

**Subject:** Applications for Official Plan Amendment and Zoning By-law Amendment at 13531 Ninth Line (File Nos.: OPA24.002 and ZBA 24.008)

**Staff Report No.** DS-022-25

**Department:** Development Services Commission

**Date:** June 4, 2025

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**Recommendation:**

- 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**

- An application has been received by the Town to consider a development proposal for a total of 326 Townhouse Dwelling Units to be serviced by private communal water and wastewater systems and both a public and private road network;
- This report provides an overview of the subject property and its location in relation to existing developments and adjacent land uses;
- Provides an overview on the details of the *Planning Act* applications received; and,
- Identifies next steps in the planning process for the subject property and applications.

**1. Purpose**

The purpose of this report is to fulfill the statutory public meeting obligation under the authority of the Planning Act and to introduce the application for an Official Plan and Zoning By-law Amendments. The objective of the public meeting is to solicit comments from interested members of the community and public agencies on this application.

## 2. Executive Summary

Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted by the Biglieri Group on behalf of the property owner, 2036737 Ontario Inc. Comments from the public and other departments and agencies have been received and will be considered in the review of these applications. A subsequent report assessing the merits of the planning applications will be presented to Council at a later date following receipt and evaluation of agency and public comments obtained through the public meeting process and afterwards.

This report will:

- Provide an overview of the subject property, its location in relation to existing communities and adjacent land uses (Section 3.1 and 3.2)
- Provide an overview of previous planning approvals on the subject property (Section 3.3)
- Provide an overview of the proposed development (Section 4.1) and the proposed Official Plan and Zoning By-law amendments (Sections 4.3 and 4.4)
- Identify applicable Provincial Planning Policies (Section 4.2)
- Provide considerations for the proposed site design and land use (Section 4.6)
- Identify materials that have been submitted in support of the applications (Section 4.7)
- Provide an overview of the comments that have been received by planning staff from commenting agencies and departments as well as members of the public (Section 5)
- Identify any known planning issues with respect to the application (Section 6)

## 3. Background

### 3.1 Location

The subject property is legally described as follows: PT LT 9 CON 9 (WW), PT 1, 65R27184, WHITCHURCH-STOUFFVILLE SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1, 2 & 3 65R39725 AS IN YR3454197 SUBJECT TO AN EASEMENT IN GROSS OVER PT 4, 65R39725 AS IN YR3454198 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 6, 8, 9, 11 & 12 65R39725 AS IN YR3562109, and municipally known as 13531 Ninth Line.

The property is located within the designated Bloomington Hamlet Area under the Town's Official Plan and is currently zoned Residential Private Services exception four (holding – twenty-six) [RPS (4) (h-26)] under the Town's Comprehensive Zoning By-law. The lot area of the subject property is approximately 20.81 hectares with an approximate 205.75 metres of frontage along Ninth Line.

**Attachment 1** provides the location map for the subject property.

### 3.2 Surrounding Land Uses

Below is a description of the adjacent land uses:

**North:** To the north of the subject property is an existing long term care facility (Bloomington Cove), as well as single detached dwellings which front onto Ninth Line. Also, to the north is an under-construction plan of subdivision (36 lots).

**South:** The subject property forms the southern boundary of the Hamlet of Bloomington Settlement Area, to the south of the proposed development are agricultural lands which are generally zoned Oak Ridges Moraine Linkage (ORM-L) under the Town's Comprehensive Zoning By-law.

**East:** The subject property's eastern property line forms the boundary of the Hamlet of Bloomington Settlement Area. The properties to the east of the subject property are generally zoned Oak Ridges Moraine Linkage (ORM-L) and are used for agriculture and single detached dwellings.

**West:** The lands located to the west across Ninth Line are outside of the Settlement Area Boundary of the Hamlet of Bloomington. These lands are used for agricultural purposes and are zoned Oak Ridges Moraine Linkage (ORM-L) under the Town's Comprehensive Zoning By-law.

**Figure 1** below highlights the subject property in the context of surrounding land uses. The red dashed line represents the Settlement Area Boundary for the Hamlet of Bloomington.

**Figure 1**



### 3.3 Previous Planning Approvals (Town File No. File No. 19T83.015)

Subdivision File No. 19T-83015 received Draft Approval from the Region of York on October 2, 1990. Since that time, extensions of Draft Approval have been granted in 2007, 2009, 2014, 2017, 2020, 2022 and most recently in 2024 by the Town.

On November 20, 2024, Town Council granted the most recent extension for a period of one (1) year, subject to the previously approved conditions of Draft Approval, with a revised lapsing date of March 2, 2026.

The existing approved draft plan approval proposes thirty-two (32) estate residential lots serviced by individual private wells and septic systems and served by two public roads.

The two public roads (Wallace Park Drive and Royale Garden Way), which are associated with the subject lands and the under-construction development to the north, are already constructed. The storm water management pond has also been constructed.

See **Figure 2** below that shows the constructed roads and the stormwater management pond. Both, the public roads and the storm water management pond have been incorporated into the design of the revised development proposal.

