
Subject: OPA136 – Ballantrae-Musselman’s Lake Secondary Plan
Area Update

Staff Report No. DS-027-25

**Department/
Commission:** Development Services Commission

Date: June 18, 2025

Recommendation:

- 1) That Council direct Town staff to work to support Regional staff on the Phase 2 Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study.
- 2) That Council direct staff to continue to communicate with the Province to address partial servicing limitations in Ballantrae-Musselman’s Lake.
- 3) That Council direct staff to undertake an Official Plan Amendment to incorporate OPA136 policies into the Town’s new Official Plan, once the new Official Plan is approved by the Province.
- 4) That Council direct staff to forward this report to the Regional Clerk.

Report Highlights

- Official Plan Amendment 136 (OPA136) has been approved by the Ontario Land Tribunal and is in full force and effect.
- Water Servicing capacity in Ballantrae and Musselman’s Lake continues to be limited.
- There is a need to continue to communicate and coordinate with York Region to address servicing capacity.

1. Purpose:

Official Plan Amendment 136 for the Ballantrae-Musselman's Lake Secondary Plan was approved by the Ontario Land Tribunal on January 31, 2025 and is now in full force and effect, along with the associated Zoning By-law Amendment. This report provides an overview of the key policies of OPA 136, along with an update on water and wastewater servicing capacity in the Ballantrae-Musselman's Lake Secondary Plan Area. This report also addresses issues related to future servicing capacity for the Ballantrae-Musselman's Lake Secondary Plan Area.

2. Background:

The Ballantrae-Musselman Lake and Environs Secondary Plan was originally adopted by the Town of Whitchurch-Stouffville Council in 1994 as a basis for the planning and development of the Ballantrae-Musselman Lake area. In July 2007, Official Plan Amendment 112 was approved by the province to address conformity with the policies of the Oak Ridges Moraine Conservation Plan. Several emerging issues led to a need to update the Ballantrae-Musselman's Lake Secondary Plan, which resulted in Official Plan Amendment 136 (OPA136), intended to address:

- access management/land use along Highway 48 through Ballantrae;
- functional servicing, particularly in the Highway 48 corridor; and,
- connectivity of existing Natural Systems/Open Space.

Technical studies conducted in support of OPA136 included the following:

- Ballantrae-Musselman Lake Servicing Report, AMEC Environment & Infrastructure, November 2012;
- Ballantrae-Musselman Lake and Environs Secondary Plan/Highway 48 Review, Community Open Space and Trails System Final Report, Cosburn Giberson Landscape Architects, November 2012;
- Ballantrae-Musselman Lake and Environs, Environmental Management Strategy, Natural Resource Solutions Inc., February 2012 and revised March 2013;
- Ballantrae-Musselman Lake and Environs Secondary Plan Review, Access Management Guidelines for Lands along Highway 48, Genivar, November 2012; and,
- Community of Ballantrae Highway 48 Corridor Urban Design Guidelines & Concept Plan, Brook McIlroy Inc., November 2012.

OPA136 was adopted in principle by Council on December 17, 2013 ([Report #12](#)), with the accompanying By-laws adopted by Town Council on January 21, 2014 ([2014-006-OP](#) & [2014-007-ZO](#)), and was subsequently submitted to the Region for approval. The Zoning By-law was written to come into effect once OPA136 was approved.

The majority of the Community of Ballantrae-Musselman's Lake is serviced by the Ballantrae/Musselman Lake Drinking Water System, which is owned and operated by the

Region of York. At the time of adoption of OPA136, the servicing capacity for the Water System was 5,900 people, as approved by a previous Environmental Assessment. The policies of OPA136 contemplated an increase in the population to Ballantrae-Musselman's Lake through increased land use and density permissions.

At that time, OPA 136 was not approved by York Region, as it was determined that an Environmental Assessment was required to address an expanded population to accommodate 6,230 persons within the existing municipal well water system.

