

PLANNING JUSTIFICATION BRIEF

IN SUPPORT OF A ZONING BY-LAW AMENDMENT

Block 145, 65M-4677

Town of Whitchurch-Stouffville

September 2026
Savena Cove Homes Inc.
GSAI File #671-019

**Planning Justification Brief
Zoning By-law Amendment
Block 145, 65M-4677
Whitchurch-Stouffville**

Glen Schnarr & Associates Inc. ('GSAI') is the Planning Consultant for Savena Cove Homes Inc., the registered owner of the property identified as Block 145 under Registered Plan 65M-4677 (the 'subject property' or the 'site') generally located northwest of the Steam Whistle Drive and Bayberry Street intersection in the Town of Whitchurch-Stouffville (see Figure 1). The owner is proposing a Zoning By-law Amendment application to facilitate the development of a two-storey single detached dwelling (the 'proposed development') on the subject property.

The site is currently vacant with an approximate area of 0.048 hectares (0.119 acres). The subject property is generally surrounded by single detached dwellings to the east, to the south and to the west. A high school is located north of the site.

The site was formerly identified as 'Block F' prior to the registration of the Draft Plan of Subdivision, as it was identified as a residential reserve block to provide access to the western abutting property located at 12717 Ninth Line. The Town previously did not want the potential development of Block 145 to prejudice the development of 12717 Ninth Line, which was not included in the Draft Plan of Subdivision. It is our understanding that the owner of 12717 Ninth Line has not filed a formal planning application since the M-Plan was registered on title in December 2020. We believe that sufficient time has elapsed since the registration of the lands to allow the adjacent landowner a reasonable opportunity to advance development of their property. Accordingly, our client is proceeding with the proposed single-detached dwelling on the site.

Proposed Development

The proposed development contemplates a two-storey single detached dwelling with a height of approximately 9.28 metres to the top of the roof. The proposed dwelling consists of a brick and stone exterior with a double-door garage to provide vehicular access to Steam Whistle Drive. The proposal contemplates five (5) bedrooms and five (5) bathrooms. A copy of the proposed architectural drawings is included as Appendix A in this letter.

The proposed development is compatible with the established character of the surrounding neighbourhood which consists of two-storey single-detached dwellings that were included under the approved Draft Plan of Subdivision.

Planning Policy Analysis

The following section provides an analysis of the applicable planning policies which support the proposed development under the Region of York Official Plan, Town of Whitchurch-Stouffville Official Plan and the Town's Zoning By-law.

Region of York Official Plan

York Region adopted its Regional Official Plan ('ROP') in June 2022 and the Minister of Municipal Affairs and Housing approved the ROP in November 2022. The ROP is a broad land use policy document, which provides a long-term policy framework for guiding growth and development in York while having regard for protecting the environment, managing renewable and non-renewable resources, and outlining a regional structure that manages this growth.

The subject property is located on lands identified as "Towns and Villages" under Map 1 – Regional Structure of the ROP. The subject property is further designated as "Community Area" under Map 1A – Land Use Designations and "Designated Greenfield Area" under Map 1B – Urban System Overlays of the ROP.

The ROP's objective is to ensure continued vitality of Towns and Villages throughout York Region. Community Areas comprise part of the Region's Urban System which is intended to be the primary location for growth and development. The proposed development generally conforms to the Region's objective and policy direction by introducing a single-detached dwelling within an established residential neighbourhood. The development will contribute to the vitality of the community by accommodating new residents and supporting the Town's population growth targets. The development of the surrounding Designated Greenfield Area has largely been realized through the implementation of the approved Draft Plan of Subdivision, as the proposed development represents a minor rounding-out of the existing residential lands.

Under Section 6.3, the ROP prioritizes opportunities for active transportation such as walking and cycling to help communities become more liveable by creating an environment that is safe with less noise and pollution. The proposed development generally conforms to the ROP's policy direction regarding active transportation, as future residents will have direct sidewalk access to Steam Whistle Drive which connects to the surrounding pedestrian network. Further, under Map 9A – Regional Road and Cycling Network, the subject property is located near "Proposed Cycling Facilities" along Ninth Line which may provide residents with an additional active transportation option in the future.

In summary, it is our opinion that the proposed development generally conforms to the applicable policies under the ROP.

Town of Whitchurch-Stouffville Official Plan

The Town of Whitchurch-Stouffville's Official Plan (the 'Official Plan') was approved in part, with modifications and deferrals on September 25, 2025 by the Ministry of Municipal Affairs and Housing. The Official Plan establishes a comprehensive land use policy framework to guide growth and development within the Town to the year 2051, including policies to manage growth; provide for a wide range of housing options and transportation options; plans for infrastructure and servicing; among other matters.

The subject property is located within the "Urban Area" boundary and "Designated Greenfield Area" of the Community of Stouffville under Schedule A – Town Structure of the Official Plan.

The Community of Stouffville is the main urban community in the Town and will accommodate the most significant share of growth over the planning horizon. The Designated Greenfield Area is subject to policies under 2.8.2 of the Official Plan which focuses on intensification and density.

Section 2.8.2 states: “Intensification best ensures that development will optimize the use of infrastructure and can contribute to more vibrant community building and sense of place. Intensification will occur in a manner that meets other important planning objectives, such as ensuring compatibility and maintaining community character and servicing for existing neighbourhoods and communities.”

