



# PLANNING OPINION REPORT

Draft Plan of Subdivision Application  
15450 Woodbine Ave  
Whitchurch-Stouffville, ON

Prepared For:  
Galatia Lane Estates Inc. c/o Treasure Hill



May 2026

**MGP**

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***Draft Plan of Subdivision***

# **Planning Opinion Report**

**15450 Woodbine Ave  
Whitchurch-Stouffville, ON**

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# Executive Summary

Malone Given Parsons Ltd. is the planning consultant for Galatia Lane Estates Inc., the owners of the lands municipally known as 15450 Woodbine Avenue (referred to herein as the “Subject Lands”) in the Town of Whitchurch-Stouffville. Generally, these lands are located on the eastern side of Highway 404, north of Aurora Road in the community of Vandorf.

The purpose of this report is to render a planning opinion for a Draft Plan of Subdivision to facilitate future industrial/employment uses. The Proposed Development will create a total of 11 blocks, consisting of 7 industrial blocks totalling 12.98 hectares, a landscape buffer totalling 0.30 hectares, a natural heritage system block totalling 1.44 hectares, two industrial roads identified as Streets ‘A’ and ‘B’, and two daylighting triangles to be conveyed to York Region.

The Subject Lands are located within the community of Vandorf, identified as a Hamlet under the York Region Official Plan and the Whitchurch-Stouffville Official Plan. At a high level, the Proposed Development will help to implement the economic development and competitiveness goals set out by the PPS 2024, the York Region Official Plan, and the Town of Whitchurch-Stouffville Official Plan.

The Subject Lands are designated ‘Hamlet’ and are identified as part of the ‘Agricultural System’ under the York Region Official Plan. Under the in-effect Whitchurch-Stouffville Official Plan (2004), the Subject Lands are designated as a ‘Potential Employment Area’ and ‘Industrial Area’ under the deferred policies of the Whitchurch-Stouffville Official Plan (2025). The proposed industrial/employment uses align with these designations and the associated policies.

Based on our review of the applicable provincial, regional, and local policies, it is our opinion that the Proposed Development is consistent with the PPS and conforms to the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, the York Region Official Plan, and the Town of Whitchurch-Stouffville Official Plan, and the Whitchurch-Stouffville Zoning By-law. On this basis, it is our opinion that the Proposed Development is in the public interest, represents good planning, and should therefore be approved.

# 1.0 Introduction

*This section provides a description of the Subject Lands, their location, context, characteristics, surrounding land uses, and the Proposed Development.*

## 1.1 Subject Site & Context

### 1.1.1 Location of the Subject Lands

The Subject Lands are municipally known as 15450 Woodbine Avenue in the Town of Whitchurch-Stouffville, located north of Aurora Road, between Woodbine Avenue and Highway 404.

As shown in Table 1.1 below, the Subject Lands total approximately 16.59 ha (40.99 acres) in area with an approximate frontage of 60 metres on the western side of Woodbine Avenue in the Town of Whitchurch-Stouffville.

Historically, the Subject Lands have been used for agricultural and related uses. As of recently, the Subject Lands were subject to a zoning by-law amendment and site plan application (hereafter the “ZBA/SPA”), which were filed in 2023 to facilitate the development of a one-storey industrial building and an associated industrial road. These applications (Town File No.(s): ZBA23.005 & SPA23.007) were approved in May 2024 and May 2025, respectively. Since approval, both the one-storey industrial building and associated access driveway have been constructed on the Subject Lands. Through this process, the Subject Lands have also been graded to facilitate future uses.

In addition to the current uses on the Subject Lands, we note that an existing watercourse transects a small portion of the Subject Lands’ southeast corner, adjacent to Woodbine Avenue. This watercourse and its associated features/buffers were studied and confirmed through the previous ZBA/SPA applications and are protected in the Proposed Development.

The Subject Lands are legally described in Table 1 and shown on the following page in Figure 1.

Table 1.1: Legal Description

| Owner                          | Legal Description                                                       | Municipal Address                     | Area              |
|--------------------------------|-------------------------------------------------------------------------|---------------------------------------|-------------------|
| GALATIA LANE ESTATES (BT) INC. | PT LT 22 CON 3 WHITCHURCH PT 2 65R1631 ; TOWN OF WHITCHURCH-STOUFFVILLE | 15450 Woodbine Ave S, Gormley, L0H1G0 | 16.6 ha (41.0 ac) |

Figure 1 Location of Subject Lands



### 1.1.2 Surrounding Land Uses

The following summarizes the land uses surrounding the Subject Property:

- North** Agricultural uses and associated farm structures. Through correspondence with Town Staff, we understand that pre-consultation applications have been submitted for the lands immediately north of the Subject Lands.
- South** Agricultural uses immediately south of the Subject Lands. Aurora Road is located further south, running in the east/west direction. Wesley Corners and the Hamlet of Vandorf are located further south via Woodbine Avenue. This area is generally characterized by a combination of industrial, small-scale commercial uses and single-detached dwellings.

- East** Woodbine Avenue, Agricultural uses and associated farm structures on the east side of Woodbine Avenue
- West** Highway 404 and associated on/off ramps at Aurora Road, Institutional/Office and employment uses on the west side of Highway 404

# 2.0

## Proposed Development

*This section describes the Proposed Development of the Subject Lands and outlines the requested development approvals.*

### 2.1 Proposed Development

The proposed Draft Plan of Subdivision is intended to create a total of 11 blocks, consisting of 7 industrial blocks totalling 12.98 hectares, a landscape buffer totalling 0.30 hectares, a natural heritage system block totalling 1.44 hectares, two industrial roads identified as Streets 'A' and 'B', and two daylighting triangles to be conveyed to York Region. This development is referred to in this report as the "Proposed Development".

The proposed industrial lots vary in size and configuration. Block 1 (the westernmost block) is proposed to be 5.84 hectares in area and creates a lot for the existing panel plant building. Blocks 2 to 6 range in area from 0.86 to 1.04 hectares. Block 7 measures approximately 2.24 hectares and abuts the Natural Heritage System Block (described in further detail below). We note that the end users for Blocks 2-7 have not yet been determined and that the siting and design of future industrial buildings on these blocks will be determined through future site plan applications. However, we note that the proposed industrial lots are appropriately sized in accordance with the current zoning under the Whitchurch-Stouffville Zoning By-law. The FSSR confirms that servicing for the future industrial development will follow the same design approach as Block 1. The ultimate size and location of the septic bed system will be identified in a future site plan application.

Road connectivity to the proposed industrial sites is to be provided by two (2) 23.0 metre wide rights-of-way (identified as Street 'A' and Street 'B'). All of the proposed industrial blocks have frontage onto Street 'A', which provides east-west connectivity to Woodbine Avenue. The proposed industrial blocks will have frontages ranging between approximately 43 metres and 65 metres. Street 'B' runs north-south adjacent to Blocks 5 and 6. Street 'B' is intended to connect to future industrial sites north and south of the Subject Lands, corresponding with the 'Potential New Road' shown in the 2025 Adopted Official Plan of the Town of Whitchurch-Stouffville (as detailed in Section 3.7.4 of this report), which identifies a potential new road in this area.

In addition to the proposed industrial lots and associated right-of-ways, the development

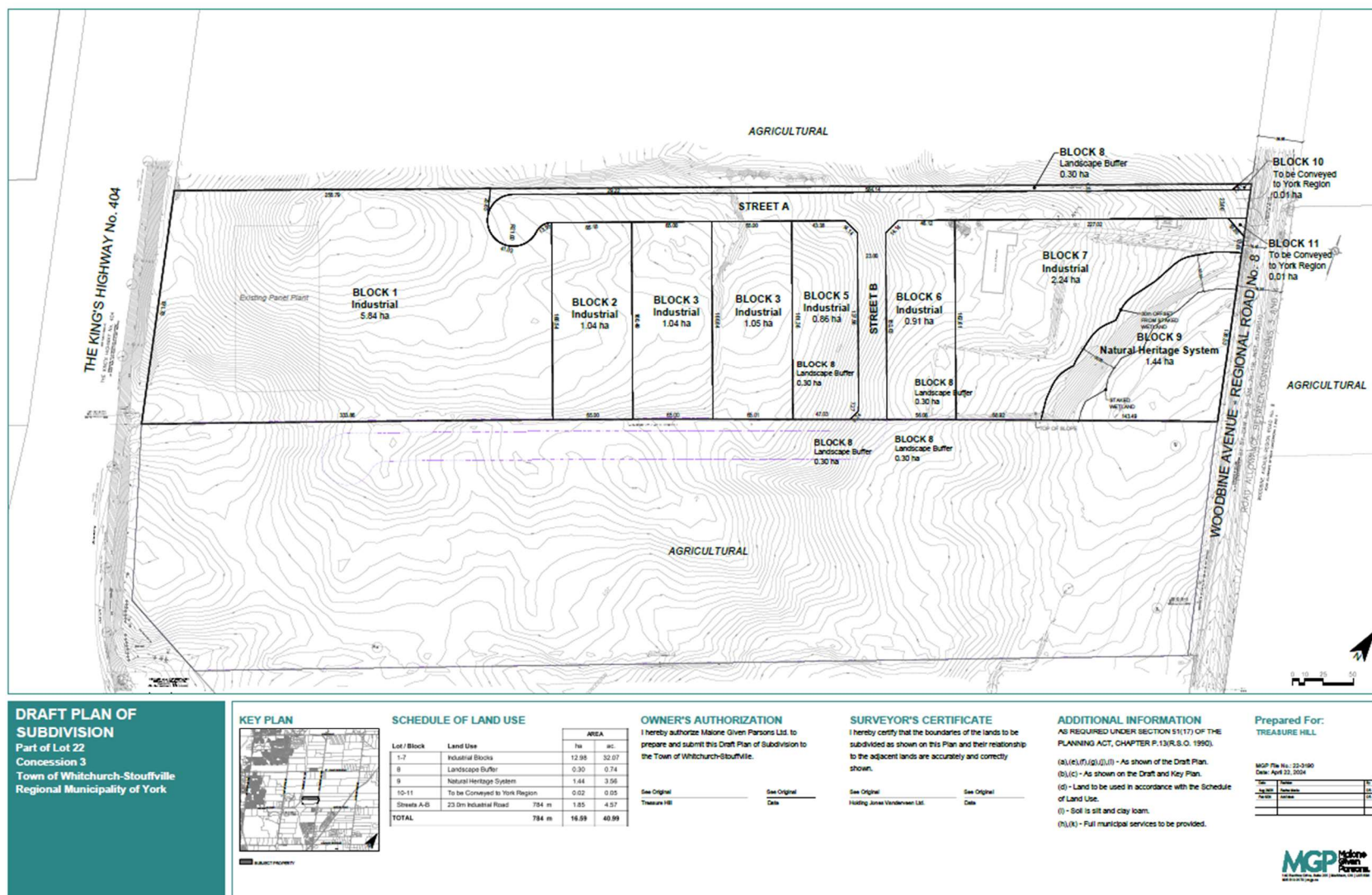
also includes a 1.43-hectare NHS block (Block 9) immediately adjacent to Woodbine Avenue. This Block is intended for the long-term protection of natural features present on the Subject Lands. The limits of this proposed block reflect the staking of the wetland, which was completed by the LSRCA and Palmer (now SLR Consulting) in November 2022 and June 2023. The proposed Draft Plan of Subdivision incorporates the staked limits and associated buffers, as determined by SLR in consultation with LSRCA.

In addition to the uses above, a 0.30-hectare landscape buffer is also proposed on the north side of Street 'A' (Block 8). This block is intended to provide a buffer between the Subject Lands and neighbouring lands to the north. Two (2) Daylighting Triangles (totalling approximately 0.2 ha) are proposed adjacent to Woodbine Avenue and are to be conveyed to the Region as part of this Draft Plan of Subdivision.

#### **2.1.1 Pre-Consultation Meeting**

Pre-Application Consultation ("PAC") meeting for this Proposed Development was held with Town staff and relevant agencies on July 9<sup>th</sup>, 2025. PAC comments were received on July 8<sup>th</sup>, 2025. This Planning Opinion Report and the supporting studies submitted herewith respond to and reflect these comments. A PAC comment matrix is attached as '**Appendix A**' to this report.

Figure 2 Draft Plan of Subdivision



Source: MGP (2026)

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# 3.0

## Planning Policy and Regulatory Framework

*This section provides a review of the Proposed Development in the context of the Provincial, Regional and Local Municipal planning documents. An analysis of the applicable policies based on the Proposed Development is provided at the end of each sub-section.*

The following planning documents are reviewed in this Section:

- The Provincial Policy Statement, 2024
- The Greenbelt Plan, 2017
- Oak Ridges Moraine Conservation Plan, 2017
- York Region Official Plan, 2022
- Ministry Approved Town of Whitchurch-Stouffville Official Plan (2025)
- Town of Whitchurch-Stouffville Official Plan (2025 Office Consolidation)
- Vandorf-Preston Lake Secondary Plan (2025 Office Consolidation)
- Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO

### 3.1 Planning Act, R.S.O 1990

Since the initial ZBA/SPA applications were submitted, the Province of Ontario has amended the definition for “areas of employment”<sup>1</sup>. Under Section 1(1) of the Planning Act, “area of employment” means:

*“an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:*

1. *The uses consist of business and economic uses, other than uses referred to in*

---

<sup>1</sup> Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023 amended the definition of “area of employment” to specify specific uses that are not considered business and economic uses for the purposes of that definition.

*paragraph 2, including any of the following:*

- i) Manufacturing uses.*
- ii) Uses related to research and development in connection with manufacturing anything.*
- iii) Warehousing uses, including uses related to the movement of goods.*
- iv) Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.*
- v) Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.*
- vi) Any other prescribed business and economic uses.*

*2. The uses are not any of the following uses:*

- i) Institutional uses.*
- ii) Commercial uses, including retail and office uses not referred to in subparagraph 1 iv”.*

Corresponding with the definitions of the Planning Act, the proposed industrial blocks and the uses thereon correspond with the employment area permissions defined by the *Planning Act*.

### **3.1.1 Matters of Provincial Interest**

Section 2 of the Planning Act directs approval authorities to have regard for matters of provincial interest, including:

- the protection of ecological systems, including natural areas, features and functions;*
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- the minimization of waste;*
- the orderly development of safe and healthy communities;*
- the adequate provision of employment opportunities;*
- the protection of the financial and economic well-being of the Province and its municipalities; and*
- the appropriate location of growth and development.*

The Subject Lands have been thoroughly evaluated from environmental, servicing, transportation, archaeological, and land use compatibility perspectives through the technical studies prepared in support of the Proposed Development. The technical studies submitted and accepted as part of the ZBA/SPA application, in addition to the materials submitted in support of this application, confirm that the proposed Draft Plan of Subdivision will:

- Protect and maintain the ecological integrity of natural heritage features, the boundaries of which have been delineated through an Environmental Impact Study and are protected through the creation of an NHS block.
- Provide adequate servicing infrastructure to support future industrial uses, as

confirmed through the FSSR. The Proposed Development will also benefit and contribute to planned and existing road infrastructure. In particular, the Proposed Development will implement the proposed road network to improve site access and will benefit from its strategic location adjacent to Highway 404 (which is recognized as a major transportation corridor).

- Ensure efficient site accessibility, with all industrial blocks fronting a shared internal road network. A proposed buffer to the north delivers physical separation from adjacent land uses, supporting compatibility and minimizing potential land use conflicts.
- Promote efficient land use and opportunities for economic development, through the inclusion of seven new industrial blocks in addition to the previously-approved employment uses on Block 1. The development leverages existing and planned road infrastructure to accommodate new employment uses in order to contribute to local and regional economic growth.

On this basis, it is our opinion that the Proposed Development has appropriate regard for applicable matters of provincial interest, as set out by the *Planning Act*.

### **3.1.2 Section 51(24) Criteria**

The assessment of the criteria set out under Section 51(24) of the *Planning Act* (pertaining to Plan of Subdivision approvals) is provided in Section 5.0 of this report.

## **3.2 Provincial Planning Statement, 2024**

The latest Provincial Planning Statement (the “PPS 2024”) came into effect on October 20<sup>th</sup>, 2024, providing a simplified and more locally responsive planning document for municipalities. The PPS 2024 replaces both the *Provincial Policy Statement*, 2020, and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, 2019. Under the *Planning Act*, planning decisions must be consistent with the policies of the PPS.

### **3.2.1 Growth Management**

The Subject Lands are located within a “Settlement Area” in the PPS 2024. The PPS 2024 directs that settlement areas shall be the focus of growth and development (Policy 2.3.1.1). and that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *optimize existing and planned infrastructure and public service facilities;*
- e) *are freight-supportive.* (Policy 2.3.1.2)

In alignment with this direction, the Proposed Development efficiently uses land and resources by increasing the quantum of employment sites in the Town of Whitchurch-Stouffville, specifically on lands that are intended to accommodate future employment uses. Given the strategic location of the Subject Lands and their adjacency to Highway 404, the Proposed Development also optimizes existing and planned infrastructure and

public service facilities by locating future industrial uses in close proximity to a major goods movement corridor. The Proposed Development will additionally be freight-supportive by locating industry adjacent to Highway 404, which will allow it access to inter- and intra-regional markets.

For these reasons, it is our opinion that the Proposed Development aligns with the applicable growth management direction of the PPS 2024.

### **3.2.2 Supporting a Modern Economy**

The Vision of the PPS 2024, in part, strives for a prosperous and successful Ontario that will:

*“support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario’s economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province”.*

To support this vision, the Proposed Development intends to deliver employment uses that will contribute to a robust and competitive economy, generating jobs in Ontario’s municipalities, including the Town of Whitchurch-Stouffville

Under Section 2.8.1 of the PPS 2024, planning authorities are directed to promote economic development and competitiveness by:

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses*

In alignment with the direction of the PPS 2024, the proposed draft plan of subdivision will create new employment lots to help facilitate a mix and range of employment uses, provide opportunities for a diversified economic base, and help the Town in delivering market-ready sites for future businesses and investment. Through the Town’s Official Plan, the Subject Lands and the surrounding area have been identified as a strategic area for the delivery of employment uses, given their proximity to Highway 404.

The Subject Lands are within a settlement area and are surrounded by areas also designated for employment uses and therefore do not present issues of compatibility. Overall, it is my opinion that the Subject Lands efficiently use land and resources and will optimize the Subject Lands for future employment uses in alignment with the direction of the PPS 2024.