2.1 Appeals

While the Environmental Assessment was being undertaken by York Region, a number of landowners appealed the Region's non-decision regarding OPA136. The appellants included:

- Topfar 162 Inc.
- 1057524 Ontario Limited
- Mr. Giuseppe Serafino and Mrs. Carmela Serafino
- Far Sight Investments Limited, 2506339 Ontario Inc. and Richard Schickedanz ("Far Sight")
- Hammerford Development (Ballantrae) Limited

In November, 2018 a pre-hearing conference was held to determine the procedure to address the appeals. It was determined that the appeals from 1057524 Ontario Limited, and Mr. and Mrs. Serafino would be addressed separately in a Phase 1 hearing. That hearing was held in December, 2019. It was determined by the OLT that the lands owned by both appellants are located entirely outside the Settlement Boundary and are in Oak Ridges Moraine Natural Linkage Area under the Oak Ridges Moraine Conservation Plan. Therefore, these appeals to OPA136 were dismissed by the Tribunal.

Phase 2 of the OPA136 OLT proceedings commenced with mediation in 2019 with the remaining appellants. Through the mediation process, the parties involved worked together to determine the existing serviced population for the Ballantrae-Musselman's Lake Secondary Plan Area and agreed that a water supply feasibility study be undertaken.

The Region retained TYLin to conduct the Study to determine system upgrades required to service the proposed population under the short term ("Phase 1") condition, which accounts for committed development and the Appellants' proposed developments. This resulted in the "Ballantrae Phase 1 Water Supply Feasibility and Conceptual Design Study" report.

The mediation process also included a review of the adopted Official Plan policies to determine outstanding concerns and how to address these concerns. After several mediation sessions and revisions, this resulted in revised policies which addressed some of the concerns of all involved parties, while maintaining the original intent and vision of

the adopted Official Plan Amendment. On January 31, 2025, the Ontario Land Tribunal issued its decision approving OPA136.

2.2 Servicing

Water and wastewater servicing are handled differently in Ballantrae-Musselman's Lake than in the Community of Stouffville. Prior to 1997, drinking water for the community was exclusively from private wells. As a result of contamination of some of the private wells, a municipal water supply system was constructed and was operational as of January 1997. At that time, the majority of the population within Ballantrae-Musselman's Lake was switched over to the municipal water system. The sections below describe the different types of servicing being employed within the Secondary Plan area.

Water

The Community of Ballantrae-Musselman's Lake is serviced by three separate municipal wells and one elevated tank owned and operated by York Region. The local distribution system that distributes water from the well locations to individual properties is owned and operated by the Town of Whitchurch-Stouffville. There are also additional individual properties that are serviced on individual private wells.

Wastewater

There are no municipal wastewater treatment facilities in the Community of Ballantrae-Musselman's Lake. There is one privately owned communal wastewater treatment plant which serves the Ballantrae Golf Course Community (BGCC) and the Ballymore community,

Due to the combination of a limited municipal water supply, the lack of a municipal wastewater treatment facility, and the limitations associated with each of these, combined with the policies of the ORMCP, Ballantrae-Musselman's Lake Secondary Plan Area servicing remains a challenge.

2.2.1 Partial Services

Partial services is defined in the Provincial Planning Statement as:

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual onsite sewage services.

The policies of the ORMCP prohibit the construction or expansion of partial servicing within the ORMCP area, except under very specific circumstances.

The majority of the population in Ballantrae-Musselman's Lake are on what is considered to be partial services, meaning they use municipal well water and individual private septic systems. The municipal well system was designed and approved for a population of 5,900 persons through a 1989 Class Environmental Assessment. At that time, the municipal wells were brought into commission to address poor water quality and groundwater contamination issues. Under previous Official Plan policies, all new development was required to connect to the municipal well water system.

2.2.2 Full Services

Full services is defined as having municipal water services or private communal water services combined with municipal sewage services or private communal sewage services.

The Ballantrae Golf Course Community (BGCC) is serviced by a privately owned communal wastewater treatment plant. Currently, the 894 dwelling units in the Ballantrae Golf and Country Club Community, as well as the Ballymore development, are connected to the municipal well water system and the privately-owned communal wastewater treatment system. This type of servicing solution is considered to be "full services".