The proposed development conforms to the above policy direction, as the proposal represents intensification of an underutilized lot through the implementation of a single detached dwelling. It is anticipated that the proposed development will connect to the existing sanitary and water servicing infrastructure that currently supports the surrounding neighbourhood. The proposed development ensures compatibility and maintenance of the existing community character which primarily consists of single detached dwellings.

The surrounding Designated Greenfield Area has largely been developed through the implementation of the approved Draft Plan of Subdivision, with the proposed development constituting a minor rounding-out of the existing residential lands.

The subject property is designated “Neighbourhood Area” under Schedule D – Stouffville Land Use Designations. Under Section 6.4.1, the Neighbourhood Area designation provides for the creation of new residential neighbourhoods primarily consisting of low rise residential dwellings. The proposed development conforms to this policy with the addition of a low-rise single detached dwelling which is in keeping with the character of the surrounding neighbourhood.

In summary, it is our opinion that the proposed development generally conforms to the applicable policies of the Town’s Official Plan and therefore an amendment of the Official Plan is not required.

Town of Whitchurch-Stouffville Zoning By-law (2010-001-ZO)

The site is currently zoned “Development Reserve (D)” in the Town’s Zoning By-law (2010-001-ZO). As previously mentioned, the site was intended as a residential reserve block under the approved Draft Plan of Subdivision and therefore an amendment to the Zoning By-law is required to facilitate the proposed development.

The owner is proposing to rezone the site as “Residential New Two – Exception (RN2(X))” which permits the use of a single detached dwelling.

The proposed Zoning By-law Amendment (‘ZBA’) is consistent with the approved zones in the immediate surrounding area, including RN2(3) and RN2(4) that were approved under By-law 2018-116-ZO. Therefore, the proposed ZBA will continue to maintain the low-density character of the existing community.

A copy of the proposed Zoning By-law Amendment included as Appendix B in this letter.

Public Consultation Strategy

Public engagement and consultation are important and critical components of the planning process. The engagement strategy to guide consultation through this process has been designed to create open and transparent ways for the public to communicate feedback, suggestions and questions, and for the applicant to respond appropriately and efficiently with additional detail where helpful.

The applicant is committed to engaging with staff, members of the public and members of Council throughout the planning process. The following steps are proposed to ensure continued dialogue and openness in order to ensure the public is kept informed and their feedback is provided to the applicant:

- Once the development applications are formally submitted, an informal public meeting may be convened (if necessary) and the Statutory Public Meeting will occur with the Town of Whitchurch-Stouffville;
- Following the submissions of the Zoning Bylaw Amendment application, and once the application has been deemed complete by staff, a Notice of Complete Application will be posted publicly. The Notice will advise residents that the applications have been submitted and that public input is requested.
- Following the Notice of Complete Application, “Public Notice” signs will be posted on the frontage of the subject property. The signs will advise that a Zoning By-law Amendment application has been submitted. The wording and information for the sign is subject to confirmation with Town staff and will include all required statements as per the applicable regulations;
- Residents and stakeholders will have the ability to access and review the submission materials, including drawings and reports in person at Whitchurch-Stouffville Town Hall; and,
- A statutory Public Meeting will be held at Town Hall, or a location designated at the discretion of the Town, or virtually to consider the applications and staff’s Public Meeting Report. Town Staff will notify all residents within 120 metres (400 feet), or within an area to be determined, of the subject property of the statutory meeting at least 20 days prior to the meeting date. At the meeting, any person will be provided the opportunity to provide comments or ask questions regarding the applications at the Public Meeting. Please note the scheduling of a Public Meeting is held at the discretion of Town Staff.

Conclusion

The proposed development conforms to the applicable policies under the Region of York Official Plan and Town of Whitchurch-Stouffville Official Plan with the addition of a single detached dwelling in an existing residential neighbourhood. A Zoning By-law Amendment is required to rezone the site to RN2(X) to facilitate the proposed development on the subject property. The proposed development is anticipated to utilize the existing servicing infrastructure that supports the surrounding community, and it will provide future residents with active transportation options.

The proposed development represents good planning by facilitating the efficient use of an underutilized property that will contribute towards the Town's population growth objectives, while maintaining the low-rise residential character envisioned by the approved Draft Plan of Subdivision.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner



Sebastian Alzamora, MCIP, RPP
Planner

FIGURES



FIGURE

1

AERIAL CONTEXT PLAN
TOWN OF WHITCHURCH-STOUFVILLE

LEGEND

 Subject Lands

BLOCK 145,
PLAN 65M4677
TOWN OF WHITCHURCH-STOUFVILLE
REGIONAL MUNICIPALITY OF YORK

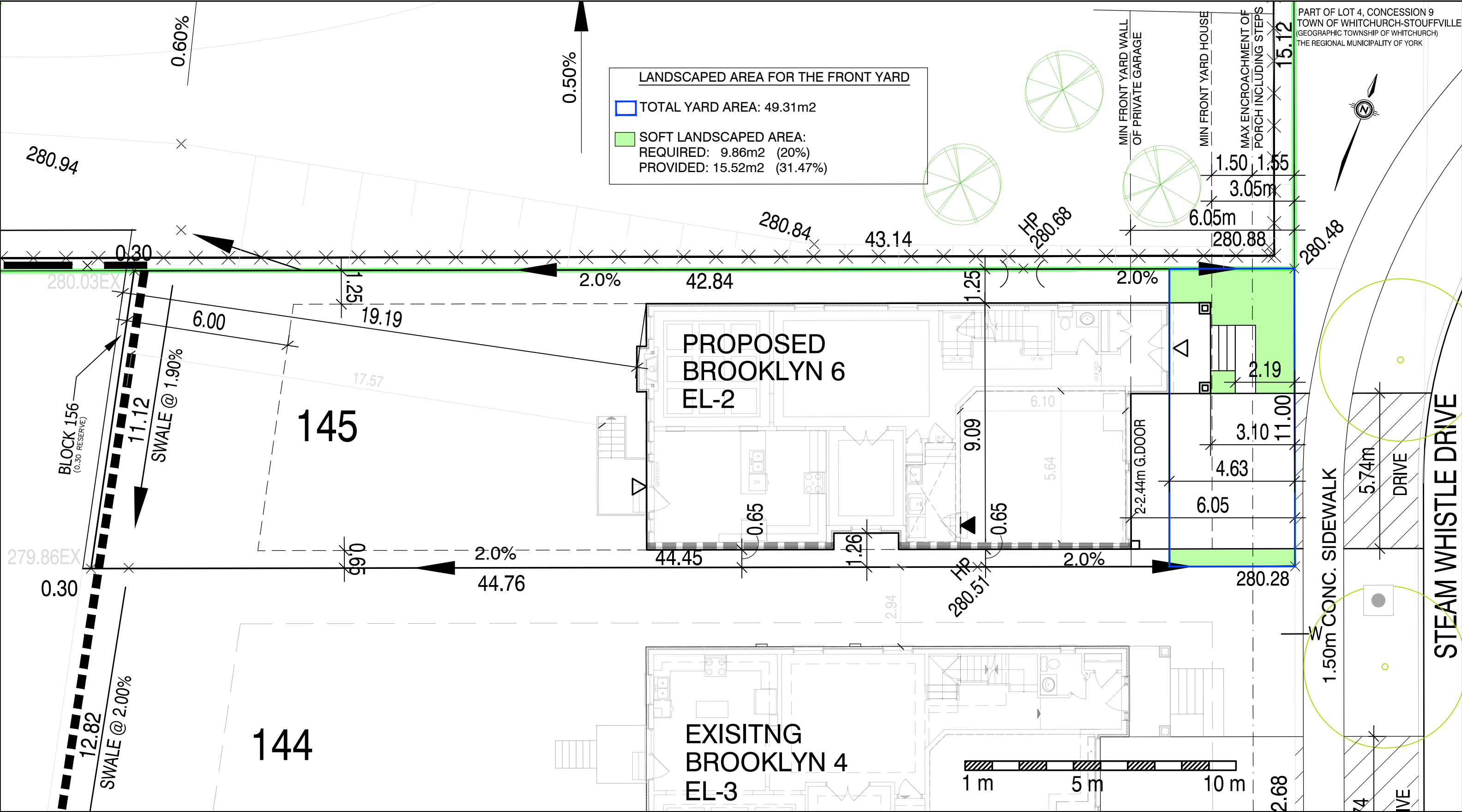


SCALE NTS
AUGUST 25, 2026

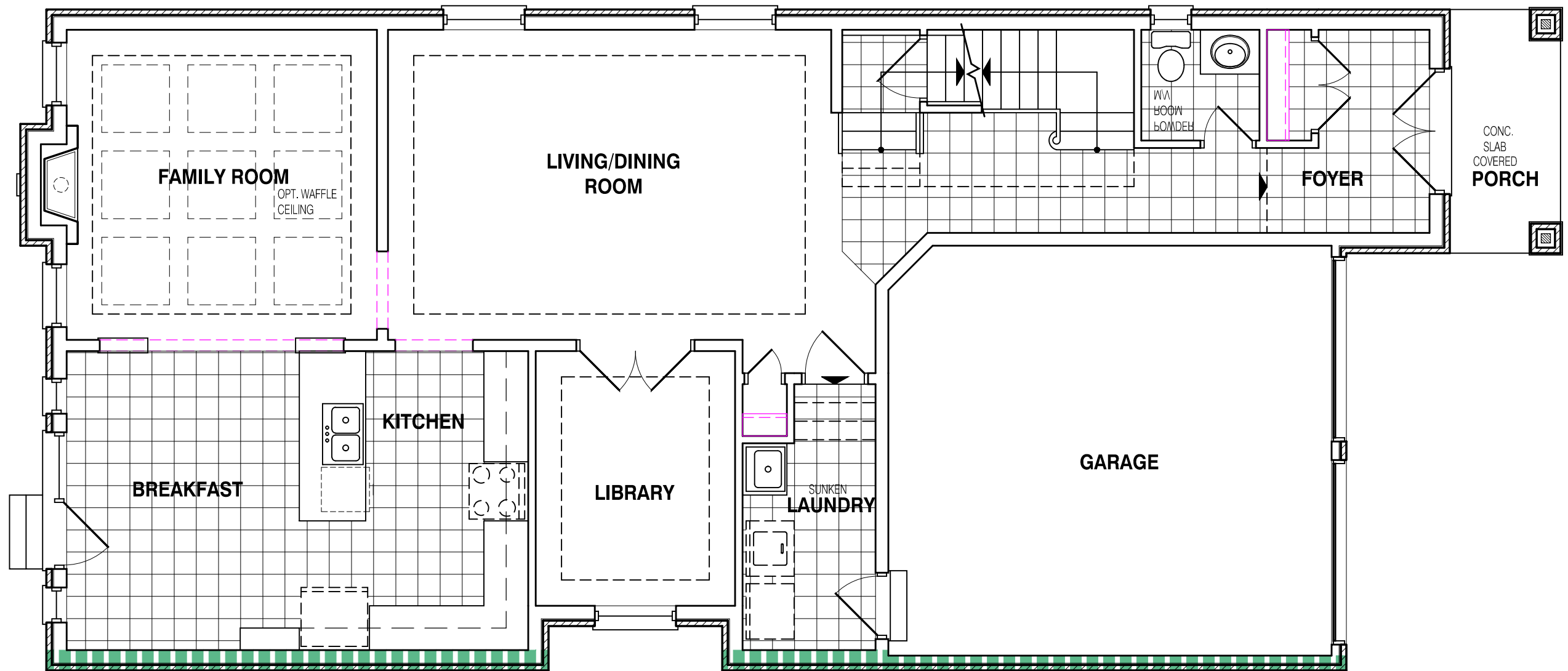
 **GSAI**
Glen Schnarr & Associates Inc.

