group Code



Mortgage Company



Billing Date

June 12, 2014

Mortgage Account Number



Property Location and Legal Description

▶ 13482 WOODBINE AVE  
CON 3 PT LOT 9

ASSESSMENT		MUNICIPAL				EDUCATION	
Tax Class and Description	Value	WHITCHURCH-STOUFFVILLE Tax Rate %	Amount	REGION OF YORK Tax Rate %	Amount	Tax Rate %	Amount
RTES Residential - RTES	731,978	0.27799900	\$2,034.89	0.41673300	\$3,050.39	0.20300000	\$1,485.92
<b>Sub Totals</b>		<b>Municipal (WS and Region) Levy</b>				<b>\$5,085.28</b>	<b>Education \$1,485.92</b>
<b>Special Charges / Credits</b>		<b>Installments</b>		<b>Summary</b>			
		<b>Due Date</b>	<b>Amount</b>				
		Jul 18, 2014	\$1,650.39	Sub-Total - Tax Levy		\$6,571.20	
		Sep 19, 2014	\$1,649.00	2014 Tax Cap Adjustment		\$0.00	
				Special Charges/Credits		\$0.00	
				Final 2014 Levies		\$6,571.20	
				Less Interim		\$3,271.81	
				Past Due Taxes/Credit		\$0.00	
<b>Total Special Charges</b>		<b>\$0.00</b>			<b>Total Amount Due</b>		<b>\$3,299.39</b>

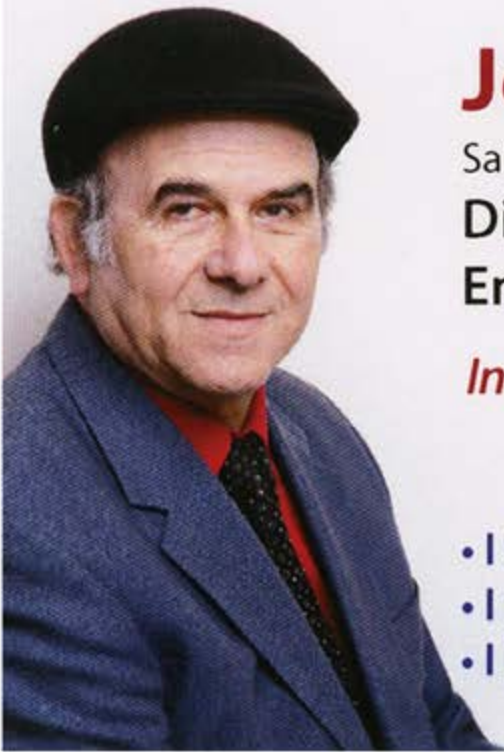
## **Linda Ko Real Estate Brokerage**

**Office: (416) 565-6989**

**Email: lindko@gmail.com**

**Fax: (905) 887-2053**

90 Tea Rose Street, Markham ON L6C 1X3



## **John Mancuso**

Sales Representative

**Direct: (647) 839-9689**

**Email: johnmancuso49@gmail.com**

*Include me in your organization*



- I Can Throw a Curved Ball to Target
- I Buy/Sell Your Properties & Land
- I Find you Lenders or Borrowers



# **Council Education & Training Session**

## **2015 Co-ordinated Land Use Review**

March 10, 2015

Steven Kemp, P. Eng.  
Director, Planning & Development Services





# **Council Education & Training Session**

## **2015 Co-ordinated Land Use Review**

March 10, 2015

Steven Kemp, P. Eng.  
Director, Planning & Development Services

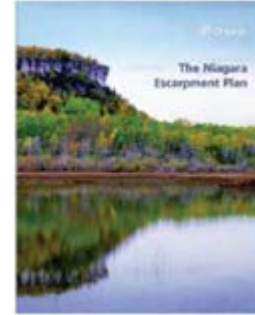
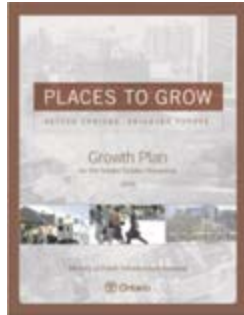
# Outline



- Background:
  - Summary of Options
  - The Review & Why it matters
- Growth Plan
- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- The “whitebelt”
- Possible Changes for Discussion:
  - Highway 404 Corridor
  - Community of Stouffville
- Emerging Issues
- Next Steps

# Background

- Staff presentation February 24, 2015
- Feb. 27, 2015: Province announced concurrent review of 4 Provincial Plans:



- Two Step Process: → 90 day consultation period  
→ Consideration of proposed changes, if any
- Region requested comments from the Town by **March 17, 2015**
- The public can provide comments directly to the Province, Region, or Town
- Ted McMeekin, Minister MMAH wants to “grow” the Greenbelt

# Options for Comments

---



1. Do Nothing
2. Provide comments directly to Province
3. Provide comments directly to the Region
4. Provide comments to the Region and Province