2.2.3 Individual Private Services

Individual private services refers to a property (or up to five lots) that is serviced by its own individual private well, in combination with its own individual private wastewater treatment. Therefore, an individual home with its own private well, in combination with its own septic system would be considered "individual private services"

It should be noted that there are still some individual properties in Ballantrae-Musselman's Lake that are serviced by private individual wells and private individual septic systems. These properties are considered to be on "individual private services".

2.3 Original Council-Adopted OPA 136 Policies

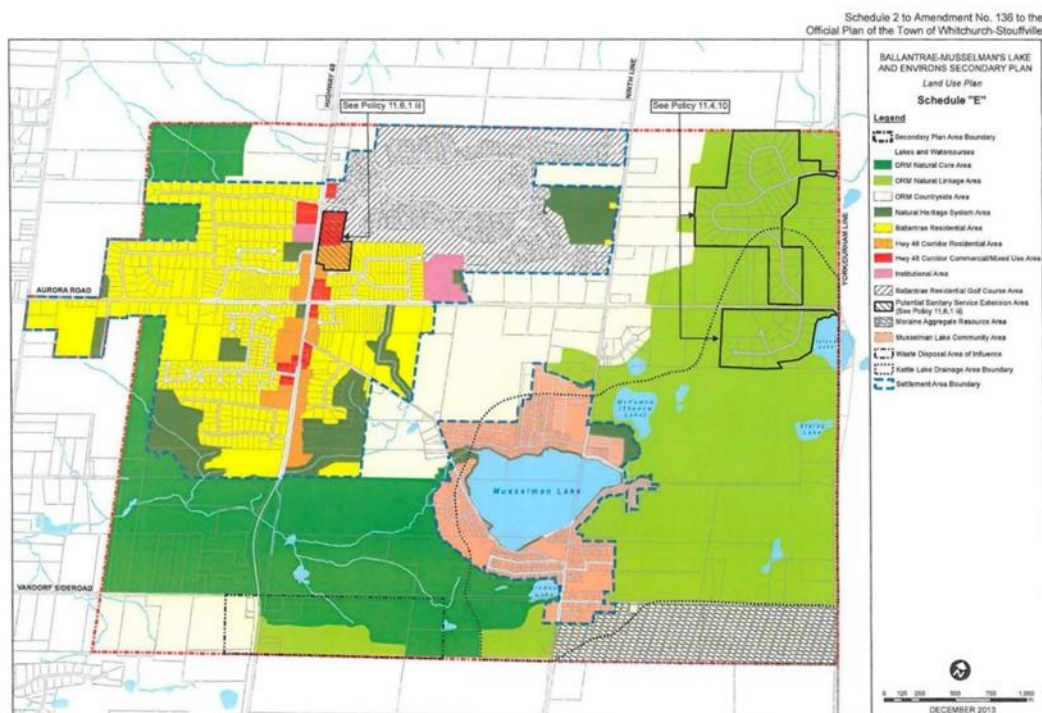
2.3.1 Overview

OPA136 was introduced to provide a needed update to the Ballantrae-Musselman's Lake Secondary Plan area. Land use designations were updated to permit limited growth, focused on the Hwy 48 corridor, while still maintaining a balance with the sensitive environmental features of the Oak Ridges Moraine, and the village character of the community. New growth management policies were introduced, along with servicing policy updates to address the servicing constraints such as limitations on partial servicing and servicing capacity. New policies intended to address long-term growth and servicing solutions were also introduced.

2.3.2 New Land Use Designations with New Density Permissions

The most significant change to the land use designations was permissions for increased density in the Highway 48 corridor (Schedule E – Land Use Plan). Designations include Hwy 48 Corridor Residential Area, which permits medium density residential uses, such as Townhouses, and Hwy 48 Corridor Commercial/Mixed Use Area (Red), which permits mix of commercial and residential uses. In both the Hwy 48 Corridor designations, the permitted densities have also increased allowing for up to 45 units per net hectare and up to 4 stories.