### **3.2.3 Employment Areas**

Under Section 2.8.2 of the PPS 2024, planning authorities are to protect and preserve employment areas (Policy 2.8.2.1) and are to do so in proximity to major goods movement facilities and corridors (Policy 2.8.2.2). Employment areas under the PPS 2024 are defined as:

*“areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities”.*

Major goods movement facilities and corridors are defined as:

*“transportation facilities, corridors and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives”.*

Consistent with this direction and the definitions of the PPS 2024, the Proposed Development is strategically located immediately east of Highway 404, a major goods movement corridor that enables the inter- and intra-regional movement of goods. The PPS 2024 specifies that employment lands are reserved for employment uses only; residential uses, commercial uses, and public service facilities and other specific non-employment uses are not permitted in employment areas (Policy 2.8.2.3). Although future uses and site specifications will be determined at the Site Plan stage, the creation of lots to facilitate a combination of manufacturing/industrial uses on the Subject Lands is consistent with the employment area policies of the PPS 2024.

### **3.2.4 Sewage, Water and Stormwater**

Section 3.6 of the PPS 2024 sets out policy direction relating to the planning of sewage and water services. Under this section of the PPS, Policy 3.6.2 states that:

*“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety [which include both*

*centralized servicing systems and decentralized servicing systems]”.*

The PPS 2024 notes that where municipal sewage services and municipal water services are not available, planned or feasible:

*“...private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety” (Section 3.6.3).*

Municipal servicing is not currently available to service the Subject Lands. Consequently, the Proposed Development will rely on private water and wastewater servicing. The Functional Servicing and Stormwater Management Report (“FSSR”), prepared by SCS in May 2026, states that *“sanitary servicing for the future industrial blocks will follow the same design approach as Block 1.*

The FSSR continues, stating that *“[t]he proposed septic systems will maintain a minimum 1.0 m separation between the highest water level measured and the underside of the effluent distribution system. The design will comply with the requirements of Section 8 of the Ontario Building Code, including setbacks, tank sizes and effluent disposal area size”.* Additionally, the FSSR states that *“water servicing for the proposed industrial blocks will be designed in consistent with the approach applied to Block 1. Each individual water supply system will be subject to pumping test to confirm the long-term yield of the proposed water supply well and to evaluate potential impacts. Groundwater quality sampling and analysis will be undertaken to assess the suitability of the proposed water supply source for domestic consumption”.*

Relying on the findings of the FSSR, the Proposed Development does not present any issues of consistency with the servicing policies of the PPS 2024.

### **3.2.5 Natural Heritage Features**

The PPS 2024 provides high-level direction pertaining to the use and management of resources within Ontario, including natural heritage resources. Section 4.1 states that *“natural features and areas shall be protected for the long term”.*

It is the policy of the PPS 2024 that;

*“...the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features” (Policy 4.1.2).*

And that,

*“natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in*

*settlement areas, rural areas, and prime agricultural areas” (Policy 4.1.3)*

The Proposed Development establishes a natural heritage block for the long-term protection of features on the Subject Lands. The limits of this block were determined through an Environmental Impact Study (“EIS”) prepared by SLR, which was informed by the staking of wetlands completed by the LSRCA and SLR in November 2022 and June 2023. The EIS was submitted and accepted by the Town and LSRCA as part of the previously approved ZBA/SPA applications. An updated EIS is submitted in support of the Proposed Development.

In addition to the above, the PPS 2024 articulates that development and site alteration is prohibited in significant wetlands in Ecoregions 5E, 6E and 7E1 (Policy 4.1.4 a), and shall not be permitted in significant woodlands in Ecoregions 6E and 7E, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (Policy 4.1.5 b).

In accordance with the policies of the PPS 2024, the EIS confirms that the proposed industrial buildings and newly proposed industrial blocks are not expected to impact the PSW on the Subject Lands. The design avoids the PSW and its 30 m buffer. The proposed access road is approximately 30 m from the PSW’s 30 m minimum vegetation protection zone. Relying on the conclusions of this study, it is our opinion that the Proposed Development does not present any issues of conformity with the Natural Heritage policies of the PPS 2024.

### **3.2.6 Conclusion**

The Proposed Development is consistent with the policies of the PPS 2024 for the following reasons:

- The Subject Lands are located within a settlement area and are therefore intended to be the focus of growth and development under the PPS 2024.
- The Subject Lands are proposed to accommodate land uses in alignment with the amended definition of employment areas under the PPS 2024.
- The Proposed Development will locate employment uses in proximity to major goods movement corridors (Highway 404), aligning with the vision and policies of the PPS 2024.
- The Proposed Development is freight-supportive, due to its strategic location adjacent to Highway 404, providing it with access to inter and intra-regional markets and will support a strong and competitive economy in Ontario.
- Relying on the background studies prepared in support of this application, the Proposed Development also aligns with the servicing policies of the PPS 2024.
- The natural heritage features located on the Subject Lands will not be negatively impacted by the Proposed Development, as confirmed through the EIS prepared by SLR in May 2026. The proposed NHS block is intended to protect existing features and their associated buffers for the long-term, in accordance with the direction of the PPS.

On this basis, it is our opinion that the Proposed Development is consistent with the applicable policies of the PPS.

### **3.3 The Greenbelt Plan, 2017**

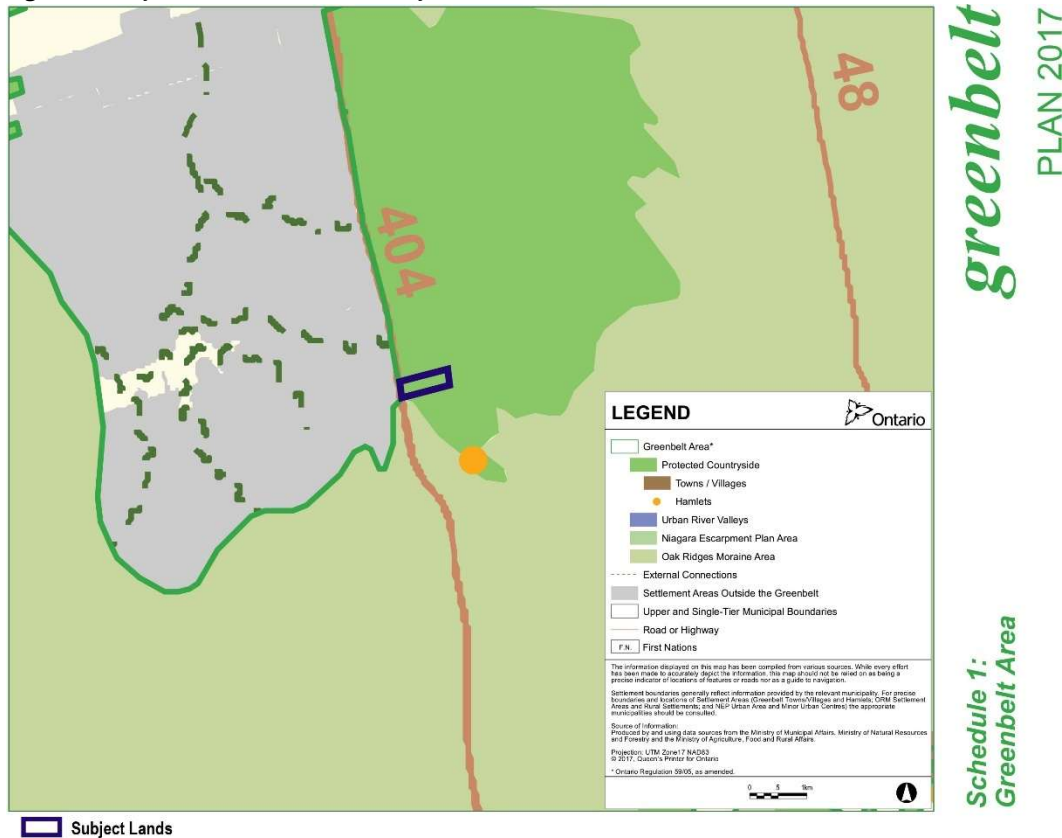
The Greenbelt Plan was prepared and approved under the Greenbelt Act, 2005, and came into effect on December 16, 2004. The Greenbelt Plan was subsequently approved by the Lieutenant Governor in Council, Order in Council No 1025/2017, as an amendment to the Greenbelt Plan and came into effect on July 1, 2017.

The Greenbelt Plan describes the Greenbelt as the cornerstone of the Growth Plan; an overarching strategy that provides clarity and certainty about urban structure, where and how future growth should be accommodated, and what must be protected for current and future generations. Generally, the Greenbelt Plan, together with the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas, and functions occurring on this landscape.

#### **3.3.1 Settlement Areas**

Under the Greenbelt Plan, the Subject Lands are designated “Protected Countryside” and are symbolically identified as a “Hamlet”. The Greenbelt Plan shows the boundaries of Towns/Villages, but identifies Hamlets through the use of symbols, as shown on Schedule 1 to the Greenbelt Plan below. According to the Plan, regional and local official plans are to provide the detailed delineation of settlement area boundaries (Policy 1.4.2). Corresponding with the direction, the Subject Lands are identified as a ‘Hamlet’ under the applicable official plans, as described in subsequent sections of this report.

Figure 3: Subject Lands in the context of the Greenbelt Plan



According to the Greenbelt Plan, Settlement Areas (identified as Towns, Villages, and Hamlets) vary in size, diversity, and intensity of uses. These Settlement Areas are generally found throughout the Protected Countryside area of the Plan. All settlement areas that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered 'Rural Settlements' for the purposes of the Greenbelt Plan.

Rural settlements are, according to the Greenbelt Plan, serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development, and are subject to official plan policies that limit growth. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses (Policy 2.2.9.1). It is the policy of the Greenbelt Plan that growth will be limited in settlement areas that:

- are rural settlements;
- are not serviced by existing or planned municipal water and wastewater systems; or
- are in the Greenbelt Area (Policy 2.2.1.2).

Per Policy 2.2.9.1, we note that the Subject Lands are located in the Hamlet of Vandorf

under the Whitchurch-Stouffville Official Plan. As assessed in this report, it is our opinion that the Proposed Development conforms to the policies of the Official Plan and thereby the rural settlement policies of the Greenbelt Plan. Although growth within these areas is intended to be limited, it is our opinion that the scale and nature of the Proposed Development is appropriate under the Greenbelt Plan for this reason.

Section 3.4.1 provides that Towns and Villages are to be the focus of development and related economic and social activity within the Protected Countryside Area. Under this same section of the Greenbelt Plan, Hamlets are described as being substantially smaller than Towns/Villages and playing a significantly lesser role in accommodating concentrations of residential, commercial, industrial and institutional development. The Greenbelt Plan provides that Hamlets are typically serviced with individual on-site sewage and water services and thus are not locations to which growth should be directed. Despite this general direction, the Greenbelt Plan states that the policies of the Plan do not apply to Hamlets, save for a selected list, as stated in Section 3.4.4:

*Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is permitted through infill and intensification of Hamlets subject to appropriate water and sewage services.*

The Proposed Development generally aligns with the future employment uses envisioned by the area municipality through the Whitchurch-Stouffville Official Plan / the Vandorf-Preston Lake Secondary Plan (as described in subsequent sections of this report). Given that Hamlets are to be governed by the detailed policies of Official Plans, and that the Proposed Development aligns with the applicable Official Plan designations and policies, it is our opinion that the Proposed Development aligns with the Greenbelt Plan's direction for Hamlets and Rural Settlement Areas.

With respect to servicing, the Greenbelt Plan specifies that growth within Hamlets is subject to appropriate water and sewage services. The FSSR, which has been prepared in support of this application, confirms that a private servicing solution can accommodate the Proposed Development. It is noted that these servicing solutions have previously been determined to be appropriate by the Town through the ZBA/SPA process.

For these reasons, it is our opinion that the Proposed Development conforms to the policies of the Greenbelt Plan.

### **3.3.2 Natural System**

Section 3.2 speaks to the Natural System policies set out by the Plan. Under this section, it is stated that the Protected Countryside contains a Natural System that provides a continuous and permanent land base necessary to support human and ecological health in the Greenbelt and beyond. Under the Greenbelt Plan, the Natural System is comprised of the Natural Heritage System, Water Resource System and key hydrologic areas, key

natural heritage features and key hydrologic features.

Although the Subject Lands do not contain any portion of the Natural Heritage System (“NHS”) under the Greenbelt Plan, the Subject Lands contain both key natural heritage feature (“KNHF”) and key hydrological feature (“KHF”). As per the EIS prepared by SLR (dated May 2026), a Provincially Significant Wetland (PSW) was identified in the southeast corner of the Subject Site. The Subject Lands do not contain any NHS features, but due to the wetland’s provincial significance, it is considered both a KNHF and KHF. Staking of this wetland was completed by the LSRCA and SLR in November 2022 and June 2023.

As such, the Proposed Development must demonstrate that there are no negative impacts to the KNHF and KHF or their function, and no negative impacts on biodiversity or connectivity within the NHS (Section 3.2.2.4.a). Further, with respect to lands within a key natural heritage feature or a key hydrologic feature in the Protected Countryside, the following policies shall apply:

**Section 3.2.5.3** *Beyond the Natural Heritage System within the Protected Countryside, key natural heritage features are not subject to the policies of section 3.2.5, but are to be defined pursuant to, and subject to the policies of, the PPS.*

**Section 3.2.5.4** *In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.*

**Section 3.2.5.5** *A proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside requires a natural heritage evaluation or a hydrological evaluation which identifies a vegetation protection zone which:*

- a) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and/or its function; and*
- b) Is established to achieve and be maintained as natural self-sustaining vegetation.*

The EIS prepared by SLR (dated May 2026) concludes that the Subject Lands are located “outside of the identified NHS. As such, KNHFs within the Subject Property are not subject to policies in Section 3.2.5 of the Greenbelt Plan, but instead are subject to policies of the PPS”. That report continues, stating that “KHF’s, on the other hand, are subject to policies outlined in Section 3.2.5 of the Greenbelt Plan. The NHS to the north is also greater than

*120 m away from the Subject Property and, as a result, KNHFs do not require a natural heritage evaluation to identify a vegetation protection zone. KHF within 120 m of the Proposed Development; however, do require a natural heritage of hydrological evaluation to determine a vegetation protection zone”.*

The EIS articulates that the PSW requires a minimum vegetation protection zone of 30 m, as per Section 3.2.5.4 of the Greenbelt Plan, and finds that proposed industrial buildings and newly proposed industrial blocks are not expected to impact the PSW on the Subject Property avoids the PSW and its 30 m buffer. The proposed access road is approximately 30 m from the PSW’s 30 m minimum vegetation protection zone.

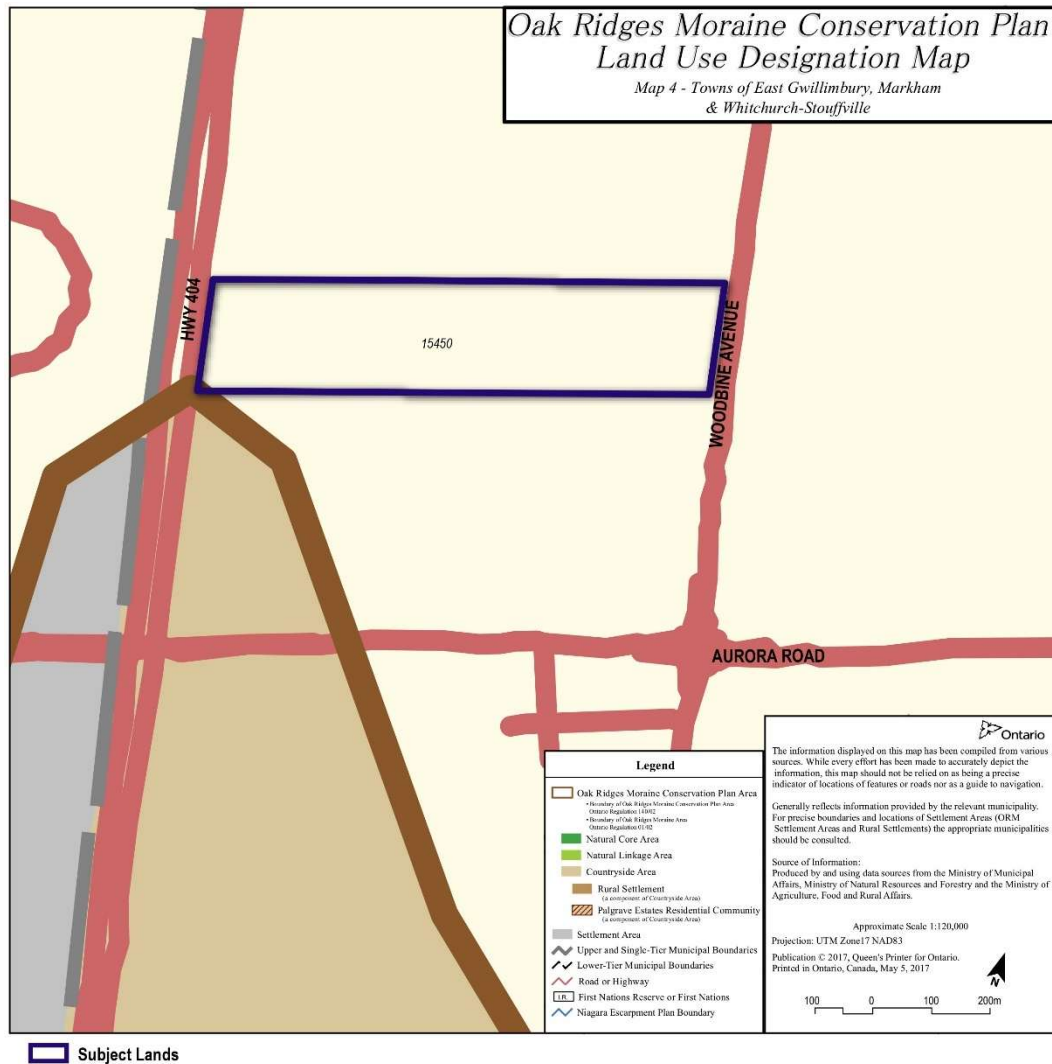
### **3.3.3 Conclusion**

Based on the analysis above and relying on the findings of the EIS, the Proposed Development conforms to the Hamlet and Natural Systems policies of the Greenbelt Plan.