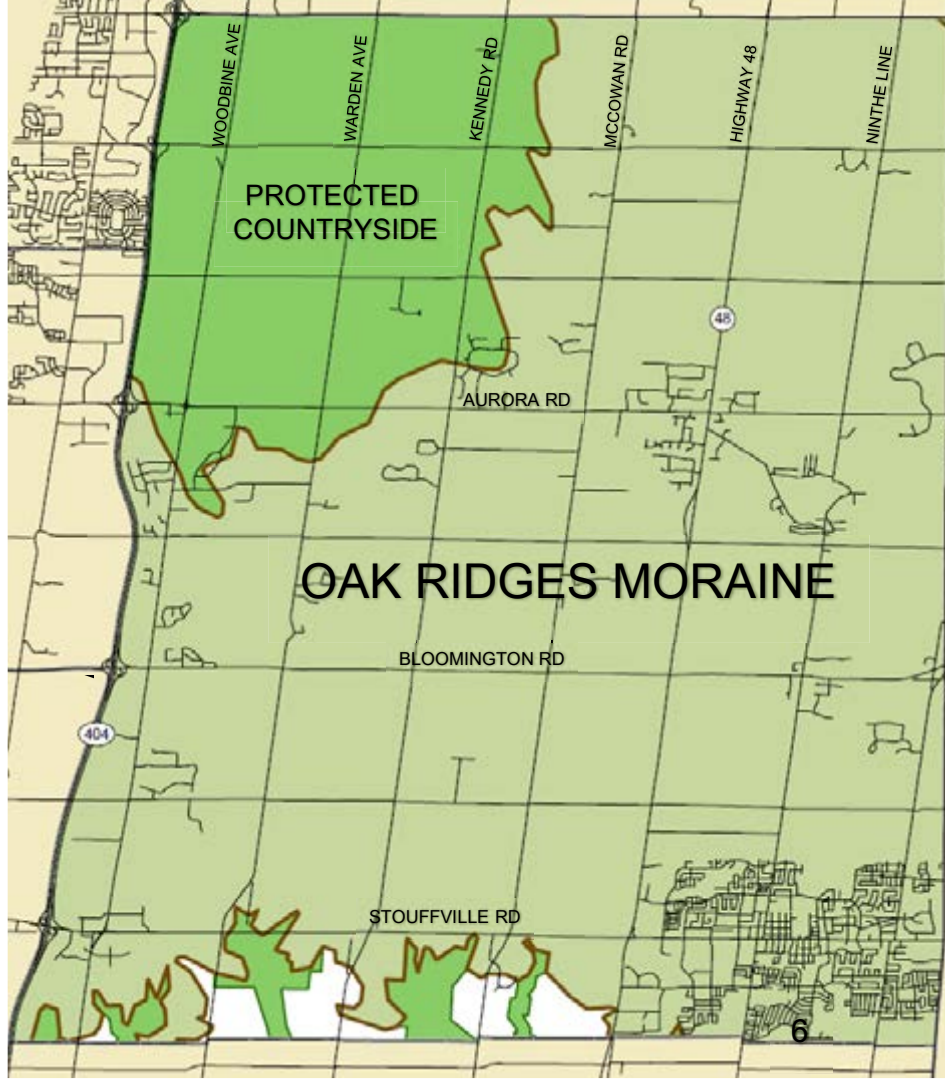
# Why is this Important?

---

- The ORMCP and Greenbelt Plan cover 98% of the Town
- There are fundamental issues with the Plans that affect the Town's planning program and that concern residents and land owners
- There is only limited opportunity to comment at 10 year intervals when the Province conducts reviews

# Greenbelt Plan

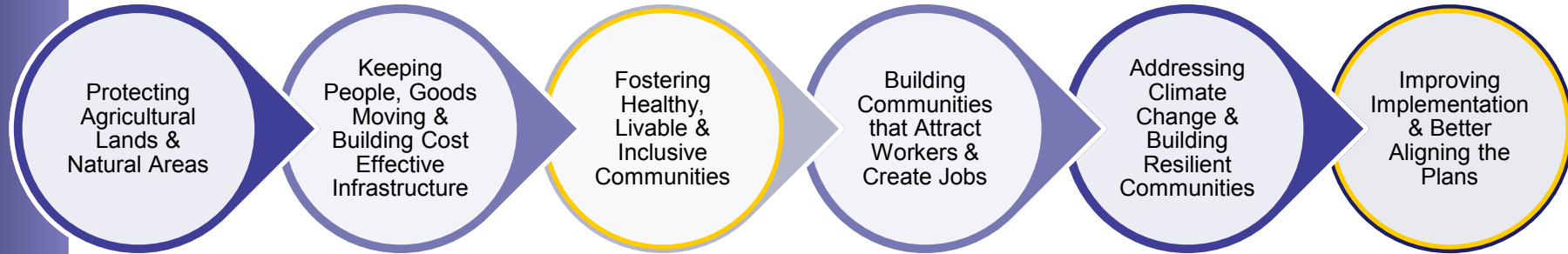
-  Greenbelt Protected Countryside
-  Oak Ridges Moraine Area



# Focus of Review



The Province has release a series of focus questions grouped under the following headings:



# Provincial Review: Town of Whitchurch-Stouffville

---

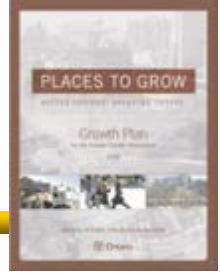


- Council adopted the Growth Management Strategy (GMS) in May 2013
- The 2031 population target of 60,600 can be accommodated within the existing designated settlement areas
- By 2031: target of **23,000** employment positions established
  - From the GMS, there is a deficit of **~70 net ha** of serviced employment land
- Consideration is required as part of the ORMCP / Greenbelt review as to how additional employment lands can be added to meet the targets established for the Town by 2041
- Housing & employment forecasts for the area scheduled to be released by the Region in April 2015



# Growth Plan

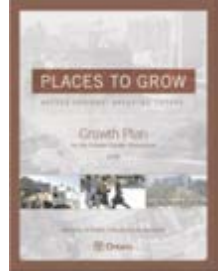
---



## The Growth Plan for the Greater Golden Horseshoe:

- Approved in 2006
- The Government of Ontario's vision for building stronger, more prosperous communities by better management of growth to 2031
- Guides decisions on a wide range of issues →

# Growth Plan



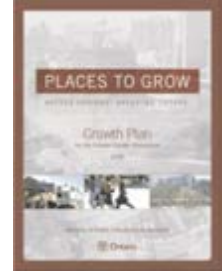
- Requires 40% of new residential growth to be in the form of "intensification" by 2015
  - *intensification*, as defined, represents residential development or growth within an 'established' built area
- Establishes the "Inner Ring Municipalities," such as the Town, to meet a density target of **50 persons & jobs per net hectare**
- Places restrictions on the conversion of Employment lands
- The Town's Planning program implements the Growth Plan



Density of approximately 50 people and jobs combined per hectare

Source: Ministry of Municipal Affairs & Housing 2015

# Growth Plan Issues

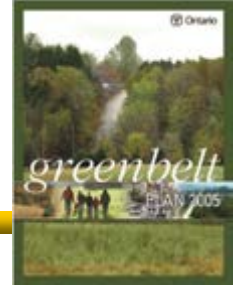


- 2013: Province amends population & employment allocations to the Regional municipalities
- Municipal Comprehensive Review process by York Region will determine the allocation of population & employment for the Town

Growth Plan (1000s)	Population 2031	Employment 2031	Population 2036	Employment 2036	Population 2041	Employment 2041
Original	1,500	780	-	-	-	-
Revised	1,590	790	1,700	840	1,790	900