The Ballantrae Residential Area new uses include parks and other open spaces and wastewater management facilities. Previously development required a minimum lot size of 0.5 ha on individual private servicing, and 0.2 ha on communal wastewater systems required a minimum lot size of 0.2 ha. Development on smaller lot sizes is now permitted subject to required studies to demonstrate feasibility.

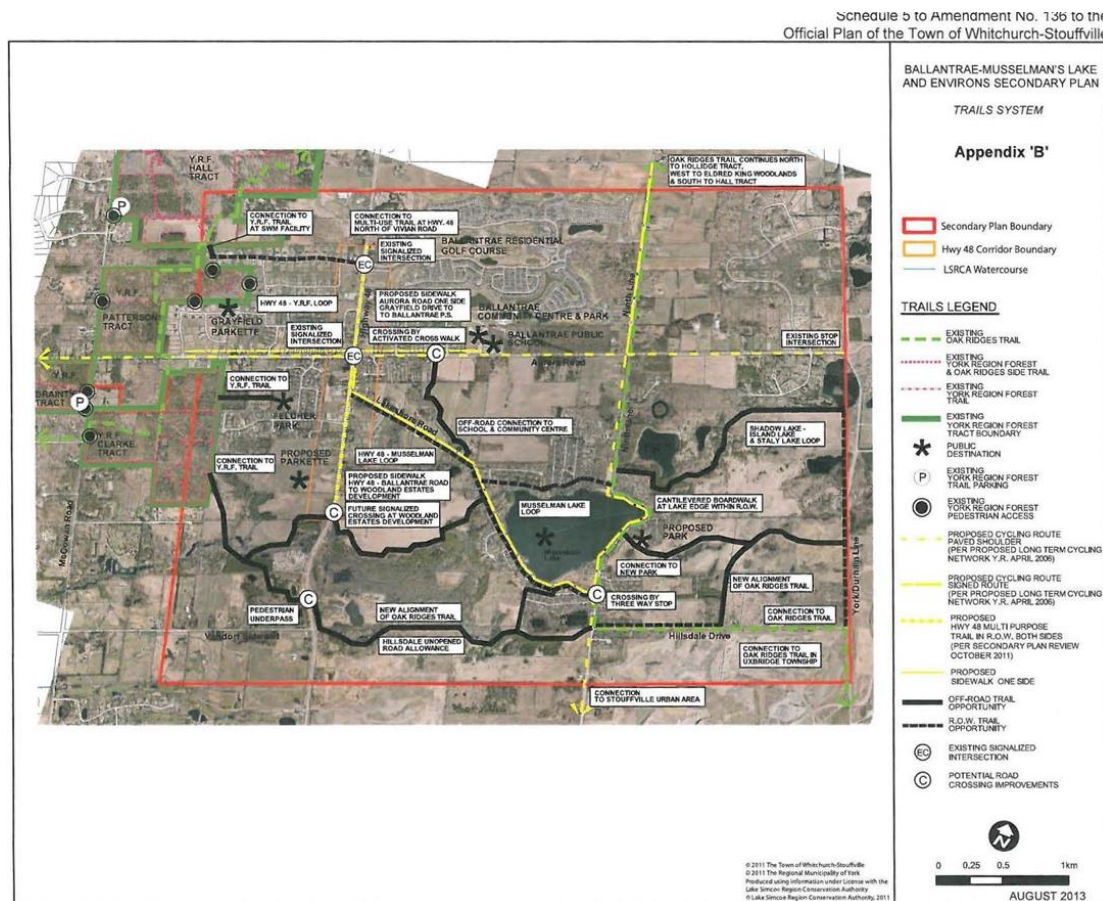


2.3.3 Access Management Guidelines for Lands along Highway 48

The Access Management Guidelines were created as part of the study process for OPA 136 and form Appendix C to the Ballantrae-Musselman's Lake Secondary Plan. The Guidelines were developed to direct access points within the Highway 48 corridor. Highway 48 remains a provincial highway in Ballantrae-Musselman's Lake thereby requiring consultation with the ministry through development applications.

