

Subject: Town Initiated Official Plan and Zoning By-law Amendments for 15400 Highway 48 and Zoning By-law Amendment for 100, 110 & 120 Weldon Road

Staff Report No. DS-16-25

Department: Development Services Commission

Date: May 7, 2025

Recommendation:

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- 1) That Council refer all public and agency comments pertaining to this subject to staff for inclusion in a future report regarding the disposition of this matter.

Report Highlights:

- This report provides an overview of the proposed Town initiated amendments to the Town's Official Plan as well as the Comprehensive Zoning By-law 2010-001-ZO for two (2) municipal properties.
- The Official Plan Amendment proposes to re-designate the lands at 15400 Highway 48 from Institutional to Highway 48 Mixed Use Ballantrae as per Council direction. An associated Zoning By-law amendment is proposed for 15400 Highway 48 to re-zone the lands to be in accordance with the proposed Official Plan Designation as per Council direction.
- A Zoning By-law Amendment is proposed for the Town Property at 100,110 and 120 Weldon Road to re-zone the lands to be in conformity with the Official Plan Designation (Commercial Mixed Use – Western Approach)

1.0 Purpose

The purpose of this report is to fulfill the statutory public meeting obligation under the authority of the *Planning Act* to introduce Town initiated Official Plan and Zoning By-law Amendments for 15400 Highway 48 and Zoning By-law Amendment for 100, 110 & 120 Weldon Road. The objective of the public meeting is to solicit comments from members of Council, members of the community and public agencies on the proposed amendments.

2.0 Executive Summary

In 2024, a number of Town initiated Official Plan Amendments were adopted by Council and/or approved at the Ontario Land Tribunal (OLT). Those include the Council adopted Town's New Official Plan 2024, and OLT approved OPA 136 for the Ballantrae-Mussleman's Lake and Environs Secondary Plan.

With the passage of these Plans, staff have identified some inconsistencies between the approved documents and the current Comprehensive Zoning By-law 2010-001-ZO and the current Official Plan. Notable inconsistencies in Official Plan designation and Zoning of municipally owned lands include 15400 Highway 48 (Station 5-2) and 100, 110 & 120 Weldon Road (Stouffville Clippers Sports Complex and Station 5-1).

The Town has initiated an Official Plan and Zoning By-law amendment for the property located at 15400 Highway 48) as well as a Zoning By-law amendment for the property at 100, 110 and 120 Weldon Road.

At the public meeting, comments from the members of Council, the public and public agencies will be received for review and consideration. A further report assessing the merits of the proposed amendments will be presented to Council following receipt and evaluation of all public agency and public comments.

3.0 Background

3.1 Location and Surrounding Land uses

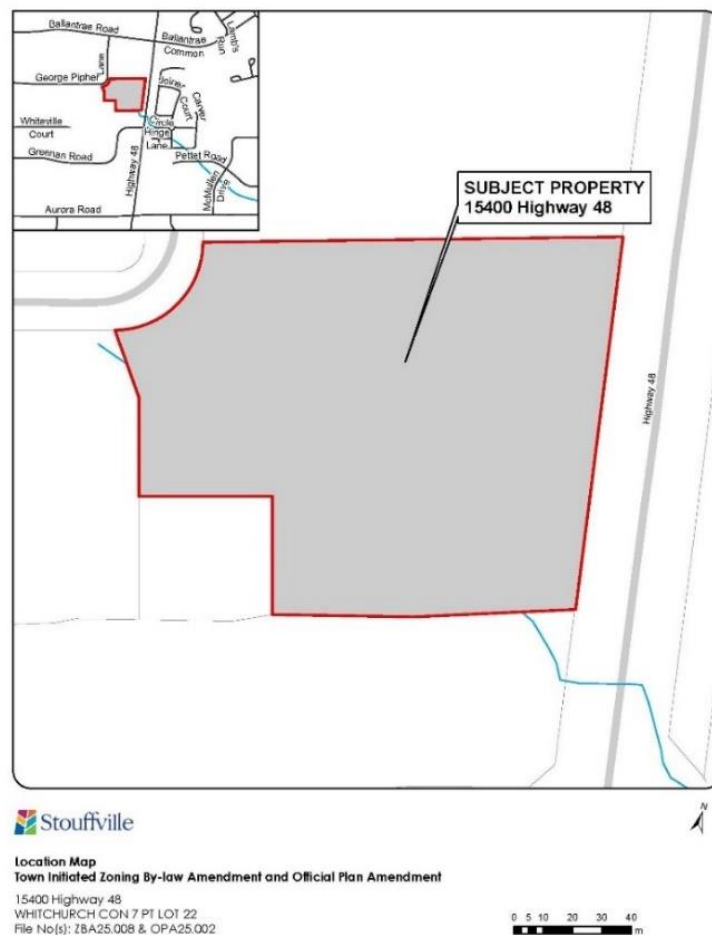
3.1.1 15400 Highway 48 (Fire Station 5-2)