**Figure 2**



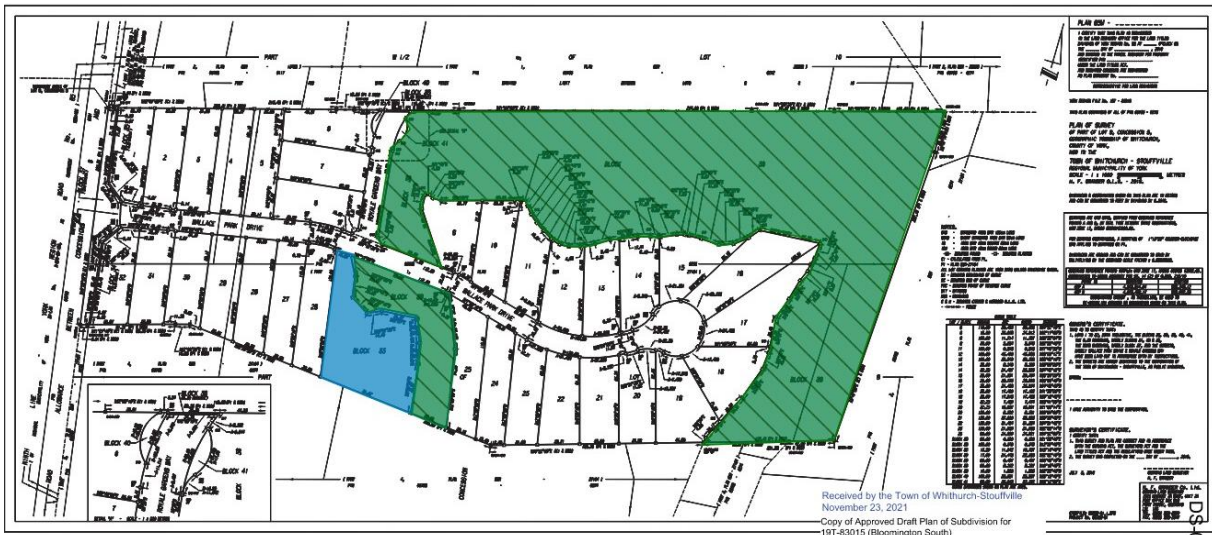
In addition to the road network and stormwater management pond, the existing draft approval includes a significant natural heritage system, the limits of which were established through an Environmental Impact Statement which was prepared and approved in 2012. Significant groundwork has been completed that establishes the limits of the natural heritage system and development limits, which continue to be maintained



in the design of the revised development proposal, subject of the current OPA and ZBA applications.

**Figure 3** below provides the existing, draft approved plan of subdivision on the subject lands, with the staked Natural Heritage System and storm pond blocks highlighted.

**Figure 3**



## 4. Analysis

### 4.1 Development Proposal

The Town received the subject OPA and ZBA applications and associated submission materials and deemed the applications complete on September 202, 2024. The applications were circulated to all prescribed agencies and Town departments and statutory notification was completed. Reviewing agencies and departments provide the written comments and a comprehensive comments package on the first submission was provided to the Applicant on December 3, 2024.

In April 2025, a partial second submission was received by the Town. Staff have advised the applicant that the submission is incomplete and that additional materials are required to complete a comprehensive and appropriate review of the second submission of the applications.

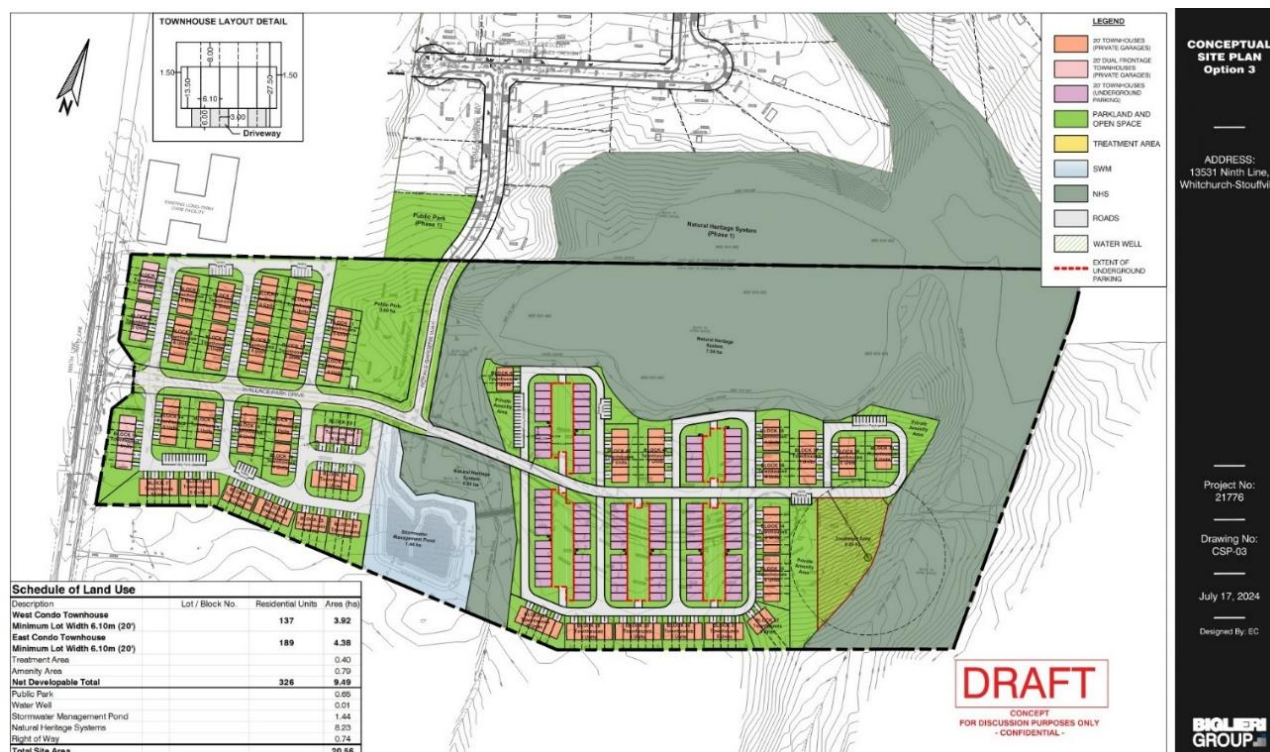
The proposed development consists of 326 townhouse units, a 0.65-hectare public park, private roads, private amenity areas, large blocks related to the existing natural heritage system as well as a communal water and sanitary treatment blocks. The proposal includes:

- West side of Royal Garden Way: 137 units proposed as traditional townhouses with integrated garages and private rear yards.

- East side of Royal Garden Way: 189 units proposed as both traditional townhouses as well as town house dwellings which have private underground parking garages accessed via a communal underground drive aisle. This section also includes communal outdoor amenity spaces.

**Figure 4** below and Attachment 2 of this report provide a concept plan that has been submitted in support of the Official Plan and Zoning By-law Amendment applications through the first submission.

**Figure 4**



**Table 1** below provides the background information on the currently permitted uses and those proposed through the subject applications.

**Table 1**

Item	Existing	Proposed
Official Plan Designation	ORM Hamlet Area	ORM Hamlet Area – Site Specific Designation
Zoning By-law	RPS(4)(h-26)	RPS(X) – Site Specific Zoning
Land Use	Vacant Land – Draft approval for a total of 32 single detached dwelling on	A Townhouse Development with common element condominium with a total of 326 dwelling units

	lots with a minimum area of 0.30 hectares.	on private communal water and wastewater services.
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The proposed development would be serviced by private water and wastewater systems. These systems would be required to obtain approvals from the Ministry of Environment, Conservation and Parks (MECP) as well as enter into a Municipal Responsibility Agreement with the Region of York.

## 4.2 Applicable Provincial and Regional Policies

This section will establish the current and relevant policy environment that forms part of the review of the planning applications. The overview will include Provincial Plans and policies, York Region Official Plan, and the Town's current Official Plan and Secondary Plan.

### 4.2.1 Provincial Planning Statement (PPS 2024)

In 2024 the Province of Ontario released a new Provincial Planning Statement (PPS 2024) which replaced the previous *Provincial Policy Statement and Places to Grow Act for the Greater Golden Horseshoe*. The new PPS (2024) identifies primary objectives of building more homes, promoting economic growth as well as protecting the existing agricultural sector and environmental diversity within the province. As such the PPS (2024) states that growth and development will be prioritized within urban and rural settlements that will support and protect the long-term viability of rural areas, local food production and the agri-food network.

Chapter 2 of the new PPS "Building Homes, Sustaining Strong and Competitive Communities", outlines the following policies specific to providing housing within Ontario:

#### Section 2.1. Planning for People and Homes

Section 2.1.3 states that municipalities have a responsibility to ensure that sufficient land is available to accommodate the appropriate range and mix of land uses to meet the projected needs of the community.

Section 2.1.4 requires that municipalities maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development

Section 2.1.6 requires planning authorities to support complete community by:

- a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space:
- b) Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

- c) Improve social equity and overall quality of life for people of all ages, abilities and incomes, including equity-deserving group

## **Section 2.2 Housing**

Section 2.2.1 b) outlines how planning authorities should permit and facilitate:

1. All housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
2. All types of residential intensification, including the development and redevelopment of underutilized sites for residential use, development and introduction of new housing options within previously developed areas and redevelopment, which results in a net increase in residential units

Section 2.2.1 c) requires the promotion of densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation

## **Section 2.3 Settlement Areas and Settlement Area Boundary Expansions**

The PPS (2024) outlines the objectives for settlement areas within the province. Settlement areas shall be the focus of growth and development. Land use patterns should be based on a range of densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure, and support active transportation.

Importantly this section also indicates that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including planning for a range and mix of housing options.