2.3.4 New Trails System Map

A new Trails System map provides a conceptual comprehensive trail system which is intended to increase connectivity within the community. The trails depicted are conceptual and the creation of trails would be subject to the development application and detailed design process.



2.3.5 Natural Feature Enhancement Areas are replaced with Natural Heritage System

The Natural Heritage System mapping on Appendix A of the Secondary Plan provides updated mapping and slightly updated policies in relation to natural heritage in the community.

2.4 New OLT Approved OPA 136 Policies

While the policies originally adopted by Council through OPA 136 introduced new policy permissions and densities, it became apparent during the OPA 136 legal proceedings that some adjustments to the policies were necessary. These adjustments included some

new sections and wording to provide additional clarity on matters regarding growth management, population, capacity and allocation. This section outlines some of those key changes to OPA 136.

2.4.1 New Growth Management Policies

Given the servicing capacity limitations in Ballantrae-Musselman's Lake, it was important to introduce policies to help manage growth. This section guides how future growth may occur within the Secondary Plan area. Development on full services requires connection to a municipal well water system and a communal wastewater treatment facility, subject to approval by the Province and a Responsibility Agreement with York Region. The updated policies in OPA 136 are intended to address future servicing for a potential full build-out population of greater than 10,300 persons in the Ballantrae-Musselman's Lake Secondary Plan Area. This is subject to the required studies to increase the water supply to accommodate the increased population.

2.4.2 New Servicing Permissions and Detailed Requirements

Previous policies in the Official Plan prohibited development unless it was connected to the Ballantrae/Musselman Lake Drinking Water System. Development proposing a different servicing solution, therefore required an Official Plan Amendment. The new policies of OPA 136 permit development on private services (individual private well, with individual private septic) without an Official Plan Amendment or full services (municipal water with communal wastewater system).

Development on private services is subject to the provision of the appropriate studies, including a functional servicing report and a hydrogeological assessment, and documentation to ensure that any proposed water and wastewater solution is appropriate. In addition to the appropriate studies required, new policies require additional criteria to be met to address water quality requirements. These criteria include:

- Construction of private wells must be completed such that the well does not draw water directly or indirectly from any shallow aquifer;
- All wells shall be constructed to the lower aquifer with full annular space grouting;
- All wells shall be completed to a depth below 245 metres above sea level; and,
- Well pumps set to the lowest depth allowable based on the well design.

The ability to develop on private services remains fully at the discretion of the Town and Region.

2.4.3 Phasing of Development

Population and phasing of development within the Ballantrae and Musselman's Lake Settlement Areas will be subject to the availability of water from the Ballantrae - Musselman Lake Drinking Water System. The order of development in the Community of Ballantrae shall be based on conformity with the policies of the Secondary Plan, to the satisfaction of the Town, York Region, and any other applicable agencies. Given that

there are multiple development applications and there is limited water supply available, phasing of approved development may be required. Further, water allocation will only be granted for a length of three years from a Town or OLT development approval. After which, water allocation may be provided to other construction-ready projects.

2.4.4 New Communal Wastewater Services

Due to the lack of a municipal wastewater treatment facility in Ballantrae-Musselman's Lake, OPA 136 provides that new private communal wastewater service may be an option, subject to Regional Guidelines. A private communal wastewater system would require York Region to be responsible for it either through assumption of ownership, or through a Municipal Responsibility Agreement, whereby the Region would assume the system in the event of default by the owner.

Some of the guidelines for new communal wastewater systems include:

- An economic/fiscal impact study is submitted confirming the system will have no financial burden on the Region;
- A servicing justification report is prepared to consider and evaluate alternative servicing technology options, as well as the proposed location, along with conformity with current governing policies and guidelines;
- An Environmental Impact Study, Water Resource Impact Assessment, or other appropriate study, must be submitted to ensure that environmental impacts have been addressed and that the communal wastewater services are suitable;
- All agreements and approvals required to provide private communal water and/or wastewater services, planning and/or development agreements for applications, must be in place before or form part of development approval for applications submitted under the Planning Act;
- Any proposal must comply with all applicable Provincial legislation and Plans; and,
- It can be demonstrated that the communal system does not add phosphorus loadings to the watershed, within the Lake Simcoe Protection Plan area.