The subject property is municipally known as 15400 Highway 48 in the Town of Whitchurch-Stouffville. The legal description for the property is as follows:

"PT LT 22 CON 7 (WW) PT 2,3,4,5,6,7,8 AND 9 65R33081 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2,6,7 AND 8 ON 65R33081 AS IN YR1689346 SUBJECT TO AN EASEMENT IN GROSS OVER PT 9, 65R33081 AS IN YR1986017 SUBJECT TO AN EASEMENT IN GROSS OVER PT 5, 65R33811 AS IN YR2072756 TOWN OF WHITCHURCH-STOUFFVILLE"

Figure 1 below shows the location of the subject lands.

Figure 1



The subject land is currently owned by the Corporation of The Town of Whitchurch-Stouffville and is the current location of the Ballantrae Fire and EMS Station (Station 5-2). The existing structure on the property was constructed between the years 1999 and 2000, and in 2002. The Town agreed to lease space to the Region of York for EMS (Ambulance) services for the area. The property has frontages along Highway 48 and George Pipher Lane.

On December 11, 2024, Town Council declared the subject lands as surplus property to the needs of the Town. The property was recently listed for sale by the Town.

Surrounding Land Uses

Below is a description of the adjacent land uses:

North – Vacant parcel currently zoned for commercial development

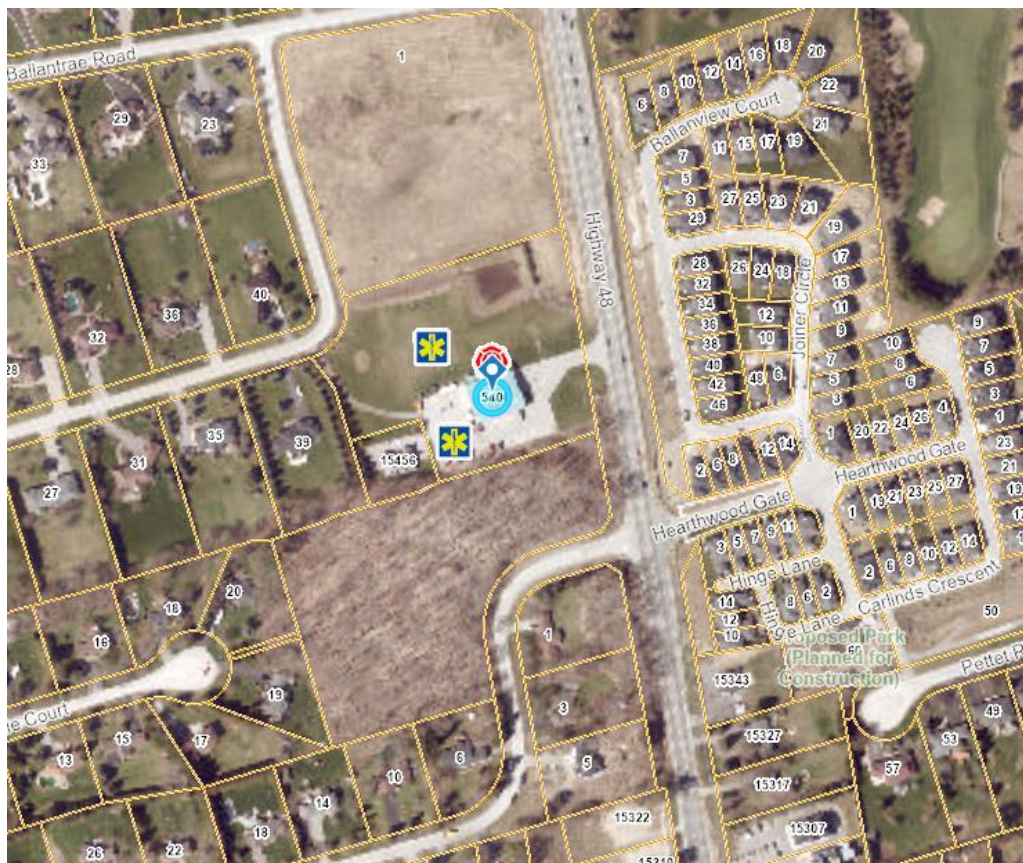
East – Residential Townhouse Development