## **Section 2.5 Rural Areas in Municipalities**

Section 2.5.2 In rural areas, rural settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Section 2.5.3 When directing development in rural settlement areas, planning authorities shall consider locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels

## **Section 3.6 Sewage, Water and Stormwater**

Section 3.6.2 of the PPS outlines that Municipal sewage services and municipal water services are the preferred form of servicing for land within a settlement area.

Section 3.6.3 of the PPS states that where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot



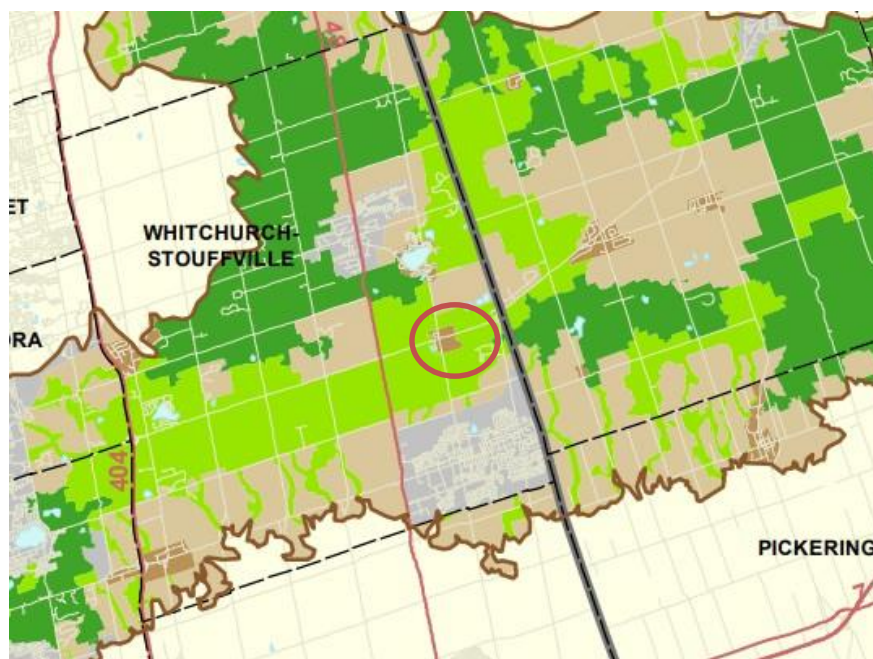
development to support the protection of the environment and minimize potential risks to human health and safety.

A complete review of the policies of the PPS (2024) will be undertaken through the continued review of the subject applications.

#### 4.2.2 Oak Ridges Moraine Conservation Plan

The Hamlet of Bloomington is a recognized Rural Settlement under the policies of the Oak Ridges Moraine Conservation Plan (ORMCP). **Figure 5** below provides the Land Use Designations mapping from the ORMCP.

**Figure 5**



The ORMCP recognizes that the Oak Ridges Moraine contains a range of settlements that can vary significantly in size, population, economic activity, diversity/intensity of uses, the type(s) of water and sewage services and the role that the settlements play within their municipalities. The ORMCP recognizes that both urban and rural settlements will support the development of complete communities.

Section 13 of the ORMCP includes the policies related to the Countryside Areas which include the Rural Settlement designation and permit minor infill within existing Rural Settlement areas.

A complete review of the policies of the ORMCP will be undertaken through the continued review of the applications.

#### 4.3 Town Official Plan and Proposed Official Plan Amendment

The subject property is currently designated as Oak Ridges Moraine Hamlet Area under the Town's Official Plan. The submitted official plan amendment application seeks to re-designate the lands with a site specific ORM Hamlet area designation. **Table 2** below outlines the existing policies and the proposed amendments as they relate to the proposed development.

**Table 2**

ORM Hamlet Area	Proposed Amendments – Special Provision (as requested by The Applicant)
All policies under section 4.15 remain in effect, with the exception of the proposed amendments:	
<p><b>Section 4.15.2</b></p> <p><b>Permitted Uses, Buildings and Structures</b></p> <ul style="list-style-type: none"> <li>• Single detached dwellings</li> <li>• Small scale convenience commercial uses</li> <li>• Small scale institutional uses</li> </ul>	<p>Add new uses as follows:</p> <ul style="list-style-type: none"> <li>• Townhouse dwellings</li> </ul>
	<p><b>Add a new sub-section 4.15.3.2 v) as follows:</b></p> <p>v) Notwithstanding the policy provisions of Subsection 4.15.3.2 i) to the contrary, residential development in Subdivision File Nos. 19T-83015 shall be considered on lots with a minimum area of 110 square metres where:</p> <p>a) The Developers have demonstrated to the satisfaction of the Town and the Region of York through the completion of hydrogeologic, geotechnical and site servicing reports that development can occur on the basis of private communal water and wastewater services at this density without impacting upon area private wells &amp; septic systems, including the cumulative impact of development</p>

	planned for the Hamlet of Bloomington, and, the maintenance of baseflow contribution to area Key Natural Heritage Features.
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Under the current subsection 4.15.3.2, the policy 4.15.3.2 iv) relates to the File No. 19T-83015, which is the previous Draft Plan Application for the subject lands, noted as follows:

*“Notwithstanding the policy provisions of Subsection 4.15.3.2 i) to the contrary, residential development in Subdivision File Nos. 19T-83015 and 19T-86101 may be considered on lots with a minimum area of 0.3 ha (0.75 ac.) where:*

*a) The Developers have demonstrated to the satisfaction of the Town and the Region of York through the completion of hydrogeologic, geotechnical and site servicing reports that development can occur on the basis of private services at this density without impacting upon area private wells & septic systems, including the cumulative impact of development planned for the Hamlet of Bloomington, and, the maintenance of baseflow contribution to area Key Natural Heritage Features; and,*

*b) A Monitoring Program, designed to the satisfaction of the Town and the Region of York, is enacted through Conditions to Draft Plan Approval and ultimately the subdivision agreements or other mechanisms to ensure that the development of the lands does not result in any material adverse impact in terms of quality or quantity of water to adjacent lands”*

The current Official Plan policy states that development of lands for lots with a minimum area of 0.3 ha (0.75 ac.), on lands subject to *File Nos. 19T-83015*, being the subject lands, may be considered subject to the satisfaction of the Town and the Region, through review of technical studies, see plicy above

The proposed amendment seeks permission for minimum lot sizes of 0.011 ha (110 sq.m.), and density higher than what was intended for the Hamlet area. The approval is contingent upon the completion of hydrogeologic, geotechnical and site servicing reports to demonstrate that development can occur on the basis of private communal water and wastewater services at this density. Staff have reviewed the applications and the materials submitted to date and awaiting revised and updated submission to confirm the technical feasibility of the development with respect to density and lot sizes, as per Official Plan policy requirements.

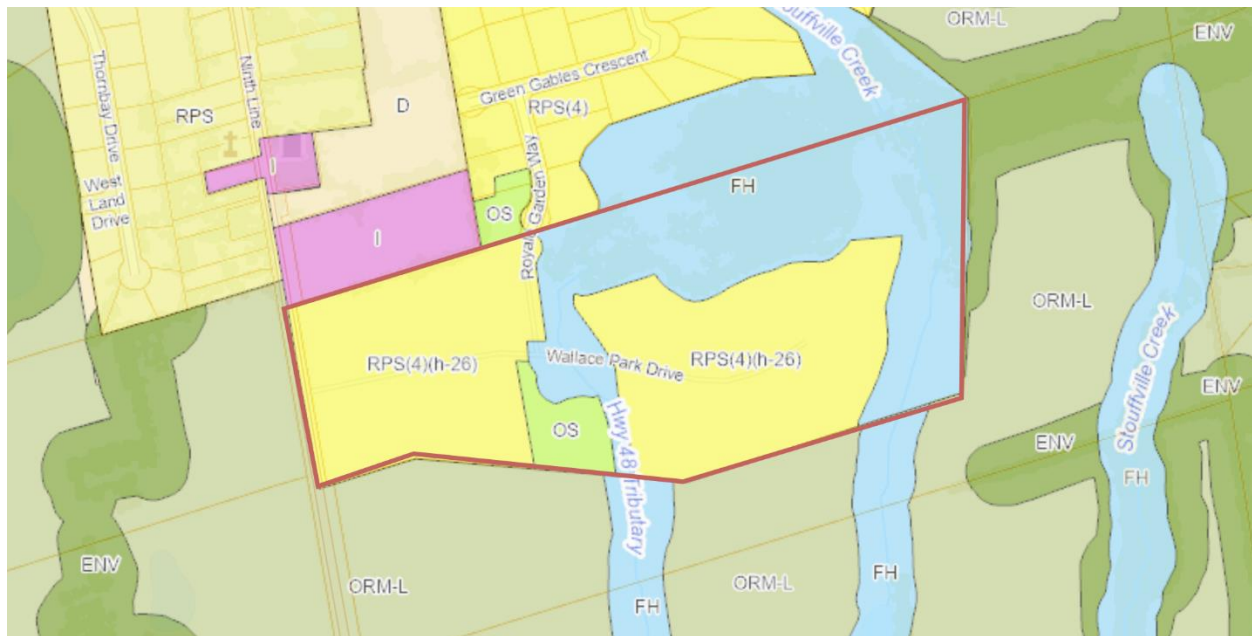
The proposed Amendments are being reviewed by the Town and relevant agencies and departments through the processing of these applications.

A complete review of all applicable Official Plan Policies will be undertaken through the processing of the applications.

#### 4.4 Comprehensive Zoning By-law 2010-001-ZO and Proposed Zoning By-law Amendment

The subject property is currently zoned Residential Private Services Exception 4, Holding twenty six [RPS(4) (h-26)], Open Space (OS), and Flood Hazard (FH) under the Town's Comprehensive Zoning By-law 2010-001-ZO as amended. **Figure 6** below shows the current zoning on the subject property.