2.4.5 Stormwater Management

New stormwater management policies were introduced to help mitigate the impact of stormwater on the natural environment. All development is required to be carefully evaluated to avoid, minimize and/or mitigate impacts associated with the quality and quantity of stormwater into receiving streams, lakes and wetlands in accordance with the requirements of the Lake Simcoe Protection Plan. Stormwater management solutions will also be measured against MOE's Stormwater Management Planning and Design Manual, and the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management. Stormwater system designs must also address elevated and/or perched groundwater conditions that are known to occur in the Ballantrae Area and site-specific groundwater investigations must be completed as part of a development application.

3. Analysis:

While OPA136 provides new policies and direction for growth in the Ballantrae-Musselman's Lake Secondary Plan Area, there are still outstanding issues which need to be addressed. In 2019, York Region completed a Schedule B, Municipal Class Environmental Assessment which determined that the municipal well water supply and storage capacity could be increased to service a population equivalent to 6,230 persons. The EA was subsequently approved by the province and the Region now has an approved Permit to Take Water for up to 6,230 persons.

While there are now permissions in place to allow for additional water allocations, the new land use designations provide for increased densities, which will allow for more development in the area. The Town has also received multiple development applications, which when combined, exceed the available servicing capacity of the municipal well water system. Therefore, servicing capacity and allocation continue to impose significant limitations on development.

In addition, the prohibition of partial servicing within the Oak Ridges Moraine Conservation Plan Area provides a limitation on the types of development that can occur. Even if the capacity of the municipal well water system is increased, and allocation becomes available, the water service for any proposed development needs to be coupled with a wastewater solution that does not create partial servicing.

For development that is greater than five units, this will require the construction of a communal wastewater system. Whether the wastewater solution limits itself to the proposed development itself, or provides wastewater treatment to other developments, it can be a costly undertaking.

3.1 Servicing Allocation

York Region assigns water and wastewater allocation to each local municipality. This allocation is assigned in terms of population. The Town and the Region also use specific persons-per-unit (ppu) estimates to recognize the different housing types within the Community of Ballantrae-Musselman's Lake.

Based on analysis of the Council-adopted policies of OPA 136, Ballantrae-Musselman's Lake has the potential for a larger population, to approximately 10,300 persons or greater. Staff monitor the number of units developed in this community to monitor the amount of water being allocated to the serviced population. The Town is responsible for determining how the remaining allocation is to be distributed to specific development proposals within the Ballantrae-Musselman's Lake Community.

As part of the mediation process for OPA 136 an exercise was undertaken to determine if additional water was available in the community for allocation purposes. It was determined that the community was approaching its overall allocation of 5,900 people. As a result of these findings, in July 2022, staff recommended and Town Council authorized a moratorium on all new development, where additional population allocation would be

requested (including and not limited to plans of subdivision, site plan and consent applications) in the Ballantrae-Musselman's Lake Community until additional water for new developments could be provided.

Community Category	Units	PPU	Population
Existing Serviced Community Outside Golf Course Community	1,096	3.2	3,507
Existing Serviced Golf Course Community	894	2.2	1,967
Residents allocated but not connected to the system	25	3.2	80
Savoia (allocated as part of Plan of Subdivision, not connected)	13	3.2	42
Ballymore	94	3.2/2.9	289
Totals			5,885

The existing population serviced by the municipal well water system has been calculated to be 5,885 people.

Previous communication from the Ministry of Municipal Affairs and Housing has indicated that partial servicing will only be permitted until the population reaches the servicing limit of the previous EA that permitted a system capacity of 5,900 people. With 15 people remaining under the partial servicing permissions, it was determined that alternatives for servicing are required in the Community. Therefore, any further development in Ballantrae-Musselman's Lake will be required to be on either full services (communal/municipal well and communal wastewater services), or private services (private well and private septic system) to conform with the policies of the ORMCP. As such, the revised policies of OPA 136 have been written to move away from partial servicing.

Given that there is no municipal wastewater treatment facility in the community, this does pose an issue for future development. The only communal wastewater treatment plant is the BGCC wastewater treatment plant, which is privately owned and operated.

Staff have reached out to the Ministry of Municipal Affairs and Housing on several occasions to determine whether the previous position that partial servicing would not be permitted beyond a population of 5,900 people is accurate. To date, staff at the Ministry have provided the same interpretation. If additional partial servicing were to be permitted, it would be of benefit to infill lots and consents. Staff continue to communicate with the Ministry on this matter. Should the Ministry change this position, staff will advise Council.

In addition to the issues with partial servicing, overall servicing allocation is also a concern given the limited capacity. Allocation is given when a development reaches the site plan/subdivision approval stage. There is a significant amount of work and cost associated with getting a development to the point of allocation, and with the limited capacity, there is no guarantee there will be capacity when a development reaches the

point of allocation. With limited capacity available, up to 6,230 persons, a longer-term solution is required.

3.2 Ballantrae Phase 1 Water Supply Feasibility and Conceptual Design Study

With a potential build out population in the range of 10,300 people, it was necessary to determine what the maximum capacity of the existing municipal well water system is, as well as identify any potential system upgrades that could be undertaken to increase capacity in the short-term. As such, the Phase 1 Study was undertaken by York Region as part of the OPA 136 mediation.

The results of the Phase 1 Study indicate that the permitted pumping of the wells can service up to 6,703 people but only if the water storage deficit of 433 m³ is rectified. With a current capacity limit of 6,230 people, there is only enough water for another 345 people within the current system. This is not enough capacity to accommodate all of the developments currently proposed within the Community.

The Phase 1 Study report offers potential storage solutions which could be considered going forward, which would increase the system capacity to 6,703 people for the short-term. The report also indicates that a Schedule B Class EA is required to proceed with a storage solution. However, there are currently no plans in the York Region capital budget to increase storage capacity for the water system. Therefore, for development to continue beyond 6,230 people, funding is required for the Schedule B Class EA, detailed design and the construction of a potential storage solution. York Region has indicated that the new water storage facility is planned to be considered in the Region's upcoming Development Charges Bylaw update.

Below is a table of proposed development by the appellants to OPA136. In considering just the appellants' applications, there is the potential for an increase in population of over 1000 people. The appellants' proposed development exceeds what would be available, even with increased storage capacity and any one of these applications exceeds the current limit of 6,230 people. Therefore, in the short-term, phasing may even be required to accommodate development until additional capacity can be created.

Appellant	Units	PPU	Population
Farsight – single detached units	141	3.2	451
Hammerford - townhouses	92	2.9	267
Topfar – single detached and townhouses	60/39	3.2/2.9	305
Total			1,023

Due to the capacity limitations, one of the appellants (Farsight) is currently exploring an alternative solution of constructing their own communal water well, with a connection to the BGCC communal wastewater treatment plant. Should this be a viable solution, remaining population related to the applications is 572 people, which is within the 6,702 person capacity of the well water system but exceeds the current limitation of 6,230 people. In addition to the appellants, there have also been other preconsultations for

additional development in the area. This further illustrates the need for a short-term storage solution, and/or phasing to accommodate short-term growth.

3.3 Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study

Growth potential beyond what was determined through the Phase 1 Water Supply Study will need to be further examined through a Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study (Phase 2 Water and Wastewater Study) to be led by York Region. Based on the approved policies of OPA 136, the potential population could reach approximately 10,300 people or greater. Given the current limitations on the well water system, and the number of units proposed in current development applications, there is need to determine a long-term solution for water and wastewater services.