South – Town owned woodlot

West – Estate residential development

Figure 2 below shows the ariel image of the subject and surrounding properties.

Figure 2



3.1.2 100, 110 and 120 Weldon Road (Stouffville Clippers Sports Complex and Station 5-1)

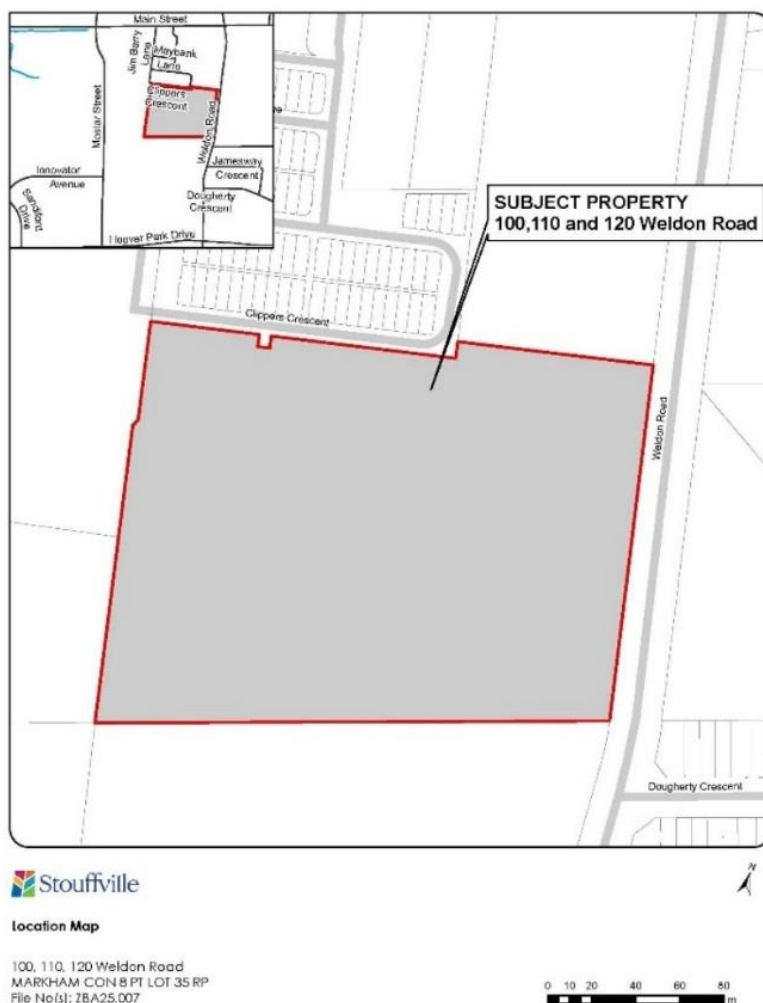
The subject property is currently Municipally known as 100, 110 and 120 Weldon Road. The legal description of the land is as follows:

“PT LT 35 CON 8 MARKHAM, BEING PTS 2,3,4,5 ON 65R25363 ; S/T MA30380 & R393303, T/W ROW OVER PT 35 CON 8 MARKHAM PTS 7,8,9,10,11,12,13 &14 ON 65R25363 IN FAVOUR OF PT LT 35 CON 8 MARKHAM PTS 1 TO 5 ON 65R25363 UNTIL SUCH TIME AS SAID PTS 7 TO 14 INC. 65R25363 ARE ASSUMED AS PUBLIC HIGHWAY AS IN YR300656, SUBJECT TO AN EASEMENT OVER PTS 2 & 5, 65R31478 IN FAVOUR OF PT LT 35 CON 8 (MKM) AS IN R393801 EXCEPT PT 2 TO 22 INC. 37 & 38, 65R25363 AS IN YR1650118 SUBJECT TO AN EASEMENT OVER PTS 4,5 AND 6 65R31478 IN FAVOUR OF PT LT 35 CON 8 (MKM) AS IN R393801 EXCEPT PT 2 TO 22 INC. AND 37 AND 38 ON 65R25363 AS IN YR1650148 TOGETHER WITH AN EASEMENT OVER PT LT 35 CON 8 PT 7, 65R31478 AS IN

YR1650134 SUBJECT TO AN EASEMENT OVER PTS 4,5 & 6, 65R31478 IN FAVOUR OF PT LOT 35 CON 8 MKM PT 1, 65R31581 & PTS 1 & 2, 65R34389; EXCEPT PTS 3 & 4, 65R34389 AS IN YR2017799 TOGETHER WITH AN EASEMENT OVER PART LOT 35, CON 8, PART 1, 65R36858 AS IN YR3017631 TOGETHER WITH AN EASEMENT OVER PART LOT 35, CON 8, PART 2, 65R38658 AS IN YR3017631 TOGETHER WITH AN EASEMENT OVER PART LOT 35, CON 8, PART 9, 65R37808 AS IN YR3017631 TOWN OF WHITCHURCH-STOUFFVILLE”

Figure 3 below shows the location of the subject lands.

Figure 3



The property is owned by the Corporation of the Town of Whitchurch-Stouffville. The property has frontage of approximately 162 metres along Weldon Road and a lot area of approximately 4 hectares.

The property includes the Stouffville Fire and Emergency Services Station (Station 5-1) and the Stouffville Clippers Sports Complex (two pad arena).

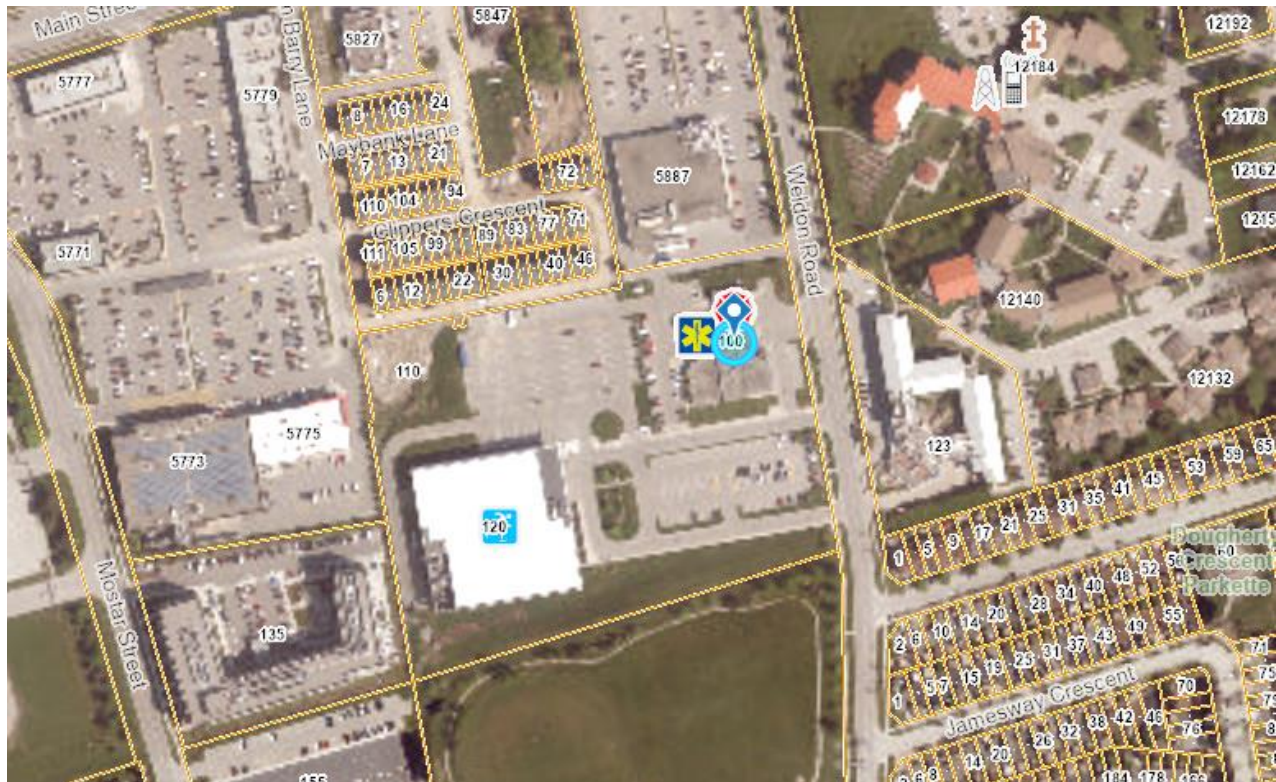
The existing facilities on the subject property are intended to remain in operation.

