4
WHITCHURCH-STOUFFVILLE AMENDMENT NO. 120,
VANDORF PRESTON LAKE SECONDARY PLAN

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated February 1, 2010, from the Commissioner of Planning and Development Services.

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Planning and Economic Development Services issue the Notice of Decision to modify and approve Amendment No. 120 to the Whitchurch-Stouffville Official Plan as set out in Attachment 1 to this report.

2. The Regional Clerk forward a copy of this report to the Ministry of Municipal Affairs and Housing, the Ministry of the Environment and the Town of Whitchurch-Stouffville.

2. PURPOSE

Amendment No. 120 (OPA 120) provides Secondary Plan land use designations and policies to guide development within the Vandorf Preston Lake Plan Area, which is generally located between Highway 404 and Warden Avenue, and Bloomington Road and Wesley Creek (see Key Map). This report recommends approval of the Secondary Plan and modifications to the policies dealing with water and sewer servicing, transportation, pedestrian and cycling provisions, and protection for the potential future GO station and transit infrastructure around it.

This report does not recommend any changes to the land use designations and policies for the lands within OPA 120 that are located on the Oak Ridges Moraine and were dealt with by the Ministry of Municipal Affairs and
Housing through its partial approval of Amendment No. 113 (Whitchurch-Stouffville’s conformity amendment with the Oak Ridges Moraine).

3. BACKGROUND

The Amendment Area includes the two communities of Vandorf and Preston Lake

The Secondary Plan amendment area is approximately 1,343 ha (3,320 acres) in size and contains the two communities of Vandorf and Preston Lake, the intervening lands, and a proposed settlement area expansion located north of Aurora Road. Approximately 963 ha (2,380 acres) or 72% of the land is located within the Oak Ridges Moraine Conservation Plan area.

The existing community of Preston Lake, located at the south end of the amendment area, consists of small lots, older homes, and estate type homes on large lots, both serviced by private septic systems and individual wells. A public elementary school is located at the northwest corner of Bloomington Road (YR # 40) and Warden Avenue (YR # 65).

The existing community of Vandorf is comprised of low density single family homes, commercial, institutional and recreational uses located along Woodbine Avenue and a privately serviced industrial business park located between Woodbine Avenue and Warden Avenue.

The Secondary Plan proposes a settlement expansion area consisting of agricultural land located on the west side of Woodbine Avenue, and lands containing an operation extracting topsoil located on the east side of Woodbine Avenue.

Amendment 120 is proposing residential intensification and a 113 ha settlement area expansion for future employment uses

Amendment No. 120 (OPA 120) is proposing residential intensification and infill development, additional employment land located between the existing industrial business park and Woodbine Avenue, and a settlement area expansion for employment purposes located north of Aurora Road (See Land Use Schedule in Attachments 2 and 2a). Noted below are the proposed land use designations and approximate areas associated with each.

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Area (gross ha)</th>
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</thead>
<tbody>
<tr>
<td>Potential Vandorf Residential</td>
<td>6.8</td>
</tr>
<tr>
<td>Potential Medium Density Residential</td>
<td>4.7</td>
</tr>
<tr>
<td>Potential Mixed Use</td>
<td>21</td>
</tr>
<tr>
<td>Potential Employment</td>
<td>157</td>
</tr>
</tbody>
</table>
Minimal development consisting of uses permitted by the Oak Ridges Moraine Conservation Plan, such as home businesses, trails, landscaping and other community improvement projects, is proposed for the Preston Lake community.

**The history of Amendment No. 120 dates back to early 2000 prior to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan coming into force and effect**

Amendment No. 120 (OPA 120) was initiated by the Town of Whitchurch-Stouffville in 2000 prior to the finalization of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. Planning and environmental consultants were engaged by the Town and various land use options presented to the public. Processing of the Amendment was held in abeyance until the Oak Ridges Moraine Conservation Plan and Greenbelt Plan were finalized, which occurred in May 2002, and February 2005, respectively.

The Town adopted OPA 120 in May 2008. At the request of Provincial staff, Regional staff deferred making a decision on the Amendment until the Ministry of Municipal Affairs and Housing issued a decision on the portion of the Amendment located on the Oak Ridges Moraine. On July 6, 2009 the Ministry of Municipal Affairs and Housing approved in part, with modifications, Amendment No. 113, which covers the lands within the Vandorf Preston Lake Secondary Plan that are located on the Oak Ridges Moraine.

