AMENDMENT NO. XXX

TO THE

OFFICIAL PLAN

OF THE

TOWN OF WHITCHURCH-STOUFFVILLE

PLANNING AREA

INITIATED BY

TIMES 4750 INC.

5061 STOUFFVILE ROAD

STOUFFVILLE

OCTOBER 2026

COUNCIL OF

THE TOWN OF WHITCHURCH STOUFFVILLE

MAYOR	I. LOVATT
COUNCILLORS	K. ACTON
	M. SMITH
	H. KROON
	R. UPTON
	R. BARTLEY
	S. SHERBAN

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

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 comprise all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville (5061 Stouffville Road).

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 execute under the Corporate Seal such documents as may be required for the above purposes.

READ a first and second time this ___ day of _____, 2026.

READ a third time and passed this ___ day of _____, 2026.

_____ Iain Lovatt, Mayor

_____ Gillian Angus-Traill, Town Clerk

THE CERTIFICATION

AMENDMENT NO. XXX

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

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. 2026-XXX-OP in accordance with the Planning Act on the ___ day of _____, 2026.

_____ Iain Lovatt, Mayor

_____ Gillian Angus-Traill, Town Clerk

STATEMENT OF COMPONENTS

PART – 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.

AMENDMENT NO. XXX

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

INDEX

PART I – THE PREAMBLE **X**

1. Purpose X
2. Location X
3. Basis X

PART II – THE AMENDMENT **X**

PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. XXX to the Town of Whitchurch- Stouffville Official Plan is to facilitate the development of the lands subject to this Amendment for a mixed-use high-rise development and appropriately designate the lands for this use within the Community of Stouffville Secondary Plan.

2. LOCATION

The lands subject to this Amendment (hereinafter referred to as the "Subject Lands"), are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. XXX". The Subject Lands are located on the south side of Stouffville Road and on the west side of Highway 48 and are municipally known as 5061 Stouffville Road.

3. BASIS

The decision to amend the Official Plan, to amend the provisions below and contained in Section IV, is based on the following considerations:

1) The Amendment is consistent with the Regional and Town Official Plans. The Subject Lands are located at a Gateway to the Community of Stouffville. The Amendment will provide mixed-use, high-rise Gateway development in support of Provincial, Regional and local policy.

2) The Provincial Planning Statement 2024 ("PPS") sets out the overall direction on matters of provincial interest related to land use planning and development and includes policies that encourage new growth within existing settlement areas (the Subject Lands are designated Towns and Villages) and areas served by existing and planned infrastructure. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:

    a. Efficiently use land, resources, infrastructure, and public service facilities;
    b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
    c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
    d. Provide a mix of land uses.

    The proposed Amendment is consistent with the PPS.

3) The York Region Official Plan ("YROP") identifies the Subject Lants as being within an *Urban Area (Towns and Villages)*. The YROP directs and encourages growth to be accommodated within the existing Urban Area.

The proposed Amendment is consistent with the YROP.

4) The Town of Stouffville Official Plan designates the Subject Lands as ‘Gateway Mixed Use Area’, which generally permits gateway mixed use development. An amendment to the Official Plan is required to incorporate certain site-specific development standards.

PART II – THE AMENDMENT

1. INTRODUCTION

All of this part of the document entitles Part II – The Amendment, which consists of the following text and Schedule

2. DETAILS OF THE AMENDMENT AND POLICES RELATIVE THERETO

The Town of Whitchurch-Stouffville Official Plan and is hereby amended by:

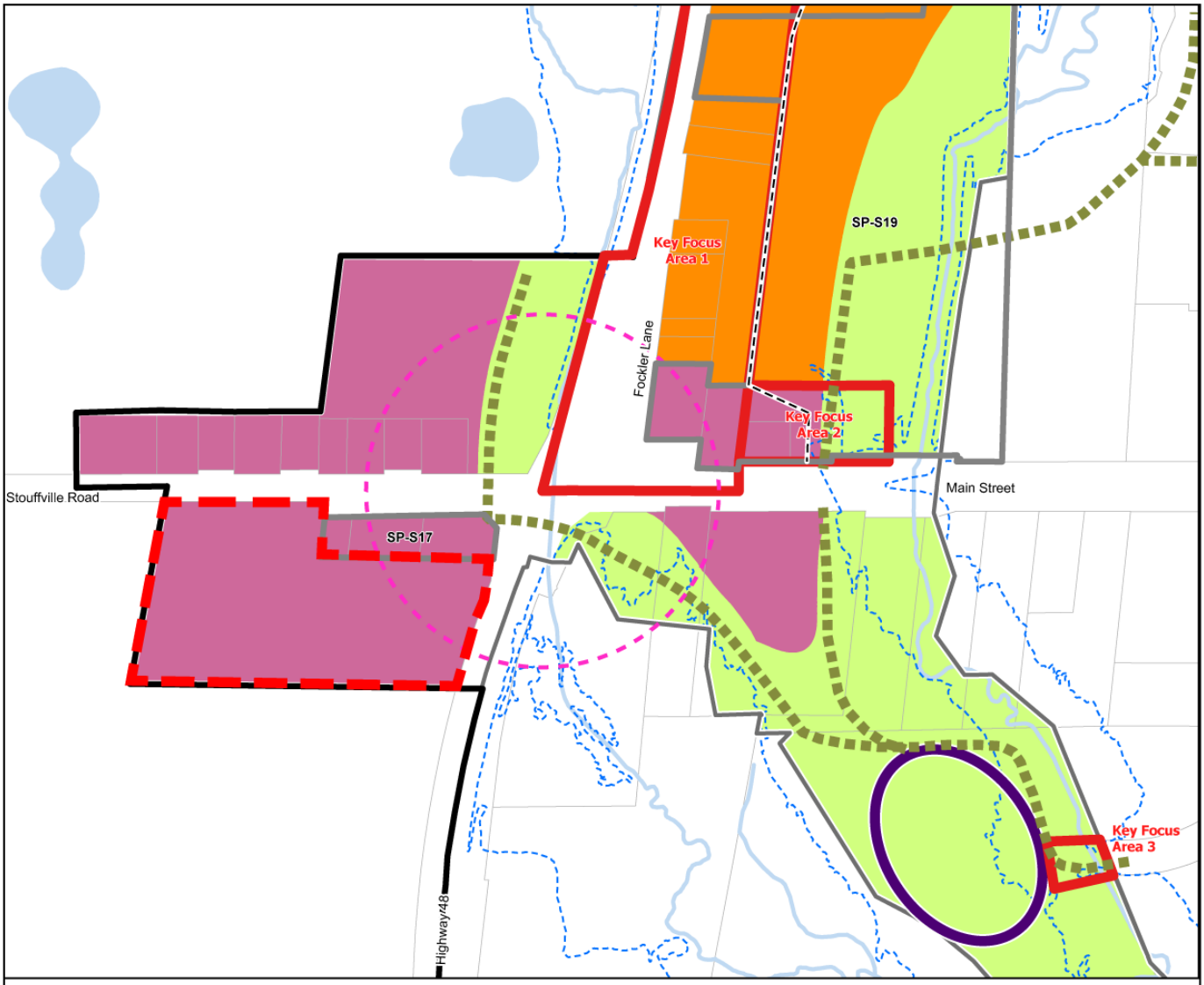
1) Amending Schedule K-9a to remove the “Minimum Vegetation Protection Zone” and “Minimum Area of Influence” overlays from the Subject Lands.

2) Notwithstanding Subsection 6.4.4.3 of the Official Plan, the following provisions shall apply to the ‘LANDS SUBJECT TO THIS AMENDMENT’ as shown on Schedule 1, attached:

    a. The minimum building height shall not apply to stand-alone non-residential uses or podium buildings;
    b. Residential dwellings shall be permitted on the first floor of apartment buildings;

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 beset 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.



EXTRACT FROM TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN
SCHEDULE D-3 GATEWAY MIXED USE - LAND USE DESIGNATIONS

LEGEND

- Urban Area
- Gateway Mixed Use Area
- Key Focus Area
- Study Area
- Gateway Area
- Potential Road
- Lakes and Ponds
- Streams
- Regulatory FI
- Proposed Trails
- Special Provision Area

Land Use Designations

- Gateway - Mixed Use Area
- Urban High Density Residential Area
- Significant Environmental Area

N

N.T.S.

Stouffville

DEVELOPMENT SERVICES

OPA.26.XXX	OCTOBER 2026

SCHEDULE 'A'

TO OFFICIAL PLAN AMENDMENT NO. XX

LANDS SUBJECT TO THIS AMENDMENT