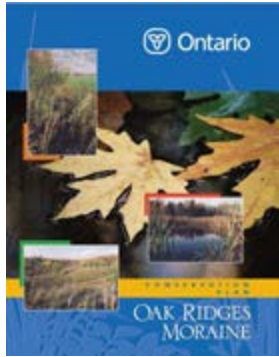
- The Town represents 4% of the Region's population and 3% of the Region's employment (YROP)
- Assuming growth allocated proportionately, W-S share would be 71,600 pop & 27,000 jobs

# Greenbelt Plan



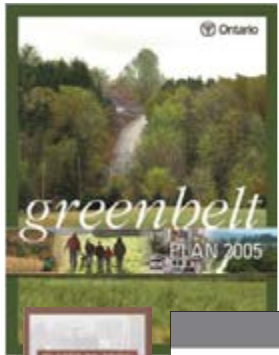
- The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features
- The Protected Countryside is made up of an Agricultural System and a Natural System, together with a series of settlement areas
- Less detailed than the ORMCP but contains a rigorous set of environmental regulations
- The Greenbelt Plan is not implemented in the Town Official Plan

# Oak Ridges Moraine Conservation Plan



## *Principle Objectives:*

- To protect ecological and hydrological functions of this unique physiographic region
- Long term protection of southern Ontario’s “rain barrel”
- To curb urban sprawl and foster compact urban centres to accommodate growth
- Long term protection of prime agricultural lands to promote agriculture / food production
  - ❖ The Greenbelt Plan, works in a complementary fashion with the Growth Plan for the Greater Golden Horseshoe & Provincial Policy Statement (2014)



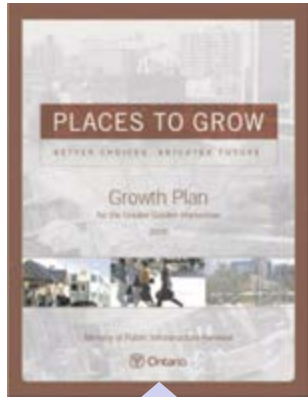


# ORMCP Issues

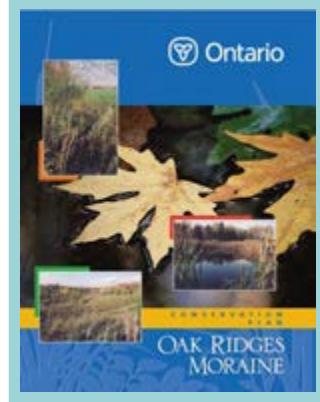
---

- Establishes detailed restrictions on uses and land division
- Requires detailed studies for very small scale development
- Arbitrary environmental criteria needs to be relaxed
- Does not allow for reasonable adjustments to policies and designations at the local level
- Expansions into Countryside Areas resulting from MCR should not be instructed by the ORMCP or Greenbelt Plan
- Restrictions on extending servicing to planned settlement areas / hamlets should be removed
- Adjustments to reflect integration with the Lake Simcoe Protection Plan and Source Water Protection legislation is required

# Provincial Plan Context in W-S

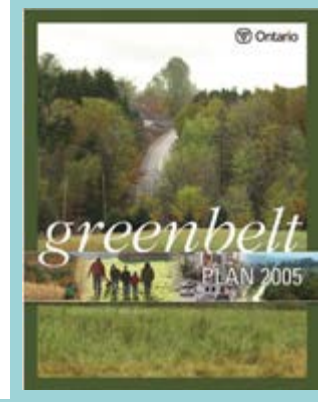


Covers the whole town



Influences  
~80% of  
the Town

98% of the Town

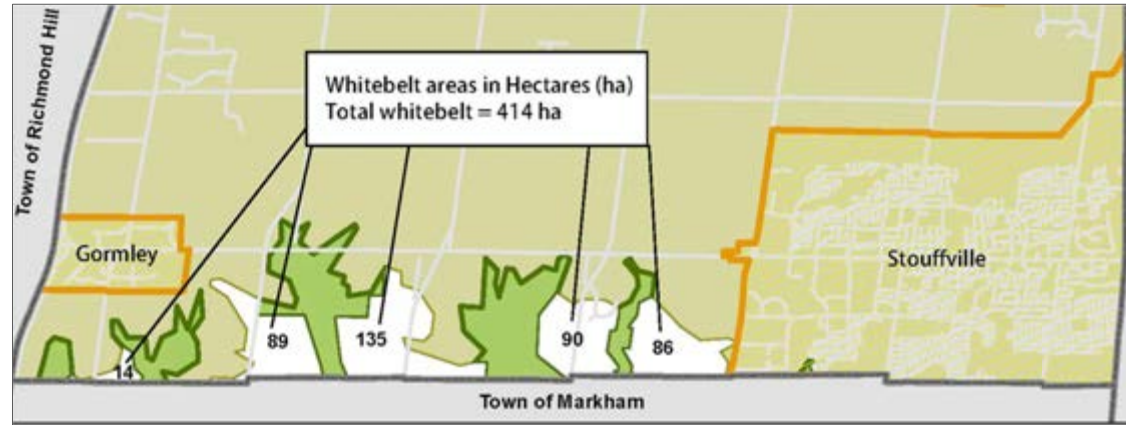


Influences  
non-Moraine  
portion of  
Town (~18%)

- 2% of Town land is “**whitebelt**” (area not affected by ORMCP or Greenbelt)

# The “Whitebelt”

- Some of the best Agricultural land in Town
- This area does not lend itself well to any potential long term settlement area expansion in W-S
- “Whitebelt” lands could be ‘swapped’ for other lands in Town
- Specific follow-up work is required to determine the best lands to ‘swap,’ e.g.
  - Gormley Industrial Area: 169 ha / 417 ac
  - Vandorf Potential Employment Area: 159 ha / 393 ac
  - Other lands near the 404 interchanges