## **3.4 Oak Ridges Moraine Conservation Plan, 2017**

The Oak Ridges Moraine Conservation Plan (“ORMCP”) came into effect on November 16, 2001, as an ecologically based plan to provide land use and resource management direction to protect the Moraine’s environmental features and functions. The ORMCP was most recently updated in 2017. The purpose of the ORMCP is to provide the necessary land use policies for the protection of the Oak Ridges Moraine’s ecological and hydrological features and functions. Planning decisions made under the *Planning Act* are required to conform to this Plan, if applicable.

Figure 4: Subject Lands in the context of the ORMCP, 2017



As demonstrated in Figure 4, the majority of the Subject Lands are located outside of the ORMCP area.

### 3.4.1 Countryside Area

The ORMCP identifies approximately 8 square metres of the southwestern corner of the Subject Site as Countryside Area. Countryside Areas provide an agricultural and rural transition/buffer between the Natural Core Areas, Natural Linkage Areas, and the urbanized settlement areas. The purpose of the Countryside Areas is to encourage agricultural and other rural uses that support the Plan's objectives (Section 13.1).

Section 40(1) of the ORMCP states that small-scale commercial, industrial and institutional uses are permitted under this designation which are supportive of, complementary to or essential to uses that are permitted in the Countryside Areas and do not require large-scale modification of terrain or vegetation, or large-scale buildings and

structures.

Given that such a relatively small portion of the Subject Lands are located within the extent of the ORMCP area, and that no development is proposed on this area, it is our opinion that the proposal conforms to the policies of the ORMCP.

### **3.5 Lake Simcoe Protection Plan, 2008**

The Lake Simcoe Protection Plan, 2008 (the “LSPP”) was prepared and approved under the Lake Simcoe Protection Act, 2008 and came into effect on June 2, 2009. The LSPP provides a legislative framework for protecting the Lake Simcoe watershed.

Under the LSPP, the Subject Lands are an existing settlement area, as they were located within a settlement area that was designated in an official plan on the date the LSPP came into effect, per the definition of “existing settlement areas” under the LSPP.

Settlement Areas under the LSPP are described as urban areas and rural settlement areas (e.g. cities, towns, villages and hamlets) where development is concentrated and lands are designated in municipal official plans for development over the long term. The applicable policies for settlement areas are set out in Sections 6.32-DP to 6.34-DP.

Policy 6.32-DP of the LSPP states that:

*“Policies 6.32 - 6.34 apply to existing settlement areas and areas of Lake Simcoe adjacent to these lands, including the littoral zone, and these areas are not subject to policies 6.1 – 6.3, 6.5, 6.11 and policies 6.20 - 6.29”.*

Applicable to development and site alteration, Policy 6.33-DP and 6.24-DP state that:

*“An application for development or site alteration shall, where applicable:*

- a) increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;*
- b) include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;*
- c) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and*
- d) establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible”.*

AND,

*“Where, through an application for development or site alteration, a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as natural self-sustaining vegetation”.*

The policies of the LSPP are addressed in detail within the EIS prepared in support of this application. The EIS recommends that:

*“The Subject [Lands are] located within the boundaries of the LSPP and is also located within a rural settlement area. Per the LSPP, the submitted proposal application should contain plans to minimize urban run-off into the PSW, as well as landscaping/habitat restoration plans to improve riparian areas on the Subject [Lands]”.*

In response to this direction, the EIS sets out suggested mitigation measures to address the policies of the LSPP. These include native species planting within the wetland buffer to enhance the riparian area. Restoration of buffers must use native species that achieve natural, self-sustaining vegetation covers. Relying on the findings of the EIS, it is our opinion that the Proposed Development conforms to the requisite policies of the LSPP.

### **3.6 York Region Official Plan (2022)**

The York Region Official Plan, (“YROP”) 2022 was adopted by York Regional Council in June 2022 and the Minister of Municipal Affairs and Housing approved the Plan in November 2022. The policies of the official plan guide new planning and development throughout York Region. The YROP 2022 incorporates seven major goals that provide high-level direction for the objectives and policies contained in each Chapter. Among the objectives under Section 1.3, it is the goal of the Region:

*To enhance York Region’s urban structure through a comprehensive integrated growth management process that provides for healthy, sustainable, complete communities with a strong economic base;*

*To provide the services required to support York Region’s residents and businesses to 2051 and beyond, in a financially and environmentally sustainable manner; and*

*To ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity.*

The YROP states that York Region will continue to experience a significant portion of the new urban growth anticipated in the Greater Golden Horseshoe (GGH) over the next 30 years. The Plan provides for growth in York Region to a population of 2.02 million people and 990,000 jobs by 2051. Communities will be planned for healthy and active living and meaningful employment opportunities for local business to thrive (Section 2.0). Of this, Whitchurch-Stouffville is forecasted to grow to a population of 91,700 and 34,800 jobs from a population of 49,400 and 16,900 jobs in 2021 (Section 2.2.1).

Since the time the ZBA/SPA applications were filed on the Subject Lands, planning

authority has been removed from York Region<sup>2</sup>. Despite this change, the York Region Official Plan is still applicable to the Subject Lands, as it is now considered an official plan of the Town of Whitchurch-Stouffville.

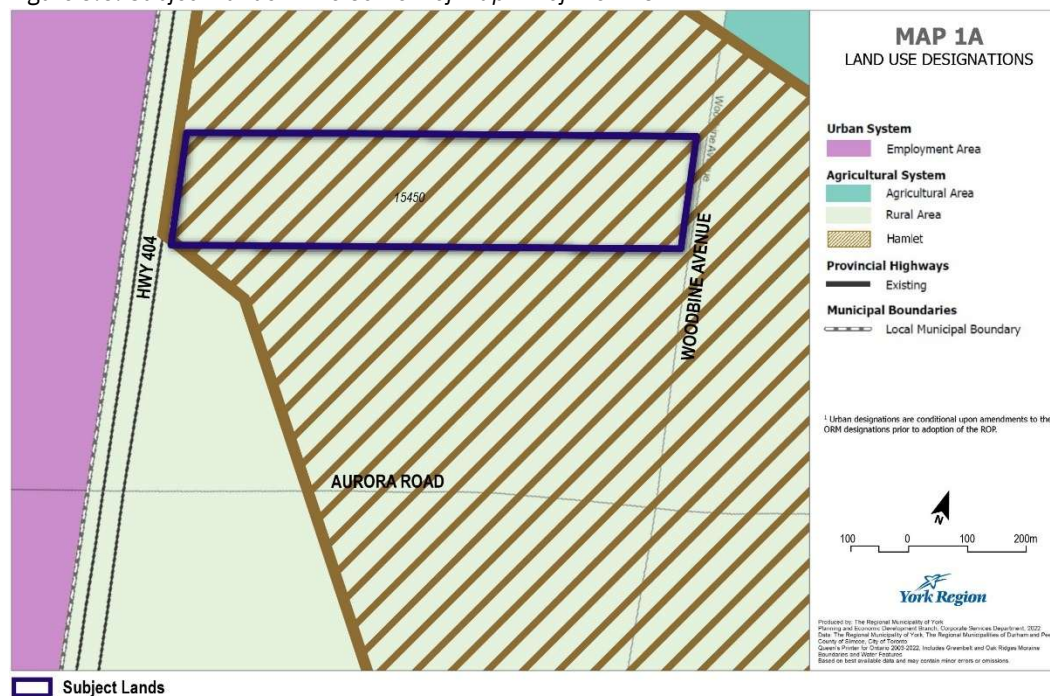
### 3.6.1 Employment Growth

The YROP provides overarching direction relating to employment growth, stating that York Region will continue to experience a significant portion of the new urban growth anticipated in the Greater Golden Horseshoe (GGH) over the next 30 years. The Plan anticipates that York Region will grow to a population of 2.02 million people and 990,000 jobs by 2051. Of this growth, the number of jobs in Whitchurch-Stouffville is expected to grow from 16,900 by 2021 to 34,800 by 2051. Projects such as the Proposed Development will assist in bringing these jobs and employment opportunities online.

### 3.6.2 Hamlets

Map 1A (Figure 3.5: Subject Lands in the Context of Map 1A of the YROP of this Report) identifies the Subject Lands within a designated ‘Hamlet’.

Figure 3.5: Subject Lands in the Context of Map 1A of the YROP



<sup>2</sup> Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*, removed planning responsibilities from York Region (among other upper-tier municipalities) effective July 1, 2024.

As per Section 5.4 of the YROP, Hamlets are generally defined as:

*“existing hamlets or similar existing small settlement areas that are long established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development, and are subject to official plan policies that limit growth” (per the Definitions of the YROP).*

York Region’s Hamlets exist within the Protected Countryside Area designation of the Greenbelt Plan and within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan. It is the policy of Council to protect long-established Hamlets as designated on Map 1A, subject to applicable Provincial plans (Policy 5.4.1).

The YROP defers to local official plans and zoning by-laws to designate the boundaries of Hamlets as identified on Map 1A of the Plan. With respect to development within Hamlets, it is the policy of Council:

**Policy 5.4.3** *“That local official plans shall provide policies that limit future growth to minor infilling in Hamlets, subject to the ability to service growth by individual private on-site water and wastewater systems, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”*

**Policy 5.4.5** *“That development in Hamlets shall be of an appropriate size and scope to ensure compatibility with the surrounding community in the context of use of land, buildings and structure size, area, density, and height, in accordance with local official plan policies.”*

**Policy 5.4.6** *“That consents may be permitted in Hamlets, subject to applicable Provincial plans and local official plan consent policies and the ability to service the development by individual private on-site water and wastewater systems.”*

**Policy 5.4.8** *“That notwithstanding policy 5.4.3, additional growth and development in Hamlets may be permitted in existing secondary plans with an appropriate water and wastewater solution in conformity with Provincial plans, approved and in effect the date this Plan came into effect.”*

As per the above, the YROP defers to local official plans and zoning by-laws to designate the boundaries of Hamlets. Local official plans and zoning by-laws are generally to limit future growth to minor infilling subject to the ability to service growth by individual private on-site water and wastewater systems. Accordingly, the boundary of the Hamlet in which the Subject Lands are included is confirmed through the Vandorf-Preston Lake Secondary Plan boundary, under the Town of Whitchurch-Stouffville Official Plan (detailed in subsequent sections of this report).

The Proposed Development generally aligns with the future employment uses envisioned by the area municipality through the Whitchurch-Stouffville Official Plan / the Vandorf-Preston Lake Secondary Plan. This development will be serviced by private on-site water and wastewater systems which have been determined to be appropriate by the Town. It is our opinion that the development is compatible with the surrounding community in the context of the use of land and its proximity to an existing transportation corridor. As such, we believe that the Proposed Development is appropriate and aligns with the applicable hamlet policies of the YROP.

### **3.6.3 Rural Area**

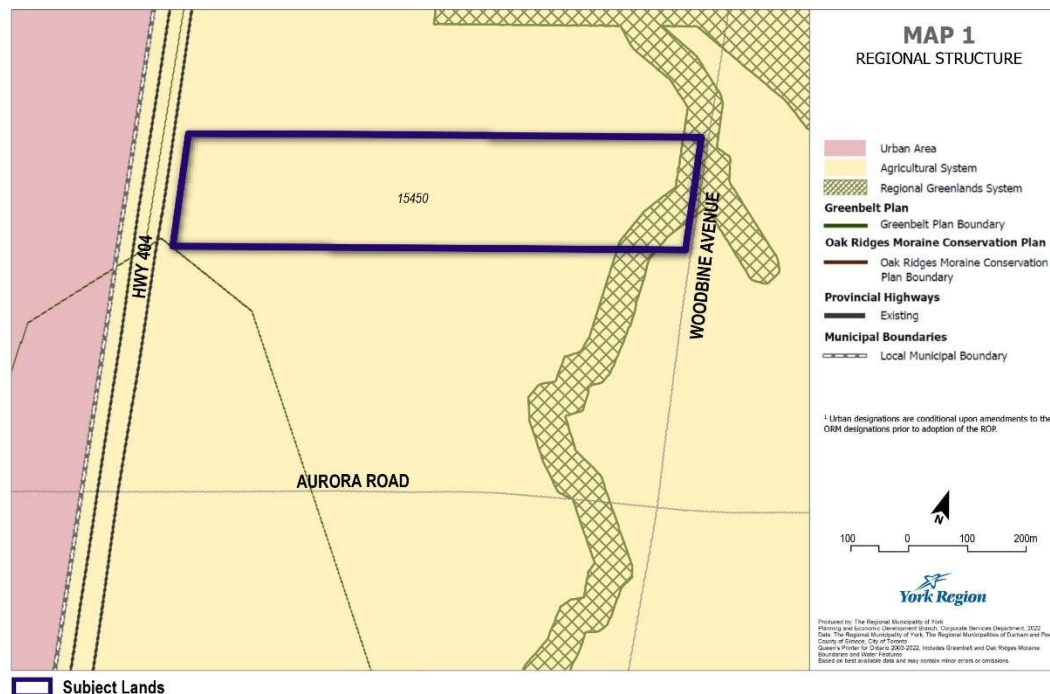
The southwest corner of the Subject Lands (measuring approximately 8 square metres) is located outside the Hamlet designation and are designated Rural Area. The policies of the Rural Areas designation are articulated under Section 5.3 of the YROP. As per the YROP, Rural Areas consist of lands located outside of urban areas and agricultural/specialty crop areas, which have unique social, economic and geographic characteristics. Rural lands are generally used for agricultural uses to help create the continuous land base for agriculture, linking the Agricultural Areas and supporting elements of the agri-food network. The Rural Area designation limits permitted uses to recreation, tourism, resource-based commercial uses, management and use of resources, among others.

There is no development proposed on the portion of the Subject Lands designated Rural Area.

### **3.6.4 Agricultural System**

The majority of the Subject Lands are identified as part of the Agricultural System, with a portion of these lands (transecting the eastern side of the Subject Site) identified within the Regional Greenlands System, as shown on Map 1, *Regional Structure*, of the YROP.

Figure 3.6: Subject Lands in the context of Map 1 of the YROP



The Agricultural System policies of the YROP generally recognize the rural character of Hamlets and the role they play in supporting the vitality of the Agricultural Area. Hamlet related policies are analyzed under Section 3.6.2 of this report.

Under the Regional Structure policies of the YROP 2022, it is stated that the Regional Greenlands System and Agricultural System are intended to protect and enhance the natural environment and agricultural land base and delineate where urbanization cannot occur (Policy 2.1.2). The YROP provides that limited new non-agricultural uses may be permitted in the Agricultural System, subject to the criteria outlined under the YROP (Section 5.1.7). These criteria includes compliance with applicable Provincial plans and policies and a submission of an Agricultural Impact Assessment (“AIA”) addressing the following elements to the satisfaction of the municipality in consultation with York Region. This includes:

- The proposed use is appropriate in size and scale to the area, including to the existing and/or planned infrastructure;
- The proposed use shall not adversely affect the ecological integrity of the Regional Greenlands System; and
- The proposed use complies with the Province's Minimum Distance Separation Formulae.

It is our opinion that the Proposed Development complies with the applicable Provincial land use plans and policies, as detailed in previous sections of this report. Through discussions with the Town, an AIA was not identified as a required study through the Pre-Application Consultation process. The Functional Servicing and Stormwater Study

prepared by SCS Consulting Group demonstrates that the Proposed Development can be supported through private servicing. Moreover, the EIS prepared by SLR confirms there will be no negative impacts on the natural features within the Regional Greenlands System or their ecological functions.

Further, the Provincial Minimum Distance Separation Formulae apply to amendments to rezone or redesignate lands to permit development in prime agricultural areas or rural lands. The majority of the Subject Lands, particularly where development is proposed, is located within a settlement area in the Hamlet of Vandorf, and outside of the rural lands, and therefore the Minimum Distance Separation Formulae do not apply. As such, it is our opinion that the Proposed Development is consistent with the Agricultural Area policies of the YROP.

### **Regional Greenlands System**

As detailed above, a small portion of the Subject Lands are subject to the policies of the Regional Greenlands System. According to the policies of the YROP, the primary function and vision of the Regional Greenlands System is to ensure the protection of natural heritage features in a system of cores connected by corridors and linkages (Section 3.2). Under the YROP, this includes the Oak Ridges Moraine Conservation Plan's Natural Core Area and Natural Linkage Area designations, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, the Natural Heritage System for the Growth Plan, approved local natural heritage systems, key natural heritage features, key hydrologic features and functions, and the lands necessary to maintain these features within a system.

According to section 3.2.3, development and site alteration is prohibited within the Regional Greenlands System. Development and site alteration applications within 120 metres of the Regional Greenlands System shall be accompanied by an environmental impact study (Policy 3.2.4). Within the Regional Greenlands System, some uses may be permitted subject to meeting requirements of the applicable Provincial plans, including new infrastructure required to service the community including water and wastewater systems, stormwater management systems/facilities and streets if:

*“[N]o other reasonable alternative location exists and if an approved environmental impact study demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the relevant Provincial plan, where applicable (Section 3.2.5 d) i.).”*

It is the policy of Council that infrastructure planning, design and construction be sensitive to the features and functions of the Regional Greenlands System and include context sensitive design and innovative technologies to minimize impacts and enhance the system. Infrastructure within the system should avoid key natural heritage features and key hydrologic features where possible and shall be subject to the policies of applicable Provincial plans (Policy 3.2.6).

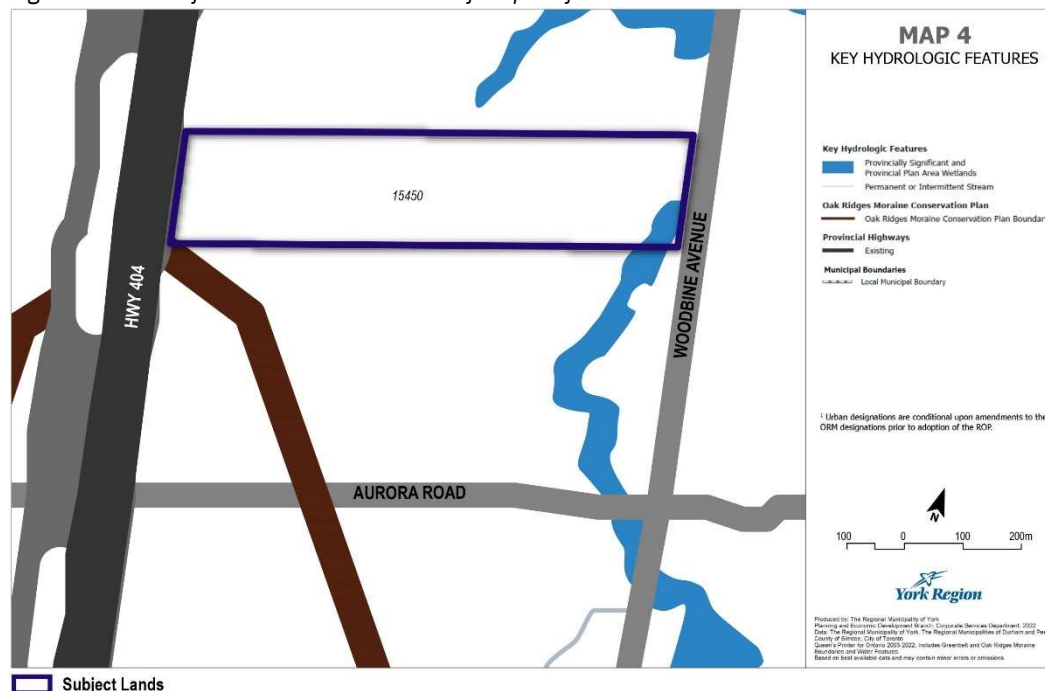
According to the YROP, the Regional Greenlands System and water resource system shall, in Urban Areas and Towns and Villages, be designated more specifically in local official plans and secondary plans and integrated into community design using best available scientific information in consultation with conservation authorities (Policy 3.1.4).