The OPA 113 decision and modifications issued by the Ministry of Municipal Affairs and Housing have been incorporated into the Vandorf Preston Lake Secondary Plan (OPA 120), essentially leaving the Region’s decision to affect only the portion located outside of the Oak Ridges Moraine.

**The proposed settlement area expansion is located in the Protected Countryside area of the Greenbelt Plan and is required to comply with the provisions of the Greenbelt Plan**

The lands within OPA 120 that are located outside of the Oak Ridges Moraine Plan Boundary area are however subject to the Greenbelt Plan. Amendment No. 120 is proposing a settlement area expansion and in this respect the Town of Whitchurch-Stouffville has indicated the expansion is proceeding under the permission set out in Section 3.4.4 of the Greenbelt Plan. Section 3.4.4 allows for the “grandfathering” or transition of applications provided they meet certain criteria. Section 3.4.4. states:

“For settlement areas within the Protected Countryside, notwithstanding the policies of section 4.2.1, the following additional policies apply to municipally initiated settlement area expansion proposals:

1. Where a municipality had initiated the consideration of a settlement expansion prior to the date this Plan came into effect, such an expansion may be considered through
the municipality’s exercise to bring its official plan into conformity with this Plan as described in the municipal implementation policies of section 5.2. The proposed expansion shall:

a. Prior to December 16, 2003, be supported by:
   i. A council resolution authorizing the consideration of such an expansion; and
   ii. The substantial completion of background studies or reports by municipal staff or planning consultants, or the expenditure of municipal funds on the consideration of such expansion.

b. Not extend into the Natural Heritage System;

c. Not extend into specialty crop areas; and

d. Maintain the rural and/or existing character of the settlement area.”

An assessment of how OPA 120 meets the requirements of Section 3.4.4 of the Greenbelt Plan is provided in Section 4 of this report.

**Comments from circulated agencies**

The following agencies commented on the amendment and indicated no objection to the approval of OPA 120: the Town of Richmond Hill, Town of Aurora, Ministry of Transportation, and York Region District School Board. Detailed comments were provided by the Lake Simcoe Conservation Authority and their proposed modifications were incorporated into the adopted amendment.

4. **ANALYSIS**

Amendment No. 120 to the Whitchurch-Stouffville Official Plan (OPA 120) conforms to the Oak Ridges Moraine Conservation Plan and meets the provisions of Section 3.4.4. of the Greenbelt Plan which permits settlement area expansions. The Amendment also conforms to the requirements of the Regional Official Plan, and it is in keeping with the policies of the adopted Regional Official Plan. The potential future employment uses located in the settlement area expansion will have convenient access and exposure to Highway 404 and it’s full interchange with Aurora Road.

Prior to any development occurring, further work is required to confirm the ability to service the areas proposed for new development and an examination of the full range of options will be required. If new development is to occur on private services, a Settlement Capability Study is required to assess minimum lot sizes, maximum lot coverage, and the amount of development that can occur on a cumulative basis taking into account the
existing development. A Servicing Study will have to be carried out to determine the possibility of developing new employment lands on full municipal services.

**Amendment No. 120 complies with the Oak Ridges Moraine Conservation Plan**

The approval of Amendment No. 113 by the Ministry of Municipal Affairs and Housing for the lands located on the Moraine within OPA 120 represents the approval of the Town’s Oak Ridges Moraine Conservation Plan conformity exercise for this area of the Town. Modifications by the Ministry have been incorporated into OPA 120 and any proposed development in this area must comply with the provisions of the approved conformity exercise.

**Amendment No. 120 meets the provisions in the Greenbelt Plan which permit settlement area expansions**

Section 3.4.4 of the Greenbelt Plan sets out criteria to allow settlement area expansions that were initiated prior to the finalization of the Greenbelt Plan. This policy essentially allows for the transitioning of applications that were partially completed, but not approved, prior to February 2005. Amendment No. 120 meets the criteria set out in Section 3.4.4.