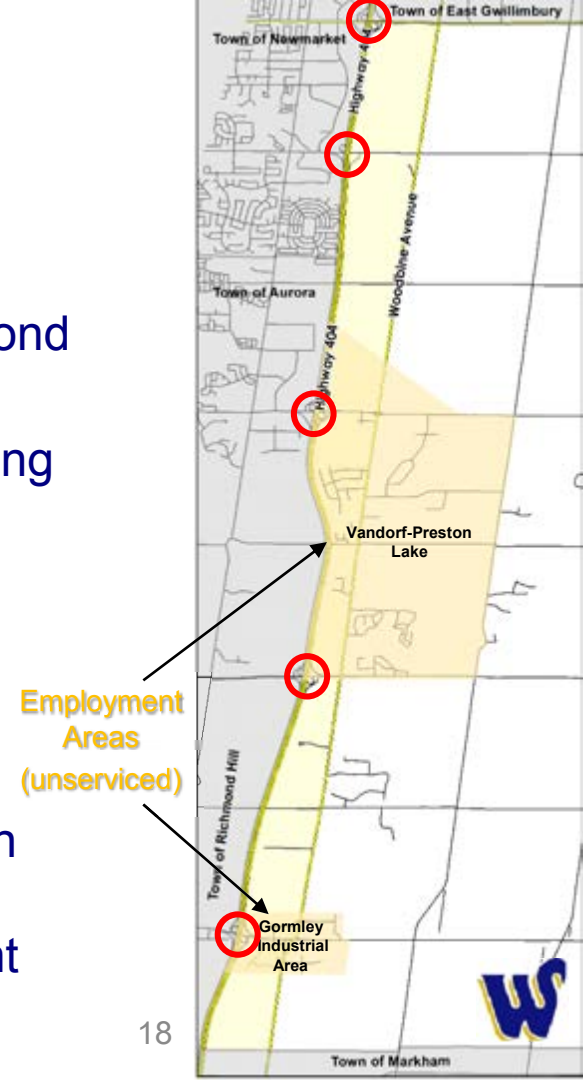


# Possible Changes for Discussion

# Highway 404 Corridor

All Town land East of the 404 is part of the Greenbelt Plan

- Lands west of HWY 404 in Newmarket, Aurora, & Richmond Hill are developing for urban uses
- Few meaningful environmentally sensitive areas exist along this corridor
- Restrictions on land use represent an underutilization of capital investments in provincial infrastructure
- Provincial plans complicate long term development for Employment Area uses
- Growth Plan specifically strives to maximize investment in Provincial infrastructure yet lands along the 404 corridor have been effectively sterilized for economic development

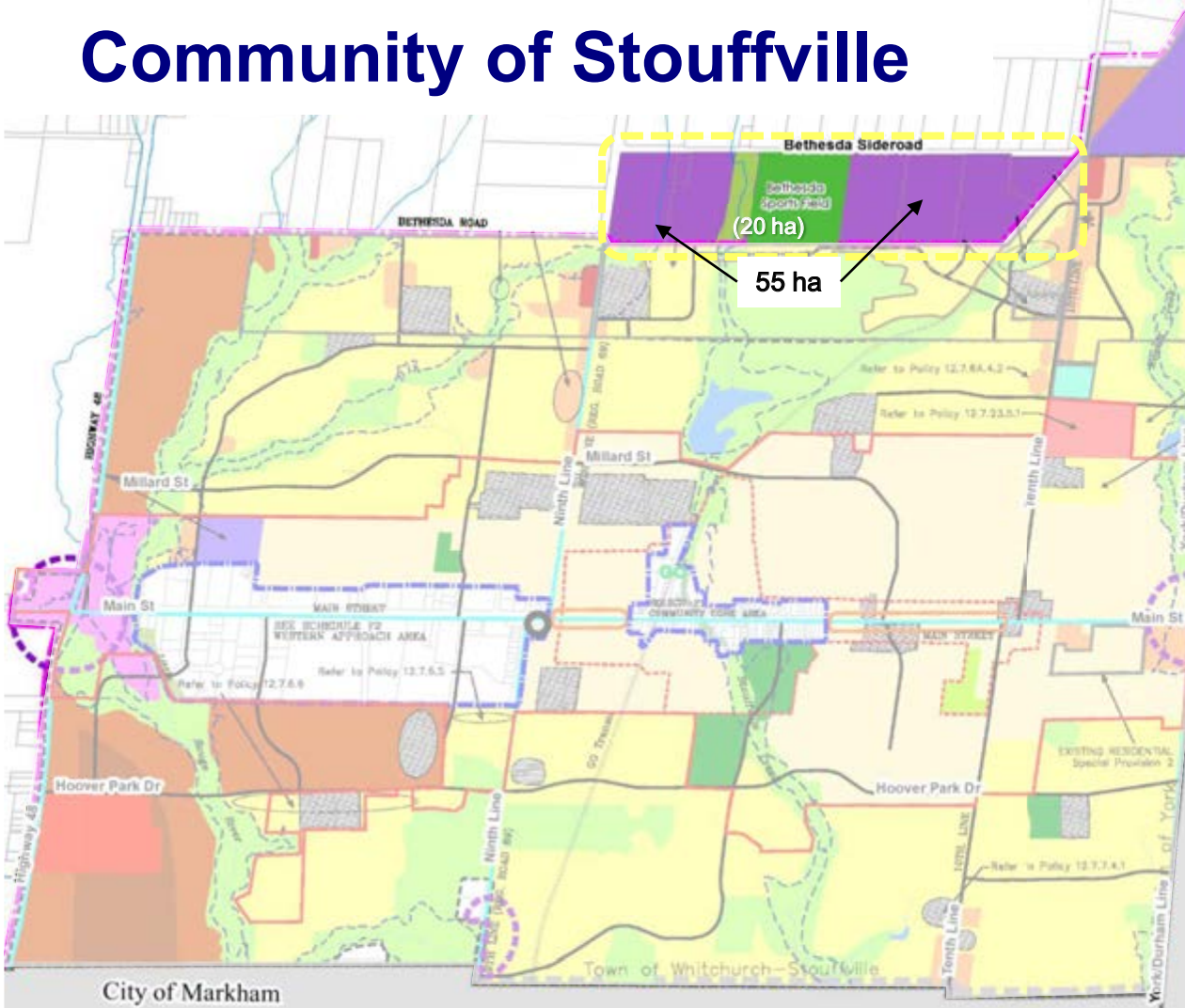


# Community of Stouffville



- Community boundary accommodates the lands required to meet the Town's 2031 population allocation under the York Region Official Plan – 60,600
- Changes to the Growth Plan with additional population in 2031 and 2041 will cause the need for an examination of the boundary
- The Region of York MCR will establish the population and employment allocation to the Town during this period
- Boundary adjustments required to accommodate these new allocations must be dealt with now in the context of the Provincial Plan review & MCR and not 10 years from now

# Community of Stouffville



Region of Durham

- Including **this area** into the settlement boundary would establish Bethesda Sideroad as a logical access point into the Community
- Without this boundary adjustment, there will be a dramatic increase in intensification for Stouffville



# Emerging Issues for Consideration



- Deficit of 70 net ha of serviced employment lands
  - Accommodated along Highway 404 within established settlement boundaries through extension of water / sanitary services?
- or
- Does expansion of the settlement boundary south of Gormley along Woodbine Avenue make more sense?
- What is the capital cost for the extension of water / sanitary services or the provision of these services through communal systems?
  - How is this funded?
  - What is the likelihood of this occurring? What is the timing?