**Figure 6**



The applicant is proposing to maintain the current permissions on the site for single detached dwellings serviced by private individual wells and septic systems. Table 3 below provides the proposed regulations related to single detached dwellings. It should be noted that these regulations remain consistent with the in effect zoning for the site.

**Table 3**

Site Statistic Item	Proposed Measurements
<b>Single Detached Dwelling Units</b>	
Minimum Lot Frontage	21.0 metres
Minimum Lot Area	0.3 hectares (0.74 acres)
Minimum Front Yard Setback	10.0 metres
Minimum Exterior Side Yard	4.5 metres

<b>Minimum Interior Side Yard</b>	3.5 metres
<b>Minimum Rear Yard</b>	10.0 metres
<b>Maximum Lot Coverage</b>	15 %
<b>Maximum Building Height</b>	11.0 metres

As noted above, the applicant is seeking additional permissions for townhouse dwelling units on the site. The townhouses, if approved, would be serviced by private, communal water and wastewater systems and accessed by a combination of public and private roadways. Table 4 below provides the proposed regulations for townhouse dwellings on the property.

**Table 4**

<b>Townhouse Dwelling Units</b>	
<b>Minimum Lot Area</b>	140 square metres
<b>Minimum Lot Frontage</b>	6.0 metres per dwelling unit
<b>Minimum Front Yard – Dual Frontage Townhouses</b>	3.0 metres (to front of garage 0.3 metres)
<b>Maximum Front Yard – Dual Frontage Townhouses</b>	7.5 metres
<b>Minimum Front Yard – All other Townhouses</b>	3.0 metres (to front of garage 6.0 metres)
<b>Maximum Front Yard -All other dwelling townhouses</b>	7.5 metres
<b>Minimum Rear Yard – Dual Frontage Townhouses</b>	3.0 metres (to front of garage 0.3 metres)
<b>Maximum Rear Yard – Dual Frontage Townhouses</b>	7.5 metres
<b>Minimum Rear Yard – All other Townhouses</b>	6.0 metres
<b>Minimum Interior Side Yard</b>	1.2 metres between townhouse blocks
<b>Minimum Exterior Side Yard</b>	3.0 metres



<b>Maximum Lot Coverage</b>	Not Applicable
<b>Maximum Building Height</b>	12 metres
<b>Minimum Width of a Laneway Right-of-way</b>	6.5 metres
<b>Minimum Parking Requirements</b>	2 spaces per unit
<b>Minimum Visitor Parking Requirements</b>	0.25 spaces per unit
<b>Permitted encroachment for an elevated open space deck situated above a garage into the Minimum Front or Rear Yards for dual Frontage Units</b>	Minimum 0.3 metres from property line
<b>Encroachment of stairs, balconies and porches into the Minimum Front or Rear Yards</b>	Minimum 1.5 metres from property line

A Complete review of all applicable zoning by-law regulations will be undertaken during the processing of the applications.

#### **4.5 Draft Plan of Subdivision and proposed Draft Plan of Condominium**

There is currently no application for either a new or revised draft plan of subdivision related to the subject OPA and ZBA applications. It has yet to be determined if the changes to the existing approved draft plan could be accommodated through a technical red-line revision or if a new application for draft plan approval will be required. Regardless of if it is a revision or a new draft plan, the currently approved plan will require significant changes to both the block/lot formation as well as the associated draft plan conditions. These are required to accurately reflect the engineering requirements of detailed design associated with private streets as well as the private servicing solution, stormwater and park/outdoor amenity system.

There will be future applications for Draft Plan of Condominium and Site Plan Control in addition to the required changes to the draft plan, if the applications for Official Plan Amendment and Zoning By-law amendment were to be approved by Council.

The development would need to meet the criteria listed under Section 51(24) of the planning act for the future application for Draft Plan of Condominium. This section contains the criteria against which planning authorities are required to weigh applications for the creation of lots. Of relevance for the subject property are the following:

- (h) Conservation of natural resources and flood control

- (i) the adequacy of utilities and municipal services

Further review of the criteria for subdivision will be undertaken through the ongoing review of the proposed development.

#### **4.6 Site Design and Land Use considerations**

The applicant has proposed a significant increase in density over what was previously approved for the subject property through previous applications. The proposed development includes both a public and private road system, blocks for private servicing and environmental protection, as well as a public park block and areas designated as private outdoor amenity areas in addition to the requested 326 Townhouse Dwelling units.

Some of the site design and land use specific matters this Department will be reviewing during the further processing of the current and required additional planning act applications include:

- a) Adequacy of the proposed servicing solution for the proposed 326 townhouse dwelling units.
- b) Feasibility of the increased density proposed and potential impact in traffic volumes as well as any potential requirements to upgrade the existing access to Ninth Line.
- c) Proposed architectural styles must be sensitive to the existing rural character of the Hamlet of Bloomington.
- d) Consideration should be given to the transition from large scale estate style properties to the proposed medium density development.
- e) Justification for the proposed setbacks to Townhouse Dwellings that will allow for adequate parking for residents either within or external to a garage.
- f) Adequacy of the proposed servicing solution for the site.
- g) Requirements for either a new draft plan of subdivision application or an application for a revision to the existing draft plan.
- h) Further details and requirements related to active transportation to and from the site as well as within the development.