Amendment No. 120 is proposing a 113 ha settlement area expansion consisting of additional employment land located on the east side of Highway 404, north of Aurora Road. The Town is pursuing this settlement area expansion on the basis that OPA 120 meets the settlement area expansion criteria set out in Section 3.4.4 of the Greenbelt Plan. Regional Planning staff have assessed the criteria set out in Section 3.4.4, and agree with the Town that the proposed expansion meets the criteria. In this respect, the Town:

- Adopted its current Official Plan on September 5, 2000, which shows the boundary of the plan area north of Aurora Road (see Town’s Official Plan Land Use Schedule in Attachment 3).
- Authorized Town staff to engage the Planning Consultants, Macaulay Shiomi Howson Ltd., and Environmental Consultants, Gartner Lee, to prepare background reports for the expansion area in 2002.

In response to the other criteria set out in Section 3.4.4, the proposed expansion area:

- Does not extend into the Natural Heritage System, as the limit of development is Wesley Creek, which is identified as “Significant Environmental Area” by OPA 120. OPA 120 policies maintain a minimum 30 metre naturally vegetated buffer on each side of this watercourse. OPA 120 policies, as modified, require the Wesley Creek “Significant Environmental Area” be subject to the Natural System Policies of the
Section 3.2 of Greenbelt Plan. There are no other environmental features located within the expansion area.

- Does not extend into the Holland March specialty crop area depicted on Schedule 3 of the Greenbelt Plan, and shown on Map 8 of the Regional Official Plan that was adopted by Regional Council on December 16, 2009.
- Consists of employment uses to be developed at densities in keeping with the existing employment uses located in the industrial business park located along Ram Forest Drive or that can be supported by the related servicing studies. Development of the settlement expansion lands will maintain the existing character of the settlement area, as required by the Greenbelt Plan.

**Amendment No. 120 is consistent with the policy direction of the York Region Official Plan**

Map 6 of the Regional Official Plan designates the OPA 120 lands as “Rural Policy Area” south of Aurora Road and “Agricultural Policy Area” north of Aurora Road. It also recognizes the settlement area of Vandorf. Hamlet policies of the Regional Official Plan require that:

- The boundaries of the Hamlet be shown in the local Official Plan.
- A secondary plan be prepared to guide development based on matters set out in Policy 5.2.3 a) through f).
- A Settlement Capability Study be prepared where hamlets are growing beyond 500 persons, or where there are groundwater quantity or quality problems.

In respect to the first bullet point above, the boundary of the Vandorf Preston Lake Secondary Plan (OPA 120) is shown in the Town’s Official Plan that was approved by the Ontario Municipal Board on June 24, 2004, following York Region’s recommendation to approve the Plan on March 20, 2001.

In respect to the second bullet point above, **Attachment 4 to this report describes how policies 5.2.3 a) to f) have been met. OPA 120 assists the Town in meeting the Regional 2026 population and employment forecasts for Whitchurch-Stouffville, utilizes land adjacent to a 400 series highway for employment purposes, contains suitable measures to protect the Regional Greenlands System, and only allows new development to occur when the method and availability of water and sewer servicing has been confirmed.**

Maps 11 to 14 inclusive of the Regional Official Plan provide land use designations and identification of environmental and hydrogeological features for lands located on the Oak Ridges Moraine. No changes are being contemplated by this report to the portion of OPA 120 that is located on the Oak Ridges Moraine and has been reviewed, modified and approved by the Ministry of Municipal Affairs and Housing.
The Regional Official Plan as adopted by Regional Council on December 16, 2009 permits new development in accordance with Amendment No. 120 and the related water and sewer servicing strategy once both are approved.

The Vandorf Preston Lake Secondary Plan (OPA 120) area is designated, in part, as “Hamlet” by Map 1 – Regional Structure of the adopted Regional Official Plan. Policy 5.6.31 of the adopted Plan allows additional growth and development in the hamlet of Vandorf, in accordance with the Vandorf Preston Lake Secondary Plan, when approved, and in accordance with an appropriate water and wastewater solution. The Secondary Plan policies require that the full range of servicing alternatives be examined including private services.

The additional employment generated by Amendment No. 120 is based on low densities.

Employment estimates generated by OPA 120 are approximately 1,100 employees based on a density of 10 employees per net ha. If full municipal services are confirmed and determined to be financially feasible then the amount of employment generated will be re-examined.