The Phase 2 Study is intended to provide a high-level review of servicing alternatives, assess feasibility of implementation given potential environmental and regulatory constraints, and present options for subsequent consideration of inclusion in a Development Charge By-law update. Timing for the Phase 2 Study is to be initiated within one year of the completion of the Phase 1 Study and should be completed within a two-year time period following its commencement. It should be noted that this Study is simply a feasibility study. Further Environmental Assessments, and actual infrastructure are required for development beyond the short-term capacity. Given that there is already demand that exceeds the short-term capacity of the municipal well water system, even with an increase in storage capacity, it is urgent that the Phase 2 Study be initiated. York Region staff have indicated that they expect to begin the Phase 2 Water and Wastewater Feasibility Study later this year in Q4. Town staff will continue to be engaged with York Region as this Study progresses.

3.4 OPA136 and the Town's New Council-Adopted Official Plan

On May 15, 2024, the Town's Official Plan Review (OPR) was completed and Council enacted By-law 2024-057-OP to adopt the Town's New Official Plan (Re-Imagine Stouffville: Town of Whitchurch-Stouffville Official Plan, May 2024). Through the OPR, it was determined that the new Official Plan be drafted to leave a place holder for the OPA136 policies. However, the format of the new Official Plan is significantly different than that of the current Official Plan. Adjustments to the newly approved Ballantrae-Musselman's Lake Secondary Plan formatting will be required to fit with the new Official Plan format. These adjustments may reveal some redundant policies, and shifting of content from one section to another to make the policies fit in a cohesive manner. It has been determined that an Official Plan Amendment will be required when the new Official Plan is approved by the province to bring the OPA136 policies into the new Official Plan.

Once the new Official Plan is approved by the Province, staff will prepare an Official Plan Amendment to incorporate the OPA136 policies into the new Official Plan. Such an Official Plan Amendment would not be subject to appeal by the public.

4. Options:

4.1 Option A (Recommended)

Based on the continuing work required and the continued servicing issues for Ballantrae-Musselman's Lake, the following is recommended:

- a) Town staff continue to engage with York Region staff as they commence the Phase 2 Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study, in an effort to determine feasibility for a long-term servicing solution for the Ballantrae-Musselman's Lake community.
- b) Town staff continue to liaise with the Ministry of Municipal Affairs and Housing with respect to partial servicing issues.
- c) Town staff initiate an Official Plan Amendment to incorporate the approved OPA136 policies into the new Official Plan once approved by the Province.

5. Financial Implications:

None.

6. Broader Intergovernmental Impacts and/or Considerations:

Due to the current limitations in servicing capacity, as described in the policies of OPA136, York Region staff will be required to commence the Phase 2 Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study. Town staff will continue to participate in future studies prepared by York Region.

To address the partial servicing limitations of the ORMCP, Town staff will continue to liaise with Provincial staff.

7. Communication:

This Council report will be forwarded to the Regional Clerk for their information.

8. Alignment with Strategic Plan:

1. A Town that Grows
A Town that grows in support of complete communities
2. A Town that Moves
Improve the condition and efficiency of the local road network while addressing connectivity and advancing active transportation facilities

3. A Healthy and Greener Town
Increase Offerings and Opportunities for Active Living

9. Attachments:

None

10. Related Reports:

1. [December 17, 2013 - \(Report #12\) – Proposed Amendment to the Ballantrae-Musselman's Lake and Environs Secondary Plan and Zoning Bylaw No. 2010-001-ZO](#)
2. [July 20, 2022 - Report No. DS-038-22 – Municipal Water Allocation – Ballantrae-Musselman Lake Community](#)
3. [March 1, 2016 – Municipal Water Allocation – Community of Ballantrae-Musselman Lake \(D04\) Report #1](#)

Author: Tim Hayward, Policy Planner II
Meaghan Craven, Manager, Planning Policy

For further information on this report, please contact the Department Head: Dwayne Tapp, Director, Development Services at 905-640-1910 or 1-855-642-8697 ext. 2431 or via email at dwayne.tapp@townofws.ca.