# Emerging Issues for Consideration



- How much population and employment will we get?
- Where in the Town can this growth be accommodated?
- Can we get servicing & allocation?
- What, if any, additional population or employment targets arising from the 2041 Provincial forecast will be assigned to Whitchurch-Stouffville?
- Will the Regional assignment of the revised 2031 population / employment targets be available in time for the Provincial review of the ORMCP / Greenbelt Plan?



# Next Steps

---

- Preliminary (staff) comments to the Region
  - Deadline next Tuesday, **March 17, 2015**
- Public Information Sessions: March 24<sup>th</sup> and 26<sup>th</sup>
- Staff will continue to be actively involved in the Region's Official Plan update and the affiliated assignment of population / employment forecasts for 2031 and 2041
- Staff will continue to be actively involved in the Region's review of the Water / Wastewater Master Plan and the potential to secure full services for the approved settlement areas of Gormley and Vandorf for employment uses
- Target report to Council May 5, 2015

# Outline

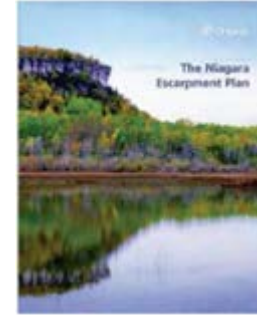
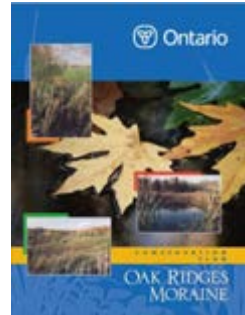


- Background:
  - Summary of Options
  - The Review & Why it matters
- Growth Plan
- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- The “whitebelt”
- Possible Changes for Discussion:
  - Highway 404 Corridor
  - Community of Stouffville
- Emerging Issues
- Next Steps



# Background

- Staff presentation February 24, 2015
- Feb. 27, 2015: Province announced concurrent review of 4 Provincial Plans:



- Two Step Process: → 90 day consultation period  
→ Consideration of proposed changes, if any
- Region requested comments from the Town by **March 17, 2015**
- The public can provide comments directly to the Province, Region, or Town
- Ted McMeekin, Minister MMAH wants to “grow” the Greenbelt

# Options for Comments

---



1. Do Nothing
2. Provide comments directly to Province
3. Provide comments directly to the Region
4. Provide comments to the Region and Province



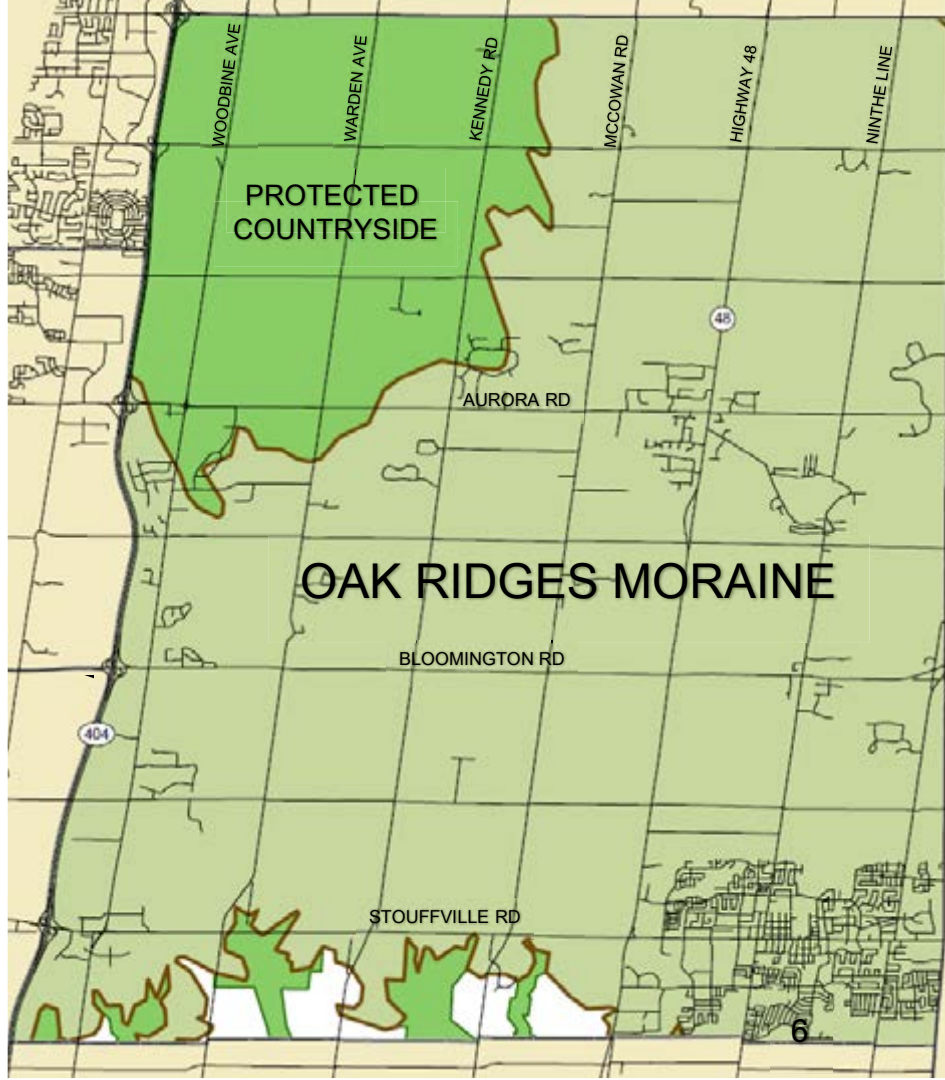
# Why is this Important?