APPENDICES

APPENDIX A – ARCHITECTURAL DRAWINGS



BROOKLYN 6 3118 SQ.FT.	No.	Revision	Date/Initial		TRINOVA DESIGNS CORP. 8600 Dufferin Street Vaughan, Ontario L4K 5P5 Tel: 905-653-8075 Fax: 905-653-8072	NOTE: ALL CONSTRUCTION MUST COMPLY WITH LATEST EDITION OF THE ONTARIO BUILDING CODE. THESE DRAWINGS ARE THE PROPERTY OF STARLANE HOME CORP. THEY ARE PROTECTED BY COPYRIGHT LAWS AND MAY NOT BE ALTERED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM STARLANE HOME CORP.	Drawing Title: SITE PLAN LOT 145	Lot Coverage:	480.10 m ²	Subdivision: GRENOBLE HEIGHTS
	1							1st Floor Area:	129.87 m ²	
	2							2nd Floor Area:	162.20 m ²	
	3							Total Area:	289.67 m ²	Drawing No.: A1
	4							Finished Basement Area:	N/A	
	5							Scale:	NTS	
	6							Date:	SEPT 3, 2026	
	7							Drawn by:	DF	



BROOKLYN 6 3118 SQ.FT.	No.	Revision	Date/Initial
	1		
	2		
	3		
	4		
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	7		



TRINOVA
DESIGNS CORP.

8600 Dufferin Street
Vaughan, Ontario
L4K 5P5

Tel: 905-653-8075
Fax: 905-653-8072

NOTE: ALL CONSTRUCTION MUST COMPLY
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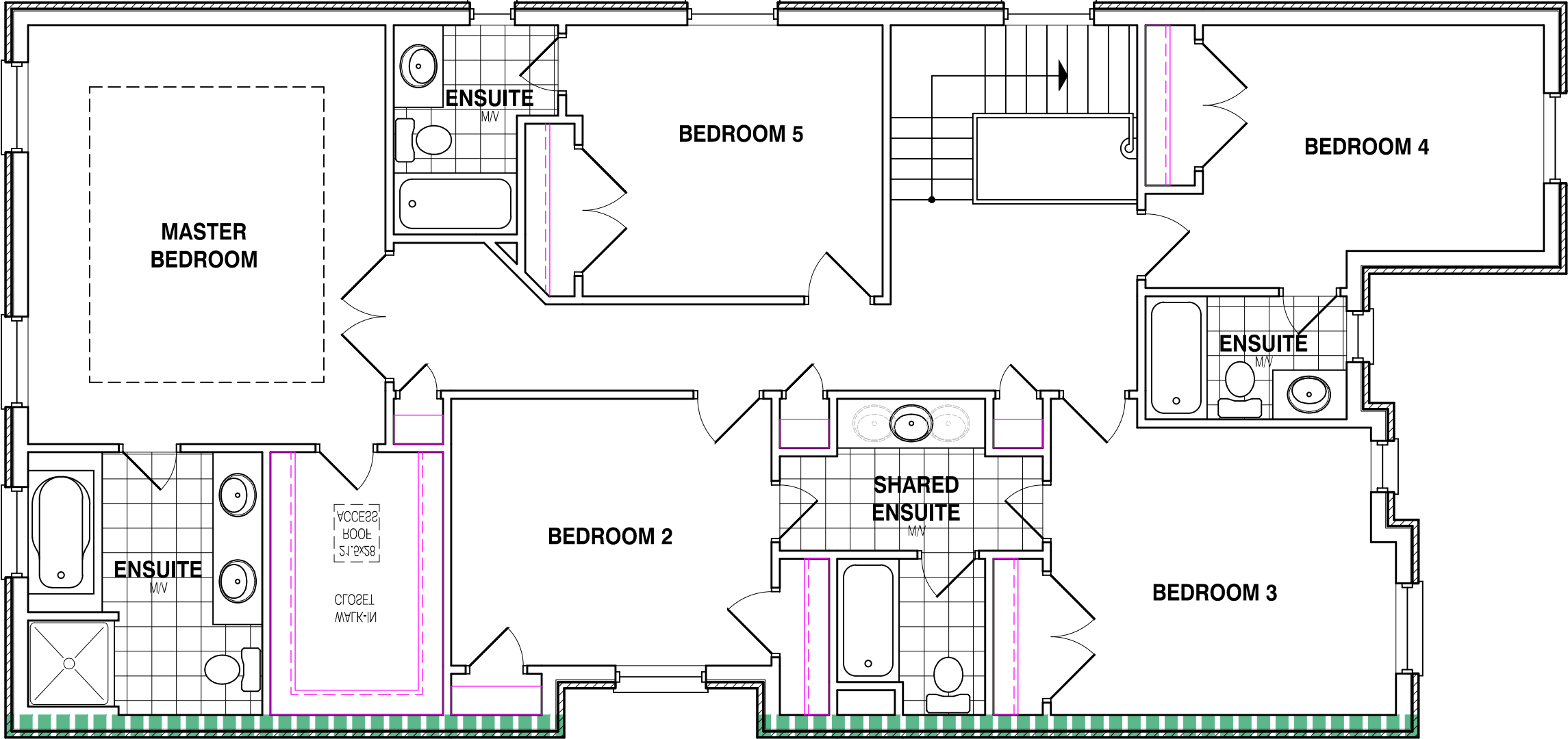
Drawing Title:
FIRST FLOOR PLAN
EL-2

