

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-025-OP

BEING A BY-LAW to adopt Official Plan Amendment No.168 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1st day of January 1971 comprised all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville (6031-6037 Main Street).

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

1. That Amendment No. 168 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1st day of January, 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, is hereby adopted; and
2. That the Mayor and Clerk be hereby authorized and empowered to approve and execute the said Amendment No. 168 to the Official Plan on behalf of this Corporation and to affix thereto the Corporate Seal and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ a first and second time this 2nd day of April, 2025.

READ a third time and passed this 2nd day of April, 2025.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

**AMENDMENT NO. 168
TO THE
OFFICIAL PLAN
OF THE
TOWN OF WHITCHURCH-STOUFFVILLE
PLANNING AREA**

**INITIATED BY
MILL WOODS COROPORATION**

6031-6037 Main Street

April 2025

COUNCIL
THE TOWN OF WHITCHURCH-STOUFFVILLE

MAYOR **Iain Lovatt**

COUNCILLORS **Keith Acton**
Maurice Smith
Hugo Kroon
Rick Upton
Richard Bartley
Sue Sherban

THE CERTIFICATION

**AMENDMENT No. 168
OFFICIAL PLAN OF THE TOWN OF WHITCHURCH-STOUFFVILLE
PLANNING AREA
(COMMUNITY OF STOUFFVILLE SECONDARY PLAN)
WHITCHURCH-STOUFFVILLE**

The attached text and schedules, constituting Amendment No. 168 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1st day of January 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, was adopted by The Corporation of the Town of Whitchurch-Stouffville by By-law No. 2025-024-OP in accordance with the Planning Act on the 2nd day of April 2025.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

STATEMENT OF COMPONENTS

PART I - THE PREAMBLE does not constitute part of this Amendment.

PART II - THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. 168 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area.

AMENDMENT NO. 168

**TO THE OFFICIAL PLAN OF THE TOWN OF WHITCHURCH-STOUFFVILLE
(COMMUNITY OF STOUFFVILLE SECONDARY PLAN)**

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PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. 168 to the Town of Whitchurch-Stouffville Official Plan is to amend the Community of Stouffville Secondary Plan to redesignate the lands municipally known as 6031-6037 from “Existing Residential Area” to “Western Approach Area Mixed Use” and add “Western Approach Area Mixed Use Special Provision 7” and include the subject lands within the “Western Approach Area Boundary” to permit a residential apartment development.

2. LOCATION

This Amendment applies to lands located on the south side of Main Street and east of Ninth Line in the Community of Stouffville. The subject lands are legally described as Part of Lot 35, Concession 9, and municipally known as 6031-6037 Main Street. The subject lands have a combined area of 0.29 hectares (0.7 acres). Schedules “A” and “B” illustrate the location of the lands subject to this Amendment.

3. BASIS

The Amendment is privately initiated by the Owner and is intended to facilitate the development of the land for medium-density apartment residential purposes.

The Amendment recognizes the growing demand in the Town of Whitchurch-Stouffville for population growth in the Community of Stouffville Secondary Plan and identifies Main Street as an area for intensification.

The development will achieve several objectives outlined in the Official Plan, such as making use of transit, providing additional forms of housing, and developing an underutilized site in an area designated for growth.

The Amendment is consistent with the policies of the Provincial Planning Statement, 2024, and conforms to the policies of the Oak Ridges Moraine Conservation Plan (2017) and the Region of York Official Plan (2022).

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. 168 to the Town of Whitchurch-Stouffville Official Plan is appropriate and constitutes good planning.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II - The Amendment, which consists of the following text and Schedules "A" and "B", constitutes Amendment No. 168 to the Official Plan of the Whitchurch-Stouffville Planning Area (Community of Stouffville Secondary Plan).

2. Details of the Amendment

The Town of Whitchurch-Stouffville Official Plan (Community of Stouffville Secondary Plan), as amended, is hereby further amended as follows:

2.1. That Section 12.7.18.4 - Special Provisions is hereby amended by the addition of a new subsection 12.7.18.4.7 as follows:

12.7.18.4.7 Special Provision 7 - 6031- 6037 Main Street

Notwithstanding the provisions of Section 12.7.18.3, the following site-specific policies applies:

- i. A minimum setback of 4.5 m from the road allowance right of way is permitted;
- ii. A maximum Floor Space Index of 2.2 is permitted;
- iii. A maximum of density equivalent to 220 units per net hectare; and