---

- The ORMCP and Greenbelt Plan cover 98% of the Town
- There are fundamental issues with the Plans that affect the Town's planning program and that concern residents and land owners
- There is only limited opportunity to comment at 10 year intervals when the Province conducts reviews

# Greenbelt Plan

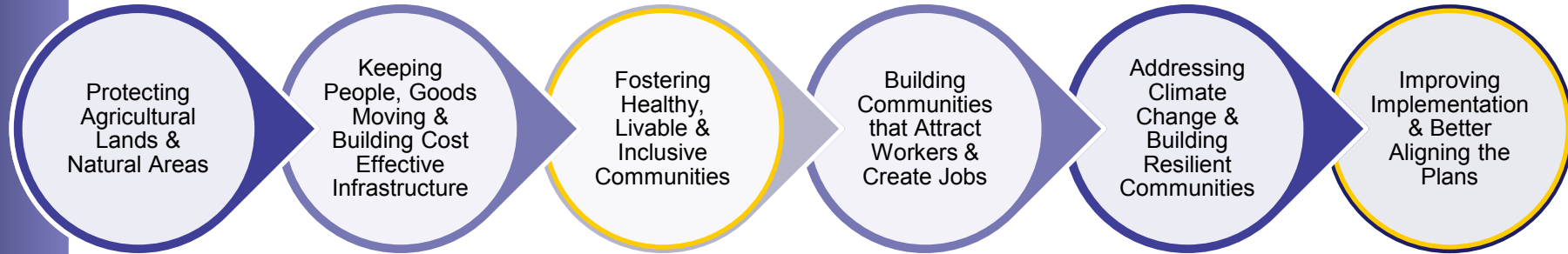
-  Greenbelt Protected Countryside
-  Oak Ridges Moraine Area



# Focus of Review



The Province has release a series of focus questions grouped under the following headings:



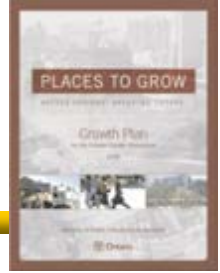
# Provincial Review: Town of Whitchurch-Stouffville



- Council adopted the Growth Management Strategy (GMS) in May 2013
- The 2031 population target of 60,600 can be accommodated within the existing designated settlement areas
- By 2031: target of **23,000** employment positions established
  - From the GMS, there is a deficit of **~70 net ha** of serviced employment land
- Consideration is required as part of the ORMCP / Greenbelt review as to how additional employment lands can be added to meet the targets established for the Town by 2041
- Housing & employment forecasts for the area scheduled to be released by the Region in April 2015

# Growth Plan

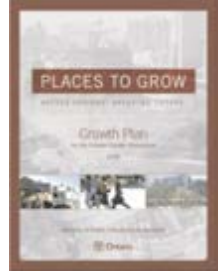
---



## The Growth Plan for the Greater Golden Horseshoe:

- Approved in 2006
- The Government of Ontario's vision for building stronger, more prosperous communities by better management of growth to 2031
- Guides decisions on a wide range of issues →

# Growth Plan



- Requires 40% of new residential growth to be in the form of "intensification" by 2015
  - *intensification*, as defined, represents residential development or growth within an 'established' built area
- Establishes the "Inner Ring Municipalities," such as the Town, to meet a density target of **50 persons & jobs per net hectare**
- Places restrictions on the conversion of Employment lands
- The Town's Planning program implements the Growth Plan

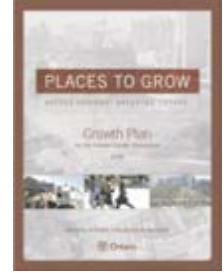


Density of approximately 50 people and jobs combined per hectare

Source: Ministry of Municipal Affairs & Housing 2015



# Growth Plan Issues



- 2013: Province amends population & employment allocations to the Regional municipalities
- Municipal Comprehensive Review process by York Region will determine the allocation of population & employment for the Town

Growth Plan (1000s)	Population 2031	Employment 2031	Population 2036	Employment 2036	Population 2041	Employment 2041
Original	1,500	780	-	-	-	-
Revised	1,590	790	1,700	840	1,790	900

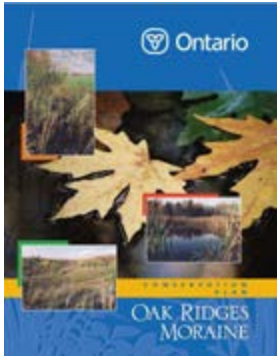
- The Town represents 4% of the Region's population and 3% of the Region's employment (YROP)
- Assuming growth allocated proportionately, W-S share would be 71,600 pop & 27,000 jobs

# Greenbelt Plan



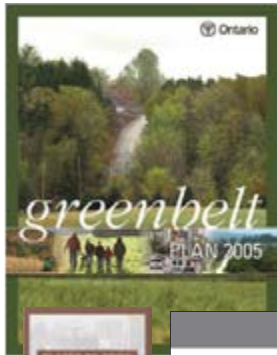
- The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features
- The Protected Countryside is made up of an Agricultural System and a Natural System, together with a series of settlement areas
- Less detailed than the ORMCP but contains a rigorous set of environmental regulations
- The Greenbelt Plan is not implemented in the Town Official Plan

# Oak Ridges Moraine Conservation Plan



## *Principle Objectives:*

- To protect ecological and hydrological functions of this unique physiographic region
- Long term protection of southern Ontario’s “rain barrel”
- To curb urban sprawl and foster compact urban centres to accommodate growth
- Long term protection of prime agricultural lands to promote agriculture / food production
  - ❖ The Greenbelt Plan, works in a complementary fashion with the Growth Plan for the Greater Golden Horseshoe & Provincial Policy Statement (2014)



