

The Amendment is privately initiated by the Owner and is intended to facilitate the proposed low density residential condominium subdivision development. The approved development will provide needed housing units consistent with Provincial and Regional objectives and timing. The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. _____ to the Town of Whitchurch-Stouffville Official Plan is appropriate.

PART II -THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II: The Amendment, consisting of the following text, and Schedule “A” constitutes Amendment No. _ to the Official Plan of the Town of Whitchurch-Stouffville Planning Area (Ballantrae-Musselman Lake & Environs Secondary Plan). A Location Plan shows the Subject Lands on Schedule “E” the Land Use Plan (OPA 90/112). Appendix ‘A’ to OPA 90/112 delineates a “Natural Feature Conservation Area” shown on the Subject Lands.

2. Details of the Amendment

The Official Plan for the Town of Whitchurch-Stouffville is hereby amended as follows:

That Section 11.4.8.4 - Special Provisions is hereby amended by the addition of a new subsection as follows:

“11.4.8.4.2, Special Provision 2 - 5426, 5452 and 5584 Lakeshore Road (19T (W)-19.001):

i. Permitted Uses:

- a) single detached dwellings up to about 145 residential single detached lots, of a minimum lot area of approximately 420m², with maximum building heights of 11m, as part of a plan of subdivision and plan of condominium;
- b) private communal stormwater and erosion control facilities sited, designed and constructed on-site in a way that minimizes negative impacts on natural systems; and,
- c) private utilities, including roads and services, sited, designed and constructed in a way that minimizes negative impacts on natural systems.

ii. Servicing Policies:

- a) Development of the subject lands shall be serviced by:
 - i. on-site private communal water supply system and supply well(s),

- ii. on-site private communal wastewater system with forcemain connection to the private communal Water Pollution Control Plant (WPCP) located on the Ballantrae Golf and Country Club,
- iii. The water supply system can be connected to the municipal Ballantrae-Musselman's Lake water supply system in the future when supply is made available by the Region of York,
- iv. The WPCP has capacity to service the proposed 145 single family detached residential units of the subject lands".

3. Interpretation

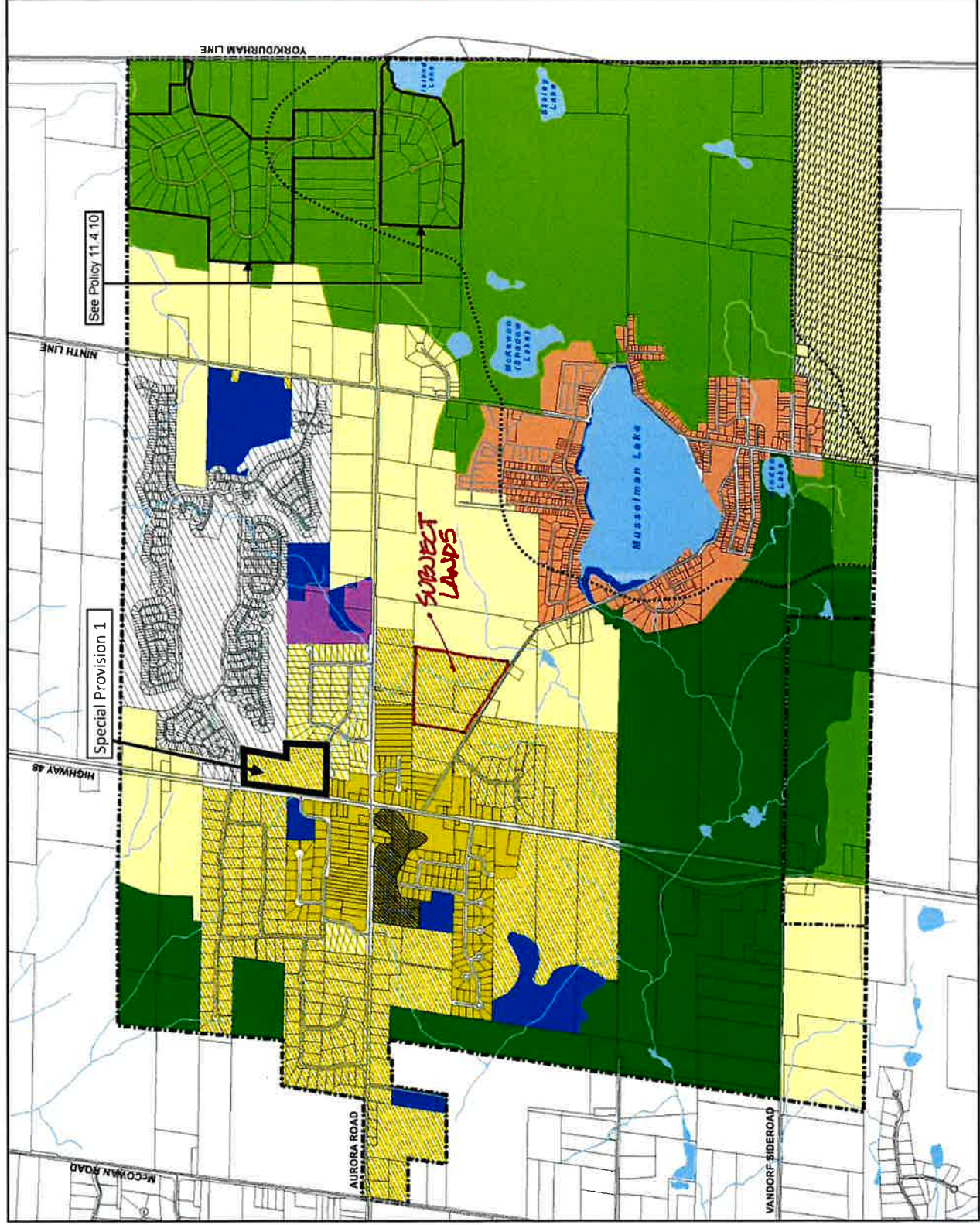
The provisions set forth in the Town of Whitchurch-Stouffville Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered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

BALLANTRAE-MUSSELMAN LAKE AND ENVIRONS SECONDARY PLAN Land Use Plan

Schedule "E"

Legend

- Secondary Plan Area Boundary
- Lakes and Watercourses
- ORM Natural Core Area
- ORM Natural Linkage Area
- ORM Countryside Area
- Natural Feature Conservation Area
- Underlying Natural Feature Conservation Area
- Ballantrae Community Area
- Ballantrae Future Residential Area I
- Ballantrae Future Residential Area II
- Ballantrae Residential Golf Course Area
- Moraine Aggregate Resource Area
- Muskelman Lake Community Area
- Mixed Use Area
- Institutional Area
- Waste Disposal Area of Influence
- Kettle Lake Drainage Area Boundary



See Policy 11.4.10

Special Provision 1

Office Consolidation
January, 2023



BALLANTRAE-MUSSELMAN LAKE
AND ENVIRONS SECONDARY PLAN
NATURAL FEATURE
ENHANCEMENT AREAS

Appendix 'A'

- Secondary Plan Area Boundary
- Natural Feature Conservation Area

Office Consolidation January, 2023



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