Whitchurch-Stouffville has experienced steady employment growth over the last 3 years (2006 – 2009), averaging 3% employment growth annually. The additional employment lands proposed by OPA 120 will help replenish the diminishing supply of employment lands. The potential employment generated by OPA 120 will likely have a long term build out.

OPA 120, as modified, requires a Settlement Capability Study prior to any development occurring on private water and sewer services.

The Oak Ridges Moraine Conservation Plan does not permit development on partial services and the Provincial Policy Statement discourages development on partial services. As full municipal services are not currently available, development on private services may be possible, subject to meeting environmental and hydrogeological standards.

The policies of Amendment No. 120 allow for the possibility of new residential or employment uses located outside of the Oak Ridges Moraine to occur on private sewage and water facilities.

Regional Environmental Services staff have advised that the introduction of new development serviced by groundwater must be assessed to ensure there is no impact to the existing surrounding wells. To ensure that any new development does not have a detrimental impact on existing wells, the policies of OPA 120, as modified, require that a Settlement Capability Study be carried out prior to any development occurring. The Settlement Capability Study will determine, among other things, the cumulative impact of both existing and proposed development on the aquifer and supply of groundwater.
The assessment will require the proponent to provide detailed hydrogeological data including pumping tests from multiple wells at the site and supporting monitoring data to ascertain the extent of influence on the aquifer from multiple private wells as outlined in Attachment 1. Terms of Reference for the Settlement Capability Study will be provided by York Region to the Town who will administer the study. The study must be carried out to the satisfaction of both the Town and the Region, and presubmission consultation with the Region is required.

The Region has spent approximately $500,000 since 2000 to lower pumps and drill new wells to mitigate well interference for 150 households in the Vandorf Preston Lake area. It is imperative that any new development proceeding on the basis of private sewage disposal systems and individual wells be supported by technical background studies that are approved by the Region and the Town, and verify the method of servicing and amount of new development.

**Outcome of the Individual Environmental Assessment for the Upper York Sewage Solution has implications for servicing Vandorf**

OPA 120 also proposes future employment uses on full municipal services provided the proposed development can be supported by the conclusions of a Functional Servicing Study, and subject to the policies of the Greenbelt Plan.

The York Region Water and Wastewater Master Plan does not show any extension of the York Durham Sewer System or the York Water System to the Vandorf Preston Lake area. However, Regional staff are currently preparing Terms of Reference for the Individual Environmental Assessment to determine the preferred method of providing sanitary servicing for future planned growth in Aurora, Newmarket and East Gwillimbury. Alternatives being reviewed by the Upper York IEA sanitary servicing solution include:
- Discharge of treated effluent to Lake Simcoe.
- Discharge of treated effluent to Lake Ontario.
- Do nothing.

A preferred alternative to the undertaking is anticipated to be confirmed in the Fall of 2010.

Should a formal request to connect Vandorf to a Regional trunk sewer be made by Whitchurch-Stouffville the following would need to be assessed:
- The proximity of the Regional trunk sewer to the Vandorf area.
- Conformity to approved land use documents and policies of Provincial Plans, in particular the sewer and water infrastructure policies of the Greenbelt Plan. Policy 4.2.2.2 of the Greenbelt Plan indicates that:
“Where settlements do not currently have Great Lake or Lake Simcoe based water and sewage services, extensions to or expansions of existing Great Lake or Lake Simcoe base services to such settlements is not permitted, unless such servicing is required to address failed individual on-site sewage or water services or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with existing services within the settlement. The capacity of the services provided in these circumstances will be restricted to that required to service the affected existing settlement plus the capacity for potential development within the approved settlement boundary as it existed on the date this Plan came into effect.”

- The financial feasibility or cost benefit of connecting to the Regional trunk sewer.

The modifications set out in Attachment 1 include provisions for additional servicing information, enhanced transit, pedestrian and cycling facilities, and ensure any future development is financially feasible from a Regional perspective

- Modifications 7 and 9 in Attachment No. 1 deal with servicing and require the Settlement Capability Study, and completion of any required EA prior to consideration for full municipal servicing.
- Modifications 2 and 3 deal with financial feasibility from a Regional perspective.
- Modification 5, 6, 8, 11 to 22 and 24 & 25 deal with enhanced transportation, pedestrian and cycling facilities.
- Modifications 2 and 3 deal with the environment and numbers 1 and 23 are general in nature.

