

AMENDMENT NO. XXX

TO THE

TOWN OF WHITCHURCH-STOUFFVILLE

OFFICIAL PLAN

INITIATED BY

THE COUNCIL OF THE CORPORATION OF WHITCHURCH-STOUFFVILLE

Month XX, 2026

COUNCIL
THE TOWN OF WHITCHURCH -STOUFFVILLE

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

DRAFT

THE CERTIFICATION

AMENDMENT No. XXX

**TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN
WHITCHURCH-STOUFFVILLE**

The attached text and schedules, constituting Amendment No. XXX to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) which, on the 1st day of January 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, was adopted by The Corporation of the Town of Whitchurch-Stouffville by By-law No. XXXX-XXX-XX in accordance with the Planning Act on the ___ day of ___, 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. XXX to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025).

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TO THE TOWN OF WHITHCURCH-STOUFVILLE OFFICIAL PLAN

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PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. XXX is to amend the Official Plan policies to enable a broader range of housing options in the Town in accordance with the Town's Council endorsed Housing Action Plan October 16, 2024. This Amendment implements the findings and recommendations in the Background and Options Reports for of the Town's Housing Accelerator Fund Initiatives #1 and #2 to implement updated land use planning directions and advance housing objectives. More specifically, the amendment aims to permit a more specific range of low-rise housing forms, including duplexes, triplexes, and fourplexes, within the Neighborhood Area designation, adding to the existing broad permissions for single-detached, semi-detached, and duplex dwellings, and the conditional permissions for townhouse dwellings and low-rise apartments. These new permissions will be balanced with compatibility with existing neighbourhood character through context sensitive standards in the Town's Comprehensive Zoning By-law, including but not limited to building height, setbacks, frontage and parking. The Amendment also seeks to provide greater flexibility to accommodate structured parking on properties that are constrained by high groundwater tables.

2. LOCATION

This Amendment applies to all lands within the Town of Whitchurch-Stouffville's Urban Area, as illustrated on Schedule A – Town Structure.

3. BASIS

- 1) The Amendment is consistent with the Provincial Planning Statement, 2024 (PPS). The PPS contains policies to guide Ontario towards a future with a greater housing supply, stronger economy, and complete communities. Municipalities are directed to provide an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents by permitting a range of housing options and all types of residential intensification and promoting densities for new housing which efficiently use land and resources.
- 2) The Amendment is in response to the Council endorsed Housing Action Plan, October 16, 2024, to remove regulatory barriers and enable a broader range of housing options.
- 3) The Amendment is required to align the Town's land use policies with the requirements and commitments established through the Housing Accelerator Fund Agreement.

- 4) The Amendment implements the policy directions and recommendations in the Background and Options Reports completed through the Town's Housing Accelerator Fund Initiatives #1 and #2 to enable a broader range of housing forms and development opportunities across Strategic Growth Areas and established Neighbourhood Areas.
- 5) The Amendment supports development feasibility by introducing flexibility in built form and parking approaches where technical or site constraints would otherwise limit viable housing construction.
- 6) The Amendment supports the Town's anticipated population growth from approximately 58,000 persons to 103,000 persons by 2051 by increasing housing opportunities within the existing Urban Area of the Community of Stouffville.
- 7) The Amendment advances provincial and local objectives for complete communities by promoting efficient land use, gentle intensification, and housing diversity within the Town's Urban Area of the Community of Stouffville.

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. XXX to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) 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, constitutes Amendment No. XXX to the Official Plan of the Town of Whitchurch-Stouffville (September 25, 2025).

2. Details of the Amendment

The Town of Whitchurch-Stouffville Official Plan (September 25, 2025), as amended, is hereby further amended as follows, where new text is shown in underline and deleted text is shown in ~~strike-through~~:

- 1) Section 2.9 is amended by adding new items g. and h. to policy 2.9.2.1 as follows:

2.9.2.1 The Town will:

- g. Consider permitting site-specific height exemptions in Strategic Growth Areas to accommodate at-grade or above-grade podium parking where underground parking is demonstrated to not be feasible or cost prohibitive due to groundwater conditions, subject to:**
 - i. the development integrating at-grade or above-grade parking in a manner that minimizes visual impacts to the public realm, is screened from public view, and maintains consistent architectural built form with the rest of the building; and,**
 - ii. the applicant demonstrating, through a study undertaken to the satisfaction of the Town, that underground parking is severely constrained and cost-prohibitive due to groundwater conditions.**
- h. Consider reduced parking requirements where the development provides car-sharing programs, affordable housing, or purpose-built rental housing.**

- 2) Section 3.2.1 Additional Residential Units and Garden Suites is amended by adding text to the preamble as follows:

There are several notable benefits to the Town and residents for developing additional residential units. Additional residential units can be defined as ~~up to~~

~~two additional dwelling units that are~~ separate and complete dwelling units on the same lot that, either within a single detached, semi-detached or townhouse dwelling or in an ancillary structure, or both including a garden suite. They can facilitate gentle intensification without substantial change to neighbourhoods while increasing rental supply. They are often more affordable than renting entire detached houses and can make home ownership more affordable by providing an income stream for owners. They also support multi-generational households, which is increasingly important as the Town plans for the housing needs of families, single households and an ageing population.