The YROP provides that the requirement for content and scope of the environmental impact study will be determined through the pre-consultation meeting. In accordance with this direction, an EIS was prepared in support of the SPA/ZBA applications and updated in support of this application. The EIS (prepared by SLR, dated May 2026) has been used to inform the boundaries of the proposed NHS block to ensure the protection of natural heritage features through the proposed Draft Plan of Subdivision. Relying on the findings of the EIS, the Proposed Development does not present any issues of conformity with the Greenlands System policies of the YROP.

### 3.6.5 Provincially Significant and Provincial Plan Area Wetlands

A portion of the Subject Lands contain Key Hydrological Features, identified as a Provincially Significant and Provincial Plan Area Wetlands (“PSW”) per Map 4 of the YROP. This designation generally transects the southeastern portion of the Subject Lands, within the proposed NHS block. The PSW designation corresponds with a tributary of Weslie Creek, a watercourse within the Bogart Creek wetland complex. The lands associated with the PSW and the mapped watercourse in this portion of the Subject Lands are within the Lake Simcoe Region Conservation Authority regulation area.

Figure 7: The Subject Lands in the context of Map 4 of the YROP



As per Section 3.4.5 of the YROP, development and site alteration are prohibited within

key natural heritage features, key hydrologic features, vegetation protection zones, and adjacent lands unless:

*“The use is permitted by the Plan, the applicable Provincial Plan and it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions.”*

The Wetland policies of the YROP also state that:

*“[T]o permit development and site alteration within 120 metres of wetlands identified on Map 4, but not within the vegetation protection zone, subject to an approved environmental impact study that demonstrates no negative impacts to the wetland feature or its ecological functions. Notwithstanding the aforementioned, within the vegetation protection zone, development and site alteration may be permitted in accordance with policies 3.2.5.c and 3.2.5.d of the Plan”.*

In accordance with the requirements for development, an EIS (prepared by SLR dated 2023) was submitted and accepted as part of the ZBA/SPA applications, which states that the Proposed Development avoids the identified provincially significant wetlands and the associated 30 metre vegetation buffer. The updated EIS prepared by SLR (dated May 2026) reiterates these findings. This buffer reflects Table 3 of the YROP, which identifies that the vegetation protection zones (“VPZ”) for PSWs are to be protected with a 30 m vegetation protection zone for Hamlets outside the Oak Ridges Moraine Conservation Plan area. The EIS also states that potential effects to the wetlands are largely avoided by the project design and overall placement of the proposed industrial building, storage area, and parking (Section 8.1 of the EIS).

### **3.6.6 Ecologically Significant Water Contribution Area**

The Subject Lands are shown on Map 7 of the YROP as being within the ORMCP Area of High Aquifer Vulnerability overlay and within the Ecologically Significant Groundwater Recharge Area identified on Map 12B. According to the YROP, best management practices are encouraged for all development proposals within highly vulnerable aquifers (as shown on Map 7) and significant surface water contribution areas (as shown on Map 12B) that involve:

**Section 3.3.8 a.** *“Manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquids; and”*

**Section 3.3.8 b.** *“Application, storage, and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount”.*

In response to the policies listed above, we note that a zoning by-law amendment is not being sought as part of this application as it is not anticipated that the proposed uses will

include the above-listed uses. As such, the Proposed Development and associated manufacturing activities are consistent with the policies of the YROP.

### **3.6.7 Servicing**

Section 6.4 of the YROP provides policy direction relating to water and wastewater servicing. Specific to the Proposed Development, Policy 6.4.11 states that:

*“...where local official plans permit minor infill in Towns and Villages and Hamlets on private individual wastewater systems consistent with current Provincial guidelines, these systems will be permitted only if it can be demonstrated to the local municipality that there are no adverse impacts on soil, surface or groundwater quality and quantity, and in accordance with applicable policies in the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans”.*

The Whitchurch-Stouffville Official Plan permits development on private individual wastewater systems consistent with current Provincial guidelines (See Section 3.6 of this Report). The FSSR prepared by SCS (dated May 2026) in support of this application articulates that water and sanitary servicing for the future industrial blocks will follow the same design approach as Block 1. Through the FSSR, SCS concludes that the design of the proposed sanitary servicing will comply with the requirements of Section 8 of the Ontario Building Code, including setbacks, tank sizes and effluent disposal area size.

Relying on the findings of the FSSR, it is our opinion that the Proposed Development is conforms to the servicing policies of the YROP.

### **3.6.8 Conclusion**

The Proposed Development conforms to the policies of YROP for the following reasons:

- The Proposed Development will contribute to the employment opportunities within the Region and help to achieve the growth target of 990,000 jobs by the year 2051 (of which 34,800 are to be located in Whitchurch-Stouffville).
- The Proposed Development does not conflict with the Agricultural System/Rural Area policies of the YROP.
- The Proposed Development conforms to the Regional Greenlands System policies of the YROP. Section 3.2.4 provides that development and site alteration applications within 120 metres of the Regional Greenlands System shall be accompanied by an environmental impact study. An EIS has been prepared which concludes that the Proposed Development, including the road access via Woodbine Avenue, will be located approximately 30 m from the wetland buffer.
- The Proposed Development is located within a hamlet designation. The YROP defers to local official plans and zoning by-laws to designate the boundaries of Hamlets as identified on Map 1A of the Plan. The Proposed Development generally aligns with the future employment uses envisioned by the area

municipality through the Whitchurch-Stouffville Official Plan / the Vandorf-Preston Lake Secondary Plan and is consistent with the policies of the YROP.

- A small portion of the Subject Lands, located in the southwestern corner of the lot, are within the Rural Area designation. However, development is not proposed in this area.
- A portion of the Subject Lands contain Key Hydrological Features, consisting of Provincially Significant and Provincial Plan Area Wetlands. As above, an EIS has been prepared to evaluate the Proposed Development. It has been determined that the development avoids the identified provincially significant wetlands and the associated 30-metre vegetation buffer.
- The Subject Lands are located in an Ecologically Significant Groundwater Recharge Area identified on Map 12B. The proposed uses do not contain those listed under Section 3.3.8 of the YROP.

### **3.7 Town of Whitchurch Stouffville Official Plan (2025)**

The Town of Whitchurch-Stouffville Official Plan was approved in part (with modifications) on September 25, 2025, by the Province of Ontario's Ministry of Municipal Affairs and Housing (hereafter the "2025 OP"). The Official Plan indicates that parts of the Official Plan have been deferred where a decision from the Minister has been withheld. Where policies and schedules have been deferred, the Town of Whitchurch-Stouffville Official Plan, 2004, as amended, continues to apply.

#### **3.7.1 Growth Management**

Section 2.0: Planning for Growth under the Official Plan articulates that Whitchurch Stouffville's employment base is also expected to increase from 17,000 jobs to 28,300 jobs by 2051. The Proposed Development is intended to generate employment opportunities on lands designated/contemplated to accommodate future employment growth. It is therefore our opinion that the development of employment lands, such as the Proposed Development, will assist in bringing jobs and job opportunities online in the time horizon of the Official Plan.

#### **3.7.2 Economic Development and Attracting Employment**

Section 3.8 of the 2025 OP outlines the Town's policy directives for facilitating economic growth within Whitchurch Stouffville. We note that these policies have been deferred. For the applicable policies and analysis, please refer to Section 3.7.4 of this Planning Opinion Report.

#### **3.7.3 Hamlet of Vandorf Guiding Principles**

The Subject Lands are located within the Hamlet of Vandorf, as shown in the Schedules of the 2025 OP. Section 1.3.5 of the 2025 OP sets out guiding principles for the Hamlet of Vandorf. The Official Plan articulates that the Hamlet of Vandorf will benefit from, and leverage, its location along Highway 404 to promote the development of employment

uses and its “gateway” location within the Town, compatible with established land uses and its role as a Rural Settlement in Provincial Plans.

Per Policy 1.3.5.1, it is a goal of the 2025 OP that the Hamlet of Vandorf will:

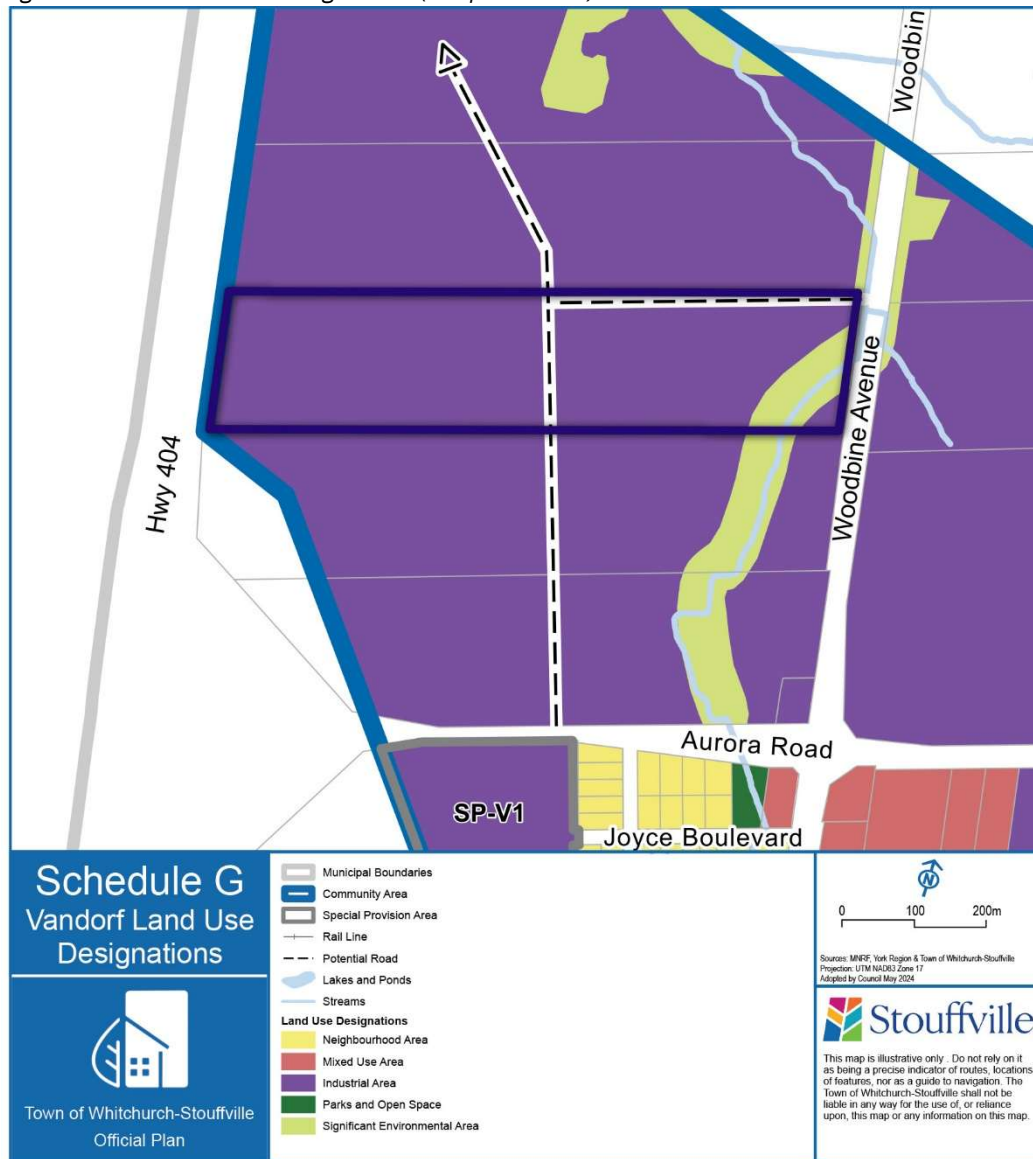
- a) Ensure that new development will be designed, and existing development will be maintained, in a manner which protects and enhances the natural environment, reflecting the location of this area on or in proximity to the Oak Ridges Moraine.
- b) Vandorf will be developed with small scale commercial, recreational and institutional facilities which will allow it to serve as a meeting place for residents and visitors.
- c) Encourage a broad range of industrial and employment uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville, and utilize the Highway 404 as a major goods and movement corridor.
- d) Development will be compatible with adjacent land uses and in keeping with the rural character of the area.

In accordance with the guiding principles for this area, the Proposed Development protects and enhances the natural environment through the creation of a natural heritage block for long-term protection. The Proposed Development also reflects the Town’s direction to strategically utilize lands adjacent to Highway 404 to deliver a broad range of industrial and employment uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville. On this basis, it is our opinion that the Proposed Development conforms to the Town’s guiding principles for this area.

#### **3.7.4 Land Use Designations**

The Subject Lands are designated “Industrial Area”, as shown in Schedule G of the 2025 Whitchurch-Stouffville Official Plan. Additionally, two ‘Potential Roads’ are shown to conceptually transect the Subject Lands in the north/south and east/west direction. We note that the east/west ‘Potential Road’ corresponds with “Street A” on the draft plan, which was approved and constructed through the previous ZBA/SPA applications.

Figure 8: VPLSP Land Use Designations (Adopted WSOP)



### Subject Lands

Of note, Schedule G includes a caveat stating that “Schedule G is deferred in its entirety”. As such, the land use schedule and applicable policies of the 2004 Whitchurch-Stouffville Official Plan continue to apply to the Subject Lands. The applicable land use policies are described in Section 3.8 of this report, below.

### 3.7.5 Transportation

In relation to Section 3.7.4 of this report, we note that Schedule G of the 2025 OP identifies the location of ‘Potential Roads’. This future road pattern generally transects the central portion of the Subject Lands in the north/south direction and shows an east/west connection to Woodbine Avenue (generally in alignment with the location of

Street 'A' shown on the Draft Plan of Subdivision. In this regard, the proposed Draft Plan of Subdivision has regard for future road connections as contemplated by the deferred schedules of the 2025 OP.

### **3.7.6 Key Natural Heritage Features and Key Hydrologic Features**

Schedule K-10a identifies 'Provincially Significant and Provincial Plan Area Wetlands', 'Minimum Vegetation Protection Zones' and 'Minimum Area of Influence' areas on the eastern portion of the Subject Lands.

Section 4.1.7 of the 2025 OP sets out policy direction relating to Key Natural Heritage Features and Key Hydrologic Features. Under this Section, policy 4.1.7.1 c) states that: the Town will prohibit development and site alteration within key natural heritage features, key hydrologic features, minimum vegetation protection zones and the minimum area of influence, unless:

- i. the use is permitted by this Plan, the York Region Official Plan, and the applicable Provincial Plan, and it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or,
- ii. as authorized through an Environmental Assessment; or
- iii. for agricultural uses, agriculture-related uses and on-farm diversified uses, subject to the applicable Provincial Plan.

As detailed in this report, an EIS has been prepared in support of this application, which demonstrates that the development will not result in a negative impact on the natural feature or its ecological functions. Relying on this report, it is our opinion that the Proposed Development conforms to the Key Natural Heritage Features and Key Hydrologic Features of the Official Plan.

### **3.7.7 Community and Area Specific Infrastructure and Servicing Requirements**

Section 2.11 of the 2025 OP sets out policy direction relating to Community and Area Specific Infrastructure and Servicing Requirements. Under this Section, Section 2.11.4 details specific infrastructure and servicing requirements for the Hamlet of Vandorf.

Section 2.11.4 states that the Hamlet of Vandorf is serviced by individual on-site sewage services and individual on-site water services. The Plan continues, stating that *"the Hamlet of Vandorf is identified as a Hamlet in the York Region Official Plan, as such, future growth within Vandorf is currently to be serviced by individual on-site sewage services and individual on-site water services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The Town and/or landowners may undertake a comprehensive Master Environmental Servicing Plan (MESP) for the Hamlet of Vandorf to identify the preferred means for servicing new development and future growth, which may consider municipal water services or private communal water services and municipal sewage services or private communal sewage services, in conformity with the York Region Official Plan and Provincial Plans"*.

Our analysis relating the policies of Section 2.11.3 of the 2025 OP (namely, water services, sewage services, and the master environmental servicing plan) are detailed in Sections 3.7.8 to 3.7.10 of this report, below.

### **3.7.8 Water Services**

Under the Community and Area Specific Infrastructure and Servicing Requirements, Section 2.11.4.1 provides direction on Water Services. This policy states that there are no municipal water services in the Hamlet of Vandorf, as such, the Town will:

- a) Direct future short-term growth within Vandorf to be serviced by individual on-site water services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- b) Ensure that development proposed by way of plan of subdivision, consent, or site plan approval within the Hamlet of Vandorf is not permitted unless it is demonstrated through appropriate studies, satisfactory to the Town, York Region, and the Province, that the land can be adequately serviced by individual on-site water services.
- c) Approval of new individual on-site water services shall require the submission of a Functional Servicing Report, including a hydrogeological study which will evaluate the potential for well interference. In addition, new wells shall be required to be constructed to maximize hydraulic head.
- d) Restrict industrial uses within the Hamlet of Vandorf to dry industrial uses. Dry industrial uses are those which do not rely on water and/or discharge for processing, cooling, washing as part of the manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and/or wholesaling processes.
- e) Direct that the implementation of water services in the Hamlet of Vandorf is subject to compliance with Provincial planning and policy requirements, as well as confirmation of technical, environmental, and financial feasibility to the satisfaction of York Region and the Class Environmental Assessment process, as appropriate.
- f) Consider permitting communal water services which may be either publicly or privately owned subject to the policies of this Plan, the York Region Official Plan, and Provincial Plans.
- g) Actively promote the future establishment of municipal water services or private communal water services as a long-term objective for the Hamlet of Vandorf, subject to an Environmental Assessment and all appropriate approvals.

