

Notice of Passing of By-law Official Plan Amendment

Pursuant to Section 17(23) of the *Planning Act, R.S.O. 1990, Chapter P.13*, this notice is to advise you that the Council of the Corporation of the Town of Whitchurch-Stouffville at its meeting on **May 6, 2026**, has made the decision to:

PASS BY-LAW 2026-33-OP

Official Plan Amendment No. 2 (File No. OPA26.001)

Town Wide

Explanation of the Purpose & Effect of By-law 2026-33-OP

The purpose and effect of this Amendment to the Town's Official Plan is to consolidate a number of Official Plan Amendments that were previously approved or have since been approved, following Council Adoption of the New Official Plan on May 15, 2024, including:

- OPA 136 – Ballantrae Musselman's Lake Secondary Plan, approved by the Ontario Land Tribunal, January 31, 2025 (OLT-22-003616).
- OPA 166 – 5964 Main Street and 28 Fairview Avenue, Stouffville (Hyson Properties), approved by the Ontario Land Tribunal on January 13, 2025.
- OPA 167 – 5262, 5270, 5286 and 5318 Main Street and 12371 Highway 48, Stouffville (2440332 Ontario Inc.), approved on October 17, 2024.
- OPA 168 – 6031 – 6037 Main Street, Stouffville (Mill Woods Corporation), approved April 2, 2025.
- OPA 169 - 15400 Highway 48, (Town of Whitchurch-Stouffville), approved June 4, 2025.
- OPA 170 - 5194, 5208, 5222, 5232 Aurora Road and 15288, 15300, 15310 and 15322 Highway 48, Stouffville (Hammerford Ballantrae Limited), approved February 24, 2026.
- OPA 171 - 5310 and 5322 Aurora Road, Stouffville, (Xin Yin Inc.), approved by the Ontario Land Tribunal, November 27, 2025 (OLT-24-000448).
- OPA 109 – Archdiocese of Toronto Catholic Cemetery, 17166 Woodbine Avenue, Stouffville (Deferral No. 1, which was subsequently approved by the Region of York on June 10, 2005).

In addition, the purpose of the Amendment is to include additional policies from the York Region Official Plan, 2022 and required changes to enable the Town to revoke the York Region Official Plan. Through the Province's enactment of Bill 185, Cutting Red Tape to Build More Homes Act, the Region of York was deemed an upper-tier municipality without planning responsibilities. As per S. 70.13 (2) of the *Planning Act*, the portions of an official plan of an upper tier municipality

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without planning responsibilities that are in effect and that apply in respect of any area in a lower-tier municipality are deemed to constitute an official plan of the lower-tier municipality, and the York Region Official Plan, 2022 remains in effect until the lower-tier municipality revokes it or amends it to provide otherwise.

The Amendment applies to the entirety of the Town of Whitchurch- Stouffville, in addition to the area and site-specific properties identified above.

Attached is a copy of By-law 2026-33-OP as passed by Town of Whitchurch-Stouffville Council.

All written and oral submissions received by the Town of Whitchurch-Stouffville were considered in the making of this decision.

Filing of the Appeal

The last date for filing a Notice of Appeal is **June 4, 2026**. If no appeal is received by this time, the decision is final. A Notice of Appeal must:

1. Be filed with the Clerk of the Town of Whitchurch-Stouffville.
2. Set out the reasons for the appeal.
3. Be accompanied by the fee required by the Ontario Land Tribunal (refer to <https://olt.gov.on.ca/fee-chart/>) by cheque made payable to the Minister of Finance.
4. In addition, pursuant to By-law 2025-079-FI, a processing for Ontario Land Tribunal appeal, payable to the Town of Whitchurch-Stouffville, is required to be paid at the time of filing a Notice of Appeal.

Forms and other information respecting appeals to the Ontario Land Tribunal (OLT) are available on the OLT's website at: <https://olt.gov.on.ca/forms-submissions/>

Note: Personal information that accompanies a submission will be collected under the authority of the *Planning Act* and may form part of the public record which may be released to the public.

The Minister, a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to Town Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted – meaning neighbours, individuals, companies, and ratepayer groups can no longer appeal amendments.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Whitchurch-Stouffville to the Ontario Land Tribunal but the person or public body did not make oral submissions at the public meeting or make written submissions to Town of Whitchurch-Stouffville before the by-laws passed, the person or public body is not entitled to appeal the decision the Town of Whitchurch-Stouffville.

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If a person or public body did not make oral submissions at the public meeting or make written submissions to the Town of Whitchurch-Stouffville before the by-laws passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this proposed amendment or by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you must have had made an oral submission at the public meeting, or have submitted written comments to the Town Clerk, before the proposed amendment was adopted or the by-laws were passed by Town Council.

In the event of an appeal to the Ontario Land Tribunal, your written submissions and contact information will be provided to the Tribunal. If you do not wish your contact information to be released to the Tribunal by the Town, please advise the Town accordingly in writing.

Mailing Address for Filing a Notice of Appeal

Town of Whitchurch-Stouffville Municipal Offices
111 Sandiford Drive
Stouffville, ON L4A 0Z8

The Ontario Land Tribunal may dismiss an appeal for reasons set out in Section 17(45) of the *Planning Act*.

Additional Information

Additional information on the Official Plan Amendment, including information about appeal rights, is available by contacting the Town's Planner, Tim Hayward, Policy Planner III, Policy Planning via email at tim.hayward@townofws.ca or developmenthelp@townofws.ca, or via phone at (905) 640-1900, extension 2234.

DATED at the Town of Whitchurch-Stouffville on, **May 15, 2026.**



Hena Kabir
Director, Planning Services
Development Services Commission

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-033-OP


BEING A BY-LAW to adopt Official Plan Amendment No. 2 to the Official Plan for the Town of Whitchurch-Stouffville, 2025, which on the 1st day of January, 1971 comprised all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville.

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

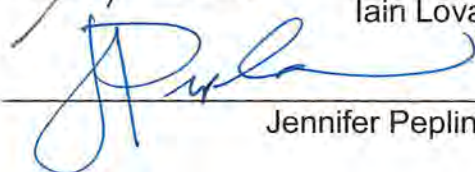
1. That Schedule "A" to this By-law, which includes Amendment No. 2 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025), as amended, which, on the 1st day of January, 1971, comprised all the lands within the municipal boundary of the area municipality of The Corporation of the Town of Whitchurch-Stouffville, is hereby adopted; and
2. That the York Region Official Plan, 2022, constituting an Official Plan of the Town of Whitchurch-Stouffville in accordance with S. 70.13 (2) of the *Planning Act*, R.S.O. 1990, c. P.13. is hereby revoked; and
3. That the Ballantrae Musselman's Lake and Environs Secondary Plan, as included in Appendix B of By-Law 2024-057-OP, is hereby repealed; and
4. That the Mayor and Clerk be hereby authorized and empowered to execute the said Amendment No. 2 to the Official Plan on behalf of this Corporation and to affix thereto the Corporate Seal and to make or cause to be made on behalf of this Corporation such application as may be necessary for approval of said Amendment No. 2 to the Official Plan and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ a first and second time this 6th day of May, 2026.

READ a third time and passed this 6th day of May, 2026.



Iain Lovatt, Mayor



Jennifer Peplinski, Clerk

SCHEDULE "A"

AMENDMENT NO. 2

TO THE

TOWN OF WHITCHURCH-STOUFFVILLE

OFFICIAL PLAN

INITIATED BY

THE COUNCIL OF THE CORPORATION OF WHITCHURCH-STOUFFVILLE

May 6, 2026

COUNCIL
THE TOWN OF WHITCHURCH -STOUFFVILLE

MAYOR Iain Lovatt

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

THE CERTIFICATION

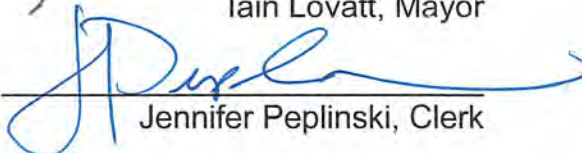
AMENDMENT No. 2

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

The attached text and schedules, constituting Amendment No. 2 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) which, on the 1st day of January 1971, comprised all the lands within the municipal boundary of the Area Municipality of The Corporation of the Town of Whitchurch-Stouffville, was adopted by The Corporation of the Town of Whitchurch-Stouffville by By-law No. 2026-033-OP in accordance with the *Planning Act* on the 6th day of May, 2026.



Iain Lovatt, Mayor



Jennifer Peplinski, Clerk

STATEMENT OF COMPONENTS

PART I – THE PREAMBLE does not constitute part of this Amendment.

PART II – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. 2 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025).

**AMENDMENT NO. 2
TO THE TOWN OF WHITHCURCH-STOUFVILLE OFFICIAL PLAN**

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PART I – THE PREAMBLE

1. PURPOSE

The purpose of Amendment No. 2 is to amend the Official Plan to consolidate a number of Official Plan Amendments that were previously approved or have since been approved to the Town's 2004 Official Plan, and following Council Adoption of the New Official Plan on May 15, 2024, and subsequently approved in part, with modifications, by the Minister of Municipal Affairs and Housing on September 25, 2025.

The previously approved Official Plan Amendments which are being consolidated through this Amendment include:

- OPA 136 – Ballantrae and Musselman's Lake Secondary Plan, approved by the Ontario Land Tribunal, January 31, 2025 (OLT-22-003616);
- OPA 166 – 5964 Main Street and 28 Fairview Avenue, Stouffville (Hyson Properties), approved by the Ontario Land Tribunal on January 13, 2025;
- OPA 167 – 5262, 5270, 5286 and 5318 Main Street and 12371 Highway 48, Stouffville (2440332 Ontario Inc.), approved on October 17, 2024;
- OPA 168 – 6031 – 6037 Main Street, Stouffville (Mill Woods Corporation), approved April 2, 2025;
- OPA169 - 5310 and 5322 Aurora Road, Stouffville, (Xin Yin Inc.), approved by the Ontario Land Tribunal, November 27, 2025 (OLT-24-000448);
- OPA 170 - 5194, 5208, 5222, 5232 Aurora Road and 15288, 15300, 15310 and 15322 Highway 48, Stouffville (Hammerford Ballantrae Limited), approved February 24, 2026; and
- OPA 109 – Archdiocese of Toronto Catholic Cemetery, 17166 Woodbine Avenue, Stouffville (Deferral No. 1, which was subsequently approved by the Region of York on June 10, 2005).

Furthermore, the purpose of this Amendment is to include additional policies from the York Region Official Plan, 2022 and incorporate required changes to enable the Town to revoke the York Region Official Plan, 2022. Through the Province's enactment of Bill 185, *Cutting Red Tape to Build More Homes Act*, the Region of York was deemed and upper-tier without planning responsibilities on July 1, 2024. As per S. 70.13 (2) of the *Planning Act*, an official plan of an upper-tier municipality without planning responsibilities that are in effect and that apply in respect of any area in a lower-tier municipality are deemed to constitute an official plan of the lower-tier municipality, and the York Region Official Plan, 2022 remains in effect until the lower-tier municipality revokes it or amends it to provide otherwise.

2. LOCATION

This Amendment applies to the entirety of the Town of Whitchurch-Stouffville, in addition to the area and site-specific properties for which previously approved Official Plan Amendments are being consolidated into the Town of Whitchurch- Stouffville Official Plan (September 25, 2025).

3. **BASIS**

The Amendment has been initiated by the Corporation of the Town of Whitchurch Stouffville.

The Amendment consolidates a number of Official Plan Amendments that were previously approved or have since been approved to the Town's 2004 Official Plan, and following Council Adoption of the New Official Plan on May 15, 2024, and as a result were not included in the Town's New Official Plan approved on September 25, 2025.

The Amendment includes additional policies from the York Region Official Plan, 2022 and incorporates required changes to enable the Town to revoke the York Region Official Plan, 2022, in accordance with S. 70.13 (2) of the *Planning Act*.

The Amendment is consistent with the policies of the Provincial Planning Statement, 2024, and conforms to the applicable Provincial Plans.

The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. 2 to the Town of Whitchurch-Stouffville Official Plan (September 25, 2025) is appropriate and constitutes good planning.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II: The Amendment, consisting of the following text and Schedules, constitutes Amendment No. 2 to the Official Plan of the Town of Whitchurch-Stouffville (September 25, 2025).

2. Details of the Amendment

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

1. The Preamble under “What is an Official Plan?” is amended by deleting **~~and the York Region Official Plan,~~** after “Clean Water Act, 2006,” and deleting **~~As of July 1, 2024, York Region is an upper-tier municipality without planning responsibilities. The York Region Official Plan, as legislatively approved through the Official Plans Adjustments Act, 2023 is deemed to be part of the Town of Whitchurch-Stouffville Official Plan and is in effect until the Town revokes or amends the York Region Official Plan. In the event of conflict, policies in the York Region Official Plan will prevail over policies in this Plan as set out in the Planning Act.~~** and deleting **~~/Greenlands system~~** after “How to protect, enhance and grow the natural heritage system”.
2. The Preamble under “Purpose and How to Use this Official Plan” is amended by deleting **~~Regional and~~** after “along with new”.
3. The Preamble under “The Planning Act” is amended by deleting, **~~as well as implement the policies of the York Region Official Plan,~~** after “conform to other Provincial Plans and policies”.
4. The Preamble under “Relationships Between the PPS, Provincial Plans and Municipal Official Plans” is amended by adding **and applicable** after “brought into conformity with the PPS” and deleting, **~~and the York Region Official Plan, described above~~** after “Provincial Plans” in paragraph two.
5. The Preamble paragraph entitled “York Region Official Plan” is deleted in its entirety.
6. Chapter 2, Planning for Growth is amended by deleting:

~~A Regional Structure sets out a planning framework to help manage this growth in an orderly and sustainable way. The Regional Structure includes:~~

- **~~Areas that provide the focus for growth and development including the Urban Area, Towns and Villages, Urban Growth Centres, strategic growth areas, and Major Transit Station Areas within a system of Regional Centres and Corridors; and~~**
- **~~A Regional Greenlands System and Agricultural System that protect and enhance the natural environment and agricultural land base, where urbanization cannot occur.~~**

~~The Regional Structure has been incorporated and further detailed at a local level based on the direction and policies of the applicable Provincial Plans and the York Region Official Plan, in order to establish the Town Structure as outlined in Section 2.1.~~

7. Chapter 2, Planning for Growth is amended by adding **establish a Town Structure to plan for growth**, and deleting **~~reinforce the integrity, maintenance and enhancement of the Regional Structure~~** after “The policies of this Plan”.
8. Chapter 2, Planning for Growth, last paragraph, is amended by deleting, **~~In accordance with the growth projections and allocations prepared by York Region,~~** before “Whitchurch-Stouffville’s employment base”.
9. Section 2.1.1.2 b. is amended by adding **Development may also be considered on private communal water services and private communal sewage services for multi-unit/lot development.** after the last sentence.
10. Section 2.1.1.3 is amended by deleting **~~and the York Region Official Plan~~** after “the applicable Provincial Plans” in the first sentence.
11. Section 2.1.1.4 is amended by deleting **~~and the York Region Official Plan~~** after “the policies of the Provincial Plans”, and after “The Provincial Plans” in the first sentence, and deleting **~~and the York Region Official Plan policies~~** in the second sentence.
12. Section 2.2.2.1 is amended by adding, **which are Strategic Growth Areas in the Town** after “to the Major Transit Station Areas (MTSAs)”.
13. Section 2.2.4 is amended by deleting **~~as delineated in the York Region Official Plan,~~** from the first sentence of the second paragraph, and deleting **~~policies of the York Region Official Plan and~~** from the last sentence of the second paragraph.
14. Section 2.2.5.1 is amended by adding **the Major Transit Station Areas and** after “The Strategic Growth Areas comprise”.
15. Section 2.2.5.4 i. is amended by deleting, **~~and in accordance with the York Region Official Plan.~~**
16. Section 2.4.1.2 is amended by adding, **or private communal water services and private communal sewage services for multi-unit/lot development, to support protection of the environment and minimize potential risks to human health and safety.** after “individual on-site water services and individual on-site sewage services.”.
17. Section 2.5.1.1 a. is amended by deleting, **~~in accordance with the policies of the York Region Official Plan.~~**
18. Section 2.5.1.1.b. is amended by deleting it in its entirety and replacing it with:
 - b. Prepare comprehensive Secondary Plans, which shall:**
 - i. Be approved in advance of new development proceeding in New Urban Areas;**
 - ii. Be implemented through Official Plan Amendments; and,**
 - iii. Meet or exceed the policies of this Official Plan.**
19. Section 2.5.1.1 d. is amended by deleting, **~~in accordance with the provisions of the York Region Official Plan.~~**

20. Section 2.5.1.1 j. is amended by deleting **Regional Greenlands System** and replacing with **Natural Heritage System**.
21. Section 2.5.1.1 p. is amended by deleting, **Regional and**.
22. Section 2.5.1.1 q. is amended by adding **applicable** after "Implement the".
23. Section 2.7 is amended by adding **and** after "Oak Ridges Moraine Conservation Plan," and deleting, ~~**and the York Region Official Plan**~~ from the last sentence in the first paragraph.
24. Section 2.7.1.1 a. is amended by adding **is** after "Natural Heritage System" and deleting, ~~**includes the Regional Greenlands System**~~.
25. Section 2.8 is amended by adding **and** after "The Town is growing", deleting ~~**quickly. Based on the Region's Official Plan, the Town of Whitchurch-Stouffville**~~, in the first sentence.
26. Section 2.8 is amended by adding **through** after "forecasts were prepared". and deleting ~~**and Regional**~~ in the second sentence.
27. Section 2.8.1 is amended by deleting ~~**and Regional**~~ from the second sentence of the first paragraph.
28. Section 2.8.1.1 b. is amended by deleting ~~**established by York Region**~~ and ~~**is required to**~~ and adding **s** to the word "plan".
29. Section 2.8.2.1 f. ii. is amended by deleting, ~~**Notwithstanding, the minimum density target for the Region will collectively meet or exceed an overall minimum density target of 60 people and jobs per hectare.**~~
30. Section 2.8.2.1 f. v. is amended by deleting ~~**Employment Zone Area**~~ and replacing with **employment area**, adding **Community of** before "Stouffville" and deleting ~~**Community Employment Zone, as identified in the York Region Official Plan**~~
31. Section 2.8.2.1 f. vi. is amended by deleting, ~~**An average overall density target of a minimum of 55 jobs per hectare in the Highway 404 Employment Zone, as identified in the York Region Official Plan, which includes the Hamlet of Gormley employment areas**~~ and replacing with **A minimum employment area density target of 30 jobs per hectare in the Hamlet of Gormley and Vandorf.**
32. Section 2.8.2.1 n. is amended by deleting ~~**Employment Zones**~~ and replacing with **employment areas**.
33. Section 2.8.3.1 e. is amended by deleting, ~~**as may be required by York Region and the Town**~~, in the first sentence, and deleting ~~**York Region and**~~ in the second sentence.
34. Section 2.8.3.1 k. is amended by deleting ~~**the Plan in cooperation with York Region**~~ and replacing with **this Plan**.
35. Section 2.9.1.1 o. is amended by deleting **Greenlands**.
36. Section 2.10.4.1 q. is amended by deleting ~~**existing**~~ in the first sentence.
37. Section 2.11.3.2 c. is amended by deleting to ~~**Land uses as identified in the Gormley Secondary Plan in effect as of November 2022, when the York**~~

~~Region Official Plan came into effect may~~ and replacing with **Permit development to** and deleting, ~~assessments and policies in the York Region Official Plan.~~

38. Section 2.11.3.2 d. is amended by deleting ~~Consider permitting~~ and replacing with **Permit** and deleting, ~~and provisions in the York Region Official Plan.~~in the first sentence.
39. Section 2.11.3.2 e. is amended by deleting to ~~Consider permitting~~ and replacing with **Permit private** and deleting, ~~and private communal sewage services provisions in the York Region Official Plan.~~
40. Section 2.11.4 is amended by deleting ~~the York Region Official Plan~~ and replacing with **this Plan** in the first sentence and deleting ~~the York Region~~ and replacing with **this,** in the second sentence.
41. Section 2.11.4.1 f. is amended by deleting ~~Consider permitting~~ and replacing with **Permit** and deleting ~~the York Region Official Plan.~~
42. Section 2.11.4.2 d. is amended by deleting ~~Consider permitting~~ and replacing with **Permit** and deleting ~~and provisions in the York Region Official Plan.~~
43. Section 2.11.4.2 f. is amended by deleting ~~Consider permitting~~ and replacing with **Permit** and deleting ~~the York Region Official Plan.~~
44. Section 2.11.4.3 and 2.11.4.3 a. is amended by deleting ~~or private communal water services~~ and ~~or private communal sewage services.~~
45. Section 2.11.4.4 is amended by deleting ~~or private communal water and wastewater systems.~~
46. Section 2.11.5 is amended by deleting ~~Note: Refer to the Town of Whitchurch-Stouffville Official Plan, 2004, as it relates to the in-force and effect land use designations and policies.~~ and adding the following:

2.11.5.1 Growth Management

The Community of Ballantrae and Hamlet of Musselman's Lake are expected to experience limited new growth which should be appropriately balanced and phased to ensure the required servicing infrastructure and community facilities are provided to meet the needs of the community.

Future growth and development is limited by the development limits established by the Ballantrae Settlement and Musselman's Lake Community Area boundaries and the provisions of the Oak Ridges Moraine Conservation Plan.

Population and phasing for planning applications for approval within the Ballantrae and Musselman's Lake settlement areas will be subject to the availability of water from the Ballantrae-Musselman's Lake Drinking Water System, or from an individual private well water supply system servicing development subject to Section 2.11.5.3 a requirements. Phasing of development will also be subject to the criteria of Section 2.11.5.5.

a. Population on Partial Services

While the Oak Ridges Moraine Conservation Plan generally prohibits the construction or expansion of partial services, exception is granted where it is necessary to address a serious health or environmental concern. In 2007, the Ministry of Environment confirmed that partial services within the settlement areas of Ballantrae and Musselman's Lake would only be permitted within the limits of the 1991 Environmental Assessment approved capacity of the municipal water system. As such, in both the communities of Ballantrae and Musselman's Lake up to a combined maximum population of 5,900 persons, unless otherwise confirmed by Provincial authorities, is permitted on partial services consisting of a municipal water supply system and a private individual on-site wastewater system. The existing population on partial servicing will be confirmed by the Town before any new development on partial servicing is approved to ensure conformity with the Oak Ridges Moraine Conservation Plan.

b. Expanded Population Based on York Region's 2019 Class Environmental Assessment

The upper-tier municipal water system, known as the Ballantrae-Musselman's Lake Drinking Water System is owned and operated by the Regional Municipality of York and is comprised of three water wells with associated pumps (two duty and one standby), one storage facility and a chemical treatment system. An approved Class Environmental Assessment which was completed by York Region in 2019 increased the pumping capacity allowed in the Permit to Take Water from 5,900 persons to 6,230 persons. Partial servicing of the additional serviced population is not interpreted to be permitted under the Oak Ridges Moraine Conservation Plan through 'grandfathering' under the Ministry's exemption.

For greater clarity, any new development in Ballantrae and Musselman's Lake that results in a total water serviced population of more than 5,900 persons must be on full services. Policies within this Official Plan define full services.

c. Potential Increased Serviced Population of the Municipal Water System

A Short-Term Growth Phase 1 Water Supply Feasibility and Conceptual Design Study (Phase 1 Water Supply Study) will be conducted to determine potential additional population beyond 6,230 persons that could be serviced by the Ballantrae-Musselman's Lake Drinking Water System. The purpose of this study is to confirm what infrastructure improvements are needed to the Ballantrae-Musselman's Lake Drinking Water System to enable servicing of the shorter-term growth interests and determine the serviceable population in the Ballantrae and Musselman's Lake communities if improvements are implemented. For further clarity, the potential for any additional development beyond 6,230 persons will be identified through the Phase 1 Water Study. Priority will be given to developments who can fulfill the criteria of Section 2.11.5.5.

d. Full Build-out Potential Based on Additional Water and Wastewater Servicing

Recognizing that Ballantrae and Musselman's Lake are generally small communities that are dependent on available municipal water supply and private wastewater systems, and the existing Ballantrae Golf and Country Club communal wastewater treatment system, growth is relatively limited. However, these communities may have opportunities to build out beyond the population that can be serviced by the existing municipal water system and private individual wastewater systems or communal wastewater treatment infrastructure, where development may be permitted on a private well water system for individual lots. Growth potential beyond what is determined through the Phase 1 Water Supply Study will need to be further examined through a Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study (Phase 2 Water and Wastewater Study) to be led by York Region. The study would provide a high-level review of servicing alternatives, assess feasibility of implementation given potential environmental and regulatory constraints, and present options for subsequent consideration of inclusion in a Development Charge By-law update. For further clarity, the potential for any additional development beyond what is identified in the Phase 1 Water Supply Study will be assessed through the Phase 2 Water and Wastewater Study and Section 2.11.5.3 water servicing provisions.

Growth potential beyond what is determined through the Phase 1 Water Supply Study will need to be further examined through a Region-led Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study (Phase 2 Water and Wastewater Study). The study would provide a review of servicing alternatives and assess feasibility of implementation. For further clarity, the potential for any additional development beyond what is identified in the Phase 1 Water Supply Study will be assessed through the Phase 2 Water and Wastewater Study and Section 2.11.5.3 water and wastewater servicing provisions.

2.11.5.2 Existing Water and Wastewater Servicing Strategy

a. Existing Water Servicing

The Ballantrae/Musselman's Lake Drinking Water System is a municipal water system and serves the Ballantrae and Musselman's Lake settlement areas as a result of the contamination of a number of private wells in the area. An Environmental Assessment for the system was approved by the Minister of Environment and Energy in February 1991. Construction of the municipal water supply system began in March 1996, and it was operational as of January 1, 1997.

All existing development in the Ballantrae and Musselman's Lake settlement areas shall be connected to the municipal water supply system, subject to the water system capacity availability.

b. Existing Wastewater Servicing

The Community of Ballantrae and Hamlet of Musselman's Lake are primarily serviced by private individual wastewater systems, with the exception of the Ballantrae Golf and Country Club Residential Community which is designated "Ballantrae Residential Golf Course Area" on Schedule "E", serviced on a private communal wastewater

system approved by MECP that is subject to a Municipal Responsibility Agreement with York Region.

2.11.5.3 Future Water and Wastewater Servicing for the Ballantrae Settlement Area

Future water and wastewater servicing for the Ballantrae Settlement Area will be subject to the partial servicing policies of Section 2.11.5.1

a.

a. Water Servicing

All new development shall be connected to the municipal water supply system of the Ballantrae-Musselman's Lake Drinking Water System, subject to system capacity availability as determined through the Phase 1 Water Supply Study and as necessary, the Phase 2 Water and Wastewater Study (Sections 2.11.5.1 c and 2.11.5.1 d).

The Town shall work with the Region and development community to achieve water conservation in keeping with York Region's Long Term Water Conservation Strategy. At a minimum, new development shall demonstrate water efficiency in its designs, following the Region's standard under its Long Term Water Conservation Strategy programming.

Individual lot private water servicing shall be permitted where full municipal services are not available, planned or feasible. Individual private water servicing is prohibited on lots that are currently connected to the municipal supply. Establishment of individual private well supplies shall be permitted for developments up to five lots. This applies to proposed developments with wells on each lot or if well supplies are shared between lots.

Construction of private wells must be completed such that the well does not draw water directly or indirectly from any shallow aquifer. All wells shall be constructed to the lower aquifer and in accordance with O. Reg 903 with full annular space grouting. To accommodate for availability and sustainability of the municipal drinking water system, all wells shall be completed to a depth below 245 metres above sea level and well pumps set to the lowest depth allowable based on the well design to mitigate lower groundwater levels related to municipal supply production. Acknowledgement of this policy and proposed construction details shall be provided to the Town as part of a building application or planning approval. York Region may require details on the proposed well supply, at its sole discretion.

For individual lot private well supplies developed as part of a development of greater than five lots, the same conditions above apply and must be demonstrated in a Functional Servicing Report, supported by a hydrogeological assessment to the satisfaction and approval of York Region and the Town, at their sole discretion.

b. Wastewater Servicing

i) Infilling and Development Outside the Highway 48 Corridor

Infilling and redevelopment of existing lots in the areas designated “Ballantrae Residential Area” on Schedule “E” may be permitted on:

- **Individual private wastewater systems; or,**
- **Communal wastewater systems.**

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of Environment, Conservation and Parks and the Ministry of Natural Resources, as applicable, that the land can be adequately and sustainably serviced.

ii) Plans of Subdivision Outside the Highway 48 Corridor

Any development by plan of subdivision or by plan of condominium in the area designated “Ballantrae Residential Area” may be permitted on:

- **Individual private wastewater systems; or,**
- **Communal wastewater systems.**

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of the Environment, Conservation and Parks, and the Ministry of Natural Resources, as applicable, that the land can be adequately and sustainably serviced.

iii) Highway 48 Corridor

Any development in the areas designated “Highway 48 Corridor Residential Area” and “Highway 48 Corridor Commercial/Mixed Use Area” may be permitted on:

- **Individual private wastewater systems; or,**
- **Communal wastewater systems.**

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of the Environment, Conservation and Parks, and the Ministry of Natural Resources that the land can be adequately and sustainably serviced.

2.11.5.4 Future Water and Wastewater Servicing for the Musselman’s Lake Community Area

All new development in the Musselman’s Lake Community Area shall be subject to the policies of Section 6.7. New development in the Musselman’s Lake Community Area shall be limited to minor infill, development of existing lots of record or consents of three lots or less.

a. Water Servicing

All new development shall be connected to the municipal water supply system of the Ballantrae-Musselman's Lake Drinking Water System, subject to system capacity and availability as determined through the Phase 1 Water Supply Study and Phase 2 Water and Wastewater Study (Sections 2.11.5.1 c and 2.11.5.1 d).

The Town shall work with the Region and development community to achieve water conservation in keeping with York Region's Long Term Water Conservation Strategy. At a minimum, new development shall demonstrate water efficiency in its designs, following the Region's standard under its Long Term Water Conservation Strategy programming.

Individual lot private water servicing shall be permitted where full municipal services are not available, planned or feasible. Individual private water servicing is prohibited on lots that are currently connected to the municipal supply. Establishment of individual lot private well supplies shall be permitted for developments up to five lots. This applies to proposed developments with wells on each lot or if well supplies are shared between lots.

Construction of private wells must be completed such that the well does not draw water directly or indirectly from any shallow aquifer. All wells shall be constructed to the lower aquifer and in accordance with O. Reg 903 with full annular space grouting. To accommodate for availability and sustainability of the municipal drinking water system, all wells shall be completed to a depth below 245 metres above sea level and well pumps set to the lowest depth allowable based on the well design to mitigate lower groundwater levels related to municipal supply production. Acknowledgment of this policy and proposed construction details shall be provided to the Town as part of a building application or planning approval. York Region may require details on the proposed well supply, at its sole discretion.

For individual lot private well supplies developed as part of a development of two to five lots, the same conditions above apply.

For individual lot private wells supplies developed as part of a development of greater than five lots, the same conditions above apply and must be demonstrated in a Functional Servicing Report, supported by a hydrogeological assessment to the satisfaction and approval of York Region and the Town, at their sole discretion.

b. Wastewater Servicing

Development in the Musselman's Lake Community Area may be permitted on:

- Individual private wastewater systems, subject to the policies of Section 2.11.5.1; or,
- Communal wastewater systems.

New on-site wastewater systems within 100 metres of Musselman's Lake or a permanent stream shall be subject to the policies of Section 4.15 Development Policy of the Lake Simcoe Protection Plan.

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of the Environment, Conservation and Parks, and the Ministry of Natural Resources that the land can be adequately and sustainably serviced.

2.11.5.5 Servicing Capacity Availability

a. Short-Term Servicing Capacity

The Phase 1 Water Supply Study will be led by York Region and funded by landowners, and will investigate, address and make recommendations with respect to minor works to expand servicing capacity for shorter-term growth needs.

b. Long-Term Servicing Capacity

The potential for any additional development beyond what is identified in the Phase 1 Water Supply Study will be assessed through the Phase 2 Water and Wastewater Study. The Phase 2 Water and Wastewater Study will be led by the Region, and would consist of evaluation of servicing alternatives for buildout condition, and assessment of environmental and regulatory constraints including Lake Simcoe Protection Act requirements related to wastewater discharges, Oak Ridges Moraine land use restrictions, water quality considerations, regulated environmental features in the study area, regional aquifer capacity potential and WHPA implications, and Ministry's concerns over shallow groundwater mounding.

Timing for the Phase 2 Study is to be initiated within one year of the completion of the Phase 1 Study and should be completed within a two-year time period following its commencement. A full build-out population of the existing Settlement area could be in the order of 10,300 persons or more.

c. Phasing of Development – Community of Ballantrae

The order of development in the Community of Ballantrae shall be based on conformity with the policies of this Official Plan, and subject to the required studies being completed to the satisfaction of the Town, York Region, the Ministry of Environment, Conservation and Parks, and the Ministry of Natural Resources, as applicable. Further, water allocation will only be granted for the length of three years from a Town or Ontario Land Tribunal development approval. After which, water allocation may be provided to other construction-ready projects.

d. Criteria for Water Supply Allocation

When assigning water allocation to developments, Council shall have regard to the following criteria, in no particular order of preference or hierarchy:

- i) The availability of wastewater servicing;
- ii) The availability of stormwater management measures; and,
- iii) The degree to which the development is consistent with the PPS, Growth Plan, York Region Official Plan and the Town of Whitchurch-Stouffville Official Plan, as amended.

In reviewing development applications and determining water allocation assignment, the following principles shall be adhered to:

- i) The proposed development satisfies the development review requirements of the Town, York Region, Ministry of the Environment, Parks and Conservation, Lake Simcoe Region Conservation Authority, Ministry of Natural Resources, as is applicable;
- ii) The proposed development is serviceable by a communal wastewater system approved by MECP; and,
- iii) The servicing capacity needed for the proposed development is within the available capacity limits of the water supply system approved by MECP, or no municipal water allocation is needed as the development will be serviced by individual private wells. The available capacity limits of the water supply system shall mean the remaining capacity once York Region's future water capacity needs for its water treatment process requirements are accounted for. For further clarity, the future treatment process water needs are currently estimated at 10% of the total treated water volume produced per day.

2.11.5.6 New Communal Wastewater Services

While municipal water and wastewater services are the preferred form of servicing, private communal wastewater services are permitted where full municipal services are not available, planned or feasible. A private communal wastewater system is a system for which York Region may be responsible, based on a decision by York Region and/or MECP, either through:

- Assumption of ownership; or,
- Via a Municipal Responsibility Agreement whereby the Region agrees to assume the system in the event of default by the owner.

All private wastewater communal systems shall be designed to the satisfaction of York Region and subject to the following and/or applicable Regional Guidelines:

- i) That an economic/fiscal impact study is submitted to the satisfaction of York Region to confirm that the proposed development will have no financial burden on the Region;
- ii) That a servicing justification report be prepared to the satisfaction of York Region to consider and evaluate alternative

servicing technology options, as well as the proposed location for the proposed communal system and consider their potential to conform to current governing policies and guidelines (i.e. effluent criteria/objectives, wastewater facility location and setbacks, groundwater mounding, local and regional municipality standards/guidelines, etc.).

- iii) That an Environmental Impact Study, Water Resource Impact Assessment, or other appropriate study, has been submitted to the satisfaction of York Region to ensure that environmental impacts have been addressed and that the communal wastewater services are suitable;
- iv) That all agreements and approvals required to provide private communal water and/or wastewater services, planning and/or development agreements for applications, shall be in place before or form part of development approval for applications submitted under the Planning Act;
- v) That any proposal must comply with all applicable Provincial legislation and Plans; and,
- vi) That within the Lake Simcoe Protection Plan area, it can be demonstrated that the communal system does not add phosphorus loadings to the watershed in accordance with the Lake Simcoe Protection Plan.

a. New Communal Wastewater System Municipal Responsibility Agreements

Where a Municipal Responsibility Agreement will be required, all costs associated with the approval, construction and maintenance of the system shall be the responsibility of the benefitting landowner(s) and/or operator(s). Any new communal wastewater systems must be approved and designed to the satisfaction of the Province and York Region, and all other applicable agencies and authorities.

b. Groundwater and Wastewater System Design and Mitigation

Wastewater discharge from all wastewater systems must be designed in accordance with general and site-specific MECP guidelines and requirements and be in accordance with the following:

- i) Designs must include an evaluation of elevated and/or perched groundwater conditions that are known to occur in the Ballantrae Area. Site specific groundwater investigations should be completed.
- ii) Wastewater system design must consider seasonal fluctuations and climate change impacts on future groundwater levels and include monitoring and mitigation measures that could be implemented if future groundwater levels increase and/or mounding issues occur.

- iii) Ensure that any operator of a new communal wastewater system will monitor for groundwater contamination and mounding based on MECP and York Region requirements. The operator will be solely responsible for implementing studies and mitigation measures, as required and to the satisfaction of York Region and MECP and other agencies and authorities as applicable, to ensure there is no impact to either the continuous operation of system, or to shallow groundwater levels.

2.11.5.7 Stormwater Management

All development shall be carefully evaluated to avoid, minimize and/or mitigate impacts associated with the quality and quantity of stormwater into receiving streams, lakes and wetlands in accordance with the requirements of the Lake Simcoe Protection Plan including Sections 4.7-DP, 4.8-DP and 4.9-DP of that Plan. In particular, the Town will:

- i) Encourage the use of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
- ii) Encourage the implementation of innovative stormwater management measures including low impact development (LIDS);
- iii) Allow for flexibility in development standards to incorporate alternative community design and stormwater techniques;
- iv) Support the implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and,
- v) Support implementation of source control programs which are targeted to existing areas that lack adequate stormwater controls.

In addition, stormwater management works for new major development shall be designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003", unless the development constitutes infill development or redevelopment within a settlement area, it is not feasible to comply with the specified design standard, and the applicant demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of the stormwater related to the development or redevelopment. Water quality and quantity control will be addressed on a site by site basis in accordance with the applicable policies of the Lake Simcoe Protection Plan, the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management, the Ministry of Environment Stormwater Management and Design Manual and the Town's Guidelines, as amended from time to time.

Stormwater system designs must include an evaluation of elevated and/or perched groundwater conditions that are known to occur in the Ballantrae Area. Site specific groundwater investigations must be completed. Systems must consider seasonal fluctuations and climate change impacts on future

groundwater levels and include monitoring and mitigation measures that could be implemented if future groundwater levels increase and/or mounding issues occur.

2.11.5.8 Transportation Strategy

a. General

The transportation facilities in the Community of Ballantrae and Hamlet of Musselman's Lake will generally comply with the policies of Section 2.9, Transportation and the designations of Schedule "L1" of the Official Plan and Sections 4.2.4 and 4.2 of the Official Plan and be developed in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

b. Road Construction and Reconstruction

A key consideration in the siting, design and construction of new roads and the reconstruction of existing roads in the the Community of Ballantrae and Hamlet of Musselman's Lake shall be the minimization of negative impacts on natural systems.

Development proposals which incorporate new roads or which require the reconstruction of existing roads, shall provide, as part of the development review requirements of Section 2.11.5.8, studies which demonstrate that the proposed roads can be sited, designed and constructed in a manner that minimizes negative impacts on natural systems. The Town shall also ensure that when reconstructing existing roads in the Ballantrae and Musselman's Lake areas, that the road is sited, designed and constructed in a way that minimizes negative impacts on natural systems.

c. Road Maintenance

The Town shall review its road maintenance practices in the Community of Ballantrae and Hamlet of Musselman's Lake areas to ensure that this program is designed to minimize negative impacts on natural systems and features.

d. Musselman's Lake Drainage Area

The Town shall place a priority on the reconstruction of roads in the drainage area of Musselman's Lake to reduce negative impacts on that lake. In particular, the Town shall work with York Region to continue to investigate the potential for the reconstruction and/or realignment of Ninth Line (Regional Road 69) to:

- i) Reduce through traffic use of roads adjacent to the Lake;
- ii) Reduce storm runoff, erosion and sediment entering the Lake; and,
- iii) To provide more public open space adjacent to the Lake, as well as the creation of a pedestrian walkway along the Lake in accordance with the recommendations of the Community Open Space & Trails System Background Report.

e. Highway 48 Corridor – Ballantrae

Highway 48 is a Provincial highway. The highway right-of-way is under the jurisdiction of the Ministry of Transportation (MTO).

The Town has developed Access Management Guidelines for Lands along Highway 48, in the Ballantrae settlement area:

i) Purpose

The Access Management Guidelines for Lands Along Highway 48 in the Ballantrae settlement area will assist the Town and all levels of government, agencies and landowners with the review and approval process for development in the corridor. This allows for long term planning along the corridor to achieve the ultimate plan for the right-of-way. In particular, the Guidelines will ensure access is provided to all lands along the corridor in appropriate locations with any necessary controls. The Guidelines are designed to minimize access to Highway 48 as necessary, identify potential roadway accessed apart from driveway access and identify locations where joint access should be considered and pursued to enhance traffic flow in the corridor. The Access Management Guidelines does not supersede any MTO standards and all development applications are subject to MTO and municipal approval processes.

ii) MTO Regulations

Notwithstanding the policies of this Plan and the Guidelines, requirements for highway access control are established in the Public Transportation and Highway Improvement Act. This Act establishes that the Ministry issues permits for the purpose of controlling and regulating buildings, land use, business establishments, encroachments, entrances, planting, signs and miscellaneous. Application for permits in the Highway 48 corridor MTO permit control area will be reviewed by MTO on a site-by-site basis based on a traffic impact study when required. As part of this process, MTO would consider the policies of this Plan and Access Management Guidelines.

iii) Ultimate Right-of-Way

An ultimate right-of-way of 32 metres has been established to accommodate projected traffic to 2031 and beyond in the Ballantrae settlement area. The ultimate right-of-way will accommodate four through lanes of traffic and a shared centre left turn lane. Drainage is proposed by MTO to remain a rural cross section. However, widening is not planned for the near future, rather MTO is protecting for the future right-of-way.

iv) Setback from the Ultimate Right-of-Way

MTO normally requires a setback of 14 metres along Provincial highways. However, MTO has determined that a minimum setback of 6 metres from the ultimate right-of-way would generally be applied in Ballantrae. The setback would accommodate any necessary infrastructure/utilities and would constitute the approximate existing

building line. A reduced setback from the 6 metre setback would be considered on a case-by-case basis in the review of development applications by MTO. MTO will also consider infilling between existing building lines on a case by case basis dependent on local conditions highway needs.

v) Sidewalks/Multi-Use Trails

The Town is proposing to develop sidewalks and streetlights adjacent to Highway 48. To achieve this objective, the limitations of the current and future right-of-way will require reclassification of the facility from rural to urban with the placement of the sidewalk directly along the roadway. The Town will be responsible for all costs including all acquisition of lands outside the right-of-way. A legal agreement outlining responsibilities of the parties will also be required. Sidewalks will be subject to MTO permit control including submission of engineering plans and drainage report.

vi) Stormwater Management Facilities

Development will be required to provide on-site stormwater management controls to limit the amount of post-development flow into the Highway 48 drainage system such that runoff rates do not increase. A stormwater management report will be required to be approved by MTO for each site that demonstrates no impact on the MTO drainage system.

vii) Access Management

All access design for proposed development will reflect the direction in the Access Management Guidelines (See Appendix C).

The key objective of the Guidelines is to minimize direct access to Highway 48 through directing access to adjacent side streets where feasible, the creation of service connections and joint access points. The interim plan recognizes that most sites have existing driveways which provide direct access to Highway 48 and that property consolidation is unlikely to occur in the immediate future. However, it proposes a number of potential joint access points and service connections for consideration as part of the development review process. The ultimate plan proposes potential access points should properties consolidate in the future. The potential access points should comply with appropriate MTO design standards.

2.11.5.9 Trails System

A comprehensive Trails System, including existing and proposed new off- and on-road trails and sidewalks, is proposed to be developed generally as shown conceptually in Appendix B and in accordance with the policies of Section 4.4.5.

47. Section 3.2 is amended by deleting ~~The Official Plan reflects York Region's definition for affordable housing and policies for consistency.~~ in the last paragraph, and deleting ~~3.2.1.4~~ and replacing with 3.2.
48. Section 3.2 o. i. is amended by deleting, ~~the York Region Official Plan.~~
49. Section 3.2.1.1 c. iii. is amended by adding, where applicable after "Town and York Region".
50. Section 3.2.1.2 a. viii. is amended by adding, where applicable after "Town and York Region".
51. Section 3.5.3.1 o. is amended by deleting ~~Regional Greenlands System~~, and replacing with Town and Regional trails system.
52. Section 3.6.1.1 c. i. is amended by deleting reference to ~~2.11.3~~ and replacing with 2.9.3.
53. Section 3.7.6.1 o. is amended by adding of this Plan and deleting ~~encouraged by the York Region Official Plan, as amended~~ after "achieve the policies".
54. Section 4 The Natural Environment is amended by deleting paragraphs 3 and 4 and replacing with the following:
- The policies of this Plan implement recommendations from the Town's Natural Heritage Resources Study undertaken in 2022. The policy framework reconciles policy direction provided in the Provincial Planning Statement, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP), and the Lake Simcoe Protection Plan. It is the intent of this Plan to apply the requirements of Provincial policy in a manner that best ensures the protection of all features that are significant at all levels. To achieve this, the policies of this Section utilize an ecosystem function approach to planning that protects, restores, and where possible, enhances natural features and their functions.
- The Town's Natural Heritage System is identified on Schedule A – Town Structure, and consists of a wide range of natural features and linkages. Where the Natural Heritage System does not capture other key natural heritage features and key hydrologic features as identified on Schedules K, this Section provides policy guidance to ensure the continued protection, enhancement, and maintenance of all key natural heritage features and key hydrologic features.
55. Section 4.1 is amended by deleting ~~Regional Greenlands System, and the~~ in the first paragraph, and deleting, ~~and the York Region Official Plan.~~ in the second paragraph.
56. Section 4.1.1.1 a. is amended by adding and after Greenbelt Plan, and deleting, ~~and the York Region Official Plan.~~

57. Section 4.1.1.1 a. is amended by deleting ~~vi. Integrate York Region's Regional Greenlands System.~~

58. Section 4.1.5 is amended by deleting ~~Regional Greenlands System~~ and replacing with Natural Heritage System. in the first paragraph.

59. Section 4.1.5.1 is amended by adding the following:

g. With respect to land in settlement areas, in considering applications for development or site alteration within landform conservation areas (Category 1 and 2) the Town shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsections (b) to (f) where possible.

60. Section 4.1 is amended by deleting Section 4.1.6 Regional Greenlands System in its entirety, and renumbering subsequent sections as required.

61. Section 4.1.6.1 c. i. (formerly 4.1.7.1) is amended by deleting ~~the York Region Official Plan,~~

62. Section 4.1.6.1 l. (formerly 4.1.7.1) is amended by deleting ~~and the York Region Official Plan,~~

63. Section 4.1.7.1 a. (formerly 4.1.8.1) is amended by deleting ~~and in conformity with the York Region Official Plan~~ in the first sentence.

64. Section 4.1.7.1 i. is amended by deleting ~~York Region~~ and replacing it with Conservation Authorities.

65. Section 4.1.8.1 (formerly 4.1.9.1) is amended by deleting 4.1.8.1 f..through h.in its entirety and replace with the following, and renumbering subsequent sections as required:

f. Consider significant woodlands being verified on a site-by-site basis. The determination of woodland significance shall include those woodlands meeting one or more of the following criteria:

i. Is 0.5 hectares or larger and directly supports globally or provincially rare plants, animals or communities as assigned by the Natural Heritage Information Centre; or, directly supports threatened or endangered species, with the exception of specimens deemed not requiring protection by the Province (e.g. as is sometimes the case with Butternut); or, is within 30 metres of a wetland, waterbody, permanent stream or intermittent stream.

ii. Is 2 hectares or larger, and is located outside of a settlement area and is within 100 metres of a Life Science Area of Natural and Scientific Interest, a Provincially Significant Wetland or wetland, significant valleyland, waterbody, or fish habitat; or occurs within the Natural Heritage System;

iii. Is south of the Oak Ridges Moraine and is 4 hectares or larger in size;

iv. Is north of the Oak Ridges Moraine and is 10 hectares or larger in size;

v. On the Oak Ridges Moraine the *woodland* will be evaluated for significance based on the requirements of the Oak Ridges Moraine Conservation Plan and associated technical papers; or,

vi. On lands in the Greenbelt Natural Heritage System, the *woodland* will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers.

g. That within the *New Urban Areas* or within existing settlement areas, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas, a *woodland*, or portions thereof, which would be defined as *significant woodland* in accordance with Section 4.1.9.1 f. of this Plan, is not considered *significant* if all of the following are met:

i. The *woodland* is located outside of the Natural Heritage System as shown on Schedule A;

ii. The *woodland* is located in an area strategic to the achievement of the community objectives of Section 2 and 3 of this Plan or is identified within a *strategic growth area*, and is evaluated through an official plan amendment process, or other appropriate study;

iii. The *woodland* does not meet the criteria in Section 4.1.9.1 f. of this Plan; and,

iv. The *woodland* is a *cultural and regenerating woodland* to the satisfaction of the Town, in consultation with the *Conservation Authority*.

h. That should Section 4.1.9.1 g. apply, *development* and *site alteration* may be permitted within all or part of the *woodland* if the *development* or *site alteration* does not affect the ability of the retained portion of the *woodland* to remain *significant* in accordance with the criteria in Section 4.1.9.1 f. of this Plan.

i. Work with landowners to identify opportunities for reforestation or afforestation as appropriate through the *development* review process with the objective of increasing *woodland* cover to at least 25% of York Region's land area.

66. Section 4.1.8.1 m. (formerly 4.1.9.1 l.) is deleted and replaced with the following:

m. Require a *Woodland Compensation Plan* for removed *woodland* deemed not significant, that would otherwise have been significant in accordance with Section 4.1.9.1 f. of this Plan, except where permitted through normal farm practices. The *Woodland Compensation Plan* shall be prepared to the satisfaction of the Town, and the *Conservation Authority*, where required, and shall demonstrate a net gain in *woodland* area.

67. Section 4.1.12 (formerly 4.1.13) Table 4: Adjacent Lands and Minimum Vegetation Protection Zones is amended by deleting (~~outside the Regional Greenlands System~~) from the first column heading, and deleting the column titled ~~Regional Greenlands System~~ in its entirety, and deleting the following Table Note: ~~*** Evaluation will not be required for a proposal for new development or site alteration on a site where the only key natural heritage feature is the habitat of endangered species and threatened species.~~

68. Section 4.1.14.1 a. iv. 7. (formerly 4.1.15) is amended by deleting ~~the Regional Greenlands System of.~~
69. Section 4.1.15.1 e. (formerly 4.1.16) is amended by deleting ~~Notwithstanding the above policies, apply the policies of Section 4.1.6 of this Plan where the Town's Natural Heritage System is also within the York Region Greenlands System.~~
70. Section 4.2 is amended by deleting ~~Regional Greenlands System to form the~~ from the fourth paragraph.
71. Section 4.2.3 second paragraph is amended by adding **protection** after "further enhance source", and deleting ~~the York Region Official Plan,~~.
72. Section 4.2.3.1 b. is amended by deleting ~~and source water protection policies identified in the York Region Official Plan.~~
73. Section 4.2.4 last sentence is amended by deleting ~~York Region Official Plan, as shown.~~
74. Section 4.3.2.1 o. is amended by deleting ~~Regional Greenlands System~~ and replacing it with **Natural Heritage System**.
75. Section 4 is amended by adding a new Section 4.4 as follows, and renumbering subsequent sections as required:

4.4 Community of Ballantrae and Hamlet of Musselman's Lake – Natural Environment Conservation Strategy

4.4.1 Purpose

The restrictions of the type and amount of new development which is provided for in the Community of Ballantrae and Hamlet of Musselman's Lake should ensure that now significant additional negative impact on natural systems and features occurs as a result of any new development. However, there are a number of existing environmental problems in the Community of Ballantrae and Hamlet of Musselman's Lake areas, as identified in such studies as the Musselman's Lake Surface Water Quality Report, 1989 and the East Holland River Subwatershed Plan, 2010, particularly:

- i) Some contamination of the shallow ground water system; and,**
- ii) Elevated nutrient levels in Musselman's Lake, and,**
- iii) Median concentrations of phosphorus, total suspended solids, iron, aluminum, and zinc within the East Holland Subwatershed which exceed the Provincial Water Quality Objectives.**

Other issues which impact on the quality of life in the community include truck traffic and lack of connectivity between neighbourhoods.

The intent of the Natural Environment Conservation Strategy is to establish a program for the correction of these current problems. The program is intended to be carried out by the Town and local residents and interest groups, working with other public agencies such as the

Ministry of Environment, Conservation and Parks, the Ministry of Natural Resources and the Conservation Authority. It recognizes the fiscal constraints which the Town must work within and focuses on two areas:

- i) Private Resource Management Practices; and,
- ii) Public Resource Management Practices.

In addition, as part of the strategy, a comprehensive, linked Natural Heritage System is identified and designed to protect ecological features and functions. The linked System also provides for species movement and sustainability both within the Community of Ballantrae and Hamlet of Musselman's Lake and the surrounding area. The System including buffers is shown in Appendix "A" to the Official Plan. The System includes lands in the Natural Heritage System Area designation which applies to those lands in the Community of Ballantrae and Hamlet of Musselman's Lake Settlement Areas as designated on Schedules E and F, together with the lands in the ORM Natural Core Area, ORM Natural Linkage Area and ORM Countryside Area designations. The policies of the applicable designation apply to guide development. The System reflects the Environmental Management Strategy prepared for the Town as part of the basis for the 2012 Ballantrae and Musselman's Lake Secondary Plan Update and satisfies the requirements of Section 21(4) of the Oak Ridges Moraine Conservation Plan for the Community of Ballantrae and the Hamlet of Musselman's Lake.

The Strategy also considers the implementation of a comprehensive Trails System as shown conceptually on Appendix B to the Official Plan based on the recommendations of the Community Open Space and Trails System Background Report prepared for the Town as part of the basis of the 2012 Ballantrae and Musselman's Lake Secondary Plan Update.

4.4.2 Private Resource Management Practices

Unless new development is being proposed, the Town has very limited authority to control private resource management practices. Therefore, the focus of any program must be the encouragement of voluntary action by individual landowners, although enforcement of existing regulations and the use of existing legislation are also available tools.

Actions which the Town will initiate to improve private resource management practices include:

- a. Ballantrae-Musselman's Lake Environmental Advisory Committee

The Town shall expand the mandate of the existing Kettle Lake Advisory Board so that it becomes a citizen environmental advisory committee for the entire the Community of Ballantrae and Hamlet of Musselman's Lake. The committee will work with Town representatives within a well-defined terms of reference and budget. It will:

- i) Use available existing resources to develop and implement a

program to educate property owners, including farmers, about the sensitive nature of the area they live in, and the manner in which they can operate their household and workplace and manage their property to reduce negative impacts on natural systems and features (e.g. reduction in the use of fertilizers, reduction in household water use, modification of on-site storm drain systems);

- ii) Establish and operate an awards program for residents, farmers, employers and property owners who implement measures for improving the environment;
- iii) Establish and operate demonstration programs for environmentally sound management practices on public and/or private properties;
- iv) Work with the Town and provincial agencies to establish tree-planting programs for public and private properties; and,
- v) Other related activities.

b. Enforcement of Existing Legislation

The Town shall review available legislation with respect to matters such as the operation of septic tanks and the protection of trees and work with the appropriate agencies to develop better enforcement practices.

c. Tree and Site Alteration By-law

In accordance with the *Oak Ridges Moraine Conservation Act, 2001*, the Town will adopt tree and site alteration by-laws in accordance with Sections 135 through 141 and 142 through 146 of the *Municipal Act*.

d. Site Plan Control

The Town shall use the site plan control process to control the quantity and quality of surface runoff on individual lots to reduce the negative impacts of new development or significant redevelopment in accordance with the provisions of Section 7.3.9 of this Official Plan.

e. Natural Heritage System and Trails System

The Town will investigate strategies for the establishment of the Natural Heritage System (Appendix A) and Trails System (Appendix B) including partnerships with private landowners, trail associations, and public agencies.

4.4.3 Public Resource Management Practice

Actions which the Town will initiate to improve its own resource management practices and those of other agencies, include:

a. Management Practice Audit

The Town shall carry out audits of its own management practices and facilities in the study area and establish practices which minimize

negative impacts on natural systems and features (i.e. road de-icing practices, street cleaning practices).

b. Musselman's Lake Shoreline Roads

The Town shall reroute or redesign the Musselman's Lake shoreline roads as the Town's financial situation permits to reduce any negative impacts on the Lake, working in conjunction with York Region and private landowners and in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

c. Drainage Outlets to Musselman's Lake

The Town shall work to eliminate or redesign drainage outlets to Musselman's Lake to reduce any negative impacts on the Lake, working in conjunction with private landowners and other public agencies as required and in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

d. Other Agencies

The Town shall work with other agencies, particularly York Region and the Provincial Ministry of Transportation, to seek improvements in their management practices in the area (e.g. road de-icing practices), as well as the introduction of programs to improve the environment (e.g. education programs, consideration of purchase of key environmental features, tree planting programs). The Town will also examine the potential for the management of trucking and cycling activities in the community to maximize safety and minimize truck noise.

4.4.4 Natural Heritage System Area

The Natural Heritage System is shown in Appendix "A" to this Official Plan. The System is made up of natural features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. The system includes lands which have been restored or have the potential to be restored to a natural state.

Much of the area in the System is protected from development by the policies of the Oak Ridges Moraine Conservation Plan and this Official Plan. The purpose of identifying the System on a comprehensive basis is to provide a general context for the evaluation of applications as they pertain to the protection of natural heritage and for consideration for acquisition and the location of trails.

Where development of a lot which includes lands in the Natural Heritage System is proposed, the Town shall review its protection in accordance with the policies of the applicable land use designation. The boundaries of the System shall be maintained generally in accordance with the boundary in Appendix A. Minor modifications may be considered to the boundaries when the boundary is surveyed as part of the development review process to reflect differences in scale and level of detail. However, such minor modifications shall not negatively impact the Natural Heritage System as determined by the Town, nor

shall such minor modifications result in any significant modifications which will require an amendment to this Plan and shall conform to the Oak Ridges Moraine Conservation Plan.

Further, the Town recognizes that, where the necessity of protecting such lands is established; in order to achieve this objective, it will not be feasible to acquire all the lands through the parkland dedication or other such mechanisms. Therefore, the Town must be prepared to consider a range of development approaches, where appropriate, including:

- i) The use of lands in the Natural Heritage System, for the purpose of calculating permitted density, coverage and open space for development on the remaining portion of the lot.

4.4.5 Trails System

A comprehensive trails system, including existing and proposed new off- and on- road trails and sidewalks, is proposed to be developed generally as shown conceptually in Appendix B. The Community of Ballantrae and Hamlet of Musselman's Lake Areas provide a unique opportunity for the establishment of such a system, as it includes a variety of natural features. The connectivity of the Natural Heritage System also supports the connectivity of an off-road trails system and will assist in enhancing connectivity between neighbourhoods in the community.

The objectives of the trail system are:

- i) To provide recreational trail opportunities;
- ii) To provide trail or sidewalk connections between local destinations, such as schools, parks and community areas;
- iii) To provide trail connections to Town-wide destinations such as the Community of Stouffville;
- iv) To promote and support the Town's Healthy Communities initiative;
- v) To provide opportunities for natural heritage appreciation and interpretation;
- vi) To support, and connect to the York Region Trails system and the Oak Ridges Trail;
- vii) To promote local tourism and support secondary commercial opportunities;
- viii) To extend and improve upon the area's existing and currently proposed pedestrian and cycling systems.

The trails system will be implemented over time in accordance with the recommendations of the Community Open Space and Trails System Background Report. The potential trails and sidewalk routing identified in Appendix B serves as a framework for a connected local trails

system. Exact trails routing is subject to detailed design through the implementation process and should generally be directed away from hazard lands and Key Natural Heritage Features or Hydrologically Sensitive Features.

While some of the trails may be implemented through plans of subdivision, consents, or other development applications processes, other means of implementation will also be required. These include partnerships with private landowners, trail associations, York Region and the Lake Simcoe Region Conservation Authority, land acquisitions, license agreements, donations, easements, leasing and funding from organizations which support initiatives of the Oak Ridges Moraine. It will also involve construction by the Town of sidewalks along Aurora Road and Highway 48 in Ballantrae in recognition of their roles as the main streets of the community.

Priorities for implementation include:

- i) Parkland development including the new park east of Musselman's Lake;
- ii) Improvements to the on-road, pedestrian systems including along Aurora Road and Highway 48 in Ballantrae and Ninth Line in Musselman's Lake; and,
- iii) Off-road trails, with a priority for those trails providing direct access to community destinations such as the link from Lakeshore Road to Ballantrae Public School.

76. Section 4.5.3.1 b. (formerly Section 4.4.3) is amended by deleting **Regional Greenlands System** and replacing it with **Natural Heritage System**.

77. Section 5.1.1 a. is amended by deleting **and the York Region Official Plan**.

78. Section 5.1.1 c. is amended by deleting **York Region Official Plan policies**,

79. Section 5.2.2.1 ix. is amended by adding **Kennel, animal hospital, and, before veterinary clinic.**

80. Section 5.2.7.1 c. vi. is amended by deleting **, York Region Official Plan,**

81. Section 5.2.8.1 a. i. is amended by deleting **the York Region Official Plan,**

82. Section 5.2.8.1 a. ix. is amended by deleting **York Region Official Plan,**

83. Section 5.2.8.1 c. is amended by deleting **, the York Region Official Plan**

84. Section 5.3.3.1 e. is amended by deleting **Regional Greenlands System** and replacing it with **Natural Heritage System**.

85. Section 6.1.1.1 g. is amended by deleting **the Regional Greenlands System** and replacing it with **this Plan and Provincial Plans**.

86. Section 6.2.2.2 b. is amended by deleting **Regional Greenlands System** and replacing it with **Natural Heritage System**.

87. Section 6.2.2.2 g. i. is amended by deleting, ~~York Region Official Plan,~~
88. Section 6.5.1.2 a. is amended by deleting ~~and Parks~~ and replacing it with **Authority.**
89. Section 6.6 is amended by deleting ~~Note: Refer to the Town of Whitchurch-Stouffville Official Plan, 2004, as it relates to the in-force and effect land use designations and policies.~~ and replacing with the following:

The Community of Ballantrae is recognized as a settlement area in the Oak Ridges Moraine Conservation Plan. Its location on the Oak Ridges Moraine and the number of significant environmental features it contains means that it is also an area of environmental sensitivity.

The Community of Ballantrae policies provide detailed goals, objectives, principles and policies which are intended to:

- i) Provide a strategy for the conservation and enhancement of existing natural systems and features;**
- ii) Ensure new development occurs in a manner which minimizes any negative impacts on natural systems and features;**
- iii) Provide a strategy for the enhancement of existing development in a manner which will assist in the resolution of existing environmental concerns; and,**
- iv) Provide a strategy for completion of development of the residential designated areas and the development of the Highway 48 corridor as the “main street” of the Community of Ballantrae while still ensuring development reflects the “village” character of the community and its location on a Provincial highway.**

The following land use designations apply to the Community of Ballantrae as identified on Schedule E – Ballantrae Land Use Designations and include:

- Section 6.6.1 Natural Heritage System Area**
- Section 6.6.2 Ballantrae Residential Area**
- Section 6.6.3 Hwy 48 Corridor Residential Area**
- Section 6.6.4 Institutional Area**
- Section 6.6.5 Hwy 48 Corridor Commercial/Mixed Use Area**
- Section 6.6.6 Ballantrae Residential Golf Course Area**

6.6.1 Natural Heritage System Area

The Natural Heritage System Area designation applies to those lands in the Ballantrae and Musselman’s Lake settlement areas as designated on Schedule E – Ballantrae Land Use Designations. The Natural Heritage System Area, together with the lands in the ORM Natural Core Area, ORM Natural Linkage Area and ORM Countryside Area designations, form part of a system made up of natural features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable

populations of indigenous species and ecosystems. The system includes lands which have been restored or have the potential to be restored to a natural state.

The purpose of the Natural Heritage System Area is to protect ecological features and functions in accordance with the Oak Ridges Moraine Conservation Plan. The System is reflected in its entirety in Appendix A to this Official Plan. However, the policies of this section only apply to the lands in the Community of Ballantrae and Musselman's Lake settlement areas which are designated "Natural Heritage System Area". They do not apply to any lands outside the boundaries of these settlement areas which are subject to the policies of the applicable land use designation.

The Natural Heritage System Area designation generally reflects the results of an Environmental Management Strategy carried out as a basis for the 2012 Ballantrae and Musselman's Lake Secondary Plan Update adjusted where development has already occurred or has been approved to reflect existing and/or approved conditions. The designation generally reflects the requirements of Section 21(4) of the Oak Ridges Moraine Conservation Plan for the Ballantrae and Musselman's Lake settlement areas.

Permitted Uses

6.6.1.1 Permitted uses in the Natural Heritage System Area designation, subject to the development policies, include:

- a. Legally existing uses, buildings and structures;
- b. Replacement of legally existing uses, buildings and structures;
- c. Fish, wildlife and conservation management;
- d. Recreational nature viewing and related trail uses; and,
- e. Essential public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems, subject to the provisions of Section 4.4 but only if the need for the project has been demonstrated and there is no reasonable alternative.

Development Policies

6.6.1.2 Development in the Natural Heritage System Area designation will conform to the following policies:

- a. Buildings and structures shall be generally prohibited, except those related to the permitted uses.
- b. Where lands designated "Natural Heritage System Area" are privately owned, it is not intended that these lands be necessarily free and open to the public, nor that they shall be acquired by the Town or other public body. However, if

proposals are made to develop abutting or adjacent to such land, the Town or other public body may request conveyance of such lands. If such lands are conveyed to the Town, they shall generally not constitute part of the required parkland dedication. The lands designated “Natural Heritage System Area” shall be subject to the policies of Section 4.1 of the Official Plan.

- c. The boundaries of the Natural Heritage System Area designation shall be maintained generally in accordance with the boundary on Schedule “E”. Minor modifications may be considered to the boundaries, without amendment to this Plan, when the boundary is subject to a site-specific natural heritage evaluation/environmental impact study including being surveyed as part of the development review process to reflect differences in scale and level of detail. However, such minor modifications shall not negatively impact the Natural Heritage System as determined by the Town, nor shall such minor modifications result in any significant increase or decrease in the size of the Natural Heritage System.

6.6.2 Ballantrae Residential Area

The Ballantrae Residential Area designation recognizes existing low density residential development, and future low density residential areas, as well as the potential for infill residential development in the Community of Ballantrae. It permits the development of future low density residential areas subject to controls with respect to negative impacts on natural systems and features, particularly with regard to servicing.

Permitted Uses

6.6.2.1 Permitted uses in the Ballantrae Residential Area designation, subject to the development policies, include:

- a. Legally existing uses, buildings and structures;
- b. Replacement of existing uses, buildings and structures as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures, subject to the provisions of the zoning by-law;
- c. One single detached dwelling on an existing vacant lot of record;
- d. Single detached dwellings as part of a plan of subdivision, condominium plan, or by consent;
- e. Parks and other open space uses;

- f. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- g. Public and private infrastructure, such as roads sites, designed and constructed in a way that minimizes negative impacts on natural systems;
- h. Wastewater management facilities; and,
- i. Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a zoning by-law amendment.

Development Policies

6.6.2.2 Development in the Ballantrae Residential Area designation will conform to the following policies:

- a. All development shall conform with the development review policies of Section 7.5, and the servicing policies of Section 2.11.5. In addition, development shall be subject to the site plan control provisions of Section 7.3.9 of this Official Plan where deemed appropriate by the Town.
- b. Development on individual private wastewater systems shall have a minimum lot size of 0.5 hectares but may be considered to have a reduced lot size, subject to the submission of the appropriate technical studies required by the Town, York Region and other agencies.
- c. Development on a communal wastewater system shall have a minimum lot size of 0.2 hectares but may be considered to have a reduced lot size subject to the submission of the appropriate technical studies required by the Town, York Region and other agencies.
- d. Development connecting the existing wastewater treatment plant of the Ballantrae Golf and Country Club shall be considered on the basis of:
 - i. Financial guarantees;
 - ii. Operation and maintenance standards;
 - iii. Provision of necessary easements;
 - iv. Performance monitoring;
 - v. Reciprocal agreements that address ownership, operations and maintenance of the communal wastewater treatment system; and,
 - vi. Any required amendments to the Municipal Responsibility Agreement for the water treatment plan of the Ballantrae Golf and Country Club.

6.6.3 Hwy 48 Corridor Residential Area

The Hwy 48 Corridor Residential Area designation recognizes existing residential uses in the Highway 48 corridor and allows for some redevelopment of existing uses.

Permitted Uses

6.6.3.1 Permitted uses in the Hwy 48 Corridor Residential Area designation, subject to the development policies, include:

- a. **Legally existing uses, buildings and structures;**
- b. **Replacement of existing uses, buildings and structures as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures, subject to the provisions of the Zoning By-law;**
- c. **One single detached dwelling on an existing lot of record;**
- d. **Low density residential uses as part of a plan of subdivision or by consent;**
- e. **The conversion of existing dwellings or portions of existing dwellings to commercial and institutional uses including offices, on lots fronting on Highway 48, subject to an amendment to the Zoning By-law;**
- f. **Low intensity recreational uses;**
- g. **Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;**
- h. **Wastewater management facilities;**
- i. **Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems;**
- j. **Public uses sited, designed and constructed in a way the minimizes negative impacts on natural systems and subject to a Zoning By-law amendment;**
- k. **Medium density residential uses subject to a Zoning By-law amendment; and,**
- l. **Institutional uses.**

Development Policies

6.6.3.2 Development in the Business Park Area designation will conform to the following policies:

- a. **All development shall conform with the development review policies of Section 7.5, the servicing policies of Section 2.11.5. and the Highway 48 corridor access management policies of Section 2.11.5.8 e.**
- b. **Development shall be subject to the site plan control provisions of Section 7.3.9 of this Official Plan, where required by the Town.**

- c. Medium Density Residential development such as townhouses and low rise apartments shall require the submission of a concept plan and building perspective that displays the massing and conceptual design of the building, the relationship to adjacent development and the street, as well as locations for parking, driveways and loading and service areas. Such development shall satisfy the following criteria:
 - i. Maximum density of 45 units per net hectare (18 units per acre);
 - ii. Maximum height of 4 storeys;
- d. Buildings shall be sited so as to minimize the potential impact on adjacent low density residential uses which are located outside the Highway 48 corridor, particularly with regard to traffic generation, shadowing and noise;
- e. Any incompatibilities with adjacent low density residential uses can be mitigated through the provision of buffering, engineering or design solutions or other similar approaches;
- f. Architectural treatment and design of the building and the property reflects the general “village” character of the community and the location on a Provincial highway is generally complementary to the adjacent development in the Highway 48 corridor and provides for strong pedestrian linkages between the building and the street edge, as well as enhanced landscaping particularly adjacent to the street and in parking areas.
- g. Specific consideration will be required in integrating new development with established residential areas abutting the Highway 48 Corridor Residential Area.

6.6.4 Institutional Area

The Institutional Area designation recognizes an existing institutional complex which serves the Community of Ballantrae and Hamlet of Musselman’s Lake and which includes an elementary school and community centre and another institutional complex which includes a fire hall and regional well. This designation may also be applied through an amendment to this Plan to significant new institutional uses which may be developed in the community.

Permitted Uses

6.6.4.1 Permitted uses in the Institutional Area designation, subject to the development policies, include:

- a. Institutional uses;
- b. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems; and,

- c. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems.

Development Policies

6.6.4.2 Development in the Institutional Area designation will conform to the following policies:

- a. Additional development in the Institutional Area designation shall be permitted only in accordance with the development review policies of Section 7.5 and the servicing policies of Section 2.11.5 of the Official Plan.
- b. Proposals for major new institutional development within the the Community of Ballantrae, other than those already permitted, shall require an Official Plan amendment and shall meet the following criteria:
 - i. Frontage on Highway 48 or Aurora Road;
 - ii. Compatible with any existing or proposed adjacent residential uses with respect to matters such as height, setbacks and landscaping; and,
 - iii. In accordance with the relevant provisions of the Official Plan including the development review provisions of Section 7.5 and the servicing provisions of Section 2.11.5 and the institutional uses policies.

6.6.5 Hwy 48 Corridor Commercial/Mixed Use Area

The Hwy 48 Corridor Commercial/Mixed Use Area designation identifies areas where a range of convenience and service commercial development is permitted, as well as low and medium density residential uses, institutional and utility uses. All development is permitted in single use and mixed use buildings.

Permitted Uses

6.6.5.1 Permitted uses in the Hwy 48 Corridor Commercial/Mixed Use Area designation, subject to the development policies, include:

- a. Legally existing uses, buildings and structures;
- b. Replacement of existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures, subject to the provisions of the Zoning By-law;
- c. Limited convenience and service commercial uses including food stores, convenience stores, personal service uses, restaurants, offices and coffee shops;

- d. Low density residential uses as part of a plan of subdivision or consent;
- e. Institutional uses;
- f. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- g. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- h. Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a Zoning By-law amendment; and,
- i. Medium density residential development subject to a Zoning By-law amendment.

Development Policies

6.6.5.2 Development in the Hwy 48 Corridor Commercial/Mixed Use Area designation will conform to the following policies:

- a. All development shall conform with the development review policies of Section 7.5, the servicing policies of Section 2.11.5 and the Highway 48 corridor access management policies of Section 2.11.5.8 e. In addition, the development shall be subject to the site plan control provisions of Section 7.3.9 of this Official Plan where required by the Town.
- b. Proposals for new development shall require a Zoning By-law amendment and may also require a plan of subdivision, consent, or plan of condominium where residential development or a mix of uses is proposed. In addition, the submission of a concept plan and building perspective that displays the massing and conceptual design of the building, the relationship to adjacent development and the street, as well as locations for parking, driveways and loading and service areas will be required. Such development shall also meet the following criteria:
 - i. Uses shall have frontage on Highway 48 and the architectural treatment and design of the building and the property shall reflect the general “village” character of the community and the locations on a Provincial highway, be complementary to the adjacent development in the Highway 48 corridor and provide for a strong relationship between the building and street edge, including strong pedestrian connections, as well as enhanced landscaping particularly adjacent to the street and in parking areas;

- ii. Development shall be sited so as to minimize the potential impact on existing or proposed adjacent low density residential uses located outside the Highway 48 corridor with respect to matters such as height, setbacks and landscaping, traffic generation, shadowing and noise;
- iii. Maximum height of four storeys; and,
- iv. Maximum density for medium density housing of 45 units per net hectare (18 units per net acre).

6.6.6 Ballantrae Residential Golf Course Area

The Ballantrae Residential Golf Course Area designation relates to Part of Lots 21, 22 and 23, Concession 8 in the settlement of Ballantrae. The purpose of this designation is to permit an adult lifestyle community comprised of 750-900 residential condominium units and an 18-hole championship golf course. A community centre/clubhouse and related amenities, outdoor recreational facilities and an extensive open space system and trail network would also be permitted. The lands are to be serviced by municipal water and an on-site communal wastewater treatment plant.

Permitted Uses

6.6.6.1 Permitted Uses in the Ballantrae Residential Golf Course Area designation, subject to the development policies of this Section, include:

- a. A golf course, including a driving range, pro shop, ancillary parking and a maintenance and operations facility;
- b. A community centre/clubhouse and uses incidental and accessory to the foregoing, including recreational and leisure facilities;
- c. Detached, semi-detached and townhouse dwelling units as part of a plan of condominium;
- d. Conservation uses and related trail network;
- e. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- f. Private roads sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- g. Private wastewater treatment facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems.

Development Policies

6.6.6.2 Development in the Ballantrae Residential Golf Course Area designation will conform to the following policies:

- a. A mix and range of housing units oriented to the empty nester market will be provided. The residential component, including the related amenity area and all other lands within the residential blocks, shall generally not exceed 40% of the total area of the property and shall be in the form of condominium blocks surrounded by the golf course. The units will be designed in the form of clusters respecting natural areas and landform conservation practices. The wide shallow lot concept will be utilized for the residential component to enhance the streetscape. The maximum number of residential condominium units permitted on this site shall be 900. Residential development shall not occur on the golf course lands, identified as blocks on the related plan of subdivision, 19T-97002.
- b. The maximum permitted net residential density shall be 15 units per hectare (6 units per acre). Net residential density shall be calculated by dividing the number of units within a block on the plan of subdivision by the area of the block and shall include private roads.

90. Section 6.7 is amended by deleting ~~Note: Refer to the Town of Whitchurch-Stouffville Official Plan, 2004, as it relates to the in-force and effect land use designations and policies.~~ and replacing with the following:

The Hamlet of Musselman's Lake is recognized as a small, rural settlement of existing residential and limited commercial uses. The Hamlet exists within the Countryside Area of the Oak Ridges Moraine Conservation Plan.

The following land use designations apply to the Hamlet of Musselman's Lake as identified on Schedule F – Musselman's Lake Land Use Designations and include:

- Section 6.7.1 Natural Heritage System Area
- Section 6.7.2 Musselman's Lake Hamlet Area

6.7.1 Natural Heritage System Area

The Natural Heritage System Area designation applies to those lands in the Ballantrae and Musselman's Lake settlement areas as designated on Schedule F – Musselman's Lake Land Use Designations. The Natural Heritage System Area, together with the lands in the ORM Natural Core Area, ORM Natural Linkage Area and ORM Countryside Area designations, form part of a system made up of natural features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. The system

includes lands which have been restored or have the potential to be restored to a natural state.

The purpose of the Natural Heritage System Area is to protect ecological features and functions in accordance with the Oak Ridges Moraine Conservation Plan. The System is reflected in its entirety in Appendix A to this Official Plan. However, the policies of this section only apply to the lands in the Community of Ballantrae and Musselman's Lake settlement areas which are designated "Natural Heritage System Area". They do not apply to any lands outside the boundaries of these settlement areas which are subject to the policies of the applicable land use designation.

The Natural Heritage System Area designation generally reflects the results of an Environmental Management Strategy carried out as a basis for the 2012 Ballantrae and Musselman's Lake Secondary Plan Update adjusted where development has already occurred or has been approved to reflect existing and/or approved conditions. The designation generally reflects the requirements of Section 21(4) of the Oak Ridges Moraine Conservation Plan for the Ballantrae and Musselman's Lake settlement areas.

Permitted Uses

6.7.1.1 Permitted uses in the Natural Heritage System Area designation, subject to the development policies, include:

- a. Legally existing uses, buildings and structures;
- b. Replacement of legally existing uses, buildings and structures;
- c. Fish, wildlife and conservation management;
- d. Recreational nature viewing and related trail uses; and,
- e. Essential public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems, subject to the provisions of Section 6.7.1.2 but only if the need for the project has been demonstrated and there is no reasonable alternative.

Development Policies

6.7.1.2 Development in the Natural Heritage System Area designation will conform to the following policies:

- a. Buildings and structures shall be generally prohibited, except those related to the permitted uses.
- b. Where lands designated "Natural Heritage System Area" are privately owned, it is not intended that these lands be necessarily free and open to the public, nor that they shall be acquired by the Town or other public body. However, if proposals are made to develop abutting or adjacent to

such land, the Town or other public body may request conveyance of such lands. If such lands are conveyed to the Town, they shall generally not constitute part of the required parkland dedication. The lands designated “Natural Heritage System Area” shall be subject to the policies of Section 4.5 of the Official Plan.

- c. The boundaries of the Natural Heritage System Area designation shall be maintained generally in accordance with the boundary on Schedule “F”. Minor modifications may be considered to the boundaries, without amendment to this Plan, when the boundary is subject to a site-specific natural heritage evaluation/environmental impact study including being surveyed as part of the development review process to reflect differences in scale and level of detail. However, such minor modifications shall not negatively impact the Natural Heritage System as determined by the Town, nor shall such minor modifications result in any significant increase or decrease in the size of the Natural Heritage System.

6.7.2 Musselman’s Lake Hamlet Area

The Musselman’s Lake Hamlet Area designation recognizes existing development in the Musselman’s Lake Hamlet Area and generally restricts new development. However, redevelopment of existing developed areas or the development of undeveloped lands within this designation may be considered where such development will result in the enhancement of natural systems and features, particularly where it will result in an improvement in wastewater and water services, and storm water management practices, which will reduce negative impacts on the kettle lakes and have the potential to enhance water quality in the kettle lakes.

Permitted Uses

6.7.2.1 Permitted uses in the Musselman’s Lake Community Area designation, subject to the development policies of this Section, include:

- a. Legally existing uses, buildings and structures;
- b. Replacement of existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures;
- c. One single detached dwelling on an existing lot of record;
- d. Low density residential uses as part of a plan of subdivision or by consent through the redevelopment of existing uses or the development of undeveloped lands with the Musselman’s Lake Community Area designation;

- e. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- f. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems; and,
- g. Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems subject to an amendment to the Zoning By-law.

Development Policies

6.7.2.2 Development in the Musselman's Lake Community Area designation will conform to the following policies:

- a. All development shall conform with the applicable development review policies of Section 7.5, the servicing policies of Section 2.11.5.
- b. Development shall be subject to the site plan control provisions of Section 7.3.9 of this Official Plan, where required by the Town.
- c. No new uses, buildings and structures or additions to existing uses, buildings and structures greater than a maximum size established in the Zoning By-law shall be permitted without an amendment to the Zoning by-law. In addition, the Town shall be satisfied that changes will be made to the site so that there will be improvement in wastewater and water services, as well as stormwater management practices, which will reduce negative impacts on the kettle lakes and have the potential to enhance water quality in the kettle lakes.
- d. Additions to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures, to a maximum size to be established in the Zoning By-law, may be permitted without an amendment to the Zoning By-law, subject to the approval of the Town provided that there will be no negative impact on the functioning of the existing wastewater facilities.
- e. The redevelopment of existing uses for new low-density residential development, other than one single detached dwelling, shall require approval of a plan of subdivision, or consent and a Zoning By-law amendment. Such redevelopment shall only be permitted provided, based on the applicable requirements of the development review policies of Section 7.5 and any other required studies, that it:
 - i. Can be demonstrated to the satisfaction of the Town, that the resulting redevelopment will have the potential to significantly enhance water quality in any kettle lake which is affected by surface drainage from the site; and,
 - ii. Conforms with any other applicable policies of the Official Plan.

91. Section 6.9.1.2 f. is amended by adding the following after the last sentence:
Development may be considered on private communal water services and private communal sewage services for multi-unit/lot development, subject to the appropriate studies, and the approval of the Province, York Region and the Town.

92. Section 6.10.1 (Community of Stouffville) is amended by adding the following Special Provisions:

6.10.1.18 Special Provision (SP-S18) – 5964 Main Street and 28 Fairview Avenue

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

- i. A maximum height of 13 storeys is permitted;**
- ii. A maximum floor space index of 4.37 is permitted;**
- iii. A minimum commercial/retail gross floor area shall be accommodated on the ground floor, as required in the Zoning By-law;**
- iv. A maximum of 210 units shall be permitted;**
- v. Well defined and articulated street edges shall be provided through minimum and maximum setbacks for buildings and structures from the road allowance right-of-way, and landscaped areas between the road allowance right-of-way and the adjacent parking lot and/or internal drive aisles, as established in the Zoning By-law;**
- vi. Limited off-street parking and drive aisles may be permitted in the exterior side yard, between the building and the adjacent road;**
- vii. All loading and service areas, including garbage/recycling facilities shall be sited within wholly enclosed buildings, and shall be separated a minimum distance of 14.0 m from adjacent residential neighbourhoods; and**
- viii. Off-street parking areas shall be set back a minimum distance of approximately 2.0 m from adjacent residential neighbourhoods. Within the separation distance, the Town will require substantive landscaping treatment.**

6.10.1.19 Special Provision (SP-S19) – 5262, 5270, 5286, 5318 Main Street and 12371 Highway 48

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

- i. The permitted uses include mixed use and apartment buildings, combined live-work units, and all forms of townhouse dwellings, retail and**

- service commercial uses as part of mixed use development, offices, and institutional uses;
- ii. Townhouse dwellings, other than those that may be integrated into a mixed use or apartment building, shall be prohibited abutting Highway 48, Fockler Lane or Main Street, as established in the Zoning By-law;
 - iii. A maximum building height of 20 storeys is permitted, as established in the Zoning By-law. All forms of townhouse dwellings shall have a minimum building height of 3 storeys;
 - iv. A minimum floor space index of 2.0 and a maximum floor space index of 3.7 is permitted for any individual development block where apartment or mixed use development is permitted. There is no minimum floor space index required for any form of standalone townhouse dwellings. Where a development includes both apartment or mixed use buildings and standalone townhouse dwellings, the gross floor area of the townhouse dwellings shall not contribute to the maximum floor space index of the overall block;
 - v. A minimum of 450 square meters of ground floor non-residential gross floor area is required within any mixed use building fronting Main Street;
 - vi. Well defined and articulated street edges shall be provided through minimum and maximum setbacks for buildings and structures from the road allowance right-of-way, as established in the Zoning By-law;
 - vii. All loading and service areas, including garbage/recycling facilities shall be sited within wholly enclosed buildings, or appropriately screened and located away from the public realm as determined through site plan control;
 - viii. The provisions of Section 6.4.4.5 through 6.4.4.8 shall not apply with respect to the development of the subject lands; and
 - ix. The Town will make best efforts to ensure and facilitate recovery of costs borne by the owner of the lands with respect to any comprehensive corridor studies and detailed site studies (as described in Section 6.4.4.5 and 6.4.4.6, and the construction and design of infrastructure and services, which benefit other owners within the Gateway Mixed Use Area. No parcel within the Gateway Mixed Use Area shall be permitted to develop until the Commissioner of Development

Services is satisfied that best efforts have been made.

6.10.1.20 Special Provision (SP-S20) – 6031-6037 Main Street

- a. **Notwithstanding any other policies of this Plan to the contrary, the following site specific policies apply:**
- i. **A minimum setback of 4.5 m from the road allowance right of way is permitted;**
 - ii. **A maximum building height of 6 storeys is permitted;**
 - iii. **A maximum floor space index of 2.2 is permitted; and**
 - iv. **A maximum density of 220 units per net hectare is permitted.**

93. Section 6.10.3 (Community of Ballantrae) is amended by adding the following Special Provisions:

6.10.3.2 Special Provision (SP-B2): Part of Lots 19 and 20, Concession 8 (5426, 5452 and 5584 Lakeshore Road)

- a. **Subject to submission of reports satisfactory to the Town and York Region, and notwithstanding any other policies of the Plan to the contrary, development may proceed by way of private communal water services and connection to the existing Ballantrae Golf and Country Club private communal sewage services.**

6.10.3.3 Special Provision (SP-B3): 5310 and 5322 Aurora Road

- a. **Notwithstanding any provisions of this Plan to the contrary, the following policies shall apply:**
- i. **The only permitted uses shall be:**
 - 1. **Place of Worship;**
 - 2. **Residential Uses Accessory to the Place of Worship;**
 - 3. **Retail Use Accessory to the Place of Worship;**
 - 4. **Accessory Uses**
 - ii. **The lands are to be serviced by individual on-site water services and individual on-site sewage services.**

94. Section 6.10.6 (Rural and Agricultural Areas) is amended by adding the following Special Provisions:

6.10.6.14 Special Provision (SP-RA14) – 2051 Davis Drive (Part Lots 34 and 35, Concession 3)

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

- i. Only the following additional *Institutional* uses are permitted:
 - i. *cemeteries and associated facilities including, but not limited to, mausoleum, crematorium and columbaria;*
 - ii. *small scale chapels ancillary to the principle use;*
 - iii. *related uses including service buildings, administrative offices, and reception facilities.*
- ii. It is intended that all *Institutional* uses shall be regulated by provisions in the Zoning By-law, including setbacks from property lines, on-site parking, building heights, densities, landscaped areas and buffering requirements. All lands shall be appropriately zoned and developed through site plan approval. Phasing of development shall be used to control the release of lands used for cemetery and related uses.
- iii. The development of the *cemetery* shall have regard for:
 - i. *access to the adjacent road system such that traffic hazards are not created;*
 - ii. *provision of adequate on-site parking facilities;*
 - iii. *screening and landscaping to complement the plot plan and permitted uses;*
 - iv. *environmental and geotechnical matters; and,*
 - v. *archaeological matters.*

6.10.6.15 Special Provision (SP-RA15) - Part Lot 21, Concession 8

- a. Notwithstanding the foregoing, the subject lands may be developed for four non-farm rural residential lots. As a condition of the granting of any severance, the owner shall enter into an agreement with the Town to ensure that the majority of the trees on each site will be retained.

6.10.6.16 Special Provision (SP-RA16) Part of Lots 20 to 23, Concession IX

- a. Notwithstanding any other provision of this Plan to the contrary, on lands designated as ORM Natural Linkage Area, the existing estate residential subdivision is permitted to continue.
- b. Development and site alteration on such lands shall be subject to the relevant provisions of this Plan, and the regulations of the Zoning By-law.

95. Section 7 is amended by deleting, ~~the York Region Official Plan~~ from the first sentence of the first paragraph.

96. Section 7.1.1.1 b. is amended by deleting ~~York Region Official Plan~~ and adding of this Plan, after "growth management policies".

97. Section 7.1.1.1 i. v. is amended by deleting, ~~and Regional~~.

98. Section 7.3.1.1 b. i is amended by deleting ~~and the York Region Official Plan~~.
99. Section 7.3.1.1 b. ii is amended by adding, where applicable after "Town and York Region".
100. Section 7.3.1.2 a. xiii. is amended by deleting ~~and the Regional Greenlands Systems~~.
101. Section 7.5 is amended by adding the following new Section, and renumbering subsequent Sections as required:

7.5.3 Additional Matters related to the Community of Ballantrae and the Hamlet of Musselman's Lake

7.5.3.1 Development Review – Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision

Development in the settlement areas will be limited. However, it is essential that any new uses are subject to detailed review prior to approval to ensure that they do not create additional concerns. The policies of this section establish the background information requirements and the criteria which must be satisfied for applications involving Official Plan amendments, Zoning By-law amendments and plans of subdivision.

These requirements shall generally not apply to any consent application involving three lots or less including proposals for infilling, additions or modifications to existing buildings and structures, minor changes to existing regulations or other similar changes with the exception of development in the Hwy 48 Corridor Residential Area and the Hwy 48 Corridor Commercial/Mixed Use Area (Hwy 48 designations).

Development shall not be permitted in areas which have been identified as environmentally sensitive, and the Town may apply conditions or restrictions which mitigate negative impacts on adjacent environmentally sensitive areas.

7.5.3.1.1 Information Requirements

Unless an exemption is granted by the Town in writing as part of the pre-consultation process, the following information and material, together with any additional information and material identified in Section 7.5 of the Official Plan, shall be required to be submitted as part of an application for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision, and draft plan of condominium with the exceptions noted in Section.

The required information and studies shall generally be carried out at the cost of the applicant by consultants

retained by the applicant, unless it is determined by the Town, particularly where the lands area of particular sensitivity or a significant size, that the studies should be carried out by a consultant retained by the Town at the cost of the applicant.

The required information and studies, all of which shall be prepared by qualified consultants, include:

a. Background Information

Topographic mapping of the subject site and lands within 150m, at a scale of 1:2000 or greater, with a minimum of 2.5m contours and other information identifying all natural features including all trees, soil type and water related features, as well as existing buildings and structures.

b. Plans

Detailed plans, including grading and planting plans and other documentation describing the proposed development including roads, building envelopes, areas to be retained in natural vegetation, natural areas which are intended to be enhanced, recreation facilities and trails, storm water facilities and wastewater and water services. In addition, in the Highway 48 Corridor designations, submission of a concept plan and building perspective that displays the massing and conceptual design of the building, the relationship to adjacent development and the street, as well as locations for parking, driveways and loading and service areas will be required, which considers the Highway 48 Corridor Urban Design Guidelines and Concept Plan.

c. Storm Water Management

A surface water management study shall be submitted which identifies how storm water quality and quantity, erosion and sedimentation will be controlled and managed on site. Through a Best Management Practices approach, alternative mechanisms for treatment and control shall be identified. In addition, the rationale for these alternative measures shall be provided. In the Highway 48 Corridor designations, the study shall demonstrate no impact on the MTO drainage system.

In accordance with the requirements of Section 4.8-DP of the LSPP, an application for major development shall be accompanied by a stormwater management plan. Major development includes the creation of four or more lots, the construction of a building or buildings with a ground floor area of 500 square metres or more and the establishment of a major recreational use. Within Settlement Areas, any proposed development

within the Musselman's Lake Community Area and Ballantrae Settlement Area shall demonstrate conformity with Designated Policies 6.32 – 6.34 of the Lake Simcoe Protection Plan.

d. Water and Wastewater Services

Development proposals shall be accompanied by a water and wastewater services plan and include justification for the use of any private individual water and wastewater services or private communal wastewater systems, where permitted by this Plan. Development proposals shall also be supported by the appropriate engineering and hydrogeological studies.

e. Flood Studies

Flood studies and mapping for all watercourses with greater than a 125 ha drainage area, including identification of erosion sites and other hazard problems, shall be submitted based on terms of reference provided by the Lake Simcoe Region Conservation Authority.

f. Fisheries Resource Management Study

A fisheries resource management study shall be carried out for sites, such as those along the East Holland River, where development may impact fish habitat to determine the nature of the resource, critical factors affecting the resource and its productivity and to identify enhancement opportunities.

g. Natural Heritage System Assessment

Where a proposed development site includes areas designated Natural Heritage System Area on Schedule "E" or identified as Natural Heritage System in Appendix A, the required site survey will identify the boundary of the Natural Heritage System based on staking carried out by representatives of the Town and the Lake Simcoe Region Conservation Authority. A strategy for the maintenance of the Natural Heritage System shall also be provided.

h. Tree Analysis

Where it is intended to remove any trees from a proposed development site, a tree analysis shall be carried out which will evaluate the nature and condition of the tree resources affected and, where deemed appropriate, provide recommendations with respect to removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as addressing the impact on any trees in the adjacent natural area particularly with respect to edge/interior protection measures required for such areas.

i. Agricultural Code of Practice

Calculations shall be carried out with respect to the Agricultural Code of Practice where a proposed development site is adjacent to a livestock operation.

j. Cultural Heritage and Archaeological Resources

A preliminary assessment of any cultural heritage or archaeological resources on a proposed development site shall be prepared and, where appropriate, plans for preservation, removal or other approaches to any significant features.

k. Noise Impact Study

A noise impact study where a proposed development site is adjacent to a major noise source such as a Provincial Highway, aggregate areas or industrial use.

l. Traffic Impact Study

A traffic impact study for any proposed development in a Highway 48 Corridor designation including consideration of the Town's Access Management Guidelines.

7.5.3.1.2 Development Evaluation Criteria

Development proposals shall generally conform with the following criteria, in addition to any other applicable policies of this Plan:

a. Storm Water Management

Storm water from the proposed development shall be treated and retained on site or within a specific area approved by the Town and where applicable will demonstrate no impact on the MTO drainage system and will satisfy the requirements of the LSPP. Water quality criteria shall be to the satisfaction of the Town, and where applicable, MTO.

b. Groundwater Resources

Each development shall be in accordance with source protection and water resource policies in the York Region Official Plan and the South Georgian Bay Lake Simcoe Protection Plan and shall be designed to prevent impacts to groundwater quality and quantity including the sustainability of the municipal drinking water system.

c. Wastewater and Water Services

Development shall be serviced in accordance with the policies of Section 2.11.5 of this Official Plan.

d. Natural Heritage System Area

No development of lands in the Natural Heritage System Area designation on Schedule “E” shall be permitted, with the exception of those uses specifically outlined in Section 6.6.1.

e. Other Natural Areas

Development of other natural areas, particularly lands shown as Natural Heritage System in Appendix “A”, shall be permitted only in accordance with the provisions of Section 4.4.4 of this Official Plan.

All proposals shall incorporate a strategy for maximizing the protection of any wooded areas, significant hedgerows or individual trees identified in the tree analysis.

f. Landform Considerations

The applicant must demonstrate that the planning, design and construction of the development shall minimize changes to the basic topographic character of the site and keep grading to the absolute minimum required, having regard for drainage issues.

g. Watercourse and Lakes

All streams, rivers, ponds and lakes shall be maintained or enhanced as distinct ecosystems, and lands immediately adjacent to these watercourses should be retained or rehabilitated to a natural self-sustaining state wherever possible. Alterations to watercourses, including riparian features such as intermittent streams and drainage swales, shall generally be discouraged. However, the necessity for the retention/restoration of riparian features such as intermittent streams and drainage swales, will be evaluated on a site by site basis and some modifications to these features may be approved where deemed appropriate.

h. Traffic Impact

Development in the Highway 48 Corridor in the Ballantrae settlement area shall satisfy the Town’s Access Management Guidelines.

i. General

Development shall implement the applicable recommendations of the background studies prepared as required by Section 7.5.3.1, including the protection or conservation of significant cultural heritage and archaeological resources where

required, and generally conform to the applicable policies of Sections 7.5 and 6.1 of the Official Plan.

7.5.3.2 Development Review – Consents

Consents may be discouraged in the Ballantrae and Musselman’s Lake settlement areas because of the location on the Oak Ridges Moraine. However, consents shall be permitted when the following criteria are satisfied and in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

a. Legal or Technical Purposes

A consent may be granted for legal or technical purposes such as a boundary adjustment, easement or rights-of-way where a separate lot is not being created. A consent may be granted where two or more detached dwelling units exist on a lot of record at the time of approval of this Plan. Consents of this nature shall only be permitted where it can be demonstrated through appropriate studies to the satisfaction of the Town and York Region that the severed and retained lands can be adequately serviced in accordance with the servicing policies of this Plan.

b. Improvement of an Existing Environmental Problem

A consent may be granted where it will contribute to the improvement of an existing environmental problem such as the addition of lands to an existing undersized lot.

c. Preservation of a Natural Area

A consent may be granted where it will assist in the preservation of a natural area or a part of the Natural Heritage System identified in Appendix A such as the addition of a wooded area to another existing wooded area with the intention of preserving both areas or the creation of a trail system.

d. Maximum Number of Lots to be created by Consent

A consent for a maximum of 3 lots (1 retained, 2 created) may be granted in the Ballantrae Residential Area or the Musselman’s Lake Hamlet Area designations if it is determined that a plan of subdivision is unnecessary, the consent satisfies the minimum lot size requirements of the Town, and if the consent(s) is/are in conformity with the applicable policies of this Plan.

The policies of this Section establish the background information requirements and the

criteria which must be satisfied for applications involving consents.

7.5.3.2.1 Information Requirements

Unless an exemption is granted by the Town in writing as part of the pre-consultation process, the following information and material, together with any additional information and material identified in Section 7.5 of the Official Plan, shall be required to be submitted as part of an application for a consent.

All consent applications shall include detailed mapping, plans and any other information required to allow evaluation of the proposal including detailed plans, where applicable, such as grading and landscaping plans and other documentation:

- a. Describing the proposed consent;
- b. Demonstrating how stormwater, erosion and sedimentation will be controlled on site; and,
- c. Describing existing landscaping and trees and any modifications proposed to the landscaping and trees.

In addition, a traffic impact study shall be required for any proposed consent in a Highway 48 Corridor designation including consideration of the Town's Access Management Guidelines.

7.5.3.2.2 Development Evaluation Criteria

Any proposed consent shall generally conform with any of the applicable criteria in Section 7.5.3.2.

7.5.3.3 Development Review – Minor Variances

The policies of this Section establish the background information requirements and the criteria which must be satisfied for applications involving minor variances.

7.5.3.3.1 Information Requirements

Unless an exemption is granted by the Town in writing as part of the pre-consultation process, the following information and material, together with any additional information and material identified in Section 7.5 of the Official Plan, shall be required to be submitted as part of an application for minor variances.

All minor variance applications shall include detailed plans, where applicable, such as grading and landscaping plans and other documentation:

- a. Describing the proposed development;
- b. Demonstrating how stormwater, erosion and sedimentation will be controlled on site; and,

- c. Describing existing landscaping and trees and any modifications proposed to the landscaping and trees.

In addition, a traffic impact study may be required in a Highway 48 Corridor designation including consideration of the Town's Access Management Guidelines.

7.5.3.3.2 Development Evaluation Criteria

Any proposed minor variance shall generally conform with the following criteria, in addition to any other applicable policies of the Official Plan:

a. Storm Water Management

Storm water from the proposed development shall be treated and retained on site or within a specific area approved by the Town and where applicable will demonstrate no impact on the MTO drainage system. Water quality shall meet limits established by the Town, and where applicable MTO.

b. Wastewater and Water Services

Any existing private wastewater or water services shall be brought up to a standard approved by the Town and York Region. New development shall be serviced in accordance with the policies of Section 2.11.5 of this Official Plan.

c. Natural Heritage System Area

No development of lands in the Natural Heritage System Area designation on Schedule "E" shall be permitted, with the exception of those uses specifically outlined in Section 6.6.1.

d. Landform Considerations

The applicant must demonstrate that the planning, design and construction of the development shall minimize changes to the basic topographic character of the site and keep grading to the absolute minimum required, having regard for drainage issues.

e. Watercourses and Lake

All streams, rivers, ponds and lakes shall be maintained or enhanced as distinct ecosystems, and lands immediately adjacent to these watercourses should be retained or rehabilitated to a natural self-sustaining state wherever possible. Alterations to watercourses, including riparian features such as intermittent streams and drainage swales, shall generally be discouraged. However, the necessity for the retention/restoration of riparian features such as

intermittent streams and drainage swales, will be evaluated on a site by site basis and some modifications to these features may be approved where deemed appropriate.

f. Traffic Impact

Development in the Highway 48 Corridor shall satisfy the Town's Access Management Guidelines.

7.5.3.4 Implementation and Interpretation

The implementation and interpretation of these policies shall generally be in accordance with the provisions of Section 7 of the Official Plan.

a. Consultation with Other Agencies

The Town shall consult with other agencies as required, particularly the Ministry of Natural Resources, the Ministry of Environment, Conservation and Parks, the Ministry of Municipal Affairs, the Lake Simcoe Region Conservation Authority and York Region, with respect to any matters which result from the implementation of this Plan.

b. Master Environmental Servicing Plan

A Master Environmental Servicing Plan may be prepared for the Ballantrae-Musselman's Lake Secondary Plan area, or portions thereof, to deal with storm water drainage, water supply system, provision of sanitary wastewater disposal and environmental matters related to ground water quality, prior to development approval. The Town shall work with landowners to determine if such a plan is necessary, and the area or areas to which it should be applied.

c. Development Agreements

i. Development Charges

Prior to the approval of any development proposal for the lands designated Ballantrae Residential Area, Hwy 48 Corridor Residential Area and Hwy 48 Corridor Commercial/Mixed Use Area, if applicable, the Town shall be satisfied that a suitable functional servicing study has demonstrated that the development proposal is feasible.

ii. Other Financial Requirements

Prior to draft plan approval of any subdivision or condominium development, or site plan approval, in the Ballantrae and Musselman's Lake settlement areas, the Town may require the owner to enter into area landowner cost-sharing servicing agreements and subdivision agreement, or site

plan agreement, with the Town, if applicable, including front ending requirements that will ensure that the development can be adequately serviced and that an appropriate contribution has been secured by the Town toward the provision of community services.

In particular, prior to the approval of any development proposal for the lands designated Ballantrae Residential Area, Hwy 48 Corridor Residential Area and Hwy 48 Corridor Commercial/Mixed Use Area, the following conditions shall be met:

Prior to the approval of development, the Town and York Region shall be satisfied as to the availability of water supply and wastewater servicing capacity and approvals for a wastewater treatment system by the Town, York Region and MECP to accommodate the development. This may require front ending agreements and limitations to be placed on development; and,

Prior to the registration of any development, the owner shall have entered into a subdivision agreement or site plan agreement, including any front ending requirements with the Town and/or York Region that will identify the capital expenditures associated with the servicing of the lands and process for contributions from benefitting owners.

iii. Cost Sharing

Where the Owner has entered into a Developers' Group agreement(s), if applicable, prior to the release for registration of any phase of the Draft Plan, the Trustee(s) of the applicable Developers' Group(s) shall deliver a release(s) to the Town indicating the Owner has satisfied all conditions of the Developers' Group agreement(s) and the Trustee(s) has no objection to the registration of the applicable phase of the plan. The Owner acknowledges that where it has elected to make alternative arrangements to ensure the fair and equitable cost sharing of community infrastructure and facilities, the Town shall notify the Trustee(s) of the local Developers' Group(s) of such arrangements at least 60 days prior to the release for registration of any phase of the Draft Plan.

iv. Developers' Group Agreement(s)

The Town may require that directly benefitting landowners with applications for development enter into an agreement or agreements to address

the sharing of the common costs of development, if applicable.

That the locations of proposed public infrastructure such as roads, stormwater management facilities or the provision of other community facilities identified in Ballantrae and Musselman's Lake settlement areas have been incorporated without regard to property ownership. In order to ensure that all affected property owners contribute equitably towards the provision of community and infrastructure facilities such as parks, roads and road improvements, internal and external services, stormwater management facilities, the Town may require, if applicable, that as a condition of development approval, development proponents enter into one or more Developers' Group Agreements to address the sharing of these costs.

The Owner shall agree in the Subdivision Agreement that the holding zone provisions shall not be removed by the Town until the conditions outlined in the Zoning By-law have been satisfied to the satisfaction of the Town.

102. Section 7.8.2.1 is amended by adding **and** after "the Greenbelt Plan," and deleting, ~~and the York Region Official Plan.~~
103. Section 7.8.3.1 is amended by deleting ~~or the York Region Official Plan and.~~
104. Section 7.8.3.1 a. is amended by deleting, ~~and the York Region Official Plan.~~
105. Section 7.8.3.1 is amended by deleting ~~Section 7.8.3.1.b.~~ in its entirety, and renumbering the subsequent Sections accordingly.
106. Section 7.8.5.1 a, is amended by deleting ~~the York Region Official Plan and.~~
107. Section 8 is amended under the definition for Developable Area by deleting ~~Regional Greenlands System and approved local municipal natural heritage systems.~~
108. Section 8 is amended under the definition for Environmental Impact Study by deleting ~~Regional Greenlands System~~ and replacing it with **Natural Heritage System** and amending paragraph two, by deleting ~~the Region, the local municipality~~ after "prepared by the Province", and replacing it with the Town.
109. Section 8 is amended under the definition for Environmental Impact Study by deleting ~~Verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines such as the significant woodland criteria as set out in policy 3.4.31 of the York Region Official Plan, the Ontario~~

~~Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List~~ and replacing with Verification of the status or significance of a feature in accordance with Federal and/or, Provincial legislation, criteria and guidelines such as the significant woodland criteria as set out in Section 4.1.9.1 f. of this Plan, the Ontario Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List

110. Section 8 is amended under the definition for Environmental Impact Study, fifth bullet, by deleting ~~Regional Greenlands System~~ and replacing with Natural Heritage System
111. Section 8 is amended under the definition for Greenfield Density Target, by deleting, ~~of 50 residents and jobs combined per hectare at the Regional scale or a specific minimum density target for designated greenfield area within each area municipality~~ and replacing with as identified in this Plan.
112. Section 8 is amended under the definition for Mobility Plan, by deleting ~~York Region~~ and replacing with the Town
113. Section 8 is amended under the definition for New Urban Area, by adding employment and/or after “expansion, for”.
114. Section 8 is amended under the definition for Significant Woodlands by deleting ~~policy 3.4.2.6 of the York Region Official Plan, except those excluded by policy 3.4.2.7.~~ and replacing with Section 4.1.9.1 f. of this Plan, except those excluded by Section 4.1.9.1 g.
115. Section 9 (List of Schedules) is amended by adding the following to the end of the Section:

Appendices

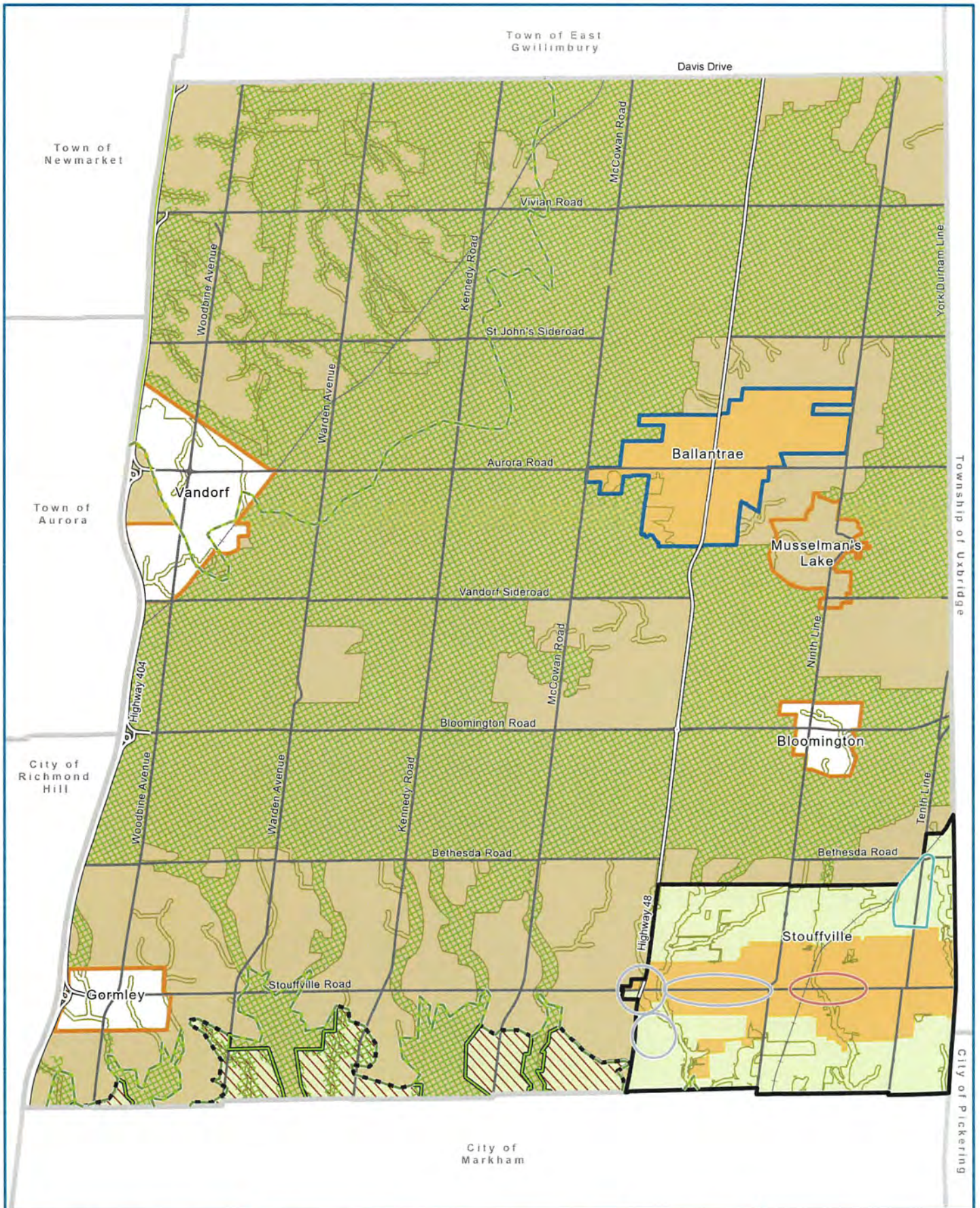
Appendix A – Ballantrae and Musselman’s Lake and Surrounding Area – Natural Heritage System Areas

Appendix B – Ballantrae and Musselman’s Lake and Surrounding Area – Trails System

116. Schedules A, C, D-2, D-3, D-4, E, F, and O to the Town of Whitchurch-Stouffville Official Plan, 2025 are amended as shown on the attached Schedules.

3. Interpretation

The provisions set forth in the Town of Whitchurch-Stouffville Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of Whitchurch-Stouffville Official Plan shall apply to this Amendment.



Schedule A Town Structure

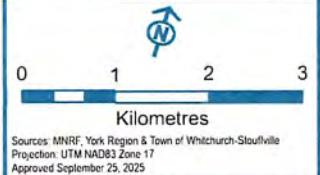


Town of Whitchurch-Stouffville
Official Plan

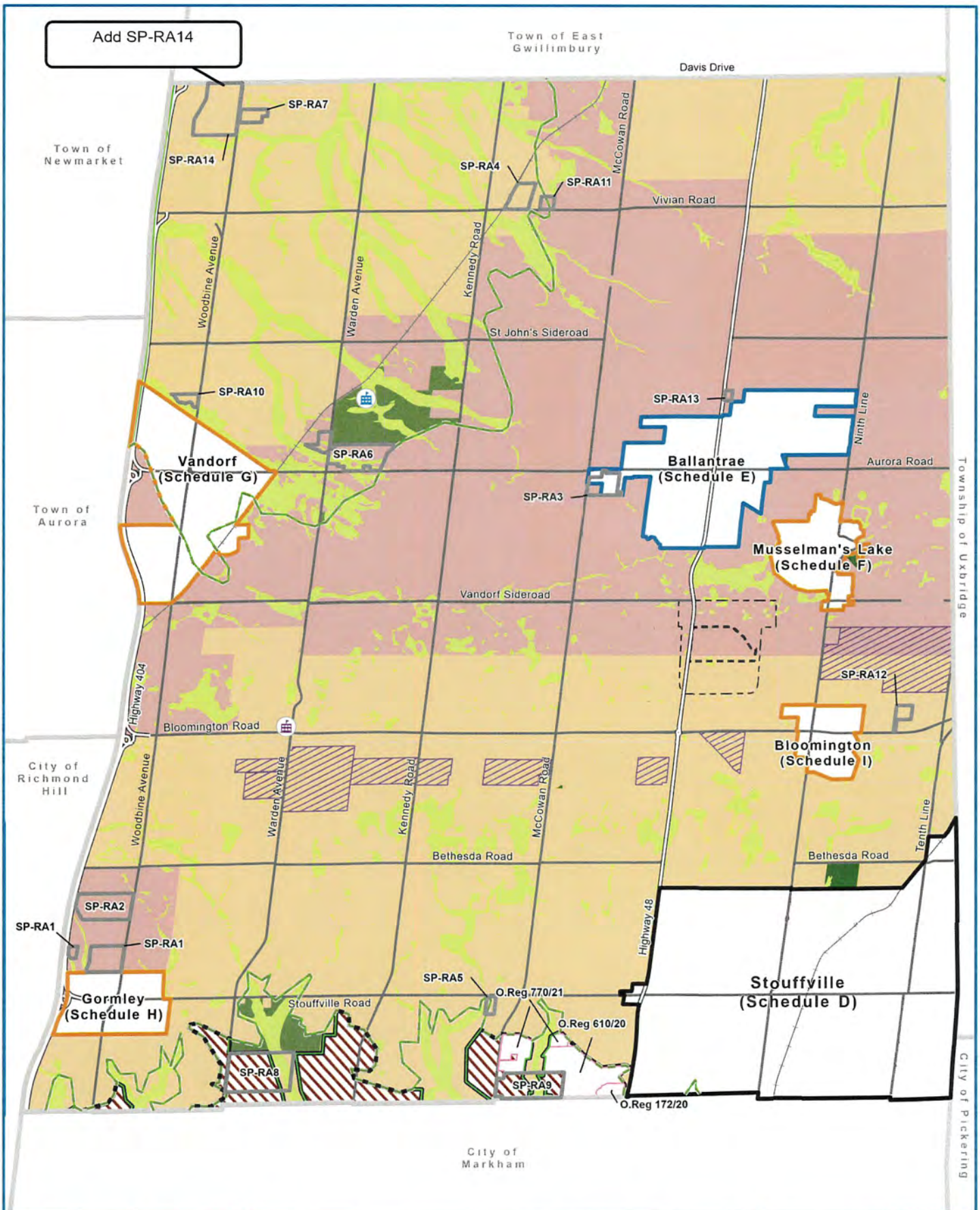
- Municipal Boundaries
- Urban Area
- New Urban Area
- Community Area
- Hamlet Area
- Agricultural System
- Natural Heritage System
- Regional Greenland System
- Greenbelt Plan Boundary
- Oak Ridges Moraine Conservation Plan Boundary
- Designated Greenfield Area
- Built Up Area
- Old Elm GO MTSA*
- Stouffville GO MTSA (Core Area)*
- Strategic Growth Areas*

* Refer to Schedules D for specific MTSA and Strategic Growth Area boundaries and land use designations.

Delete "Regional Greenland System" from Schedule



This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The Town of Whitchurch-Stouffville shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.



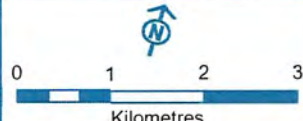
Schedule C Land Use Designations



Town of Whitchurch-Stouffville
Official Plan

- Municipal Boundaries
- Urban Area
- Community Area
- Hamlet Area
- Minister's Zoning Order Areas
- Special Provision Area
- Oak Ridges Moraine Conservation Plan Boundary
- Greenbelt Plan Boundary
- Elementary School
- Secondary School

- Land Use Designations**
- Agricultural Area
- Rural Area
- Parks and Open Space
- Significant Environmental Area
- Overlays**
- Waste Disposal Area
- Waste Disposal Area of Influence
- Aggregate Resource Area
- New Urban Area



Sources: MNR, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved September 25, 2025



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Town of Whitchurch-Stouffville
Official Plan

Schedule D-2

Western Approach Land Use Designations

- Western Approach Area
 - Special Provision Area
 - Regulatory Floodline
 - Lakes and Ponds
 - Streams
- Land Use Designations**
- Western Approach - Mixed Use Area
 - Urban Medium Density Residential Area
 - Business Park Area *
 - Significant Environmental Area
- Overlay**
- Mid Rise Development
 - Low Rise Development

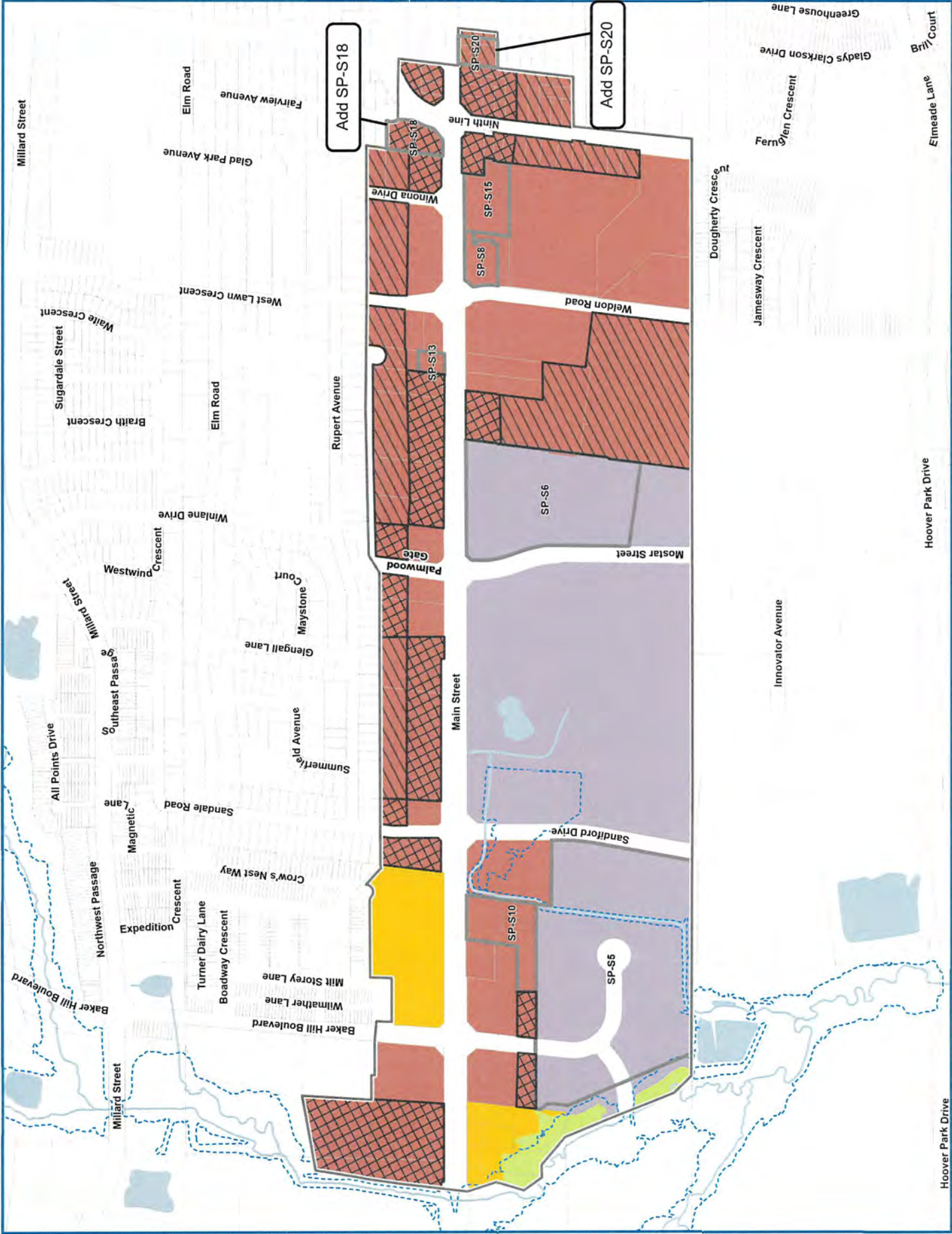
*** Business Park Area land use designation deferred in its entirety.**

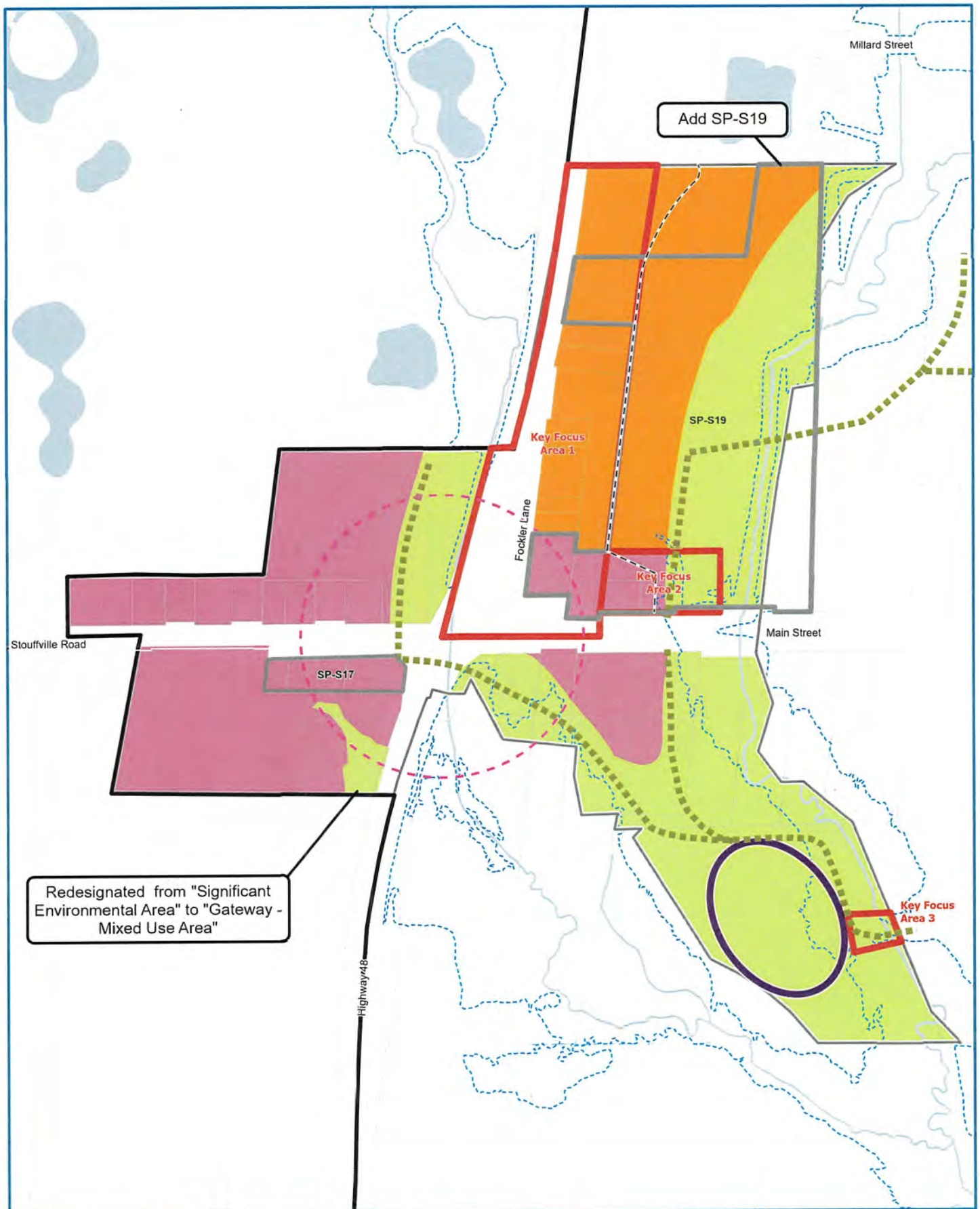


Sources: MNR, York Region & Town of Whitchurch-Stouffville
Proposed at LTR, N0083, 17
Approved September 25, 2025



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Redesignated from "Significant Environmental Area" to "Gateway - Mixed Use Area"

Add SP-S19

Schedule D-3

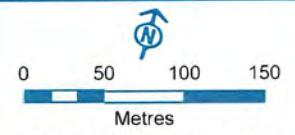
Gateway Mixed Use Land Use Designations



Town of Whitchurch-Stouffville
Official Plan

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

- Land Use Designations**
- Gateway - Mixed Use Area
 - Urban High Density Residential Area
 - Significant Environmental Area



Sources: MNR, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved September 25, 2025



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Town of Whitchurch-Stouffville
Official Plan

Schedule D-4 Old Elm MTA Land Use Designations

Legend:

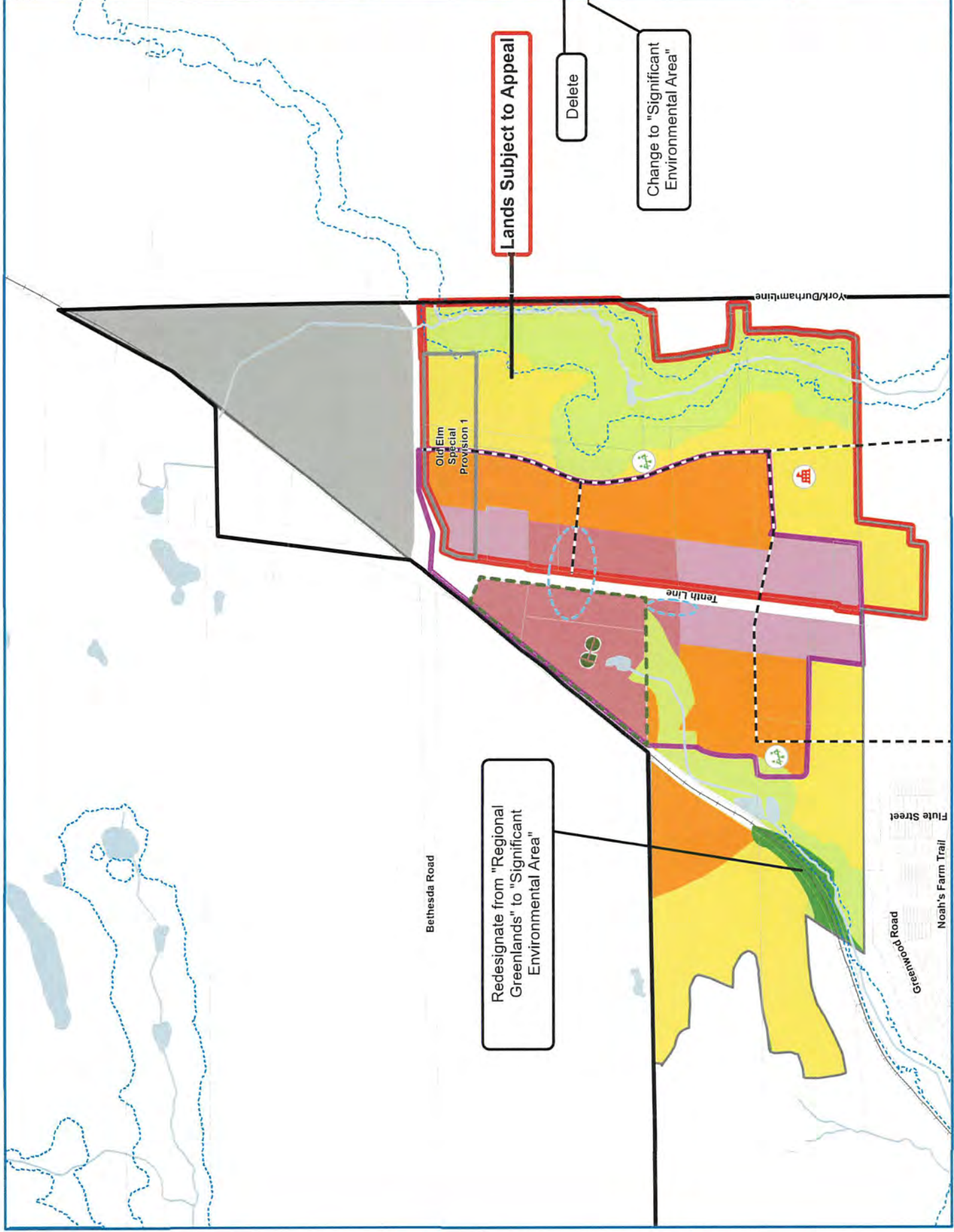
- Urban Area
- Old Elm Boundary
- Old Elm Major Transit Station Area
- Special Provisions Area
- Lakes and Ponds
- Streams
- Regulatory Floodline
- Rail Line
- GO Station Area
- GO Train Station
- Required Mixed Use Frontage Area
- Old Elm - Residential Area
- Old Elm - Medium-High Density Residential Area
- Old Elm - Medium-High Density Mixed Use Area
- Old Elm - High Density Mixed Use Area
- Old Elm - Public Uses and Utilities
- Neighbourhood System
- Environmentally Significant Area
- Proposed Neighbourhood Park
- Proposed School Location
- Conceptual Collector Road

Scale: 0 100 200 300 Metres

Sources: MTRC York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved September 25, 2025



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Town of Whitchurch-Stouffville
Official Plan

Schedule E Ballantrae Land Use Designations

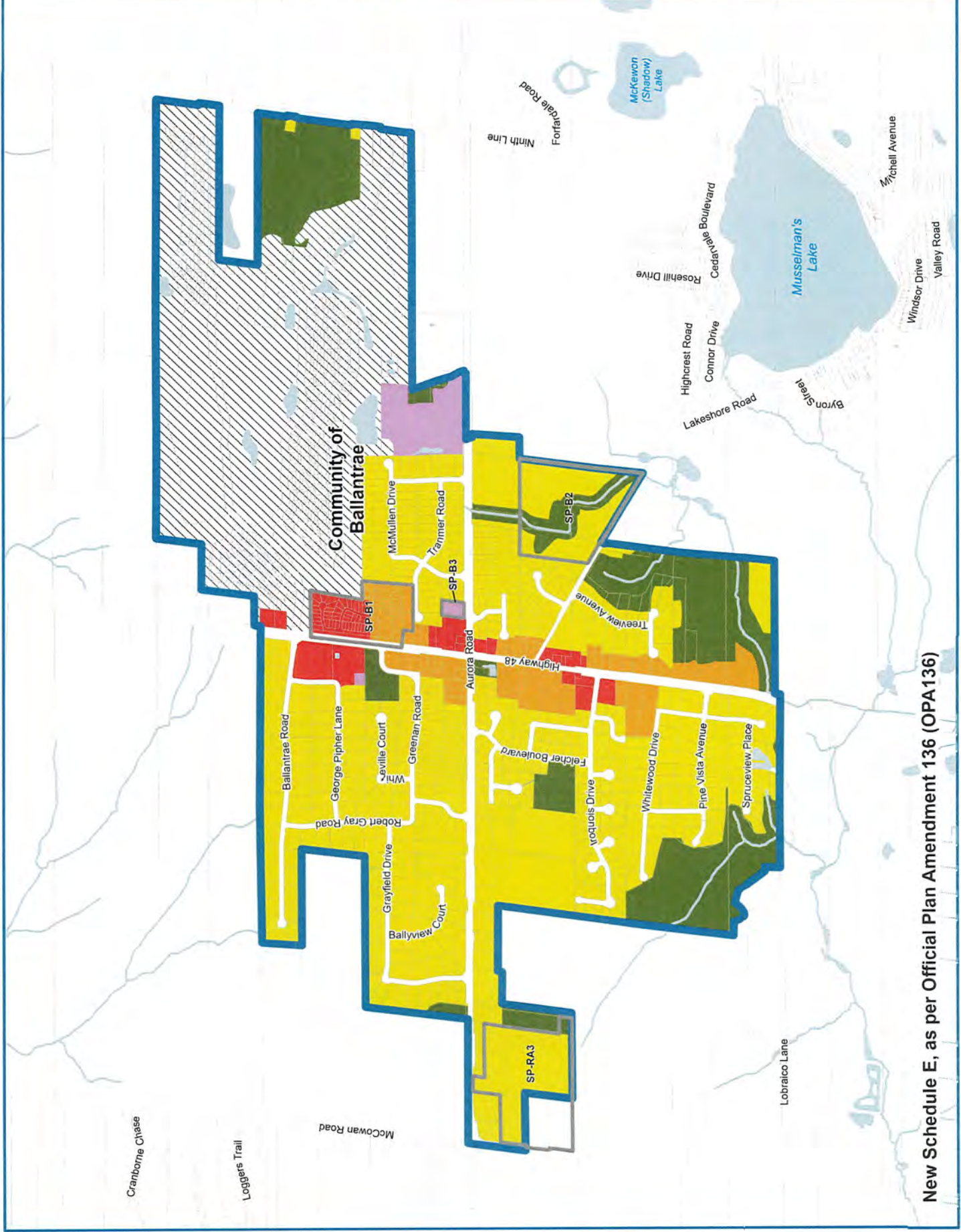
- Community Area
- Special Policy Area
- Lakes and Ponds
- Streams
- Hwy 48 Corridor Commercial/Mixed Use Area
- Hwy 48 Corridor Residential Area
- Natural Heritage System Area
- Ballantrae Residential Area
- Ballantrae Residential Golf Course Area
- Institutional Area



Sources: MNR, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved September 25, 2025



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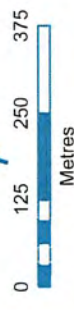
New Schedule E, as per Official Plan Amendment 136 (OPA136)



Town of Whitchurch-Stouffville
Official Plan

Schedule F Musseiman's Lake Land Use Designations

- Hamlet Area
- Special Policy Area
- Laked and Ponds
- Streams
- Musseiman's Lake Hamlet Area
- Natural Heritage System Area



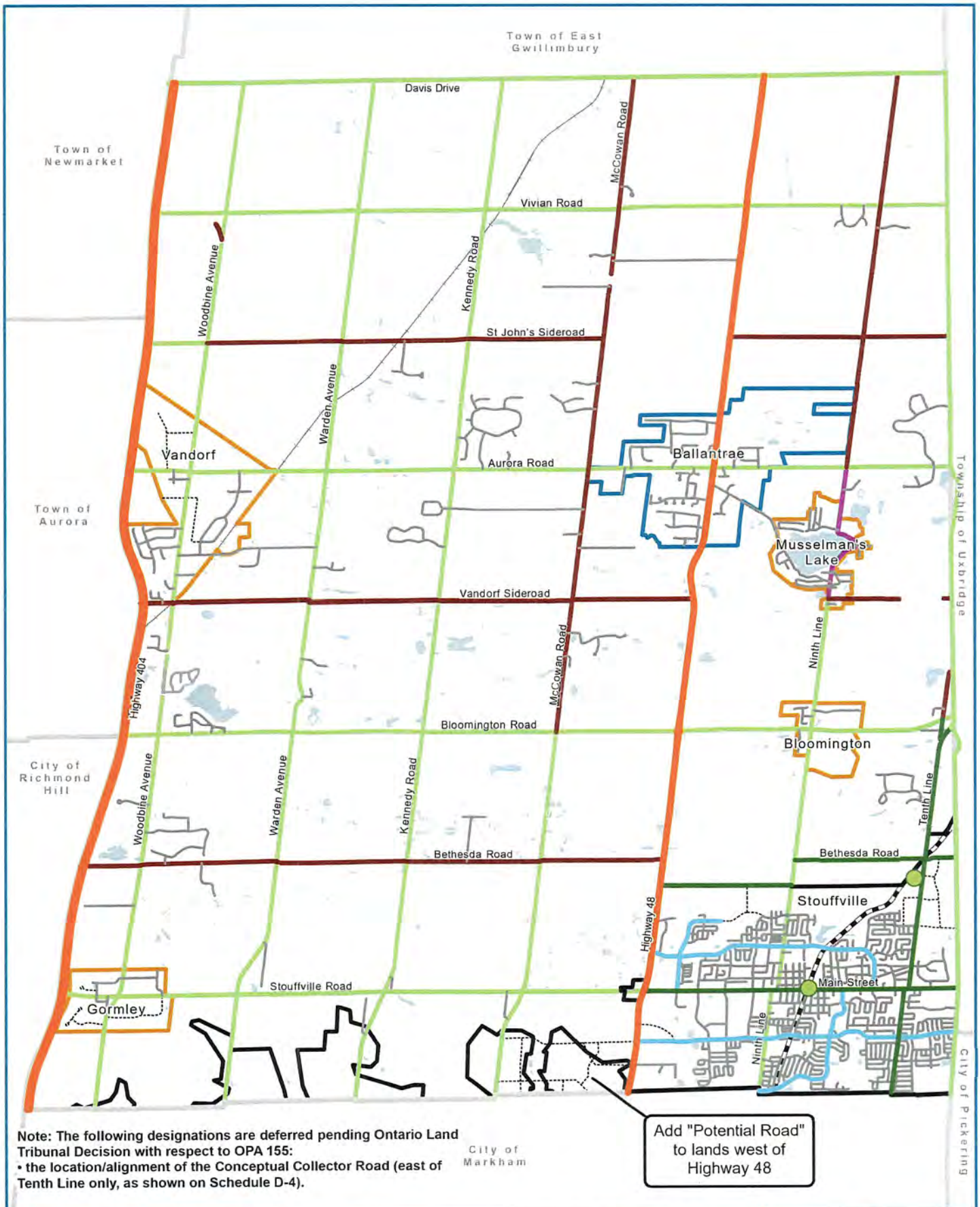
Sources: MRRF York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved September 25, 2025



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New Schedule F, as per Official Plan Amendment 136 (OPA136)



Note: The following designations are deferred pending Ontario Land Tribunal Decision with respect to OPA 155:
 • the location/alignment of the Conceptual Collector Road (east of Tenth Line only, as shown on Schedule D-4).

Add "Potential Road" to lands west of Highway 48

Change to 37 metres

Schedule O Transportation Plan

Town of Whitchurch-Stouffville
Official Plan

Regional Road Classification and Planned Widths	
	Regional Arterial Road (up to 30 metres)
	Regional Arterial Road (up to 36 metres)
Town Road Classification and Planned Widths	
	Arterial Road (30 to 45 metres)
	Collector Road (up to 27 metres)
	Local Road (up to 20 metres)
	Rural Arterial (up to 27 metres)






0 1 2 3
Kilometres

Sources: MNR, York Region & Town of Whitchurch-Stouffville
 Projection: UTM NAD83 Zone 17
 Approved September 25, 2025

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Appendix A Natural Heritage System Areas

-  Community Area
-  Hamlet Area
-  Lakes and Ponds
-  Streams
-  Natural Heritage System Area

BALLANTRAE AND MUSSELMAN'S
LAKE AND SURROUNDING AREA



Sources: MNRF, York Region & Town of Whitchurch-Stouffville
Projection: UTM NAD83 Zone 17
Approved xx



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