Lot Coverage:	480.10 m ²
1st Floor Area:	129.87 m ²
2nd Floor Area:	162.20 m ²
Total Area:	289.67 m ²
Finished Basement Area:	N/A
Scale:	3/16" = 1'-0"
Date:	SEPT 3, 2026
Drawn by:	DF

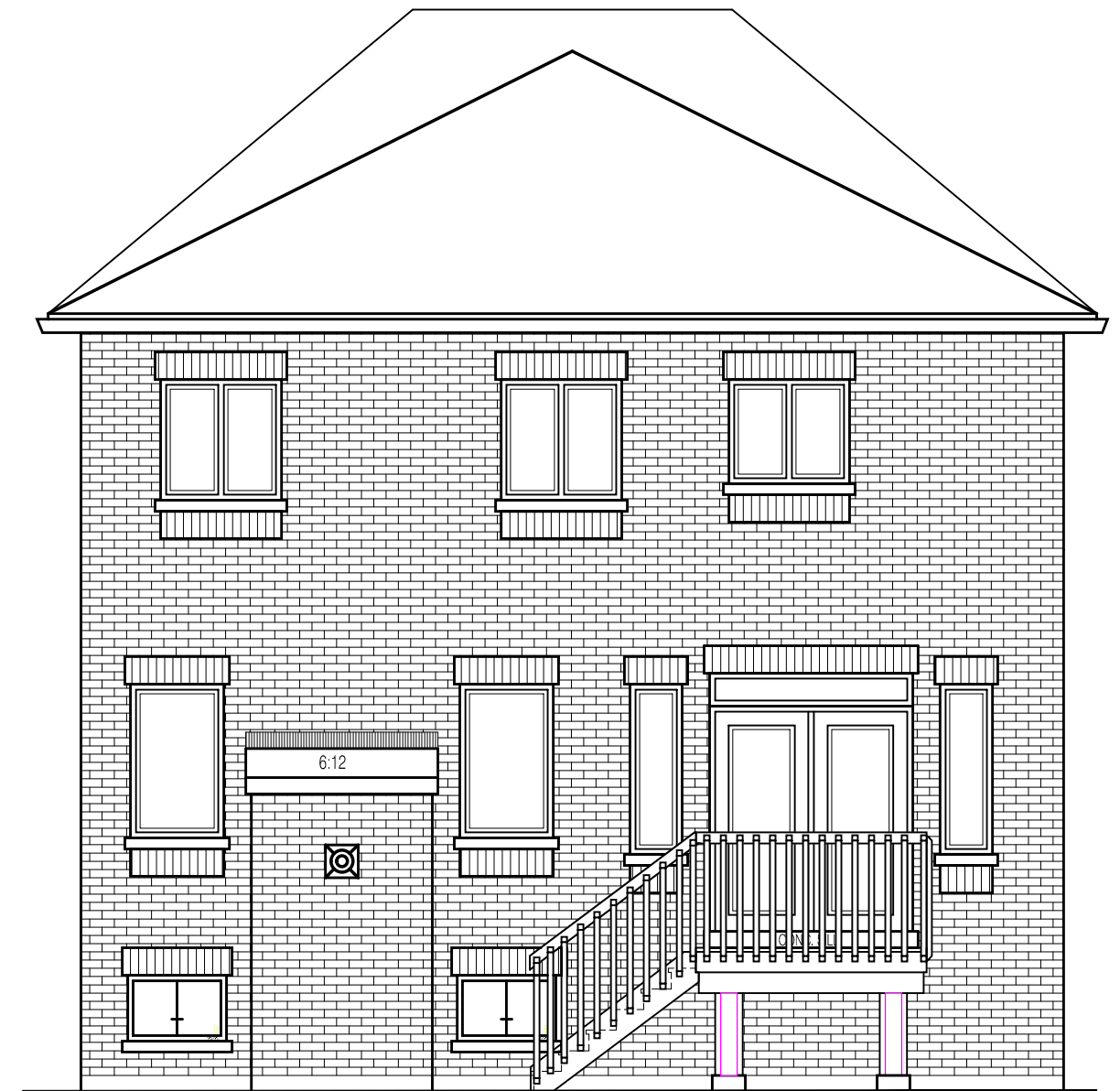
Subdivision:
GRENOBLE HEIGHTS

Drawing No.:

A01



BROOKLYN 6 3118 SQ.FT.	No.	Revision	Date/Initial		 8600 Dufferin Street Vaughan, Ontario L4K 5P5 Tel: 905-653-8075 Fax: 905-653-8072	NOTE: ALL CONSTRUCTION MUST COMPLY WITH LATEST EDITION OF THE ONTARIO BUILDING CODE. THESE DRAWINGS ARE THE PROPERTY OF STARLANE HOME CORP. THEY ARE PROTECTED BY COPYRIGHT LAWS AND MAY NOT BE ALTERED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM STARLANE HOME CORP.	Drawing Title: SECOND FLOOR PLAN EL-2	Lot Coverage:	480.10 m ²	Subdivision: GRENOBLE HEIGHTS
	1							1st Floor Area:	129.87 m ²	
	2							2nd Floor Area:	162.20 m ²	
	3							Total Area:	289.67 m ²	
	4							Finished Basement Area:	N/A	Drawing No.: A02
	5							Scale:	3/16" = 1'-0"	
	6							Date:	SEPT 3, 2026	
	7							Drawn by:	DF	



BROOKLYN 6	No.	Revision	Date/Initial
3118 SQ.FT.	1		
	2		
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	7		



TRINOVA
DESIGNS CORP.

8600 Dufferin Street
Vaughan, Ontario
L4K 5P5

Tel: 905-653-8075
Fax: 905-653-8072

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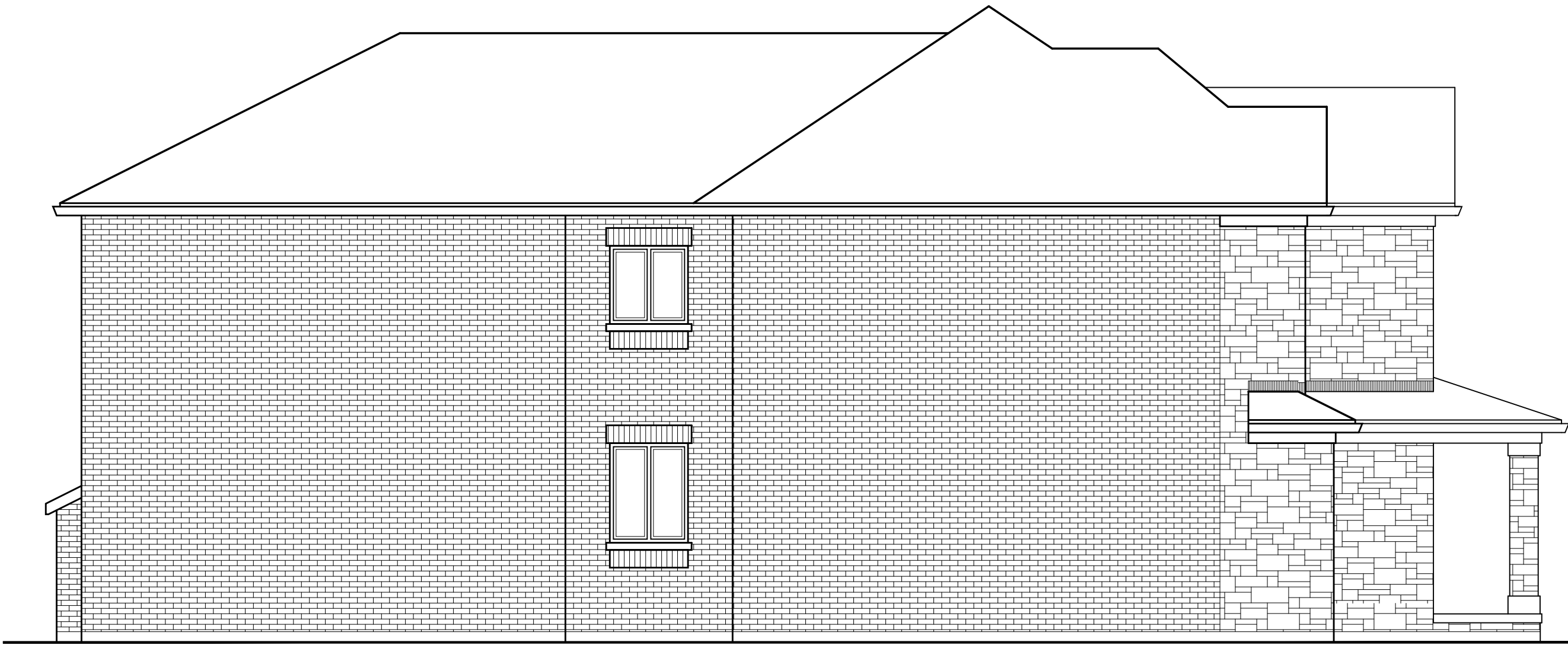
Drawing Title:
FRONT AND REAR
EL-2