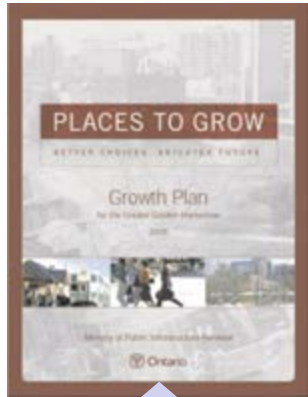


# ORMCP Issues

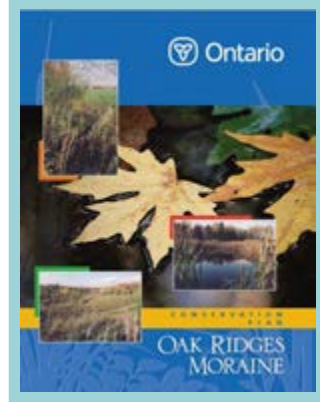
---

- Establishes detailed restrictions on uses and land division
- Requires detailed studies for very small scale development
- Arbitrary environmental criteria needs to be relaxed
- Does not allow for reasonable adjustments to policies and designations at the local level
- Expansions into Countryside Areas resulting from MCR should not be instructed by the ORMCP or Greenbelt Plan
- Restrictions on extending servicing to planned settlement areas / hamlets should be removed
- Adjustments to reflect integration with the Lake Simcoe Protection Plan and Source Water Protection legislation is required

# Provincial Plan Context in W-S

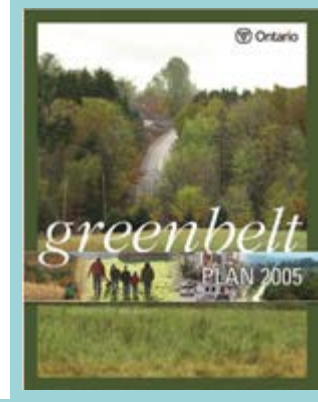


Covers the whole town



Influences  
~80% of  
the Town

98% of the Town

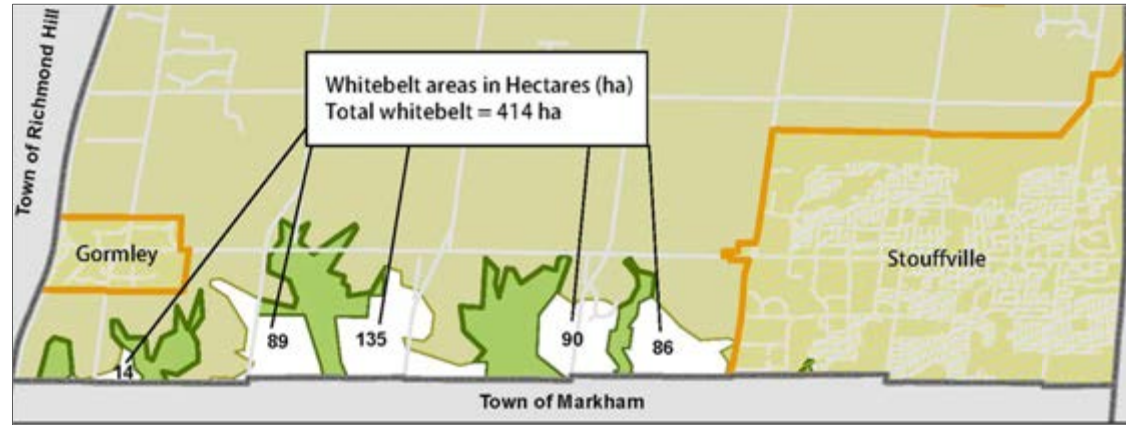


Influences  
non-Moraine  
portion of  
Town (~18%)

- 2% of Town land is “**whitebelt**” (area not affected by ORMCP or Greenbelt)

# The “Whitebelt”

- Some of the best Agricultural land in Town
- This area does not lend itself well to any potential long term settlement area expansion in W-S
- “Whitebelt” lands could be ‘swapped’ for other lands in Town
- Specific follow-up work is required to determine the best lands to ‘swap,’ e.g.
  - Gormley Industrial Area: 169 ha / 417 ac
  - Vandorf Potential Employment Area: 159 ha / 393 ac
  - Other lands near the 404 interchanges



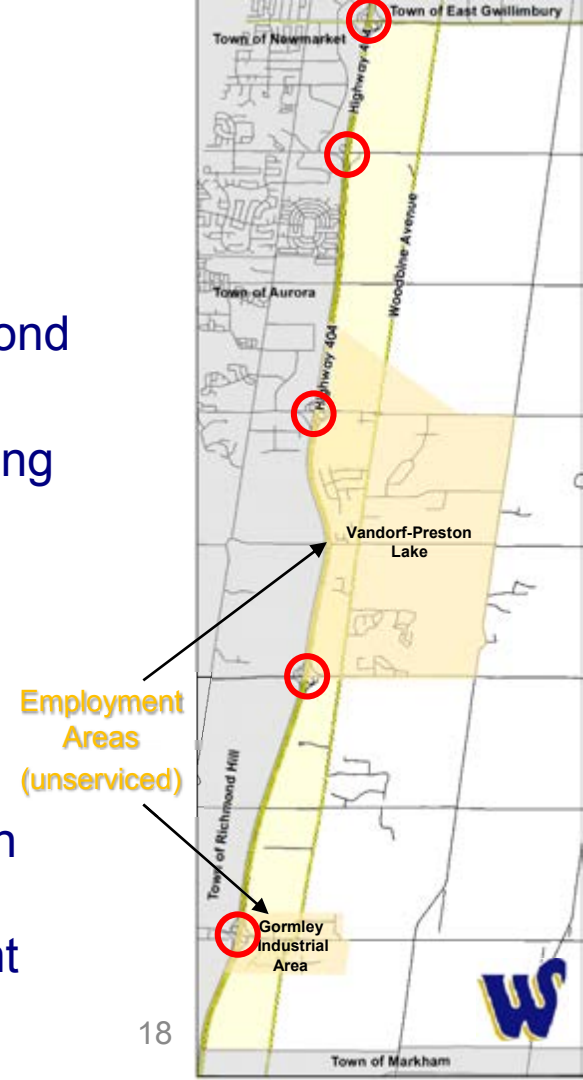


# Possible Changes for Discussion

# Highway 404 Corridor

All Town land East of the 404 is part of the Greenbelt Plan

- Lands west of HWY 404 in Newmarket, Aurora, & Richmond Hill are developing for urban uses
- Few meaningful environmentally sensitive areas exist along this corridor
- Restrictions on land use represent an underutilization of capital investments in provincial infrastructure
- Provincial plans complicate long term development for Employment Area uses
- Growth Plan specifically strives to maximize investment in Provincial infrastructure yet lands along the 404 corridor have been effectively sterilized for economic development



