

**THE CORPORATION OF THE TOWN OF WHITCHURCH-
STOUFFVILLE
BY-LAW NUMBER 2026-XXX-OP**

BEING A BY-LAW to adopt Official Plan Amendment No.
XXX to the Official Plan for the Town of Whitchurch-Stouffville
Planning Area 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 (5262, 5270, 5286 and 5318 Main Street and 12371
Highway 48).

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

1. That Amendment No. XXX to the Official Plan for the Town of Whitchurch-Stouffville Planning Area 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, is hereby adopted; and
2. That the Mayor and Clerk be hereby authorized and empowered to execute the said Amendment No. XXX 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. 167 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 th day of 2026. READ a third
time and passed this th day of 2026.

-

Iain Lovatt, Mayor

Becky Jamieson, Clerk

AMENDMENT NO. XXX
TO THE
OFFICIAL PLAN
OF THE
TOWN OF WHITCHURCH-STOUFFVILLE
PLANNING AREA
INITIATED BY
City Park Homes (Stouffville) Inc.
May 15th, 2026

DRAFT

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

**OFFICIAL PLAN OF THE TOWN OF WHITCHURCH-STOUFFVILLE
PLANNING AREA**

(COMMUNITY OF STOUFFVILLE SECONDARY PLAN)

WHITCHURCH-STOUFFVILLE

The attached text and schedules, constituting Amendment No. XXX to the Official Plan for the Town of Whitchurch-Stouffville Planning Area 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-OP in accordance with the Planning Act on th day of 2026.

Iain Lovatt, Mayor

Becky Jaimeson, 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 Official Plan for the Town of Whitchurch-Stouffville Planning Area.

DRAFT

AMENDMENT NO. XXX

TO THE OFFICIAL PLAN OF THE TOWN OF WHITHCURCH- STOUFFVILLE (COMMUNITY OF STOUFFVILLE SECONDARY PLAN)

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PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. XXX is to amend the Official Plan policies of Section 12.7.11 to add “Gateway Mixed Use Area Special Provision 2” applicable to the subject properties and to implement site-specific special provisions in order to add townhouses to the list of permitted land use permissions which includes multiple high-rise buildings and mixed-use buildings, with non-residential uses at grade along Main Street, and live-work units at grade along the proposed public right-of-way.

2. LOCATION

This Amendment applies only to the lands municipally known in 2024 as 5262, 5270, 5286, and 5318 Main Street, and 12371 Highway 48 in the Town of Whitchurch-Stouffville, and legally described as ‘Part of Lot 1, Concession 8’ Town of Whitchurch-Stouffville.

3. BASIS

The Amendment is privately initiated by the Owner and is intended to facilitate the development of the land for high-density residential and mixed-use purposes.

The Amendment is consistent with the policies of the Provincial Policy Statement 2024, the Oak Ridges Moraine Conservation Plan, and the Region of York Official Plan.

The Amendment recognizes the growing demand in the Town of Whitchurch-Stouffville for intensification and population growth in key areas of the Town such as the Gateway Mixed Use Area of the Community of Stouffville Secondary Plan.

The Amendment will permit a form of development that will achieve several objectives outlined in the Official Plan, such as making use of transit, intensification within the built-up boundary, providing additional forms of ground related housing, and developing an underutilized site in an area designated for growth.

The Amendment promotes the Town of Whitchurch-Stouffville’s development objectives for the Gateway to the Stouffville Community and the Highway 48 Corridor as implemented through Official Plan Amendment Nos. 145 and 167.

The Amendment appropriately protects and preserves the adjacent natural features.

The Amendment will provide a built form which locates residential population near transportation services, open space amenities and commercial opportunities, which is compatible with the neighbouring land uses and is sympathetic to the evolving character of Stouffville.

The Amendment will permit a form of development that will adaptively reuse existing heritage resources and structures for the benefit of future generations.

The Amendment will permit the creation of essential infrastructure which will help facilitate the future development of adjacent lands within the Gateway area.

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. 167 to the Town of Whitchurch-Stouffville Official Plan is appropriate and constitutes good planning.

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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. XXX to the Official Plan of the Whitchurch-Stouffville Planning Area (Community of Stouffville Secondary Plan).

2. Details of the Amendment

The Town of Whitchurch-Stouffville Official Plan (Community of Stouffville Secondary Plan), as amended, is hereby further amended as follows:

- 2.1** That Section 12.7.11.6 – Special Provisions is hereby amended by the addition of a new subsection 12.7.11.6.2 as follows:

12.7.11.6.2 Special Provision 3 - 5262, 5270, 5286, 5318 Main Street and 12371 Highway 48

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

- i. The permitted uses include mixed-use and apartment buildings, combined live-work units, and all forms of townhouse dwellings, retail and service commercial uses as part of mixed-use development, offices, and institutional uses;
- ii. <removed>
- iii. A maximum building height of 20 storeys is permitted, as further established in the Zoning By-law. All forms of townhouse dwellings shall be permitted;
- iv. A minimum Floor Space Index of 2.0 and a maximum Floor Space Index of 3.7 is permitted for any individual development Block where apartment or mixed-use buildings are permitted. There is no minimum height or Floor Space Index required for any form of standalone townhouse dwellings. Where a development includes both apartment or mixed-use buildings and stand-alone townhouse dwellings, the floor area of the townhouse dwellings shall not contribute to the maximum FSI of the overall Block
- v. Notwithstanding, the 12.7.11.4 vi., residential density limits, in terms of units per hectare, shall not apply to any high and medium density residential development on the lands subject to this Special Provision. A minimum of 450 square meters of ground floor non-residential gross floor area is required within any commercial building fronting to Main Street;
- vi. Well defined and articulated street edges shall be provided through minimum and maximum setbacks for buildings and structures from the road allowance right-of-way, as required in the Zoning By-law;
- vii. All loading and service areas, including garbage/recycling facilities shall be sited within wholly enclosed buildings, or appropriately

screened and located away from the public realm as determined through site plan control; and

- viii. The provisions of Section 12.7.11.5 shall not apply with respect to the development of the subject lands;
- ix. The Town shall make best efforts to ensure and facilitate recovery of costs borne by the Owner of the lands with respect to any comprehensive corridor studies and detailed site studies (as described in Section 12.7.11.5), and the construction and design of infrastructure and services, which benefit other owners within the Gateway Mixed Use Area. No parcel within the Gateway Mixed Use Area shall be permitted to develop until the Commissioner of Development Services is satisfied that best efforts have been made.

2.2 That Schedule “F2A” (Community of Stouffville Secondary Plan Gateway Mixed Use Area Land Use and Transportation Plan) is hereby amended by adding “Gateway Mixed Use Area Special Provision 2” to the subject properties, as shown on Schedule “A” to this Amendment.

3.0 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.