#### **4.7 Supporting Documents**

The following drawings and reports have been submitted in support of the proposed applications:

- Signed Official Plan Amendment and Zoning By-law Amendment Application Form;
- Parcel Register;
- Certificate of Incorporation;

- Stormwater Easement YR3454198;
- Access Easement YR3454197;
- Hydro One Easement YR3562109;
- Plan of Survey 65R-27184;
- Planning Rationale Report, prepared by The Biglieri Group, dated August 2024;
- Conceptual Site Plan, prepared by The Biglieri Group, dated July 15, 2024;
- Draft Official Plan Amendment, prepared by The Biglieri Group;
- Draft Zoning By-law Amendment, prepared by The Biglieri Group;
- Landscape Plan prepared by Henry Kortekaas and Associates Landscape Architects (“HKLA”), dated July 15, 2024;
- Transportation Impact Study prepared by Paradigm Transportation Solutions, dated July 2024;
- Environmental Noise Assessment Study prepared by YCA Engineering, dated July 2024;
- Environmental Impact Statement prepared by Cunningham Environmental Associates (“CAE”), dated May 2010 and revised June 2012;
- Natural Heritage Evaluation Status Update prepared by Azimuth Environmental Consulting, dated July 7, 2024;
- Draft Preliminary Functional Servicing Report for Water and Sewage prepared by Azimuth Environmental Consulting, dated May 2024;
- Preliminary Assimilative Capacity Study (ASC) prepared by Azimuth Environmental Consulting dated May 9, 2024;
- Preliminary Servicing and Stormwater Management Report, including a Hydrologic Model, prepared by Sabourin Kimble & Associates, dated June 2024;
- Groundwater Availability Study prepared by GAMAN Consultants, dated June 24, 2024;
- Geotechnical Investigation Report prepared by WSP Canada, dated March 2014;
- Phase One Environmental Site Assessment prepared by Arcadis, dated January 17, 2022;
- Phase Two Environmental Site Assessment prepared by Arcadis, dated January 18, 2022; and,
- Record of Site Condition acknowledgment letter from Ministry of the Environment, Conservation and Parks, dated February 14, 2022;
- Stage 1 & 2 Archaeological Assessment, prepared by A. M. Archaeological Associates, dated December 14, 2011;
- Ministry of Tourism, Culture and Sport Letter of Review and Acceptance of Archaeological Reports, dated January 30, 2012.

## **5. Public Agency Comments**

This section provides a summary of the public agency comments and correspondence received as of the date of submitting this report for inclusion in the May 21, 2025 public meeting agenda.

## 5.1 Development Services Commission

- In order for Planning to provide a recommendation on the applications, outstanding updated technical studies related to hydrogeologic, geotechnical and site servicing (which were submitted in the first submission, reviewed by commenting agencies and require updates) must be resubmitted for review. All required materials would have to be to the satisfaction of the Town and relevant agencies, to the extent that the proposed amendments to the policies of the Official Plan can be justified. To date the Town has not received the necessary updated materials as part of the second submission (incomplete submission received in April 2025).
- Staff are considering the proposed density for the subject OPA and ZBA applications, in light of the policies under PPS 2024 and other regulatory framework, as discussed in section 4 above. While the proposed density and built form appear generally aligned with the overall planning objectives of the provincial direction, further updated technical studies will be necessary to confirm the feasibility of the proposed lot sizes and overall development approach, before staff recommendation to Council. The technical feasibility of the proposed densities and the small lots sizes including servicing is subject to the technical review and satisfaction of the Town and relevant agencies.
- As mentioned in section 4 above, it is the Town's responsibility to ensure conformity and/or approve amendments to the policies of the former Regional Official Plan. The proposed development is not in conformity with former Regional Official Plan policy 5.4.4, which only permits servicing on private individual wells and septic systems. The proposed Official Plan Amendment is seeking permission for communal water and wastewater systems, which are subject to review and approval by the Region of York and the Ministry of the Environment, Conservation and Parks.
- The applicant will be required to demonstrate that the proposed servicing solution is adequate for the proposed densities through future applications related to Subdivision, Condominium, site plan control etc.
- The architectural style must be in keeping with the rural character of the Hamlet area as per the policies of the Town's Official Plan. An Urban Design and Architectural Control guidelines shall be required through future applications which may include but are not limited to, Subdivision Control, Condominium and Site plan applications. Matters of interest in the guidelines shall include but not limited to:
  - Architectural style that reflects the character of the hamlet and is compatible with the design of the development on the north side i.e. estate lots with respect to selection of architectural elements, features, colors, roof styles, materials, etc.