Below is a description of the adjacent land uses:

East – Long Term Care and Seniors Housing

West – Commercial Plaza

Figure 4



4.0 Analysis

4.1 15400 Highway 48 (Station 5-2) - Proposed Amendments to the Ballantrae-Mussleman's Lake and Environs Secondary Plan and Comprehensive Zoning By-law 2010-001-ZO

4.1.1 Council direction and status of property at 15400 Highway 48

On December 11, 2024, as per the recommendations of [Staff Report CS-013-24](#), Town Council passed a resolution that declared the subject lands as surplus property to the needs of the Town and directed staff to list the subject lands in accordance with By-law 2008-057-LA.

At the time that the property was declared surplus, the Official Plan designation for the subject lands, under the in-effect Secondary Plan at the time, was 'Ballantrae Future Residential II Area', which would have permitted in addition to other uses, various forms of low and medium density residential development.

On January 31, 2025 the Ontario Land Tribunal issued the order related to the outstanding decisions on Official Plan Amendment 136 for the Ballantrae- Mussleman's Lake and Environs Secondary Plan [OLT-22-003616, formerly PL(171393)]. The OPA 136 as approved, re-designated the subject lands from 'Ballantrae Future Residential II Area' to 'Institutional Area'.

On April 16, 2025, a motion was passed by Council as follows;

"10.2 Member Motion, re: 15400 Highway 48

Moved by: Councillor Smith

Seconded by: Councillor Upton

WHEREAS OPA 136, which was adopted by Council in January 2014, was approved by the Ontario Land Tribunal on January 31, 2025; and

WHEREAS the property located at 15400 Highway 48 was redesignated by OPA 136 from "Ballantrae Future Residential Area II" to "Institutional Area"; and

WHEREAS 15400 Highway 48 was declared to be surplus by the Town, and is available for sale to the general public; and

WHEREAS that Town has ascertained the highest and best use of the property is for residential redevelopment,

NOW THEREFORE BE IT RESOLVED THAT staff be directed to undertake a Town-initiated Official Plan Amendment to redesignate the lands from "Institutional Area" to "Highway 48 Corridor Commercial/Mixed Use Area" and a Town-initiated associated Zoning By-law Amendment to restore the

lands to an appropriate designation and zoning for residential development.”

4.1.2 Proposed Official Plan Amendments

In accordance with Council direction, staff are bringing forward the Official Plan Amendments for the subject lands.