A request by the Town to designate the amendment area as a “Town and Village” may be dealt with as part of the Province’s review of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan after the method of servicing has been confirmed

Prior to the adoption of the new Regional Official Plan, staff received comments from iPlancorp on behalf of King Cole Duck Farm requesting acknowledgement of the future employment lands in the Vandorf Preston Lake Secondary Plan, and a request from the Town of Whitchurch-Stouffville to redesignate the amendment area to a “Town and Village” in the Regional Official Plan. This request would be appropriately dealt with through the Provincial review of the Greenbelt/Oak Ridges Moraine Conservation Plan and in consideration of the confirmed method of servicing.
5. **FINANCIAL IMPLICATIONS**

There are no financial issues associated with this report.

6. **LOCAL MUNICIPAL IMPACT**

The recommendations of this report are consistent with the recommendation by the Town of Whitchurch-Stouffville to adopt OPA 120. The Town of Whitchurch-Stouffville has endorsed the modifications set out in Attachment 1 to this report.

7. **CONCLUSION**

Amendment No. 120 to the Whitchurch-Stouffville Official Plan provides policies and designations to guide development within the Vandorf Preston Lake Secondary Plan area. The Amendment is considered to meet the criteria set out in Section 3.4.4. of the Greenbelt Plan which allows the continuation, or “grandfathering, of select applications that were initiated prior to the finalization of the Greenbelt Plan. The Amendment, as modified, conforms to the Greenbelt Plan and the Regional Official Plan. Prior to any development occurring additional information must be provided to the satisfaction of the Region and the Town that confirms the method and availability of water and sewer servicing. It is recommended that the Commissioner of Planning issue the Notice to modify and approve OPA 120.

For more information on this report, please contact Paul Belton, Manager of Development Review at (905) 830-4444, Ext. 1507 or Heather Konefat, Director of Community Planning at Ext. 1502.

The Senior Management Group has reviewed this report.

* (The four attachments referred to in this clause are attached to this report.)
Proposed Modifications to Amendment No. 120
to the Whitchurch-Stouffville Official Plan

Modifications:

1. All of the modifications set out in the decision by the Ministry of Municipal Affairs and Housing dated July 6, 2009 for the land use designations and policies that affect the lands located on the Oak Ridges Moraine shall be incorporated into Amendment No. 120, if applicable.

2. Modify the Principle in Section 13.2.6 to include “and York Region”, after the words “Town of Whitchurch-Stouffville”.

3. Add the words “both Town and Regional” after the word “charges” in Section 13.2.6. ii).

4. Add the following sub-section to Section 13.3.6 Natural System:

   "iv) Areas of aquifer vulnerability
   Areas of aquifer vulnerability are to be protected to ensure safe potable water quality. The following uses will be prohibited or restricted in terms of storage or generation:
   a. hazardous waste or liquid industrial waste;
   b. waste disposal sites and facilities;
   c. organic soil conditioning sites and snow storage and disposal facilities;
   d. underground and above ground storage tanks that are not equipped with an approved secondary contaminant device; and,
   e. storage of a contaminant listed in Schedules to Ontario regulations."

5. Add a new section “(v)" to Section 13.4.3.3 that reads “Coordinated improvements of the transportation network, including road and transit services.”

6. Delete “Right-of-way widths” from Section 13.4.3.4 (ii).

7. Add the following words to Section 13.5.3.2 at the end of clause i):

   "The Functional Servicing Study shall include a water hydraulic analysis to demonstrate that the proposal will provide the required pressure/supply to service the land."
Where development is to proceed forward on the basis of private sewage treatment facilities and individual wells, a Settlement Capability Study shall be carried out to the satisfaction of the Town and York Region. Terms of Reference for the Settlement Capability Study will be provided by York Region to the Town of Whitchurch-Stouffville who will administer the study. The Settlement Capability Study will reference/include a variety of groundwater investigation studies including:

- MOE Hydrogeological Technical Information Requirements for Land Development (1995);
- Aquifer capability assessment;
- Groundwater pumping tests;
- Monitoring of wells in the vicinity; and,
- Map of zone of influence that may extend beyond the boundaries of OPA 120.”