Lot Coverage:	480.10 m ²
1st Floor Area:	129.87 m ²
2nd Floor Area:	162.20 m ²
Total Area:	289.67 m ²
Finished Basement Area:	N/A
Scale:	3/16" = 1'-0"
Date:	SEPT 3, 2026
Drawn by:	DF

Subdivision:
GRENOBLE HEIGHTS

Drawing No.:

A03



BROOKLYN 6 3118 SQ.FT.	No.	Revision	Date/Initial	SB-12 PRESCRIPTIVE COMPLIANCE PACKAGE A1 OBC 2012 SUPPLEMENTARY STANDARD SB-12 TABLE 3.1.1.2.(A)	 8600 Dufferin Street Vaughan, Ontario L4K 5P5 Tel: 905-653-8075 Fax: 905-653-8072	NOTE: ALL CONSTRUCTION MUST COMPLY WITH LATEST EDITION OF THE ONTARIO BUILDING CODE. THESE DRAWINGS ARE THE PROPERTY OF STARLANE HOME CORP. THEY ARE PROTECTED BY COPYRIGHT LAWS AND MAY NOT BE ALTERED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM STARLANE HOME CORP.	Drawing Title: RIGHT SIDE ELEV. EL-2	Lot Coverage:	480.10 m2	Subdivision: GRENOBLE HEIGHTS
	1							1st Floor Area:	129.87 m2	
	2							2nd Floor Area:	162.20 m2	
	3							Total Area:	289.67 m2	
	4							Finished Basement Area:	N/A	Drawing No.: A04
	5							Scale:	3/16" = 1'-0"	
	6							Date:	SEPT 3, 2026	
	7							Drawn by:	DF	



BROOKLYN 6 3118 SQ.FT.	No.	Revision	Date/Initial	SB-12 PRESCRIPTIVE COMPLIANCE PACKAGE A1 OBC 2012 SUPPLEMENTARY STANDARD SB-12 TABLE 3.1.1.2.(A)	Starlane HOME CORPORATION	TRINOVA DESIGNS CORP. 8600 Dufferin Street Vaughan, Ontario L4K 5P5 Tel: 905-653-8075 Fax: 905-653-8072	NOTE: ALL CONSTRUCTION MUST COMPLY WITH LATEST EDITION OF THE ONTARIO BUILDING CODE. THESE DRAWINGS ARE THE PROPERTY OF STARLANE HOME CORP. THEY ARE PROTECTED BY COPYRIGHT LAWS AND MAY NOT BE ALTERED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM STARLANE HOME CORP.	Drawing Title: LEFT SIDE ELEV. EL-2	Lot Coverage:	480.10 m2	Subdivision: GRENOBLE HEIGHTS
	1								1st Floor Area:	129.87 m2	
	2								2nd Floor Area:	162.20 m2	
	3								Total Area:	289.67 m2	Drawing No.: A05
	4								Finished Basement Area:	N/A	
	5								Scale:	3/16" = 1'-0"	
	6								Date:	SEPT 3, 2026	
	7								Drawn by:	DF	

APPENDIX B – DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-XXX-ZO

BEING A BY-LAW to amend By-law 2010-001-ZO of
the Town of Whitchurch-Stouffville (Comprehensive
Zoning By-law) for the lands located at Block 145 under 65M-4677.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law.

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

1. That Comprehensive Zoning By-law No. 2010-001-ZO is hereby amended as follows:
 - a. By amending Schedule 48 to rezone the lands from Development Reserve [D] to Residential New Two – Exception [RN2(X)] as shown on Schedule 1 to this By-law;
 - b. By amending Section 5A.3.2 (Exceptions to the RN2 Zone) by adding a new Sub-section 5A3.2.5 as shown on Schedule 2 to this By-law;
2. That this By-law shall come into force in accordance with Section 34 of the *Planning Act*, as amended.