3) Section 3.2.1 Additional Residential Units and Garden Suites is amended by replacing policy 3.2.1.1 a. and adding policy 3.2.1.1 b. as follows, and renumbering subsequent policies:

- a. Permit up to a maximum of ~~three~~ **two additional residential units** on a ***parcel of urban residential land***, in all land use designations where a single detached, ~~semi-detached or townhouse~~ dwelling is permitted, in addition to the principal residential dwelling. Where **three additional residential units** are permitted, they may consist of:
 - i. ~~Three Two~~ residential units within the principal residential dwelling, with one **additional residential unit** in an ancillary building or structure;
 - ii. ~~Four Three~~ residential units within the principal residential dwelling provided there is no **additional residential unit** within an ancillary building or structure; and
 - iii. ~~Two residential units One residential unit~~ in an ancillary building or structure, provided the principal residential dwelling contains no more than two residential units.

- b. **Permit up to a maximum of two additional residential units on a parcel of urban residential land, in all land use designations where a semi-detached or townhouse dwelling is permitted, in addition to the principal residential dwelling. Where additional residential units are permitted, they may consist of:**
 - i. **Two residential units within the principal residential dwelling, with one additional residential unit in an ancillary building or structure;**
 - ii. **Three residential units within the principal residential dwelling provided there is no additional residential unit within an ancillary building or structure; and**
 - iii. **Two residential units in an ancillary building or structure, provided the principal residential dwelling contains no additional residential units.**

4) Section 3.2.1 is amended by adding a new item iv. to policy 3.2.1.1 b. as follows:

b. Notwithstanding the above, the following exceptions apply:

- i. Within the Natural Core Area and Natural Linkage Area of the Oak Ridges Moraine Conservation Plan Area, and within the Natural Heritage System of the Greenbelt Plan Area, an ***additional residential unit*** is not permitted;
- ii. Within the Countryside Area of the Oak Ridges Moraine Conservation Plan Area, only one ***additional residential unit*** may be permitted within a single detached dwelling; and
- iii. Within the Protected Countryside Area, and outside the Natural Heritage System of the Greenbelt Plan Area, only one ***additional residential unit*** may be permitted either within a permitted single detached dwelling or an existing accessory structure.
- iv. **Within a Hamlet Area or Community Area, only one additional residential unit may be permitted either within a permitted single detached dwelling, semi-detached dwelling, or townhouse dwelling or an existing accessory structure.**

5) Section 6.4.1 Neighborhood Areas is amended by adding text to the preamble as follows:

The Neighbourhood Area designation provides for the creation of new residential neighbourhoods and recognizes existing residential neighbourhoods comprising primarily low-rise residential dwellings. Neighbourhood Areas also permit neighbourhood supportive uses, such as schools, places of worship, parks and open spaces, and in some cases small-scale commercial uses that contribute to the diversity of a complete community. These elements support walkable communities, introduce local businesses and services, accommodate daily shopping needs, and function as focal points for social interaction.

Gentle intensification within existing developed areas of the Neighbourhood Area designation is supported, including additional residential units, converted dwellings, adaptive re-use of non-residential buildings, infill development and modest redevelopment. **The Town will support a broad range of low-rise housing options, including semi-detached dwellings, duplexes, triplexes, and fourplexes, subject to clearly defined criteria to ensure compatibility with existing development and uses.**

6) Policy 6.4.1.2 is amended as follows:

6.4.1.2 **Development** in the Neighbourhood Area designation will conform to the following policies:

- a. Low-rise residential dwelling units in the form of single detached dwellings, semi-detached, and duplex, **triplex, and fourplex dwellings- are permitted, in accordance with the requirements of the Zoning By-law.**
- b. Low-rise residential dwelling units in the form of various types of townhouse dwellings, and low-rise apartments **are permitted** with a maximum height of generally 4 storeys. Such low-rise residential dwellings may be permitted provided it is demonstrated that:
 - i. The **development** does not exceed a **floor space index** of generally 1.5, to ensure the density, scale and built form of the **development** is suitable in the neighbourhood context; and
 - ii. The **development** is compatible with the surrounding low-rise residential uses and is generally encouraged to be located on the periphery of the neighbourhood and/or easily accessible to arterial or collector roads to facilitate access to public transit; **and**
 - iii. **The redevelopment of an existing dwelling in the Neighbourhood Area designation for townhouse dwellings will be limited to a maximum of three units.**

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.