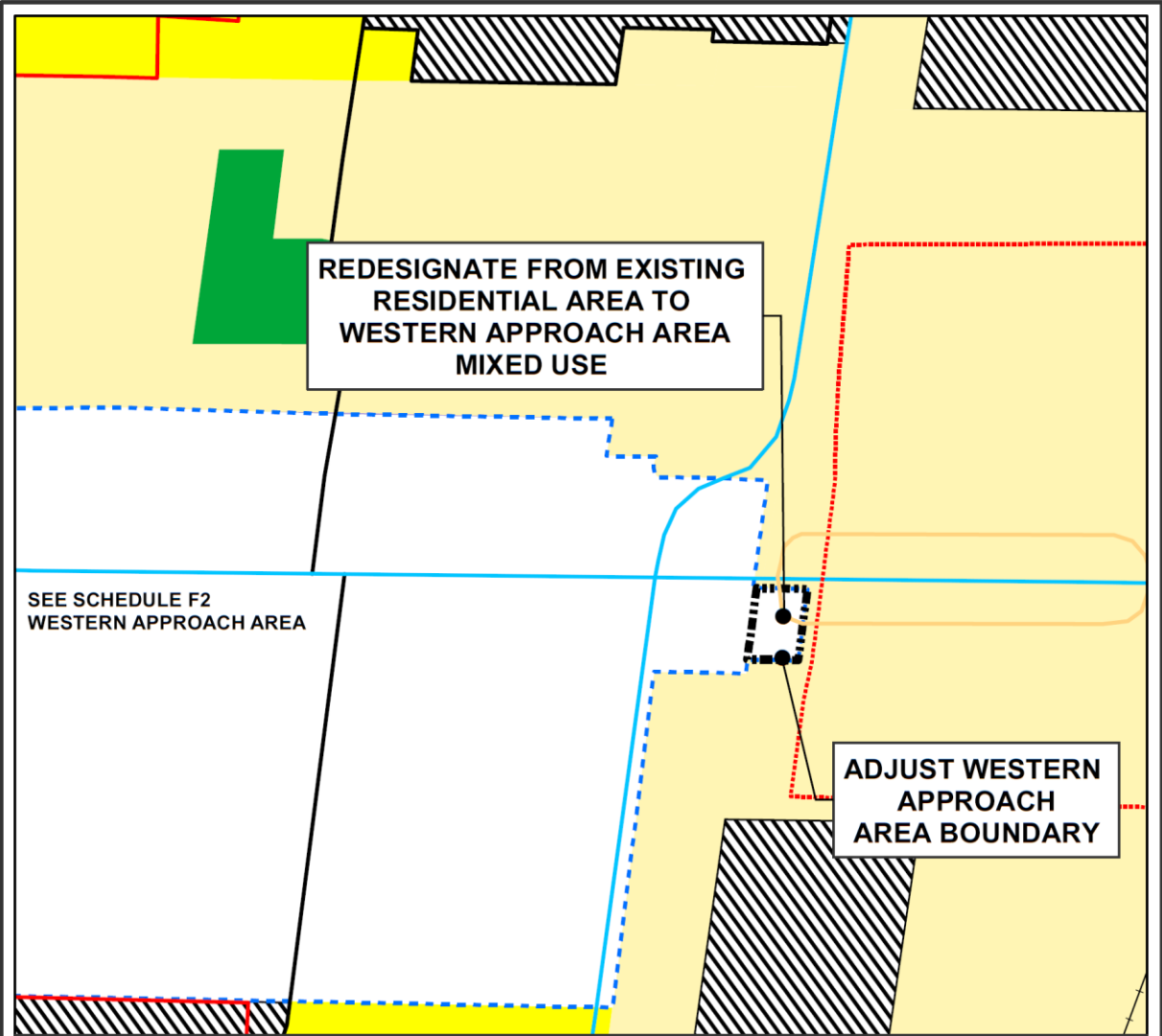
2.2. That Schedule "F2" Land Use Plan Western Approach Area to the Town of Whitchurch-Stouffville Official Plan (Community of Stouffville Secondary Plan) is hereby amended by redesignating the lands municipally known as 6031-6037 Main Street from "Existing Residential Area" to "Western Approach Area Mixed Use"; adjusting the "Western Approach Area Boundary" to include the subject lands; and adding the following Special Provision to the subject lands: "Western Approach Area Mixed Use Special Provision 7" as shown on Schedule "B".

2.3. That Schedule "F" Land Use and Transportation Plan to the Town of Whitchurch-Stouffville Official Plan (Community of Stouffville Secondary Plan) is hereby amended by adjusting the "Western Approach Area Boundary" to include the subject lands as shown on Schedule "A".

3. Interpretation

The provisions set forth in the Town of Whitchurch-Stouffville Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically beset out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of Whitchurch-Stouffville Official Plan shall apply to this Amendment.