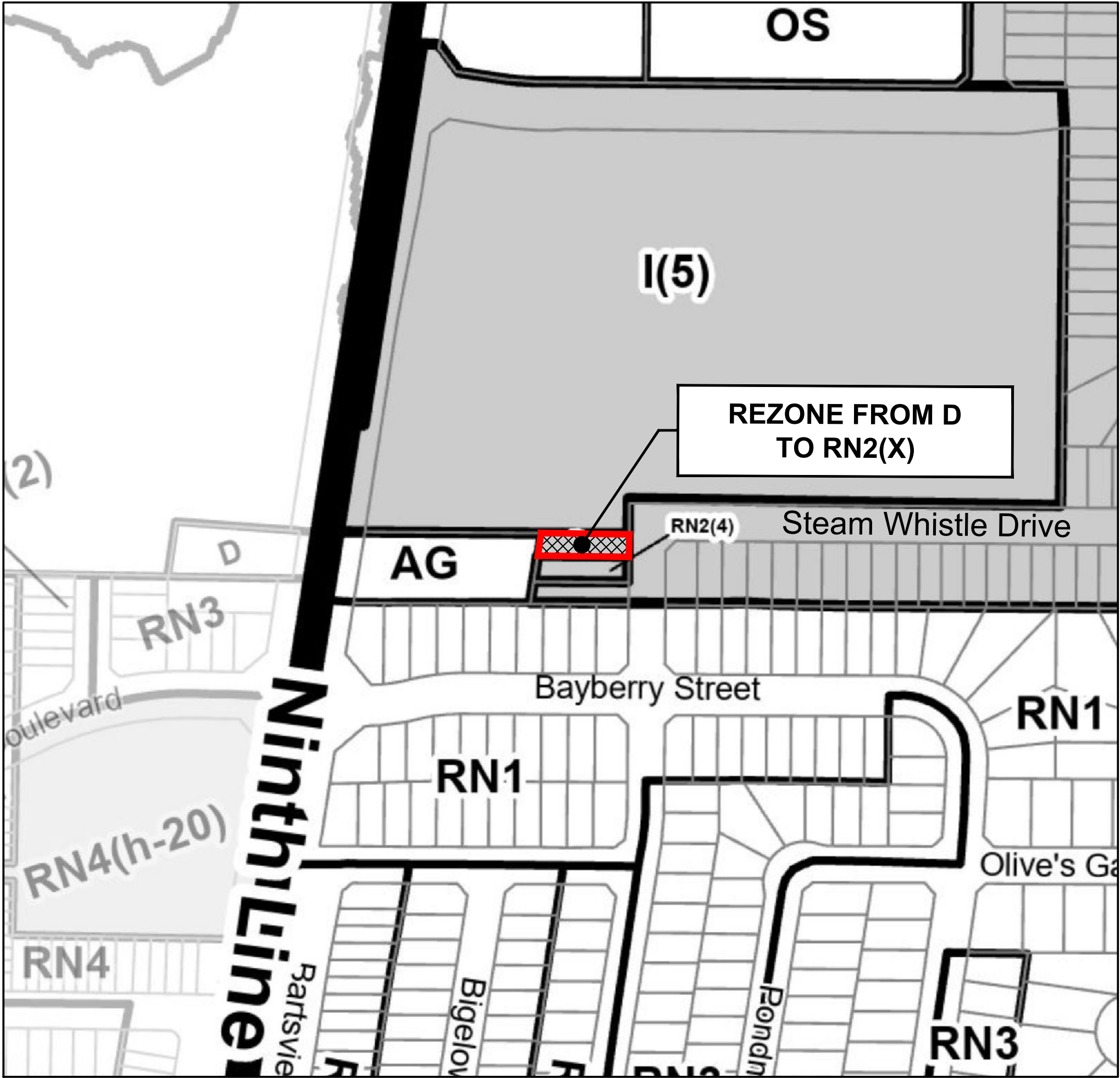
READ first and second time this ____ day of ____, 2026.

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

Iain Lovatt, Mayor

Jennifer Peplinski, Clerk

Schedule 1



2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	32	33	34	35	36
37	38	39	40	41	42	43
44	45	46	47	48	49	50
51	52	53	54	55	56	57

ZONE DESCRIPTION

- Section 4**
AG - Agricultural
ENV - Environmental
FH - Flood Hazard
ORM-C - Oak Ridges Moraine Countryside
ORM-L - Oak Ridges Moraine Linkage
ORM-NC - Oak Ridges Moraine Natural Core
- Section 5**
RPS - Residential Private Services
RV - Residential Village
R1 - Residential 1
R2 - Residential 2
R3 - Residential 3
R4 - Residential 4
RM1 - Residential Multiple 1
RM2 - Residential Multiple 2
- Section 5A**
RN1 - New Residential 1
RN2 - New Residential 2
RN3 - New Residential 3
RN4 - New Residential 4
RN5 - New Residential 5
- Section 6**
CM1 - Downtown Mixed Commercial
CM2 - Western Approach Mixed Commercial
CMB - Commercial Residential Mixed - Ballantrae
CG - General Commercial
CL - Local Commercial
CV - Village Commercial
CR - Recreational Commercial
- Section 7**
EBP/EBP-G - Employment Business Park / - Gormley
EH/EH-G - Employment Heavy / - Gormley
EL/EL-G - Employment Light / - Gormley
ED - Employment Disposal
EX - Employment Extraction
- Section 8**
I - Institutional
OS - Open Space
D - Development Reserve
- Section 2**
h - Holding Symbol
f - Flood Vulnerable
t - Temporary Use
w - Water Restriction
WDA - Waste Disposal Area
- Change Area

SCHEDULE 2 TO BY-LAW 2026-XXX-ZO

5A3.2.5 RN2(X) Block 145 65M-4677, Draft Plan of Subdivision 19T (W)-17.002,
Schedule 48 (2026-XXX-ZO).

1. Permitted Uses

- i) Single Detached Dwelling

2. Regulations

- i) Maximum Building Height 11.0 metres
- ii) Minimum Rear Yard 6.0 metres
- iii) Minimum Interior Side Yard 0.60 metres

3. Qualifying Notes to Regulations

- (1) Notwithstanding Section 3.22, bay and boxed windows are permitted a maximum projection of 1 metre over a maximum width of 4 metres into any required yard.
- (2) For the purposes of this By-law, the bay and boxed windows are defined as: a multi-sided structure that projects outwards from an exterior wall of a building, which may have a foundation and/or include a door (sliding or swinging) and/or may or may not have windows on either side of the structure’s projections.
- (3) Notwithstanding Section 3.22, the permitted yard encroachment for balconies in any rear yard shall be 3 metres.
- (4) Notwithstanding Section 3.24.6.2 i) b), the required minimum soft landscaped area shall be 20% in the front and/or exterior side yard, whereby soft landscaped area includes any combination of flowers, grass, shrubs, sod, trees and other horticultural elements.