

**THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE**

**BY-LAW NUMBER 2026-010-OP**

BEING A BY-LAW to adopt Official Plan Amendment No. 170 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1<sup>st</sup> day of January, 1971 comprised all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville (5194 and 5208 Aurora Road and 15288 Highway 48).

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

1. That Amendment No. 170 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1<sup>st</sup> day of January, 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, is hereby adopted; and
2. That the Mayor and Clerk be hereby authorized and empowered to execute the said Amendment No. 170 to the Official Plan on behalf of this Corporation and to affix thereto the Corporate Seal and to make or cause to be made on behalf of this Corporation such application as may be necessary to the Regional Municipality of York for approval of said Amendment No. 170 to the Official Plan and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ a first and second time this 18<sup>th</sup> day of February, 2026.

READ a third time and passed this 18<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Iain Lovatt, Mayor

\_\_\_\_\_  
Jennifer Peplinski, Deputy Clerk

**AMENDMENT NO. 170**

**TO THE**

**OFFICIAL PLAN**

**OF THE**

**TOWN OF WHITCHURCH-STOUFFVILLE**

**PLANNING AREA**

**INITIATED BY**

**HAMMERFORD DEVELOPMENT CO. (BALLANTRAE) LIMITED & 1000416778**  
**ONTARIO INC. C/O BEAVERHALL HOMES**

**FEBRUARY 18, 2026**

COUNCIL  
THE TOWN OF WHITCHURCH -STOUFFVILLE

MAYOR	Iain Lovatt
COUNCILLORS	Keith Acton Maurice Smith Hugo Kroon Rick Upton Richard Bartley Sue Sherban

**THE CERTIFICATION**

**AMENDMENT No. 170**

**OFFICIAL PLAN OF THE TOWN OF WHITCHURCH-STOUFFVILLE  
PLANNING AREA  
(SECTION 11 – BALLANTRAE-MUSSELMAN’S LAKE  
SECONDARY PLAN)**

**WHITCHURCH-STOUFFVILLE**

The attached text and schedules, constituting Amendment No. 170 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area which, on the 1<sup>st</sup> day of January 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, was adopted by The Corporation of the Town of Whitchurch-Stouffville by By-law No. 2026-010-OP in accordance with the Planning Act on the 18<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## STATEMENT OF COMPONENTS

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

**PART II – THE AMENDMENT** consisting of the attached text and schedules constitutes Amendment No. 170 to the Official Plan for the Town of Whitchurch-Stouffville Planning Area.

**AMENDMENT NO. 170**

**TO THE OFFICIAL PLAN OF THE TOWN OF WHITHCURCH-STOUFFVILLE  
(BALLANTRAE-MUSSELMAN'S LAKE SECONDARY PLAN)**

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## **PART I – THE PREAMBLE**

### **1. PURPOSE**

The purpose of Amendment No. 170 is to amend the Official Plan policies of the Ballantrae-Musselman Lake and Environs Secondary Plan to redesignate 5194 and 5208 Aurora Road and a northerly portion of 15288 Highway 48 from the “Ballantrae Residential Area” designation to the “Highway 48 Residential Corridor Area” to facilitate the development of 90 townhouses.

### **2. LOCATION**

This Amendment applies only to the lands municipally known as 5194 and 5208 Aurora Road and 15288 Highway 48 in the Town of Whitchurch-Stouffville, and legally described as Part of Lot 21, Concession 7, All of Lots 1 and 2, Part of Lots 3, 4, 5 on Registered Plan No. 380, Town of Whitchurch-Stouffville, in the Regional Municipality of York.

### **3. BASIS**

The Amendment is privately initiated by the Owner and is intended to facilitate the development of the land for residential purposes. The proposed development includes 90 common element condominium townhouses, comprised of thirty-three (33) traditional townhouse units, fifty-two (52) dual frontage townhouse units each with a four (4) car garage and five (5) dual frontage townhouse units each with a two (2) car garage. The proposal includes one (1) private amenity area and will be serviced with an on-site communal septic system.

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

The Amendment provides uses that are consistent with OPA 136 – Ballantrae-Musselman Lake and Environs Secondary Plan and strengthens the strategic goals and objectives of the Town of Whitchurch-Stouffville Official Plan.

The Amendment applies to lands suitable for the proposed use.

The Amendment will aid the Town in achieving its vision of being physically and economically accessible to residents of all ages and interests.

The Amendment constitutes good planning.

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. 170 to the Town of Whitchurch-Stouffville Official Plan is appropriate and constitutes good planning.

## **PART II – THE AMENDMENT**

### **1. Introduction**

All of this part of the document entitled Part II: The Amendment, consisting of the following text and Schedule “A”, constitutes Amendment No. 170 to the Official Plan of the Whitchurch-Stouffville Planning Area (Ballantrae-Musselman Lake and Environs Secondary Plan).

### **2. Details of the Amendment**

The Town of Whitchurch-Stouffville Official Plan, (Ballantrae-Musselman Lake and Environs Secondary Plan), as amended, is hereby further amended as follows:

By amending Schedule ‘E’ of the Ballantrae-Musselman’s Lake and Environs Secondary Plan, to redesignate the lands known as 5194 and 5208 Aurora Road and 15288 Highway 48, subject to this by-law, from “Ballantrae Residential Area”, as shown on Schedule ‘E’ to “Highway 48 Corridor Residential Area” as shown on Schedule ‘A’ of this by-law.

### **3. Interpretation**

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