8. Modify Section 13.5.3.2 (i) to include “transportation needs including roads, transit, pedestrian and bicycle facilities” so that it is consistent with the wording under Section 13.9.2.1 (i) (b).

9. Add the following as a new subsection (iv) to Section 13.5.3.2 as follows:

(iv) and completion of any required Environmental Assessment to implement the preferred servicing solution.

10. Add the following to Section 13.7.8:

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

11. Add a new sub-section (vi) to Section 13.8.2.2 that includes the following:

“iv) The road widths indicated in Section 13.8.2.2 ii) a) for Regional Roads are considered as maximums except where road sections require additional width for such elements as sight triangles, cuts, fills, extra lanes at intersections and high occupancy vehicle (HOV) lanes, and for accommodating bicycles, sidewalks, and landscaping where appropriate.”

12. Add the following sentence in Section 13.8.2.3 ii) b) “The Town shall work with York Region regarding any improvements that may be required at the “Gateway” intersections, and specifically at the Woodbine Avenue/Vandorf Sideroad intersection.”

13. Add the following sentence in a new sub-section - Section 13.8.2.3 ii) d)

“For “Gateway” and community streetscaping amenities within the Regional right-of-way, the Town of Whitchurch-Stouffville shall coordinate with York
Region Transportation Services with regard to the installation of such facilities.”

14. Add a new sub-section (iii) to Section 13.8.2.4 that reads “Pedestrian and cycling facilities will be considered on all collector roads”.

15. Add a new sub-section (iii) to Section 13.8.2.5 that reads “Pedestrian and cycling facilities will be considered on all local roads where appropriate”.

16. Add to Section 13.8.3.1 an additional sentence that reads “The Town will work with the Region to provide adequate pedestrian/cycling, transit, and vehicular access to the future GO Train Station in the Vandorf-Preston Lake Area. The Town of Whitchurch-Stouffville will protect the required lands for a future commuter parking lot adjacent to the future GO Train Station”.

17. Add to Section 13.8.3.2, an additional sentence that reads “The Town will work with the Region to provide adequate pedestrian/cycling, transit, and vehicular access to the future regional transit station in the Vandorf-Preston Lake Area. The Town will protect the required lands for future transit stations and associated commuter parking lots in this area”.

18. Revise Section 13.8.3.3, item i), point b) to read “Subdivisions are designed to permit effective pedestrian and cycling access to transit routes”.

19. Add an additional sub-section under Section 13.8.4 as follows:

13.8.4.3 Cycling System

Cycling facilities should be considered where possible in the Community of Vandorf in all street rights-of-way. Particularly, cycling facilities should be provided on Warden Avenue and Aurora Road as identified in the current Region of York Pedestrian and Cycling Master Plan.

20. Add the words “in consultation with York Region” to Section 13.8.4.2 (ii), after the word “Town”.

21. Add a new Section 13.8.5 as follows:

"13.8.5 TRANSPORTATION DEMAND MANAGEMENT (TDM)

“TDM Measures

The Town in coordination with the Region will consider Transportation Demand Management measures for the Vandorf-Preston Lake Area. The TDM measures may include, but not be limited to: commuter parking lots, public
22. Add the words “Functional Transportation Study” to Section 13.9.2.1 (e).

23. Add the following to Section 13.10.1:

“It is the general intent of this Secondary plan that an amendment shall only be required when a principle or policy is added to, deleted from or significantly altered in the text or on the schedules. Technical or housekeeping amendments to this Plan can be undertaken without amendment such as, but not necessarily limited to, the following:

- to change the numbers of sections or the order if sections on the Plan, without adding or deleting sections;
- to correct grammatical or typographical errors which do not affect the intent or purpose of the policies, regulations or maps;
- to re-illustrate maps for the purposes of clarity that would serve to aid understanding, without affecting the intent or purpose of the policies, regulations, or maps;
- to add base information to maps to show existing and approved infrastructure, and,
- to alter language or punctuation to obtain a uniform mode of expression throughout the Plan.”

24. Identify on Schedule ‘G’ a potential GO station in the vicinity of Aurora Road and the CN rail line. Add the following to Section 13.8.3.1 “The location of the proposed GO station at Aurora Road and the CN rail line is conceptual only and may be relocated without an amendment to this plan.”