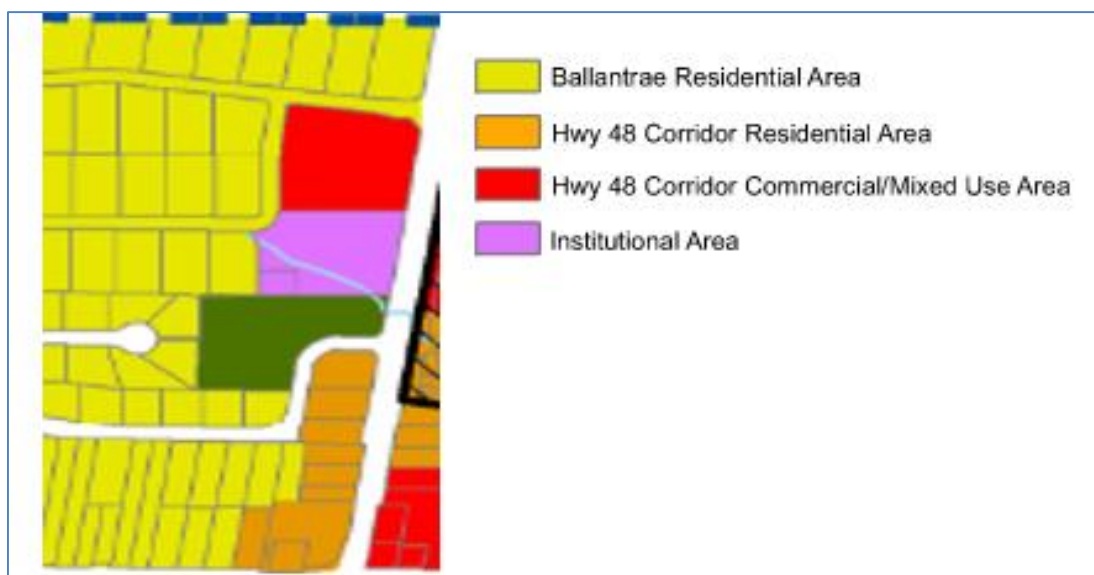
Table 1 below shows the existing and proposed Official Plan designation and the uses on the subject property.

Table 1 – Current and proposed Official Plan designation

Item	Existing	Requested/Proposed
Ballantrae-Mussleman’s Lake and Environs Secondary Plan Designation as per OPA 136	‘Institutional Area’	‘Highway 48 Corridor Commercial/Mixed Use Area’
Use	Station 5-2 – Combined Fire Station and EMS Station	The property was recently listed for sale as per Town Policy. No change in existing use is requested at this time.

Figure 5 below shows the Official Plan Designation, as ‘Institutional’, as per the recently approved OPA 136 by the OLT in January 2025.

Figure 5



‘Highway 48 Corridor Commercial/Mixed Use Area’ designation

As per OPA 136, the ‘Hwy 48 Corridor Commercial/Mixed Use Area’ designation identifies areas where a range of convenience and service commercial development is permitted, including low and medium density residential uses, institutional and utility uses. All development is permitted in single use and mixed use buildings.

The uses permitted in the ‘Highway 48 Corridor Commercial/Mixed Use Area’ designation shall be:

- i. Legally existing uses, buildings and structures;
- ii. Replacement of existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures, subject to the provisions of the Zoning By-law;
- iii. Limited convenience and service commercial uses including food stores, convenience stores, personal service uses, restaurants, offices and coffee shops;
- iv. Low density residential uses as part of a plan of subdivision or consent;
- v. Institutional uses;
- vi. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- vii. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- viii. Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a Zoning By-law amendment; and,
- ix. Medium density residential development subject to a Zoning By-law amendment.

In accordance with Council direction, the proposed amendments seek to redesignate the lands from ‘Institutional Area’ to ‘Highway 48 Corridor Commercial/Mixed Use Area’ designation.

4.1.3 Proposed Zoning By-law Amendments

In accordance with Council direction staff are bringing forward the Zoning By-law Amendments for the subject lands.

Table 2 below shows the current and proposed zoning for the subject.

Table 2 – Current and proposed zoning

Item	Existing	Requested/Proposed
Zoning	Institutional (I)	Commercial Mixed Use Ballantrae (Exception 2) [CMB(2)].
Use	Station 52 – Combined Fire and EMS Station	The property was recently listed for sale as per by-law 2008-057-LA. No change of use is requested at this time.

The proposed rezoning of the subject lands to Commercial Mixed Use Ballantrae (Exception 2) zone [CMB(2)] is proposed to conform with the policies of the “Highway 48 Corridor Commercial/Mixed Use Area” designation in the Secondary Plan Area as well as align with the prevalent and anticipated zoning of properties along the Highway 48 corridor.

The proposed Exception Zone (2) is seeking site specific amendments to permit additional uses on the subject lands, that are currently not permitted in the parent CMB zone. It is noted that the proposed additional uses are permitted under the ‘Hwy 48 Corridor Commercial/Mixed Use Area’ designation in the Ballantrae-Mussleman’s Lake and Environs Secondary Plan.

Proposed additional uses include:

- i) Single Detached Dwelling
- ii) Semi Detached Dwelling
- iii) Street Townhouse Dwelling
- iv) Townhouse Dwelling
- v) Stacked Townhouse Dwelling
- vi) Accessory Residential Unit

In accordance with Council direction, the proposed zoning amendments seek to rezone the lands from ‘Institutional’ to ‘Commercial Mixed Use Ballantrae (Exception 2) zone [CMB(2)]’ to permit residential development as permitted in the ‘Hwy 48 Corridor Commercial/Mixed Use Area’ designation in the Secondary Plan.

4.2 100, 110 and 120 Weldon Road – (Station 51 and Clippers Complex) - Proposed amendment to the Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO

4.2.1 Status of property and current Official Plan designation

The subject property is currently designated ‘Western Approach Mixed Use Area’ under the current Community of Stouffville Secondary Plan and maintains the same designation under the Town’s newly Council adopted Official Plan 2024.

The 'Western Approach Mixed Use Area' permits a wide range of residential and commercial uses, as follows:

- i) light industrial;
- ii) office;
- iii) wholesale;
- iv) hotel, conference, convention and banquet facility;
- v) research and development subject to the provisions of the Zoning By-law;
- vi) institutional and cultural;
 - a) notwithstanding Section 12.7.2.3 xiv) c), Places of Worship may be permitted without requirement for approval of a zoning by-law amendment;
- vii) commercial recreation;
- viii) entertainment;
- ix) education and training;
- x) data processing;
- xi) retail and service commercial;
- xii) medium density residential uses subject to the applicable provisions of subsection 12.7.19.3;
- xiii) mixed use;
- xiv) automotive campus and automobile/recreational vehicle sales;
- xv) financial institutions;
- xvi) grocery stores, supermarkets and food stores;
- xvii) eating establishments, including drive-thru restaurants;
- xviii) beer and/or liquor retail stores and outlets; and,
- xix) clinic.

No Official Plan amendment is being proposed for the land use designation of the subject lands.

4.2.2 Proposed Zoning By-law Amendment

The proposed amendments to the Town's Comprehensive Zoning 2010-001-ZO seek to bring the subject lands into conformity with the Town's current and newly adopted Official Plan designation for the subject lands ('Western Approach Mixed Use Area'), as discussed in section 4.2.1 above

Table 3 below shows the current and proposed zoning for the subject lands.

Table 3

Item	Existing	Requested/Proposed
Zoning	Institutional (I)	Commercial Residential Mixed – Western Approach (CM2)

Use	Station 5-1 – Combined Fire and EMS Station, Clippers Sports Complex, and under construction modular daycare facility	None
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The following uses are currently permitted on the subject lands, as permitted in the 'Institutional' zone, of the Town's Comprehensive Zoning by-law:

- Cemetery
- Day Care Centre
- Group Home
- Hospital
- Library
- Long Term Care Facility
- Park
- Place of Worship
- School
- Senior Citizens' Home

Utilities and Public Service Facilities are permitted in any zone category in the Town. The current 'Institutional' zone permits limited uses on the subject lands.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Institutional' to 'Commercial Residential Mixed – Western Approach (CM2)' zone to permit the land uses, as permitted by the Town's Official Plan under the 'Western Approach Mixed Use Area' designation .

The CM2 zone permits a wide variety of residential and commercial uses which can be found in [Section 6.1 of the Town's Comprehensive Zoning By-law](#).

In addition to the daycare facility that is currently under construction, there has been an interest from the hospitality industry in locating a hotel on a portion of the subject lands. The proposed zoning amendment to CM2 zone permits hotel and hospitality uses, and if approved, would help facilitate the delivery of a hotel on the subject lands and meet the Town's Economic Development strategic priorities and business opportunities. Further approvals will be required for any future development on the lands.

A complete review and analysis of all the applicable zoning regulation in the Town's Comprehensive Zoning By-law, will be undertaken and presented in a future recommendation report to Council.