An FSSR has been prepared and is submitted in support of this application in accordance with subsection c) above. The FSSR proposes a water system that will be designed consistent with the approach that was approved and applied for the servicing of Block 1. The report notes that each individual water supply system will be subject to pumping test to confirm the long-term yield of the proposed water supply well and to evaluate potential impacts. Groundwater quality sampling and analysis will be undertaken to assess the suitability of the proposed water supply source for consumption.

Satisfying subsections a) and b), the FSSR articulates that a high-level water demand assessment has been prepared for Blocks 2 to 7 following the Town of Whitchurch-Stouffville design standards. This report notes that detailed domestic water supply systems, including potable and fire protection requirements, will be undertaken at the future Site Plan application(s) for each individual industrial block.

Relating to subsection d), the uses of blocks 2-7 will be determined at the site plan stage. It is not anticipated that the proposed uses will present any issues of conformity with regard to subsection d), and there is no zoning bylaw amendment being requested as part of the Proposed Development.

Satisfying subsection e), the FSSR demonstrates that the Proposed Development can be accommodated by the external storm, internal sanitary and internal water infrastructure and will establish servicing and grading expectations for the future site plan applications in accordance with the Town of Whitchurch-Stouffville, Lake Simcoe Region Conservation Authority (LSRCA), and the Ministry of Environment, Conservation and Parks (MECP) design criteria.

And finally, the proposed draft plan of subdivision does not propose communal servicing. Therefore, subsections f) and g) are not applicable to this application.

Relaying on the findings of the FSSR, it is our opinion that the proposed draft plan of subdivision conforms to the applicable Water Services policies of the 2025 OP.

### **3.7.9 Sewage Services**

Under the Community and Area Specific Infrastructure and Servicing Requirements, Section 2.11.4.2 provides policy direction on Sewage Services. Policy 2.11.4.2 states that there are currently no municipal sewage services in the Hamlet of Vandorf. As such, the Town will:

- a) Direct future short-term growth within Vandorf to be serviced by individual on-site sewage services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*
- b) Ensure that development proposed by way of plan of subdivision, consent, or site plan approval within the Hamlet of Vandorf is not permitted unless it is demonstrated through appropriate studies, satisfactory to the Town, York Region, and the Province, that the land can be adequately serviced by individual on-site sewage services.*
- c) Approval of new individual on-site sewage services will require the submission of a Functional Servicing Report, including an assessment of the potential impact on the shallow soil and groundwater conditions and the susceptibility of the groundwater resource to contamination.*
- d) Consider permitting large scale and multi-unit commercial/industrial development to proceed on the basis of individual on-site sewage services or private communal sewage services, subject to the appropriate studies and provisions in the York*

- Region Official Plan, and the approval of the Province, York Region and the Town. Uses which generate large volumes of sewage or which generate non-domestic effluent shall generally not be permitted.*
- e) Direct that the implementation of sewage services in the Hamlet of Vandorf is subject to compliance with Provincial planning and policy requirements, as well as confirmation of technical, environmental, and financial feasibility to the satisfaction of York Region and the Class Environmental Assessment process, as appropriate.*
  - f) Consider permitting communal sewage services which may be either publicly or privately owned subject to the policies of this Plan, the York Region Official Plan, and Provincial Plans.*
  - g) Actively promote the establishment of municipal sewage services or private communal sewage services as a long-term objective for the Hamlet of Vandorf, subject to an Environmental Assessment, and all appropriate approvals.*

The FSSR prepared by SCS dated May 2026 in support of this application confirms that the on-site sewage design flows for Block 1 will not exceed 10,000 L/day based on the proposed sewage system details; therefore, an Environmental Compliance Approval (ECA) will not be required through the MECP. Sanitary servicing for the future industrial blocks will follow the same design approach as Block 1. The proposed septic systems will maintain a minimum 1.0 m separation between the highest water level measured and the underside of the effluent distribution system. The design will comply with the requirements of Section 8 of the Ontario Building Code, including setbacks, tank sizes and effluent disposal area size. Relying on this information, it is our opinion that the Proposed Development satisfies subsection a) of the above-listed criteria.

Responding to subsection b), the FSSR notes that the sanitary servicing system is to be designed in accordance with the Town of Whitchurch-Stouffville and MECP criteria.

Subsection c) requires the preparation of an MESP Terms of Reference. As noted in this report, the Town is currently in discussions with the Landowners in the northwest quadrant of the Woodbine Avenue/Aurora Road intersection to prepare area-wide Environmental and Engineering Studies. These Terms of Reference will be determined at a future date.

Relating to subsection d), we note that the uses of Blocks 2-7 will be determined at the site plan stage. It is not anticipated that the proposed uses will present any issues of conformity with this subsection.

Satisfying subsection e), the FSSR demonstrates that the Proposed Development can be accommodated by the external storm, internal sanitary and internal water infrastructure and will establish servicing and grading expectations for the future site plan applications in accordance with the Town of Whitchurch-Stouffville, Lake Simcoe Region Conservation Authority (LSRCA), and the Ministry of Environment, Conservation and Parks (MECP) design criteria.

And finally, the proposed draft plan of subdivision does not propose communal servicing. Therefore, subsections f) and g) are not applicable to this application.

Relying on the findings of the FSSR, it is our opinion that the proposed draft plan of subdivision conforms to the applicable ‘Sewage Services’ policies of the 2025 OP.

### **3.7.10 Master Environmental Servicing Plan**

Section 2.11.4.3 of the 2025 OP includes policy language pertaining to the preparation of a Master Environmental Servicing Plan. Under the Official Plan, it is the Town’s policy under the Official Plan that *“the Town and/or landowners may undertake a comprehensive Master Environmental Servicing Plan (MESP) for the Hamlet of Vandorf to identify the preferred means for servicing new development and future growth, which may consider municipal water services or private communal water services and municipal sewage services or private communal sewage services, in accordance with the following:*

- a) The MESP will detail the environmental, servicing and drainage requirements necessary to identify specific stormwater, sewage and water supply and transportation needs including roads, transit, pedestrian and bicycle facilities. Consideration of municipal water services or private communal water services and municipal sewage services or private communal sewage services, shall be reviewed in the context of applicable Regional Guidelines, Provincial planning policies, as well as suitable administrative, engineering, environmental and financial arrangements to the satisfaction of York Region and the Province.
- b) The MESP will include a Fiscal Impact Study to review the financing of the recommended servicing solution and be used as a basis for the phasing of development and planning by the Town.
- c) The MESP including any associated approvals under the Environmental Assessment Act to implement the recommended servicing solution, shall require a Terms of Reference and study requirements to be prepared by the Town, in consultation with the Conservation Authority and York Region.
- d) The Town may require that landowners to enter into servicing and other agreements, including front ending requirements or accelerated payments that will ensure that the development can be adequately serviced and that an appropriate contribution has been secured toward the provision of infrastructure and community services.
- e) Subject to the outcome of the MESP, the Town may undertake or update a Development Charges Study and adopt a Development Charges By-law identifying the charges applicable to the lands in the Hamlet of Vandorf.
- f) Landowners may be required to enter into an agreement or agreements, amongst themselves, to address the coordination of Town approved infrastructure and sharing of the common costs of development.

As detailed in this report, the Town is in discussions with the Landowners of the lands municipally known as 2154 Aurora Road, 15374 Woodbine Avenue, 15450 Woodbine Avenue (the Subject Lands), 15518 Woodbine Avenue, and 15640 Woodbine Avenue, to

prepare area-wide Environmental and Engineering Studies in relation to the north/south road alignment. Through this coordinated effort, the retained consultant will undertake a combination of environmental and engineering works to satisfy the general requirements described under Section 2.11.4.3.

For the purposes of this application, site-specific supporting studies have been prepared to address matters relating to environmental, servicing and drainage requirements necessary to identify specific stormwater, sewage and water supply. It is our opinion that these reports can and should be relied on in advance of the Town/Landowner area-wide study/studies.

### **3.7.11 Significant Groundwater Recharge Areas and Recharge Management Areas**

The Subject Lands are shown on Schedule L2 as being within the Recharge Management Area (WHPA Q1/Q2) and as being subject to a Significant Groundwater Recharge Area overlay.

In accordance with the designations/overlays of the 2025 OP, the FSSR prepared by SCS (dated May 2026) confirms that “[a]pproximately half of the property is located within an Ecologically Significant Groundwater Recharge Area (ESGRA) where the land is responsible for supporting groundwater systems that sustain sensitive features like cold water streams and wetlands” and that “pre-development recharge must be maintained on-site within ESGRA areas”.

Responding to this, the FSSR continues, stating that the “[i]nfiltration deficit on site in post-construction phase (long term) will be mitigated through proposed LID systems (infiltration tank for BLOCK 1) designed to fully offset infiltration deficit on the site. Given the depth of the proposed water supply well (83.52 m) and proposed daily water taking demand for proposed industrial development (likely less than 50,000 L/day), no long term water taking related impacts are expected to neighbouring wells in 500 m area”. [emphasis added]

Relying on the findings of the FSSR, it is our opinion that the Proposed Development does not present any issues of conformity with the Significant Groundwater Recharge Areas and Recharge Management Area policies of the 2025 OP.

### **3.7.12 Ecologically Significant Groundwater Recharge Areas & Significant Surface Water Contribution Area**

The Subject Lands are shown on Schedule L3 of the 2025 OP as being partially located within an ‘Ecologically Significant Groundwater Recharge Area’ and are subject to a ‘Significant Surface Water Contribution Area’ overlay.

Section 4.2.2 describes ecologically significant groundwater recharge areas as areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands. It is the intent of this Plan to ensure that development within or near these areas will support and not negatively impact the

key hydrologic areas and key hydrogeological functions and processes that these features provide in order to protect the Water Resource System. Significant surface water contribution areas are described as areas generally associated with headwater catchments that contribute to baseflow volumes, which are significant to the overall surface water flow volumes within a watershed.

The FSSR prepared by SCS in support of this application confirms that *“the Site is located within a Significant Groundwater Recharge Area (SGRA) at the south and central portions of the Site, with low vulnerability score of 2. The groundwater in this area and its discharge supports cold water streams and wetlands that feed ecological features. Management of groundwater in this area is considered paramount to the health of ecosystems. Management of surface activities that would minimize impacts on surface runoff and shallow groundwater would be an asset to the site development”*.

In relation to the above, the FSSR concludes that *“... [t]o mitigate the infiltration deficit in the post development scenario, installation of infiltration tank (LID) designed to fully offset the post-development infiltration deficit is proposed for BLOCK 1. Therefore, no long-term impact to western and southern ESGRA areas are predicted as a result of Proposed Development”* [emphasis added].

Relying on the findings of the FSSR, it is our opinion that the Proposed Development conforms to this section of the 2025 OP.

### **3.7.13 Lots and Lot Creation**

Section 7.4.1 of the Official Plan sets out policy direction for Lot Creation Within Settlement Areas. Policy 7.4.1.4 states that:

*“Within Hamlets, lot creation will typically occur through consent, unless the Proposed Development may be better considered through a Draft Plan of Subdivision, particularly in instances where public rights-of-way and multiple lots are being created”*.

Given that the Proposed Development is proposing public rights-of-way and the creation of multiple lots, it is our opinion that this approach is required to facilitate the Proposed Development.

### **3.7.14 Conclusion**

The Proposed Development conforms to the policies of the 2025 OP for the following reasons:

- The Proposed Development has regard for the deferred ‘Industrial Area’ land use designations and will help to bring land uses online in conformity with the permitted uses detailed under the Official Plan.
- The Proposed Development will deliver a road network corresponding with the ‘potential road’ network shown on Schedule G, as deferred.
- A Portion of the Subject Lands are designated Significant Environmental Area. An

NHS block is proposed for the long-term protection of this area in accordance with the staking of this feature. In accordance with policy requirements, no development is proposed within the wetland itself or the associated buffer.

- A portion of the Subject Lands contain Key Hydrological Features, consisting of Provincially Significant and Provincial Plan Area Wetlands. An EIS has been prepared in support of this application, which demonstrates that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions.
- Relating to Community and Area Specific Infrastructure and Servicing Requirements, Water Services, Sewage Services, and the Master Environmental Servicing Plan, we note that the Town is currently in discussions with the Landowners in the northwest quadrant of the Woodbine Avenue/Aurora Road intersection to prepare area-wide Environmental and Engineering Studies in relation to the north/south road alignment. These requirements will be addressed through this area-wide study. In the interim, this report relies on the findings of site-level engineering and environmental studies.
- A Draft Plan of Subdivision is the most appropriate avenue for facilitating the Proposed Development under the Official Plan.

### **3.8 Whitchurch Stouffville Official Plan, 2004 (as amended)**

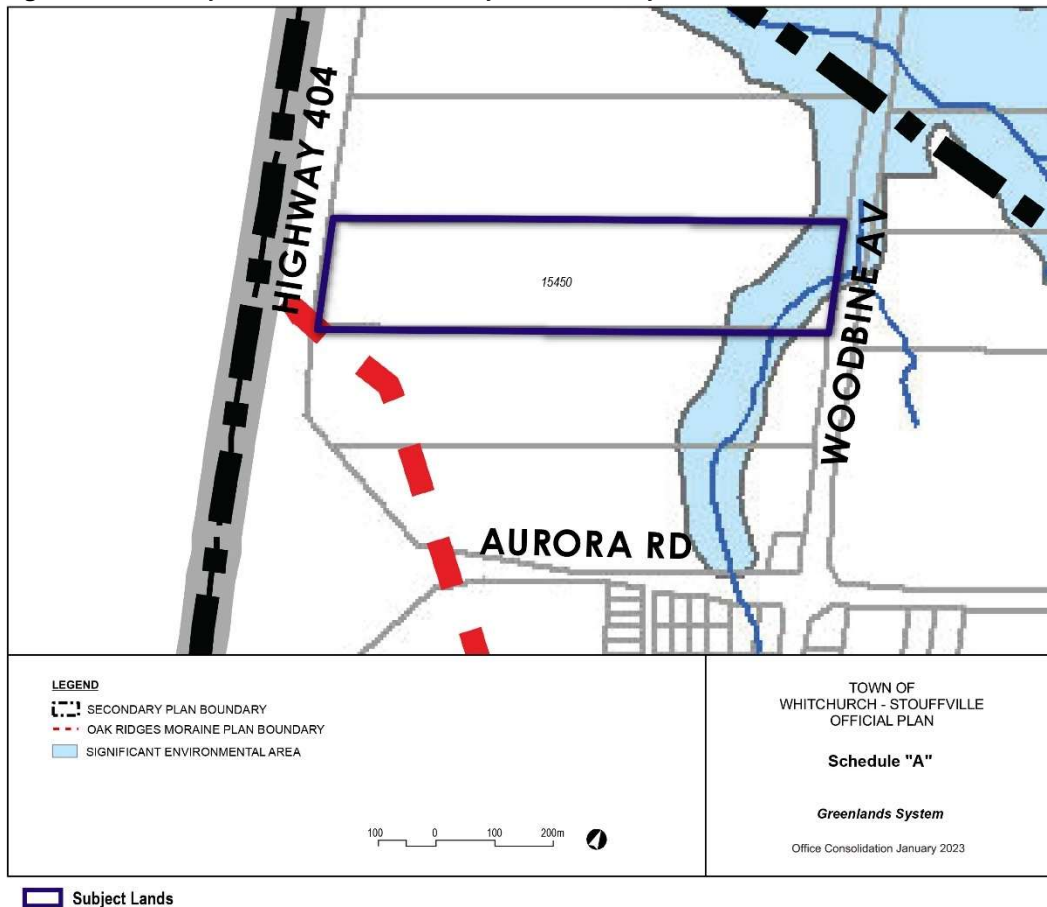
As described in Section 3.7 of this report, Schedule G and the corresponding policies under Section 6.8 of the 2025 OP have been deferred. Per the Minister's Notice of Decision, we note that portions of the 2025 OP are to address matters "*related to employment areas within the Town until such time that the Town undertakes and completes the work needed in a manner that is consistent with the Provincial Planning Statement, 2024*". As such, the Town of Whitchurch-Stouffville Official Plan, 2004, as amended, continues to apply to the Subject Lands.

Under the 2004 Whitchurch Stouffville Official Plan (the "2004 OP"), the Subject Lands are within the 'Vandorf – Preston Lake Secondary Plan Area', as shown on Schedule A and Schedule B. The Subject Lands are designated "Potential Employment Area" and "Significant Environmental Area", partially transected by a watercourse (in the southeast corner of the Subject Lands) and are identified within the delineated "Servicing Study Area: Community of Vandorf".

#### **3.8.1 Greenlands System**

The 2004 OP identifies a portion of the Subject Lands within a Significant Environmental Area, as per Schedule A. According to the EIS, this Significant Environmental Area is associated with both the Bogart Creek Wetland Complex PSW and the mapped tributary of Weslie Creek.

Figure 3.9: The Subject Lands in the Context of Schedule 'A' of the WSOP



The Significant Environmental Area policies are outlined under Section 3.4.2 of the 2004 OP. Generally, this designation recognizes a variety of features possessing significant attributes or environmental functions, which in many instances have been deemed to be of Provincial Regional or Local Significance. Permitted uses within the areas designated Significant Environmental Area shall be limited to conservation, enhancement and preservation of the natural environment, and passive recreational uses such as nature viewing and pedestrian trails which will have no negative impact on the natural environmental features and ecological functions of the area, including no net loss of fish habitat, where applicable (Policy 3.4.2.2).

As detailed under Section 3.4.2.4:

**Section 3.4.2.4 i** *“The areas included in the Significant Environmental Area designation were identified based on a general background analysis. Site specific studies shall be required to define the significance of such natural features and their importance within the Town’s Greenlands System, as well as to better define the exact preservation requirements, buffer widths and boundaries where development is proposed in or abutting such lands. In addition, where development is proposed abutting*

*a stream for which floodplain mapping is not available, such mapping shall be required to be submitted as part of any development application”.*

**Section 3.4.2.4 ii** *“The boundaries of the lands in this designation can be refined without further amendment to this Plan subject to approval by the Town, in consultation with the appropriate Conservation Authority, of an Environmental Impact Study and/or other detailed information required by the Town. However, the Town must be satisfied through a peer review of the EIS or other information, carried out at the cost of the applicant, that the criteria in Section 3.4.2.4 iii) a) and b) can be satisfied”.*

The policies of the Vandorf-Preston Lake Secondary Plan echo the directives of the Whitchurch-Stouffville OP. This includes policy 13.7.8, which states that:

**Section 13.7.8** *“The lands in the Significant Environmental Area designation on Schedule “G” shall be subject to the policies of Section 3.4.2 of the Official Plan. In addition to the policies of Section 3.4.2, where new development is proposed a 30 m minimum naturally vegetated and unmaintained buffer shall be established on each side of a watercourse measured from the top of bank.*

*Lands within the Wesley Creek “Significant Environmental Area” and the Regional Significant Forest Lands also designated “Significant Environmental Area” are subject to the Natural System Policies of Section 3.2 of the Greenbelt Plan.”*

The EIS identifies a PSW in the southeast corner of the Subject Site which requires a 30 m vegetated buffer. The EIS further confirms that the development of the proposed industrial building is not expected to impact the PSW on the Subject Site and avoids the PSW and its 30 m vegetation buffer.

### **3.8.2 Vandorf Preston Lake Secondary Plan**

The Town of Whitchurch-Stouffville Official Plan recognizes four Secondary Plan Areas which are intended to function as settlement areas within the Town and maintain individual identities (Section 4.16.1). These include the Community of Stouffville, Ballantrae-Musselman Lake, Gormley Industrial Area, and Vandorf-Preston Lake. The Subject Lands are within the boundary of the Vandorf-Preston Lake Secondary Plan (VPLSP) and are therefore identified within the delineated settlement area under the Whitchurch-Stouffville Official Plan.

According to the Secondary Plan Area policies of the 2004 OP, development in each of the Secondary Plan Area designations shall be governed by the individual Secondary Plans. Where conflict arises, the policies of the Secondary Plan shall take precedence over the 2004 OP (Policy 4.16.2.1). The text provisions of the Vandorf-Preston Lake Secondary Plan (“VPLSP”) are included under Section 13 of the consolidated WSOP and shown on Schedules G-G5.

The VPLSP provides that new development will be designed in a manner which protects and enhances the natural environment, reflecting the location of this area on or in proximity to the Oak Ridges Moraine (Policy 13.2.2). It is intended that Vandorf will provide for the potential for additional employment development to:

*“...support the economic health of existing businesses and encourage the location of new businesses in Vandorf, provided sewer and water services can be provided, including the potential for additional employment development on full municipal services in a business campus format which will create a “gateway” to Vandorf and Whitchurch-Stouffville”. (Policies 13.2.2 iii.).*

As per the Schedules of the VPLSP, the Subject Lands are primarily designated “Potential Employment Area” and are located within the “Servicing Study Area for the Community of Vandorf”, as shown in **Error! Reference source not found..** An assessment of the land use and servicing policies in view of the proposed manufacturing activities are detailed in subsequent sections.

### **3.8.3 Potential Employment Designation**

#### Permitted Uses

The Potential Employment Area designation sets out to recognize a potential employment area which provides for the completion of the existing employment development in the Community of Vandorf. The permitted uses in the Potential Employment Area designation include the following (Section 13.7.3.2):

- i) *Agricultural uses, with the exception of intensive livestock operations;*
- ii) *Fish, wildlife and forest management;*
- iii) *Conservation projects and flood and erosion control projects;*
- iv) *Low intensity recreational uses;*
- v) *Public parks and open space uses;*
- vi) **Those uses permitted in Section 13.7.2.2, subject to the policies of Section 13.7.2.3 [emphasis added];**
- vii) *and, accessory uses.*

The permitted employment uses outlined under Section 13.7.2.2 include: industrial, office, wholesale, research and development, institutional, commercial recreation, and accessory uses, subject to the following:

- a) the provision of servicing in accordance with the provisions of Section 13.5.3.2 of this Plan;
- b) open storage shall be screened and shall be prohibited adjacent to watercourses and natural features; and,
- c) the provisions of Section 13.7.2.3 with the exception of subsection b).

Moreover, where lots front on Highway 404, Aurora Road or Woodbine Avenue such lands

shall be zoned to permit only prestige employment uses (Policy 13.7.3.3). Such uses will require the Zoning By-law to enforce *“enhanced landscaping and all elevations facing a street shall be required to present a “front” elevation. Loading and open storage areas will not be permitted in any yard facing a street”*. The in-effect zoning addresses this matter by way of site-specific exemptions.

- a) *be restricted to dry uses, until the completion of the servicing studies in Section 13.5.3.2;*
- b) *require that open storage be screened;*
- c) *limit retail and service commercial uses to products produced and/or assembled on the premises provided that the retail operation occupies less than 20% of the area of the main building;*
- d) *be in keeping with the character of the existing areas of the Community of Vandonf; and,*
- e) *reflect the directions in Sections 13.4, Community Improvement Strategy of this Plan.*

Section 13.7.2.3 further states that:

*“Notwithstanding any other policies of this Plan, the Town shall not permit industrial uses which are considered to be a significant health or safety concern to residents or to the natural environment. Where there is a concern with the potential impact of an industrial use, an evaluation report shall be prepared by the Town, at the cost of the applicant based on terms of reference approved by the Town and the applicant. The report shall evaluate the impacts of the proposed use and whether appropriate mitigation measures can be developed to reduce the impacts to a level acceptable to the Town. Where the concern includes the potential for impact on the natural environment, the evaluation report shall include an Environmental Impact Statement (EIS) to demonstrate that there will be no negative impacts on the natural features or their ecological functions. The EIS shall be scoped and approved by the Town in consultation with the Lake Simcoe Region Conservation Authority.”* [emphasis added] (Policy 13.7.2.3 ii).

The Proposed Development is guided by the policies of the VPLSP. Generally, the potential employment area designation (under which the Subject Lands are designated) permits and supports the establishment of industrial uses subject to specific criteria. These criteria include the provision of servicing (which are addressed in further detail under Section 3.8.43.8.4 of this report) and a requirement to demonstrate that there will be no negative impacts on the natural features or their ecological functions in alignment with Policy 13.7.2.3 ii. (as addressed under Section 3.8.1 of this report).

With respect to Policy 13.7.3.3, the orientation of the existing panel plant has delivered a ‘front elevation’ facing westward, visible from Highway 404. In this respect, the Proposed Development does not present any issues of conformity with the policies of the Potential Employment Area.

### 3.8.4 Servicing Study Area

Under the 2004 Official Plan, the Subject Lands are shown within the Servicing Study Area of the VPLSP, as shown on Schedule ‘G’. Within this delineated area, it is the policy of the plan that any new development in the Servicing Study Area in the “Potential Vandorf Residential Area”, “Potential Vandorf Medium Density Residential Area”, Potential Employment Area”, and “Potential Mixed Use Area” on Schedule “G” will require (Policy 13.5.3.2):

- i. *The submission of a Functional Servicing Study in accordance with the provisions of Section 13.9.2.1 of this Plan, which will evaluate options for servicing the entire Servicing Study Area designated on Schedule “G”, including construction of a communal water system or connection to a municipal water system. The Functional Servicing Study shall include a water hydraulic analysis to demonstrate that the proposal will provide the required pressure/supply to service the land.*

*An evaluation of the feasibility of private sewage treatment facilities and individual wells requires a Settlement Capability Study carried out to the satisfaction of the Town and York Region. Terms of Reference for the Settlement Capability Study will be provided by York Region to the Town of Whitchurch-Stouffville who will administer the study. The Settlement Capability Study will reference/include a variety of groundwater investigation studies including:*

- a) *MOE Hydrogeological Technical Information Requirements for Land Development (1995);*
  - b) *Aquifer capability assessment;*
  - c) *Groundwater pumping tests;*
  - d) *Monitoring of wells in the vicinity; and,*
  - e) *Map of zone of influence that may extend beyond the boundaries of OPA 120.*
- ii. *The Functional Servicing Study will detail the environmental, servicing and drainage requirements necessary to identify specific stormwater, sanitary, water supply and transportation needs including roads, transit, pedestrian and bicycle facilities, prior to any development. The submission of a Fiscal Impact Study Plan in accordance with the provisions of Section 13.9.2.1 of this Plan, which will review the financing of the recommended servicing scheme to ensure that no costs will be incurred by the Town;*
  - iii. *approval by the Town of a servicing and financial plan*
  - iv. *and completion of any required Environmental Assessment to implement the preferred servicing solution*

As detailed in earlier sections of this report, the Town is currently in discussions with the Landowners in the northwest quadrant of the Woodbine Avenue/Aurora Road intersection

to prepare area-wide Environmental and Engineering Studies in relation to the north/south road alignment. The consultant undertaking this work has proposed the preparation of a combination of necessary environmental and engineering studies that will support the development of the industrial lands surrounding and including the Subject Lands. It is our opinion that this report will achieve the intent of the Servicing Study Area requirements detailed above. In the interim, this application relies on the findings of site-level engineering and environmental studies.

### **3.8.5 Significant Environmental Area**

Per Schedule 'G' of the 2004 Official Plan, the Subject Lands are partially designated 'Significant Employment Area'. Per policy 13.7.8, the Significant Environmental Area designation on Schedule "G" shall be subject to the policies of Section 3.4.2 of the Official Plan. In addition to the policies of Section 3.4.2, where new development is proposed a 30 m minimum naturally vegetated and unmaintained buffer shall be established on each side of a watercourse measured from the top of bank.

Specific to the Secondary Plan area, lands within the Wesley Creek "Significant Environmental Area" and the Regional Significant Forest Lands also designated "Significant Environmental Area" are subject to the Natural System Policies of Section 3.2 of the Greenbelt Plan.

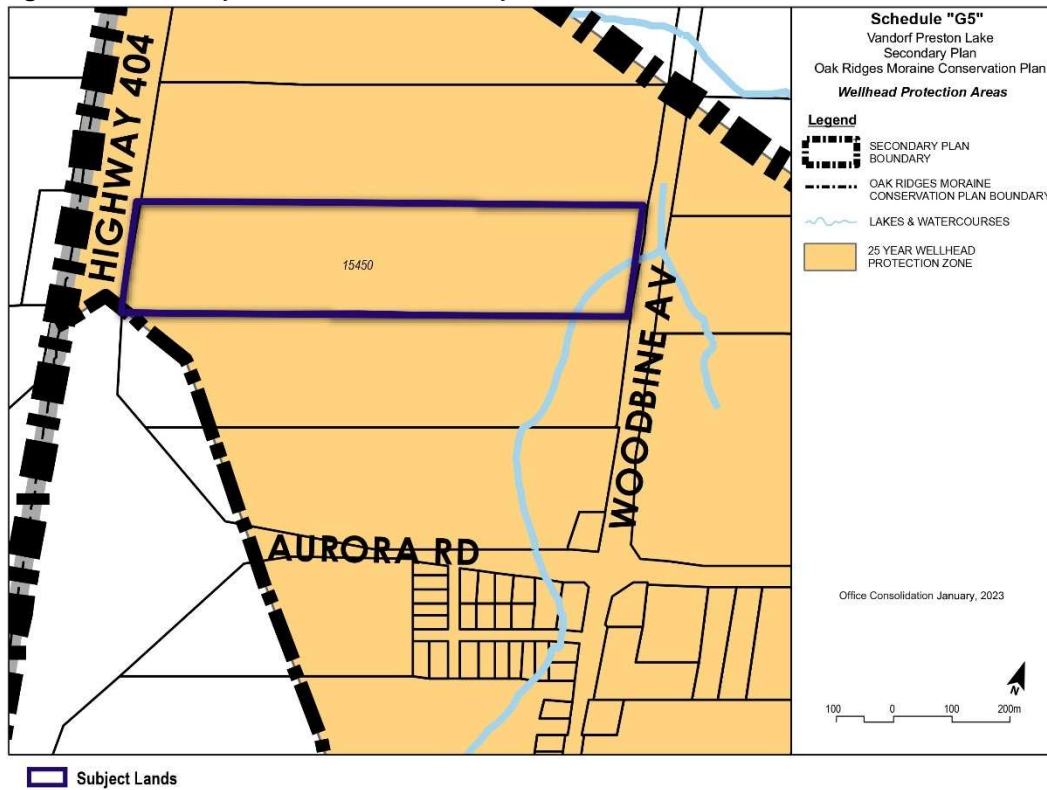
As detailed in Section 4.4 of this report, an EIS has been prepared by SLR, which confirms that the PSW on and adjacent to the Subject Property is classified as a KNHF and a KHF and is found outside the NHS. As such, a 30 m vegetated buffer is required for the PSW as per Section 3.2.5.4 of the Greenbelt Plan. Staking of this wetland was completed by the LSRCA and SLR in November 2022 and June 2023.

Relying on the findings of the EIS, the applicable policies of the Greenbelt Plan have been assessed and are reflected as part of the Proposed Development by creating an NHS block which incorporates a 30-metre buffer. We note that the EIS was submitted and accepted as part of the SPA/ZBA applications on the Subject Lands. It is therefore our opinion that the Proposed Development conforms to the 'Significant Environmental Area' policies of the 2004 Official Plan.

### **3.8.6 Wellhead Protection Area**

According to the VPLSP, the 25 Year Wellhead Protection Area on Schedule "G5" is considered an overlay. Notwithstanding the fact that the lands in this designation are not located in the Oak Ridges Moraine, development in this designation shall be subject to the Wellhead Protection policies of Section 5.10 of the Official Plan. As per Section 5.10.1, land use restrictions apply in the Wellhead Protection Areas based on the "time-of-travel" for groundwater to reach the municipal well and the relative threat posed by certain land uses and activities in proximity to wellheads.

Figure 3.10: The Subject Lands in the Context of the VPLSP – Schedule 'G-5'



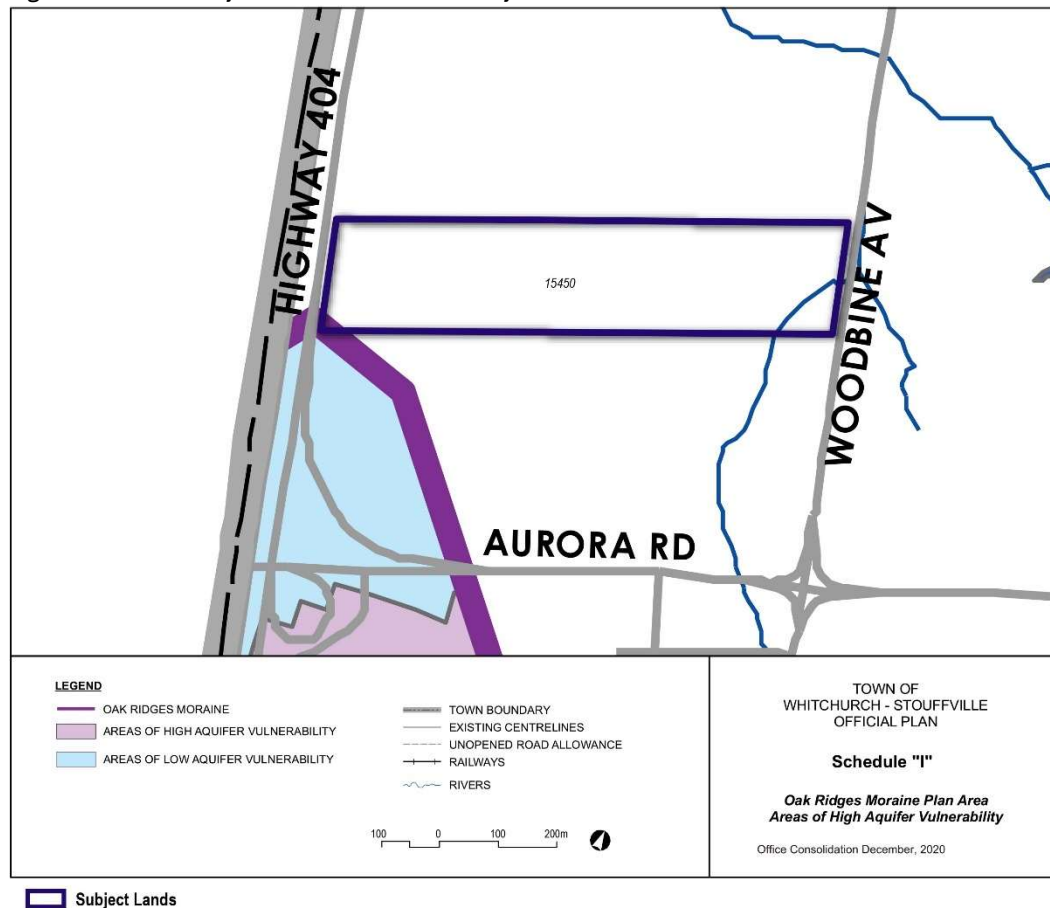
According to Schedule 'G-5' of the VPLSP, the Subject Lands are located within the extent of the '25 Year Wellhead Protection Zone'. Within Wellhead Protection Areas 0 – 25-year Time-of-Travel Zones, new uses which involve the following are prohibited:

- i) Storage, except by an individual for personal or family use of:
  - a. Petroleum fuels
  - b. Petroleum solvents and chlorinated solvents
  - c. Pesticides, herbicides and fungicides
  - d. Construction equipment
  - e. Inorganic fertilizer
  - f. Road salt; and,
  - g. Contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario 1990.
- ii) Generation and storage of hazardous waste or liquid industrial waste
- iii) Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities.

In accordance with the above, the development does not propose the storage of the above list of prohibited materials. As such, the Proposed Development conforms to the Wellhead Protection policies of the VPLSP.

### 3.8.7 ORM Countryside Area

Figure 3.11: The Subject Lands in the Context of the WSOP – Schedule 'I'



As shown in Figure 3.11 of this report, the southeastern portion of the Subject Lands (consisting of approximately 8 square metres) are located in the ORM Countryside Area under the Oak Ridges Moraine Conservation Plan Area, shown on **Error! Reference source not found.** and Figure 3.11. Generally, this designation is identified in the ORMCP as areas where agricultural and other rural uses that support the Conservation Plan's objectives will be encouraged (Policy 13.6.5.1). The purpose of the designation of these areas is to maintain, and where possible to improve or restore, the ecological integrity of the Moraine Area, while providing for a range of agricultural and rural uses. Permitted uses under this designation are generally limited to natural resource management and conservation, recreation, and limited residential and commercial uses.

Similar to previous sections pertaining to the ORMCP area, the proposed concept on the Subject Lands do not include development on the lands under this designation. As such, the Proposed Development conforms to the ORM Countryside designation under the plan.

### 3.8.8 Conclusion

The Proposed Development conforms to the policies of the 2004 Official Plan for the

following reasons:

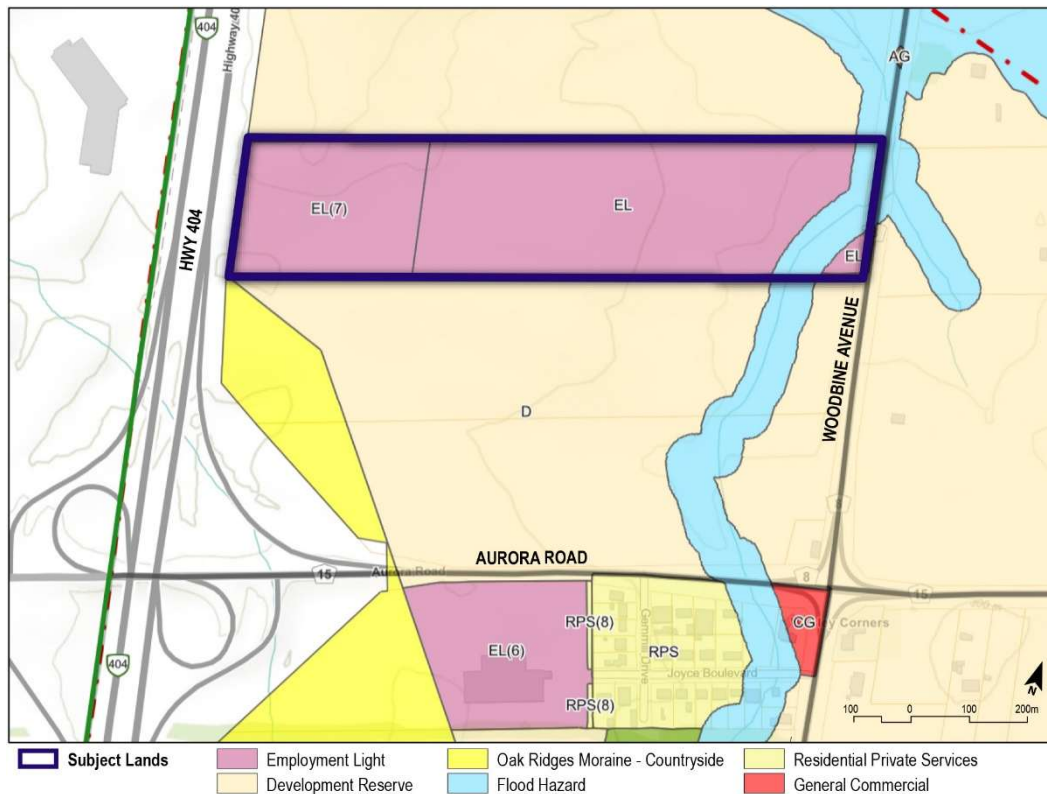
- The Minister of Municipal Affairs and Housing deferred sections of the 2025 OP, including Industrial Area (Section 6.8) and Schedule G. As such, the ‘Potential Employment Designation’ continues to apply to the Subject Lands.
- The in-effect designation /applicable policies, being the ‘Potential Employment Designation’, permit industrial uses subject to site-specific policies, which for the purposes of this application, will be determined at the site plan control stage.
- The Proposed Development protects the natural environment by establishing an NHS block for the long-term protection of these features and buffers. This includes the incorporation of a 30-metre buffer.
- The Proposed Development is identified in the delineated Servicing Study Area under the 2004 Official Plan. Town is currently in discussions with the Landowners in the northwest quadrant of the Woodbine Avenue/Aurora Road intersection to prepare area-wide Environmental and Engineering Studies in relation to the north/south road alignment. The intent of this requirement will be addressed through this area-wide study. In the interim, this report relies on the findings of site-level engineering and environmental studies.

### **3.9 Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO**

As part of the initial Planning Act applications for SPA/ZBA, Block 1 was rezoned from Development Reserve (D) Zone to Employment Light Exception Zone Seven [EL(7)]. Blocks 2-9 were rezoned from the “Development Reserve (D) Zone” to “Employment Light (EL) Zone”. A Portion of the Subject Lands are zoned Oak Ridges Moraine Countryside (ORM-C) and Flood Hazard (FH). These zones have not been amended.

The zoning of the Subject Lands is shown in Figure 12 below.

*Figure 12: Zoning of the Subject Lands*



The policies pertaining to the Employment Light (EL) Zone are detailed under Section 7 of the ZBL. Section 7.1 outlines the permitted uses under this zone, which include the following:

Table 2: Employment Light Zoning Permissions

| Employment Light (EL) Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Permitted Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <ul style="list-style-type: none"> <li>- Accessory Outdoor Storage (3)</li> <li>- Accessory Retail Store (1)</li> <li>- Club</li> <li>- Commercial School</li> <li>- Day Care Centre (5)</li> <li>- Equipment Sales and Rental</li> <li>- Manufacturing or Assembling or Processing</li> <li>- Motor vehicle Body Repair Shop</li> <li>- Office</li> <li>- Printing Plant</li> <li>- Public Garage</li> <li>- Public Storage Facility (3)</li> <li>- Research and Development Establishment</li> <li>- Recording Studio</li> <li>- Service Establishment</li> <li>- Warehouse</li> </ul> |  |

| <b>Qualifying Notes to Permitted Uses</b>                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------|
| (1) An accessory retail store shall not exceed 10% of the GFA of the main use.                                                              |
| (3) Accessory outdoor storage provisions are contained in the regulations of Section 7.2 and the associated Qualifying Notes. (2011-152-ZO) |
| (5) This use is permitted only if it is accessory to a permitted use                                                                        |

Although the final site-specific uses will be determined at the site plan stage, it is anticipated that the Proposed Development will facilitate a combination of permitted uses, as described in Table 2.

In addition to the permissions set out in Section 7.1 of Zoning By-law 2010-001-ZO, Section 7.2 sets out the applicable regulations for the Employment Light (EL) Zone. These regulations are as follows:

*Table 3: Employment Light Regulations*

| <b>Regulation</b>                             | <b>Requirement</b> | <b>Proposed Development</b> |
|-----------------------------------------------|--------------------|-----------------------------|
| Minimum Lot Area                              | 0.4 ha             | 0.86-2.24 ha                |
| Minimum Lot Frontage                          | 30 m               | 43.38 – 227.02 m            |
| Minimum Front Yard                            | 7.5 m (3) (7)      | TBD at Site Plan Stage      |
| Minimum Exterior Side Yard                    | 7.5 m (7)          | TBD at Site Plan Stage      |
| Minimum Interior Side Yard                    | 7.5 m (7)(8)       | TBD at Site Plan Stage      |
| Minimum Rear Yard                             | 10 m (7)           | TBD at Site Plan Stage      |
| Minimum Yard abutting OS, ENV, R and RN Zones | 10 m (1)(5)        | TBD at Site Plan Stage      |
| Maximum Floor Space Index                     | 1                  | TBD at Site Plan Stage      |
| Minimum Building Gross Floor Area             | n/a                | n/a                         |
| Maximum Height of Buildings                   | 20 m               | TBD at Site Plan Stage      |

|                             |                            |                        |
|-----------------------------|----------------------------|------------------------|
| Minimum Landscaped Area     | 10% of lot area            | TBD at Site Plan Stage |
| Front Yard Landscaped Area  | 50% of front yard area     | TBD at Site Plan Stage |
| Accessory Outdoor Storage   | 20% of lot area<br>(6)(10) | TBD at Site Plan Stage |
| Maximum Lot Coverage        | n/a                        | n/a                    |
| Minimum Setback to Hedgerow | n/a                        | n/a                    |

*Qualifying Notes:*

- 1) *Any yard abutting an OS, ENV, FH, R or RN Zone must be landscaped.*
- 3) *Lots on private services require a minimum 15 m front yard.*
- 5) *If the need is established pursuant to Section 3.20 and/or a Natural Heritage Evaluation or Hydrological Evaluation, as applicable, a greater setback may be required.*
- 6) *An accessory outdoor storage area shall only be used for the temporary storage of finished or semi-finished products, processed, manufactured, assembled, repaired or used on the premises in a building.*
- 7) *A minimum 4.5 m of the required yard must be landscaped.*
- 8) *In the case of 2 lots which are combined as part of a singularly planned development with shared parking and loading facilities, no minimum landscaped strip shall be required within the abutting interior side yards.*

The Proposed Development corresponds with the permitted uses and lot sizes under “Employment Light (EL) Zone”, as specified in Table 2 above. As such, the proposed uses are permitted as-of-right and a zoning by-law amendment is not required. The proposed lot sizes exceed the minimum lot area and lot frontage requirements. The remainder of the regulations will be assessed through site plan control applications.

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# 4.0

## Supporting Studies and Reports

*Various supporting studies are prepared in support of the proposed Site Plan Control Application and Zoning By-law Amendment.*

The Owner submitted a request for Pre-Consultation Meeting in May 2025 (Town File: PRE25.005). The following plans and studies have been prepared in support of this application and in accordance with the PAC Checklist provided by the Town on July 8<sup>th</sup> 2025.

*Table 4.1 Supporting Studies*

| Report                                     | Prepared By:                              |
|--------------------------------------------|-------------------------------------------|
| Planning Opinion Report (this report)      | Malone Given Parsons Ltd.                 |
| A Stage 1 & 2 Archaeological Assessment    | Archaeological Consultants Canada (“ACC”) |
| Hydrogeological Assessment                 | EXP Services Inc.                         |
| Scoped Environmental Impact Study          | SLR                                       |
| Phase I Environmental Site Assessment      | EXP Services Inc.                         |
| Phase II Environmental Site Assessment     | EXP Services Inc.                         |
| Functional Servicing and Stormwater Report | SCS Consulting Group Ltd.                 |

### 4.1 Arborist Report

An Arborist Report and Tree Preservation Plan was prepared by Canopy Consulting c/o Landscape Planning Landscape Architects dated May 11, 2023 and revised May 28<sup>th</sup>, 2025 in support of the Proposed Development. The purpose of this report is to identify all

trees regulated by the Town of Whitchurch-Stouffville's requirements and provide a preservation strategy with recommendations. Additionally, a tree preservation plan depicting the trees locations, the existing conditions, and any proposed work will be included. All field work and data collection were completed by Cletus Gavin, RCA #613 on May 1, 2023.

The Arborist Report and Tree Preservation Plan concludes that one hundred and seventy-four (174) trees were inventoried as part of this project, none of which are located within the Town road allowance. Twenty-eight trees located on the subject site are in conflict with proposed work/grading and are recommended for removal. Additionally, one tree located on the adjacent property collapsed and fell onto the subject site. As such, this tree was identified as not being a suitable candidate for preservation and is recommended for removal. Authorization from the Town is required prior to the removal of these twenty-nine trees.

Finally, with the above in mind, it is the consultant's opinion that if the above tree preservation recommendations are implemented, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation. 14 compensation trees will be required to be planted within the private property.

## **4.2 Stage 1 & 2 Archaeological Assessment**

A Stage 1 & 2 Archaeological Assessment was prepared by Archaeological Consultants Canada ("ACC") on November 14<sup>th</sup>, 2022. The objective of a Stage 1 background study is to provide information about the subject property's geography, history, previous archaeological fieldwork, and current land conditions. A Stage 1 study evaluates the subject property's archaeological potential in order to recommend appropriate strategies for the Stage 2 survey. The objective of a Stage 2 property assessment is to document all archaeological resources present on the property and to make a determination about whether these resources, if present, have cultural heritage value or interest.

Stage 1 background research indicates that the subject property has general archaeological potential due to the historic presence of a farmstead within the subject property, historic proximity to a watercourse, and proximity to twenty registered archaeological sites. A visual property inspection determined that 3.74 ha of the subject property has low to no archaeological potential because it has been previously disturbed by modern construction activities or is permanently low-lying and wet. The balance of the subject property, 29.77 ha, does not display evidence for disturbance that would have destroyed or removed archaeological resources; therefore, further assessment of the subject property in the form of a Stage 2 Archaeological Assessment was recommended.

Two locations were identified during the Stage 1 & 2 assessment. Location 1 is an Indigenous findspot documented during test pit survey where a single flake was identified. Location 2 is a Euro-Canadian findspot documented during pedestrian survey where a single fragment of ironstone was identified.

ACC concluded that both Location 1 and Location 2 did not meet the criteria for requiring a Stage 3 assessment; the sites have no further Cultural Heritage Value or Interest and do not require further fieldwork. The subject property has been fully assessed and no further archaeological assessment of the property is required. The Stage 1 & 2 Archaeological Assessment has been submitted to the Ministry of Citizenship and Multiculturalism, as acknowledged in a letter from the ministry on November 16, 2022.

Through the PAC comments, it was noted that a Ministry Letter of Acceptance into Provincial Register of Reports should be provided to the Town. This letter is submitted as part of this application (dated November 16, 2022).

### **4.3 Hydrogeological Assessment**

A Hydrogeological Investigation Report was prepared by EXP Services Inc. (“EXP”) dated March 9<sup>th</sup>, 2026. The EXP report notes that a Preliminary Geotechnical Investigation for this and the adjacent property at 15374 Woodbine Avenue and a hydrogeological assessment of the Block 1 component of the subdivision were previously undertaken. The current report submitted in support of this application was updated with additional information to address the pre-consultation requirements (dated June 24, 2025) for a draft plan of subdivision application for the entire property located at 15450 Woodbine Avenue. The pertinent information gathered from the noted investigations is utilized for this report.

The objective and purpose of the Hydrogeological Investigation Report was to:

1. Establish the local hydrogeological settings within the Site;
2. Provide recommendations on construction and long-term dewatering;
3. Conduct a door-to-door baseline well survey;
4. Conduct water supply feasibility study including assessment of aquifer parameters and water supply source availability
5. (drilling test well and conduct 24-hour pumping test);
6. Assess groundwater quality;
7. Conduct nitrate impact assessment study;
8. Develop a site-specific water balance for pre- and post-development conditions using a Thornthwaite-Mather water balance
9. approach and provide water balance deficits between pre- and post-development conditions (desktop); and
10. Prepare an Hydrogeological Investigation and Water Balance Assessment Report.

The EXP report includes a list of conclusions and recommendations. Please note that a full list of conclusions and recommendations can be found in the EXP report submitted as part of this application. Excerpts from this list are as follows:

- The Site located in the physiographic region known as the Oak Ridges Moraine, characterized by rolling sandy hills, hummocky topography and closed

depressions that form the source of the headwaters to major streams (consisting primarily of surficial sand and gravel deposits).

- The Site is entirely within the Lake Simcoe and Couchiching/Black River Source Protection Area (SPA). The Site is within WHPA Q1/Q2 and partially within SGRA and ESGRA areas. The Site is located within the East Holland River watershed. The nearest surface water body is a tributary of East Holland River flowing along most eastern portions of the Site.
- Total of twenty (20) monitoring wells, one (1) pumping well and two (2) observation wells were installed by EXP between May 25 of 2021 and December 5 of 2024. The groundwater elevations recorded in twenty-one (21) measurements events between May 26, 2021, and August 15, 2025. Groundwater elevations for shallow water bearing zones varied between 289.33 and 305.93 masl while the groundwater elevations for a water supply well (deep aquifer) ranged from 258.78 and 261.33 masl. The hydrographs for shallow wells confirm that the highest groundwater levels for the wells were recorded during the spring season with a seasonal high-water level encountered on March 29 of 2023 monitoring event.
- To offset the post development infiltration deficit of 14,004 m<sup>3</sup>/year at the Site, feasible LID mitigation measures with a total area of approximately 980 m<sup>2</sup> in size and a minimum storage of 875 m<sup>3</sup> would be required. The proposed LID infiltration tank (cultec chamber) with volume of 966 m<sup>3</sup> within Block 1 area is designed to offset the infiltration deficit in post development.
- Groundwater quality for private water supply operations suggests (raw groundwater from pumping well A387542) that it is suitable for human consumption without treatment as water quality at the end of pumping test meets ODWS. However, it is recommended to implement a routine water quality monitoring program to confirm that water quality consistently meets ODWS. Suitable treatment would be required if water quality demonstrates any exceedances above ODWS.
- The nitrate impact evaluation results for the proposed septic system suggest that the downgradient nitrate concentration is estimated to be approximately 6.9 mg/L (including the background average nitrate concentration). This is below the established ODWS criteria of 10 mg/L. Therefore, the 14.43 acres site (Block 1) can support an industrial development having a total effluent loading of 9,500 L/day resulting in downgradient nitrate concentration (RNC) of 6.9 mg/L.
- Based on the assumptions outlined in this report, the estimated total construction peak dewatering rate (including precipitation) can reach approximately 321,500 L/day for slab-on-grade buildings construction for Block 1 to Block 7 areas and up to 109,600 L/day for Site servicing segments. This is the rate which will be required for discharge to the municipal sewer system or to environment.
- While excavating in the upper till, sump pumps can be utilized to manage rain and perched groundwater seepage. In the sand or more granular layers encountered, an active dewatering system (well points, eductors or large diameter wells) will be required. It is noted that dewatering rates and approaches assessed in this

report may be revised upon final design.

- No long-term dewatering is anticipated for the Proposed Development as proposed building structure is slab-on-grade. Given the depth of proposed water supply well (83.52 m) and proposed daily water taking demand for proposed industrial development (likely less than 50,000 L/day), no long-term water taking related impacts anticipated to neighbouring wells in the area.

#### **4.4 Scoped Environmental Impact Study**

A Revised Environmental Impact Study was prepared by SLR, dated May 29<sup>th</sup>, 2026 in support of the Proposed Development. The objective of this study is to complete a background review, field surveys, and desktop analysis to assess the Subject Property's natural heritage features and their functions, assess potential impacts from the Proposed Development, and provide mitigation measures where appropriate.

The EIS concludes that the Proposed Development of the Site Plan is environmentally feasible and would not result in negative impacts to the identified natural heritage feature (i.e., the PSW), provided the recommended mitigation (including a Barn Swallow nesting structure) and enhancement measures set out in this report are implemented.