25. Amend Schedule “G1” Trail Systems and Gateways to reflect the approved Regional Pedestrian and Cycling Master Plan. (The Region of York approved its Pedestrian and Cycling Master Plan in April 24, 2008. This plan reviewed opportunities for providing cycling routes and facilities Regional arterial road system based on factors such as traffic volume, linkages between communities, and origin/destination travel ends.)
<table>
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<th>Regional Policy 5.2.3</th>
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<tr>
<td>a) regional population and employment forecasts;</td>
<td>Table 1 of the Regional Official Plan forecasts the population and employment for Whitchurch-Stouffville to grow from 27,000 to 41,000 persons and 10,000 to 17,000 jobs by 2026. OPA 120 is estimated to add an additional 700 persons and 1,200 employees to the Town population and employment forecasts. Depending on the timing of build-out for both the subject lands and other growth areas in the municipality, the Regional population and employment forecasts for the Town of Whitchurch-Stouffville may not be exceeded. The 2026 forecasts set out in the current Regional Official Plan are not considered to be caps and development of the subject lands will have a negligible impact on the forecasts. The Region’s current population and employment forecasts prepared for the Regional Comprehensive Review provides for minimal population and employment growth in the Vandorf Preston Lake area.</td>
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<td>b) the need for expansion relative to other lands available for development in the area municipality;</td>
<td>The residential growth planned by OPA 120 is considered to be intensification and infill development. The Town of Whitchurch-Stouffville has three primary industrial employment areas; the industrial lands in the community of Stouffville, the community of Gormley and the community of Vandorf. The Town is seeking additional employment lands that capitalize on the existing transportation infrastructure provided by Highway 404 and its interchanges with Regional arterial roads. There is currently a limited supply of available employment lands within the community of Gormley and Vandorf.</td>
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<td>c) the role of the new development lands identified in area municipal growth management strategies;</td>
<td>The Residential and Non Residential Growth Forecast prepared by C.N.Watson and Associates Ltd. (2004) for the Town indicates that the Vandorf Preston Lake area will provide a minor amount of residential and non residential growth for the municipality.</td>
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<td>d) the capability of the area municipality to</td>
<td>The residential growth planned by OPA 120 is considered to be intensification and</td>
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<td>provide growth within the urban area; infill development. The capability of the Town to accommodate additional employment growth in the urban area of Stouffville is limited. The Town has experienced steady employment growth over the last 3 years 2006 – 2009, averaging 3 % annually. The additional employment area provided by OPA 120 will assist in replenishing the diminishing supply.</td>
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<td>e) an analysis of options for growth direction and sequencing with respect to environment, agriculture and the implications on the availability of servicing including water, sewer, road and transit networks and human services;</td>
<td>There are no other opportunities within the Town of Whitchurch Stouffville for a settlement area expansion that does not extend into either the Oak Ridges Moraine or the “Protected Countryside “ area of the Greenbelt Plan. OPA 120 provides for additional growth in the community of Vandorf and a 113 ha settlement area expansion into the “Protected Countryside” area of the Greenbelt Plan. The settlement area expansion is being processed under the “grandfathering” provisions of Section 3.4.4 of the Greenbelt Plan. Policies of OPA 120, as modified, require the method and availability of water and sewer servicing to be determined prior to any development occurring. Modifications to the amendment also provide for enhanced road, transit, pedestrian, and cycling facilities.</td>
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<td>f) the protection of and integration with the Regional Greenlands System.</td>
<td>The Regional Greenlands located on the Oak Ridges Moraine within the OPA 120 area are protected by the land use designations and policies established by the Towns conformity exercise (OPA 113) that was approved by the Ministry of Municipal Affairs and Housing. These designations and policies have been incorporated into a consolidated version of OPA 113 &amp; OPA 120. The portion of Wesley Creek located in the settlement expansion area also forms part of the Regional Greenlands System. Policies of OPA 120 provide for the protection of this watercourse and the establishment of the 30 m buffer adjacent to it. The Significant Forested Lands located outside of the Oak Ridges Moraine are designated “Significant Environmental Area” by OPA 120. The policies of this designation, as modified, provide protection for the Significant Forested Lands in accordance with the provision of the Greenbelt Plan.</td>
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