SCHEDULE "A"



*SCHEDULE F
 Land Use and Transportation Plan*

<p>LEGEND</p> <ul style="list-style-type: none"> Existing Residential Area Residential Area Activity Node Area Community Park Area 	<ul style="list-style-type: none"> Main Street Special Policy Area Heritage Area Arterial Roads Collector and Proposed Collector Roads 	<ul style="list-style-type: none"> Built Boundary
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Not to Scale



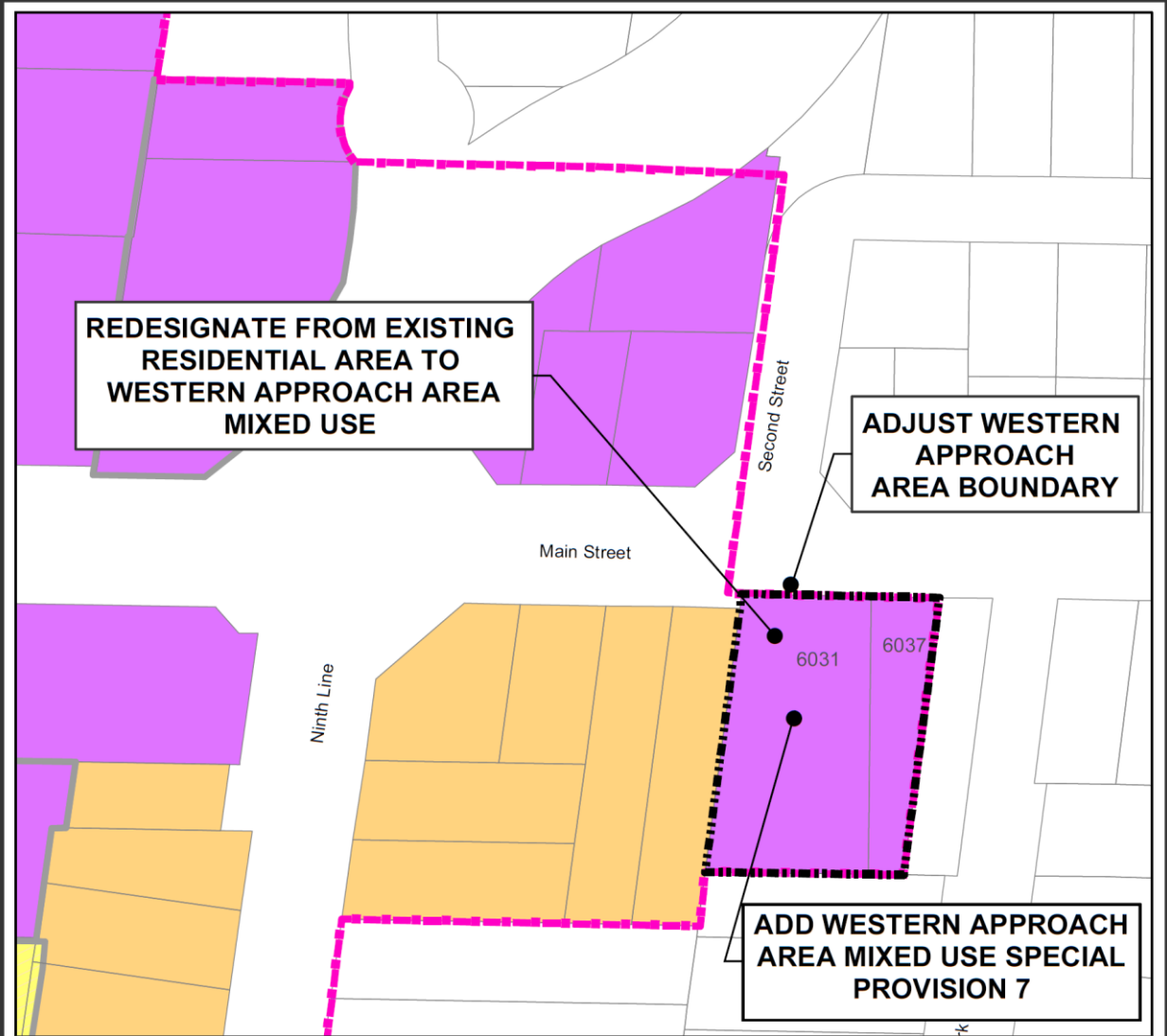
DEVELOPMENT SERVICES

OPA24.001	MARCH 2025
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SCHEDULE 'A'
 TO OFFICIAL PLAN AMENDMENT NO. 168

LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT

SCHEDULE "B"



SCHEDULE F2
Land Use - Western Approach Area

- LEGEND
- Western Approach Area Mixed Use
 - Existing Residential Area
 - Existing Residential Area - Special Provision 1
 - Special Provision Area
 - Western Approach Area Boundary



DEVELOPMENT SERVICES

OPA24.001

MARCH 2025

SCHEDULE 'B'
TO OFFICIAL PLAN AMENDMENT NO. 168



LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT