

**Town of WHITCHURCH-STOUFFVILLE**

111 Sandiford Drive, Stouffville, Ontario L4A 0Z8 • 905-642-1900 or 1-855-642-TOWN (8696) • www.townofws.ca

**NOTICE OF PUBLIC MEETING**

TUESDAY, JANUARY 21, 2014 AT 7:00 P.M.  
COUNCIL CHAMBERS, 111 SANDIFORD DRIVE

**PROPOSED OFFICIAL PLAN AMENDMENT  
GROWTH MANAGEMENT STRATEGY  
PHASE 3 LANDS - COMMUNITY OF STOUFFVILLE SECONDARY PLAN  
TOWN OF WHITCHURCH-STOUFFVILLE  
FILE NO. OPA13.004**

**NOTICE OF MEETING**

TAKE NOTICE that the Council of The Corporation of the Town of Whitchurch-Stouffville will hold a Public Meeting on Tuesday, January 21, 2014 at 7:00 p.m. in the Council Chambers, Municipal Offices, 111 Sandiford Drive, Stouffville, Ontario to consider an application for a proposed Official Plan Amendment pursuant to Section 17 of the Planning Act.

**SUBJECT PROPERTY**

The proposed Official Plan Amendment addresses policies in the Town of Whitchurch-Stouffville Official Plan that apply Town-wide. Specific emphasis of the amendments relate to policies and land use designations affecting lands within the Community of Stouffville Secondary Plan and in particular the "Phase 3 lands" as shown on the map.

**EXPLANATORY NOTE**

Official Plan Amendment (File No. OPA13.004)

The proposed Official Plan Amendment implements the results of the Town's Growth Management Strategy (GMS). Step 1 of the GMS demonstrated the need for additional residential and non residential lands to accommodate growth in the Town in the next 10 years and through to 2031. This is to be accommodated through some moderate intensification, and the urbanization of the Community of Stouffville Phase 3 lands. The Phase 3 land area takes in those lands in the Secondary Plan that are currently not designated for development, but are within the Oak Ridges Moraine Conservation Plan Settlement Area Boundary as shown on the map.



Step 2 of the GMS is a process for amendments to the Community of Stouffville Secondary Plan urban expansion into the Phase 3 lands. Step 2 also involves the preparation of amendments to the Official Plan to implement directions arising from Step 1. Key components of the proposed Official Plan Amendment include:

- Amendments to the schedules and policies of the Community of Stouffville Secondary Plan that delete the Rural Area designation and replace it with appropriate residential designations and policies, including a new High Density Residential Area designation and related policies, a Major Transit Station Area designation, Activity Nodes for schools, institutional uses and related policies.
- Revisions to the Greenfield System in the Phase 3 lands to reflect changes to the boundaries.
- Addition of a Special Provision to the Residential Area designation to recognize an increase in density for low density residential uses.
- Phasing policies and mapping to stage the development of the Phase 3 lands.
- The Special Employment Area designation on Tenth Line is proposed to be redesignated Special Residential Area to implement the recommendation of the GMS to allow the conversion of these lands.
- The Official Plan is to be revised to reflect a town population of 60,800 persons and 23,000 jobs in 2031.
- The Official Plan housing policies in Section 6.2 is to be revised to reflect the updated policy directions in the Provincial Policy Statement's new policies related to Employment Land Conversions. This implements the requirements of Section 26 (1)(b) of the Planning Act, Section 2.2.6 of the Growth Plan, and Regional Official Plan concerning Significant Habitat of Endangered Species, Threatened Species, Fish Habitat and Wildlife.
- Policies are proposed to be modified to allow community facilities in all designations except Employment Areas and Greenfield Areas subject to specific criteria including frontage on an Arterial Road.
- The introduction of a High Density Residential designation to allow additional opportunities for intensification in the Greenfield Areas and the existing community.

**REPRESENTATION**

ANY PERSON may attend the Public Meeting and make written or oral representation either in support of or in opposition to the proposed Official Plan Amendment. If you are unable to attend, written submissions will be received up to the time of the meeting.

**NOTICE OF DECISION**

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Town of Whitchurch-Stouffville, 111 Sandiford Drive, Stouffville, Ontario L4A 0Z8.

**APPEAL**

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Town of Whitchurch-Stouffville before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Town of Whitchurch-Stouffville to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to the Town of Whitchurch-Stouffville before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**PUBLIC OPEN HOUSE**

The Town will be hosting a Public Open House to provide the public additional information and to answer questions on the proposed Official Plan Amendment in advance of the statutory public meeting.

Date: Tuesday, January 14, 2014

Time: 7:00 - 9:00 pm

Location:

Town of Whitchurch-Stouffville,  
Municipal Offices, Council Chambers  
111 Sandiford Dr. Stouffville, Ontario

**ADDITIONAL INFORMATION**

ADDITIONAL INFORMATION on the proposed Official Plan Amendment is available for inspection at the Planning and Building Services Department, Municipal Offices, 111 Sandiford Drive, Stouffville during regular business hours (Monday to Friday, 8:00 a.m. to 5:00 p.m.) and on the Town's website [www.townofws.ca/GMS](http://www.townofws.ca/GMS).

If you have any questions, please contact Alan Drozd, Manager, Planning Services at extension 2320, or email at [alan.drozd@townofws.ca](mailto:alan.drozd@townofws.ca).

DATED at the TOWN OF WHITCHURCH-STOUFFVILLE this 19th day of December, 2013  
Andrew M. Neely, Chief Administrative Officer (CAO) & Director of Planning & Building Services  
Town of Whitchurch-Stouffville

**Sub-station to provide police presence**

BY SANDRA BOLAN  
[sbolan@yrmg.com](mailto:sbolan@yrmg.com)

The York Regional Police Whitchurch-Stouffville community sub-station is the first of its kind in the region and is the initial step in creating a permanent police station in the Town of Whitchurch-Stouffville, according to Insp. Chris Bullen.

The "mini police station" will provide 24/7 police presence in the community through its 21 constables, two patrol sergeants and one staff sergeant.

"This is a community-based police initiative. ... I'm really excited about it," Insp. Bullen said.

"Out of the police cruiser, on bikes, on foot, engaging the community," he said.

The sub-station, which has been under construction since the beginning of the year, is slated to open to the public Feb. 3. It is located in the town hall, 111 Sandiford Dr., but it has a completely separate entrance on the northeast side.

A civilian-manned customer service area will provide residents a place to report minor offences as well as have personal criminal record checks and volunteer screening letters completed. The sub-station will also be a hub for recruiting, victim assistance, domestic assault and impaired driving matters, home security and Road Watch.

There will be no holding cells. "Can people be arrested? Yes. They will be taken to District 5 in Markham," Insp. Bullen said.

The customer service area will be open to

the public Monday to Friday, 8 a.m. to 6 p.m. However, those hours may change, depending on resident need.

The Stouffville Community Policing station, which was operated by volunteers in the Main Street GO transit building, closed Dec. 1.

Volunteers will now work under the York Regional Police's community service banner in the Bruce's Mill Conservation Area Safety Village.

**GO changes for new year**

Changes to the GO train and bus schedules take effect Jan. 4, including:

- The 5:18 a.m. southbound train from Lincolnville will now serve Milliken, Agincourt and Kennedy terminals. It will arrive at Union Station at 6:28 a.m.

- The weekday 11:40 a.m. Uxbridge to Union Station bus will no longer serve Centennial or Unionville stations. A new weekday bus will leave the Centennial terminal at 12:31 p.m., stop at Unionville and arrive at Union at 1:10 p.m.

- The weekday 11:30 a.m. Lincolnville to Union Station bus will no longer serve Centennial or Unionville stations. A new weekday bus will leave Centennial station at 12:01 p.m., stop at Unionville and arrive at Union at 12:40 p.m.

- A new northbound bus will leave Union Station at 8:05 p.m. and stop at Markham, Mount Joy, Stouffville and Lincolnville stations.

For more information, go to [gotransit.com/schedules](http://gotransit.com/schedules)

**boxing week**

**BLOWOUT**

**BUY ONE, GET ONE**

**50% OFF**

**ALL DOG FOOD, CAT FOOD & CAT LITTER\***

\*Applies only to in-stock food/litter - no rain checks. 2nd bag must be from the same brand, but can be a different formula or bag size. 50% discount is taken from lower priced bag. Store reserves the right to limit quantities. Sorry, offer does not include wet, canned or raw foods.

**VALID DECEMBER 26 - DECEMBER 31, 2013**

5758 Main Street, Stouffville • 905-642-2525  
[www.petculture.com](http://www.petculture.com)

**BUY ONE, GET ONE 50% OFF**

- VME Bird Seed (2.5-3 lb bags) Reg. \$6.99-\$8.99
- ALL Small Animal Hay, Marine Aquarium Gravel, Fish Food & Reptile Substrates

\*Can mix & match, discount off lowest priced item.

**SAVE AN EXTRA 50% OFF**

**ALREADY REDUCED CLEARANCE PRODUCTS**