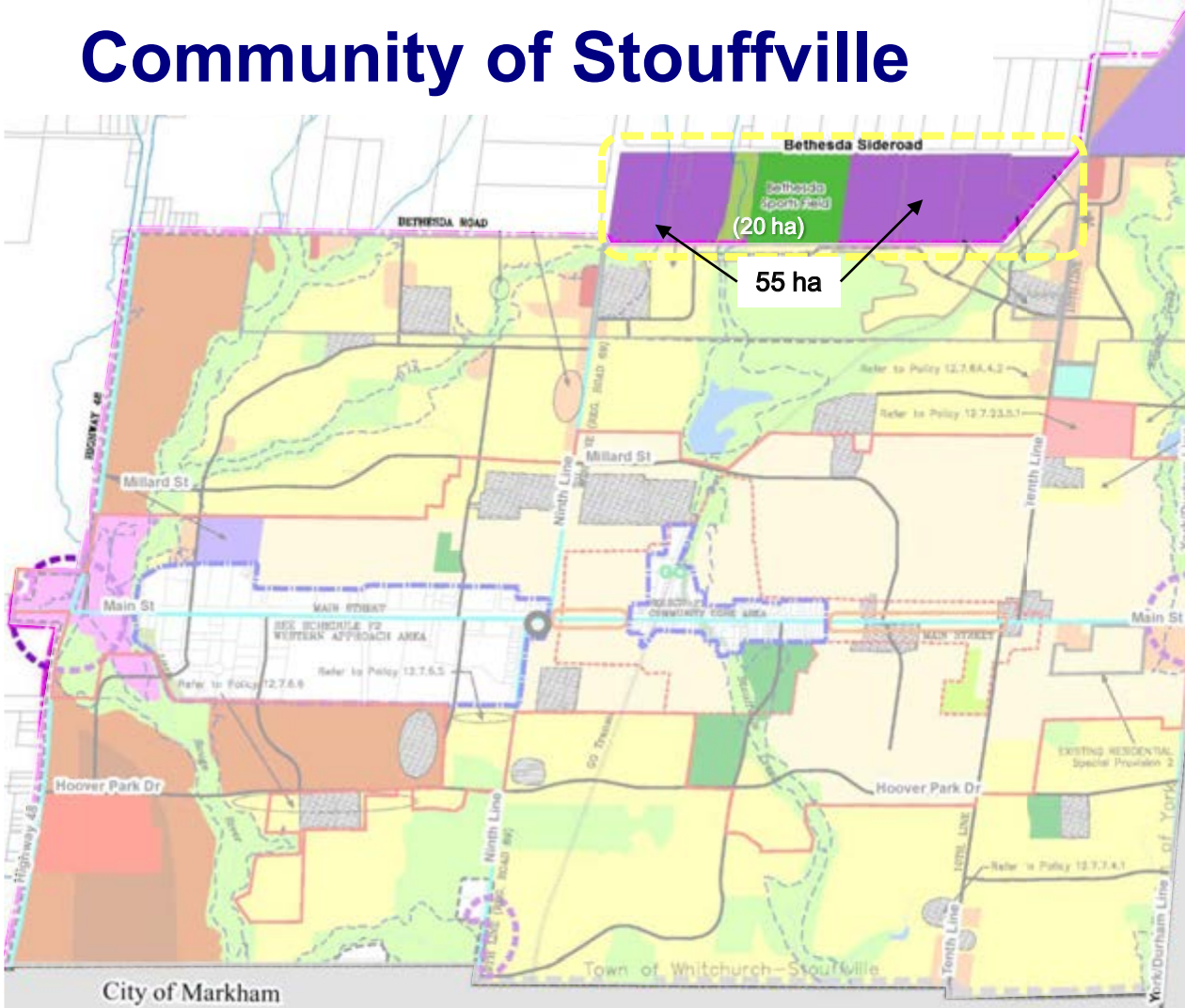


# Community of Stouffville



- Community boundary accommodates the lands required to meet the Town's 2031 population allocation under the York Region Official Plan – 60,600
- Changes to the Growth Plan with additional population in 2031 and 2041 will cause the need for an examination of the boundary
- The Region of York MCR will establish the population and employment allocation to the Town during this period
- Boundary adjustments required to accommodate these new allocations must be dealt with now in the context of the Provincial Plan review & MCR and not 10 years from now

# Community of Stouffville



Region of Durham

- Including **this area** into the settlement boundary would establish Bethesda Sideroad as a logical access point into the Community
- Without this boundary adjustment, there will be a dramatic increase in intensification for Stouffville



# Emerging Issues for Consideration



- Deficit of 70 net ha of serviced employment lands
  - Accommodated along Highway 404 within established settlement boundaries through extension of water / sanitary services?
- or
- Does expansion of the settlement boundary south of Gormley along Woodbine Avenue make more sense?
- What is the capital cost for the extension of water / sanitary services or the provision of these services through communal systems?
  - How is this funded?
  - What is the likelihood of this occurring? What is the timing?

# Emerging Issues for Consideration



- How much population and employment will we get?
- Where in the Town can this growth be accommodated?
- Can we get servicing & allocation?
- What, if any, additional population or employment targets arising from the 2041 Provincial forecast will be assigned to Whitchurch-Stouffville?
- Will the Regional assignment of the revised 2031 population / employment targets be available in time for the Provincial review of the ORMCP / Greenbelt Plan?



# Next Steps

---

- Preliminary (staff) comments to the Region
  - Deadline next Tuesday, **March 17, 2015**
- Public Information Sessions: March 24<sup>th</sup> and 26<sup>th</sup>
- Staff will continue to be actively involved in the Region's Official Plan update and the affiliated assignment of population / employment forecasts for 2031 and 2041
- Staff will continue to be actively involved in the Region's review of the Water / Wastewater Master Plan and the potential to secure full services for the approved settlement areas of Gormley and Vandorf for employment uses
- Target report to Council May 5, 2015