- Appropriate pedestrian connections and active transportation pathways should be provided to connect the existing natural heritage system to the proposed park and allow access for potential future residents of the development.
- Consideration of significant focal points, views and vistas in the proposed development given the location of the site and the surrounding existing natural heritage assets.
- Street furniture design including lighting fixtures, signage, benches, etc. that signify the proposed development as a unique development in the hamlet.
- Landscape design elements that enhance the built form and create attractive streetscapes and private realm

## **5.2 Region of York – Infrastructure Asset Management**

- A private communal water and wastewater system would require the applicant to enter into a Municipal Responsibility agreement with the Region of York.
- Water resources have no objections to the development as it relates to source water protection.
- A basic 36 metre right-of-way for ninth line shall be provided.
- Technical review, comments and conditions will be provided through subsequent stages of development.

## **5.3 Toronto Region Conservation Authority –**

- Formal comments have not yet been received by the Town.

## **5.4 Town of Stouffville Engineering/Public Works Commission –**

Comments provided are related to the eventual detailed design phase of the development. RJ Burnside has expressed that there are no major concerns with the proposed development but the following items will need to be addressed through the continued review:

- Updated Hydrogeological Assessment Report is required reflective of the current conditions and the proposed new development plan.
- An updated Water Balance Report is required.
- The proposed wastewater system appears reasonable, subject to approval of the direct discharge and effluent targets by MECP and other approval agencies.



- Sign off from the MNRF is required related to the Butternut tree Assessment and Compensation Program.
- The proposed relocation of the existing south SWM pond outlet will require approval from the MNRF.
- A more comprehensive FRS will be required at the Draft Plan Stage.

## **5.5 Town of Stouffville Parks Development and Operations Department –**

### **Park Expansion**

- The original 0.65 ha park block identified on the July 17th, 2024 plan (Drawing No. CSP-03) is ideal as it expands upon the smaller existing park block to the north (separate development). This will allow an improved programmable space and configuration to better serve these developments.
- The Parks department would like to see the Townhouse block added in the latest revised draft plan (dated November 28th, 2024) removed.
- It would also be Parks preference to have Townhouse Blocks 11 and 12 removed if the Town were to find any value in the park expansion and increase its size.

### **Natural Heritage Features**

- According to the revised draft plan proposal the “MNRF PSW Limit” extends south of the west-east road (Wallace Park Drive) into the “Possible Park” area, including the lands to the north labeled “Extended Park” and to the east “Tableland Extended Park”.
- Confirmation on the extent of the provincially significant wetland (PSW) boundaries is needed. Much of the land is protected and would not allow for the proper development of a public park.
- A Rouge River Tributary is also identified within the “Possible Park” area running north-south, along the east side of the block.

### **Private Road Access (East Development)**

- Public Parks require access off public roads. The development on the east side of the plan is on private road which would not allow public parkland to exist.
- The walkway trail to the north is not suitable for any access, despite the applicant’s suggestion during the meeting.
- Consolidation of the three (3) private amenities spaces to a more centralized location is recommended.

### **Stormwater Management**

- A recent email from John (attached) indicated that the width of the underground storage to be approximately 9m.
- Stormwater Management Tanks versus ponds is brought into question.
- Although the reduced footprint will increase the area, the constraints of the wetland boundary and Rouge River Tributary, along with encumbrances of the proposed storm infrastructure will only pose challenges/issues to develop an adequate park.
- Further, it is expected that the Town take ownership of this infrastructure at an added cost.

### **5.6 Town of Stouffville Fire and Emergency Services Commission:**

WSFES does not have an objection to OPA and ZBA application.

It is noted that the property is not provided with water supply required for fire protection and firefighting activities. The applicant shall outline their future plans for ensuring a water supply for fire protection and firefighting is provided for future development.

Additional comments will be provided at the time of the Draft Plan of Subdivision and Draft Plan of Condominium applications.

### **5.7 Utilities**

- Comments have been received from Bell Canada and Enbridge Gas to date. Neither agency has expressed concerns with the proposed OPA and ZBA

## **6. Key Planning Issues**

The following is an initial list of issues that will need to be considered in the future processing of the applications. This list is based on the requirements found under the Planning Act for Official Plan Amendments and Subdivision Control:

1. Site servicing
2. Adequate access to the proposed development from the existing road network
3. Adequate provision of parkland for the proposed population of the development within the context of a rural hamlet
4. If there are opportunities to incorporate affordable or attainable housing units within the proposed development

5. Consideration of the proposed development against matters of provincial interest as identified in the Provincial Planning Statement.

## **7. Financial Implications**

None.

## **8. Broader Intergovernmental Impacts and/or Considerations:**

See sections 4.2 and 4.3

## **9. Communication:**

As per the statutory requirements of the *Planning Act*, Notice of Complete Application was sent to all property owners within 120 metres of the subject property as well as statutory agencies and individuals on September 20, 2024. Further Notice of this Public Meeting was sent to all property owners within 120 metres of the subject property as well as statutory agencies and individuals on May 15, 2025.

## **10. Alignment with Strategic Plan**

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

## **11. Attachments**

1. Location Map
2. Conceptual Site Plan dated, April 10, 2025 and prepared by Biglieri Group

## **12. Related Reports**

None

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**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](mailto:dwayne.tapp@townofws.ca)