#### **4.5 Phase I Environmental Site Assessment**

A Phase I Environmental Site Assessment (ESA), dated June 17, 2021, was prepared by EXP Services Inc. (EXP) on the properties located at 15374 and 15450 Woodbine Avenue. The objective of this Phase I ESA is to identify issues of potential environmental concern to the Site. Based on the Phase I ESA findings, including Site observations, information provided by the Site representative, the review of environmental databases, available historical information, and the pending information requested from the Ministry of Environment, Conservation and Parks ("MECP"), issues of potential environmental concern were identified. This generally includes:

1. Potential presence of fill materials of unknown quality on the northwest quadrant of the Site;
2. Potential historical fuel oil aboveground storage tank;
3. Potential equipment and/or vehicle maintenance or repair activities;
4. Petroleum staining at northeast portion of the Barn; and,
5. Potential historic use of oil-based suppressant on dirt tracks and/or corrals.

Based on the findings of the Phase I ESA, further environmental investigation (i.e., Phase II ESA) is recommended for the Site. The report concludes that given the small quantity, the presence of several small piles of soil and rubble observed to the west of the Barn was not considered to present a significant potential environmental concern for the Site. However, during future construction or redevelopment of the Site, it is recommended that the soil piles be characterized via a sampling and testing program prior to being reuse or remove from the Site for disposal.

## **4.6 Phase II Environmental Site Assessment**

A Phase II Environmental Site Assessment (ESA), dated June 17, 2021, was prepared by EXP Services Inc. (EXP) on the properties located at 15374 and 15450 Woodbine Avenue. The purpose of this Phase II ESA was to assess whether the Areas of Potential Environmental Concern (APECs) identified in the 2021 EXP Phase I ESA had resulted in adverse subsurface environmental impacts to the Site. Based on the findings of this Phase II ESA, the following conclusion and recommendations are presented.

Based on the findings of this Phase II ESA, the following conclusion and recommendations are presented:

1. The laboratory analytical results for all tested soil and groundwater samples met the applicable MECP Table 1 Site Condition Standards for Residential / Parkland / Institutional / Industrial / Commercial / Community property uses, medium to fine-textured soils. No further investigation is considered warranted for the Site at this time.
2. Groundwater monitoring wells installed during this investigation on Site may be maintained for on-going monitoring purposes. If the monitoring wells are no longer required, they should be decommissioned by a licensed well contractor in accordance with Ontario Regulation 903.

## **4.7 Functional Servicing and Stormwater Management Report**

A Functional Servicing and Stormwater Management Report (“FSSR”) was prepared by SCS Consulting Ltd., dated May 2025, in support of the proposed lot creation on the lands presently known as 15450 Woodbine Avenue in the community of Vandorf. The purpose of the FSSR is to demonstrate that the Proposed Development can be graded and serviced in accordance with the Town of Whitchurch-Stouffville, Lake Simcoe Region Conservation Authority (LSRCA), York Region Road Design Guidelines, the Ministry of Transportation Ontario (MTO), the Ontario Building Code, and the Ministry of Environment, Conservation and Parks (MECP) design criteria.

The FSSR concludes that the site can be serviced by the proposed septic system and well system and that the Site Plan layout supports stormwater management requirements. With respect to Stormwater Management, the FSSR provides the following:

### **General Information**

- The pre-development land use consists of agricultural land;
- The Proposed Development is located in the East Holland watershed; and
- The Proposed Development consists of Industrial blocks, proposed roads, landscape buffer, and natural heritage system

### **Grading**

- The Proposed Development grading has been developed to match to the existing

- surrounding grades, and provide conveyance of stormwater runoff; and
- The site grading will be subject to further grading design at the detailed design stage.

#### Rights-of-Way and Sidewalks

- The proposed 23m rural industrial ROW is modified from the Town of Whitchurch-Stouffville 26m rural industrial ROW standard.

#### Storm Drainage and Storm Servicing

- Storm Servicing:
  - o Storm runoff will be conveyed by storm sewers designed in accordance with Municipality and MECP criteria;
  - o Storm sewers will generally be designed for the 5-year storm event; and
  - o Adequate 100-year overland flow routes will be provided.

#### Stormwater Management

- The SWM Plan includes the following LID measures: manufactured treatment devices (i.e. Oil-Grit Separators, Jellyfish filtration units), enhanced grassed swales, underground infiltration systems and underground detention systems
- Quality Control: MOE (2003) Enhanced water quality protection will be provided through the use of treatment train approach, including manufactured treatment devices (i.e. Oil-Grit Separators, Jellyfish filtration units), enhanced grassed swales, underground infiltration systems and underground detention systems;
- Phosphorus Budget: A phosphorus budget analysis was completed using the MECP phosphorus budget tool, which shows that the post-development phosphorus export will be approximately 21.74 kg/yr greater than predevelopment conditions. The phosphorus export is being mitigated through the use of the LID measures listed above;
- Volume Control: The runoff volume from a 25 mm rainfall event will be retained over 48 hours by the future underground infiltration facilities for each proposed industrial block;
- Water Budget: EXP has completed a water budget analysis to demonstrate that the proposed annual infiltration rates will not be less than pre-development rates through the use of the existing underground infiltration chamber (i.e. CULTEC 300HD) in Block 1;
- Quantity Control: Quantity control will be provided via orifice controls, underground storage systems to control proposed runoff rates in the 2 through 100-year storm events;

#### Sanitary Servicing

- Sanitary servicing for the future industrial blocks will follow the same design approach as Block 1. The proposed septic systems will maintain a minimum 1.0 m separation between the highest water level measured and the underside of the

effluent distribution system. The design will comply with the requirements of Section 8 of the Ontario Building Code, including setbacks, tank sizes and effluent disposal area size.

#### Water Supply and Distribution

- Water servicing for the proposed industrial blocks will be designed in consistent with the approach applied to Block 1. Each individual water supply system will be subject to pumping test to confirm the long-term yield of the proposed water supply well and to evaluate potential impacts. Groundwater quality sampling and analysis will be undertaken to assess the suitability of the proposed water supply source for domestic consumption.

#### Erosion and Sediment Control during Construction

- An erosion and sediment control plan will be prepared at the detailed engineering stage, in accordance with the “Erosion and Sediment Control Guideline for Urban Construction” document (December 2006)/(December 2019).

The FSSR further summarizes that the Proposed Development will be serviced by onsite septic systems. Likewise, the proposed water supply will be provided by an onsite well system. Fire protection will be provided via underground fire protection storage tanks prepared by Soscia Professional Engineers Inc. And finally, the FSSR also notes that the site has been graded to mimic the existing drainage pattern while minimizing cut and fill differentials.

## 5.0 Section 51(24) Criteria

As this application is proceeding as a Draft Plan of Subdivision Section 51(24) of the Planning Act establishes criteria that planning authorities shall have regard to when considering a Draft Plan of Subdivision. Our responses to each of these criteria are provided in Table 5.1 below.

*Table 5.1: Response to Draft Plan of Subdivision Criteria*

|    | Criteria                                                                           | Response to Criteria                                                                                                       |
|----|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| a) | The effect of the development of the proposed subdivision on matters of provincial | The Draft Plan of subdivision has regard for matters of Provincial interest, as outlined in Sections 3.1.1 of this report. |

|    | Criteria                                                                                  | Response to Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | interest as referred to in Section 2.                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| b) | Whether the proposed subdivision is premature or in the public interest.                  | <p>These lands have been identified for growth and are not premature. The Draft Plan facilitates the completion of the development that is already underway on the western half of the Subject Lands.</p> <p>The Draft Plan is in the public interest based on the policy analysis provided in this report; it implements the goals of the Town, Region, and Province to protect the financial and economic well-being of the Province and is municipalities in keeping with the planned intent of the local and regional official plans.</p> <p>Additionally, the Draft Plan of Subdivision proposed is in the public interest by dedicating the environmental lands to a public authority to ensure protection of natural features.</p> |
| c) | Whether the plan conforms to the official plan and adjacent plans of subdivision, if any. | <p>The Draft Plan is conforms to the applicable policies of the Whitchurch-Stouffville Official Plan. The Subject Lands are/will be in close proximity to several other non-residential developments, limiting risk to sensitive land uses.</p> <p>The Proposed Development contributes to the orderly development of the community in a safe and healthy manner. The subdivision is necessary to create large-format blocks for industrial uses. These uses comply with land use designations set out in the Vandorf-Preston Lake Secondary Plan.</p>                                                                                                                                                                                    |
| d) | The suitability of the land for the purposes for which it is to be subdivided.            | <p>The Subject Lands are located within a Settlement Area and further designated for industrial uses. The Draft Plan of Subdivision will create several industrial lots supported by appropriate infrastructure, stimulate economic growth, facilitate the development of industrial lands, and result in a development that will contribute to economic prosperity within Whitchurch-Stouffville.</p>                                                                                                                                                                                                                                                                                                                                    |

|    | Criteria                                                                                                                                                                                                                                              | Response to Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| e) | The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them. | <p>The proposed public streets reflect the Town's conceptual road network depicted in the 2025 Adopted Official Plan and integrates with the existing road network surrounding the Subject Lands. The proposed road network will contribute to connectivity throughout the industrial lands of the Vandorf-Preston Lake Secondary Plan area.</p> <p>Both Streets A and B have a 23.0m right-of-way, and are adequately sized for industrial operations, allowing for future connections to industrial uses to the south.</p> |
| f) | The dimensions and shapes of the proposed lots.                                                                                                                                                                                                       | <p>The proposed lots are generally uniform and rectangular (save for Block 7 is irregular in shape due to environmental constraints). The proposed lots are of appropriate shape and size to accommodate industrial uses.</p> <p>Building sitings for the industrial blocks will be determined through a separate Site Plan process.</p>                                                                                                                                                                                     |
| g) | The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.                                                | Not applicable. There are no constraints on or surrounding the Subject Lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| h) | Conservation of natural resources and flood control.                                                                                                                                                                                                  | By implementing buffers to ensure adequate protection of the existing Provincially Significant Wetland in the east of the Subject Lands in accordance with the EIS report prepared by Beacon, the ecological integrity of the site and its immediate surroundings will be preserved through the creation of a Natural Heritage Block.                                                                                                                                                                                        |
| i) | The adequacy of utilities and municipal services.                                                                                                                                                                                                     | The Draft Plan can be adequately serviced by private servicing as confirmed by the FSSR, as permitted through the policies of the Official Plan, and as demonstrated by the technical studies submitted with this application.                                                                                                                                                                                                                                                                                               |

|    | Criteria                                                                                                                                                                                                                                                                                                                       | Response to Criteria                                                                                                                                                                                                                                                                                  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| j) | The adequacy of school sites.                                                                                                                                                                                                                                                                                                  | No school sites are permitted in the proposed Employment Areas designation of the Vandorf-Preston Lake Secondary Plan. As an employment use, the Proposed Development will not contribute to pupil generation.                                                                                        |
| k) | The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.                                                                                                                                                                                     | The proposed public roads, Natural Heritage System feature, and associated buffers are to be conveyed to the municipality as part of this application. In total, 3.60 hectares will be conveyed to public ownership.                                                                                  |
| l) | The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.                                                                                                                                                                                            | The Draft Plan represents an efficient layout of industrial uses that utilize undeveloped lands in proximity to highway 404. Further information will be provided through detailed design, when building details are known.                                                                           |
| m) | The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . | Future site plan and other planning application(s) will be submitted at a later date to facilitate development of the industrial blocks. Site plan level matters for the proposed industrial buildings will be addressed through Plan of Subdivision conditions and architectural control guidelines. |

In conclusion, as set out above, it is our opinion that the proposed Draft Plan meets the requirements of Section 51(24) of the *Planning Act*.

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# 6.0

## Conclusion

*This section provides a summary of the policy review in this report and concludes why the Proposed Development represents good planning.*

This report has reviewed the Proposed Development in accordance with the policies set out in the Provincial Planning Statement (2024), The Greenbelt Plan (2017), the Oak Ridges Moraine Conservation Plan (2017), the York Region Official Plan (2022), the Town of Whitchurch-Stouffville Official Plan (2004 and 2025), and Town of Whitchurch-Stouffville Zoning By-law 2010-001-ZO (2011). In addition, the Proposed Development also has regard for the adopted Town of Whitchurch-Stouffville Official Plan (2024).

With the creation of new lots, the Proposed Development requires an application for Draft Plan of Subdivision. Through the planning analysis detailed in the previous sections of this report, it is our opinion that the Proposed Development represents good planning, is consistent with and conforms to all applicable Provincial and Regional policy, and generally meets the intent of Municipal planning documents.

The Proposed Development of the Subject Lands for employment uses, in the form of a panel manufacturing plant with visibility and frontage on Highway 404, is an appropriate use for the Subject Lands. Generally, this proposed use aligns with the vision and direction set out by the area municipality's official and secondary plans, conforms to regional and provincial plans and is consistent with the policies of the PPS.

The proposed amendments to permit the development on the Subject Lands represent good planning and should be approved for the following reasons:

The Proposed Development is consistent with the policies of the Provincial Planning Statement by:

- Promoting economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

- Facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment, and;
- The Proposed Development is consistent with Policy 51(24) of the PPS 2024.

The Proposed Development conforms to the Greenbelt Plan by:

- Directing limited growth to a conceptual hamlet area under the Plan which are to be governed by official plans and related programs or initiatives under municipal official plans.
- Protecting PSW on the Subject Property by locating the proposed uses at appropriate distances from identified natural heritage features.

The Proposed Development conforms to the York Region Official Plan by:

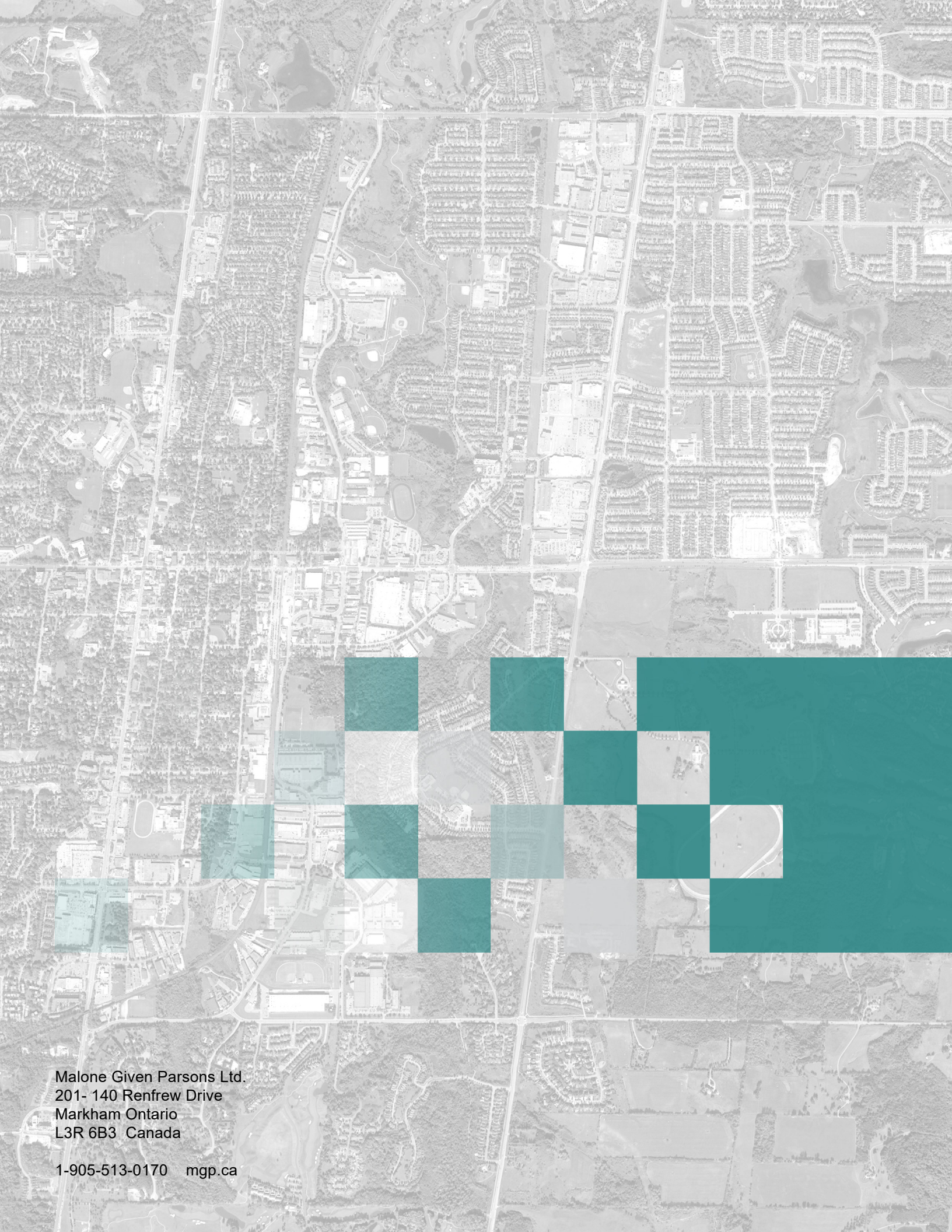
- Enhancing York Region's urban structure through a comprehensive integrated growth management process that provides for healthy, sustainable, complete communities with a strong economic base;
- Providing the services required to support York Region's residents and businesses to 2051 and beyond, in a financially and environmentally sustainable manner; and
- Ensuring resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity.
- Avoiding Provincially Significant Wetlands through the preparation of an EIS which concludes that design of the Proposed Development, including the road access via Woodbine Avenue, will be located approximately 30 m from identified wetlands and associated buffers.

The Proposed Development generally conforms with the policies of the Town of Whitchurch-Stouffville Official Plan (2004 and 2025) and the Vandorf-Preston Lake Secondary Plan by:

- Providing employment uses on the Subject Lands as envisioned by the 2024 OP, the 2025 OP and the VPLSP, as applicable at the writing of this report.
- The in-effect designation /applicable policies, being the 'Potential Employment Designation', permit industrial uses subject to site-specific policies, which for the purposes of this application, will be determined at the site plan control stage.
- The Proposed Development protects the natural environment by establishing an NHS block for the long-term protection of these features and buffers. This includes the incorporation of a 30-metre buffer.
- The Proposed Development is identified in the delineated Servicing Study Area under the 2004 Official Plan. Town is currently in discussions with the Landowners in the northwest quadrant of the Woodbine Avenue/Aurora Road intersection to prepare area-wide Environmental and Engineering Studies in relation to the north/south road alignment. The intent of this requirement will be

addressed through this area-wide study. In the interim, this report relies on the findings of site-level engineering and environmental studies.

For the reasons noted above, it is our professional opinion that the Proposed Development represents good planning and should be approved.



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