4.3 Applicable Provincial Policies

This section will provide an overview of the current and relevant Provincial Policy framework, that forms part of the review of the proposed Town initiated Official Plan and Zoning By-law Amendments. Town's Official Plan policies and Comprehensive Zoning By-law regulations, have been discussed in sections above.

4.3.1 Provincial Planning Statement 2024 (PPS 2024)

Section 2.3.1.2 a) and b) state that lands use patters within settlement areas, should efficiently use land and resources and optimize existing and planning infrastructure and public service facilities, in an effort to plan for complete communities, including *by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

Section 3.1.1. of the PPS 2024 states that “*Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*”

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

a) are financially viable over their life cycle, which may be demonstrated through asset management planning;

b) leverage the capacity of development proponents, where appropriate; and

c) are available to meet current and projected needs.

A complete review and analysis of all the applicable policies in the PPS 2024 will be undertaken and presented in a future recommendation report to Council.

4.3.2 Oak Ridges Moraine Conservation Plan (ORMCP)

The introduction Section of the Oak Ridges Moraine Conservation Plan States that “*The development of complete communities will, in part be achieved by facilitating the development of community hubs that involve the co-location of public services to address local community needs to convenient locations that are accessible by active transportation and where available, transit.*”

Section 18(2)(c.1), that includes policies for Settlement Areas in the Oak Ridges Moraine Conservation Plan, states that Settlement Areas have the objectives of, *(c) promoting strong communities, a strong economy and a healthy environment; and (c.1) promoting the locating of two or more compatible public services in one building or place that is conveniently situated so as to be accessible to local residents by walking, cycling and, where available, public transit.*

A complete review and analysis of all the applicable policies of the ORMCP will be undertaken and presented in a future recommendation report to Council.

4.4 Public Agency Comments

The proposed Town initiated Official Plan and Zoning By-law Amendments for both municipal properties have been circulated to all statutory public agencies and Town departments. Comments have not been received until the time of the writing of this report.

Staff will take all comments into consideration when drafting a future recommendation report for Council.

4.5 Public Comments

No comments from the public, either verbal or written, have been received until the time of the writing of this report, for the proposed Town initiated Official Plan and Zoning By-law amendments for both municipal properties.

5.0 Key Planning Issues

There is currently no development considered through the Town initiated Official Plan and Zoning By-law amendments, for both municipal properties, as discussed in previous sections above.

There are no key planning issues or concerns at this time for the proposed Town initiated Official Plan and Zoning By-law amendments for both municipal properties, as discussed in previous sections above.

Should there be any proposed development on the subject lands in the future, it would be reviewed under the provisions of the *Planning Act* and brought forward to Council as applicable.

6.0 Financial Implications

None

7.0 Broader Intergovernmental Impacts and/or Considerations:

See Section 4.3 above.

8.0 Communication:

The *Planning Act* requires statutory notices of Public Meeting as well as Notice of Decision for proposed Official Plan and Zoning By-law Amendments.

In accordance with the requirements of the *Planning Act*, Town Staff provided the statutory Notice of Public Meeting on April 17th 2025, for both municipal properties, as follows:

- Notice of Public Meeting were mailed out to property owners within 120 metre radius of the subject property;
- Notice of Public Meeting signs were posted on the property;
- Notice of Public Meeting were posted on the Town's website; and,
- Notice of Public Meeting was emailed to all statutory agencies.

Town Staff have also circulated all statutory agencies and Town departments for comments and conditions on the proposed Town initiated amendments. These comments will be reviewed and considered in a future recommendation report to Council.

After Council makes a decision on the Town initiate amendments, at a future date, staff will provide Notice of Decision and Passing of the By-laws, as required by the *Planning Act*.

9.0 Alignment with Strategic Plan Delete unrelated sections / points

1. A Town that Grows
A Town that grows in support of complete communities
2. An Engaging Town
Increase Community Engagement & Outreach
3. Good Governance
Provide Good Governance
4. Organizational Effectiveness
To Elevate our Organizational Effectiveness

10.0 Attachments

1. Location Map – 15400 Highway 48 – Station 52
2. Location Map – 100, 110 and 120 Weldon Road – Station 51 and the Clippers Complex

11.0 Related Reports

None

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Hena Kabir, Manager of Development

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