



**WESTON
CONSULTING**

planning + urban design

Regional Chair and Members of Council
c/o Denis Kelly, Regional Clerk
York Region
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

June 22, 2016

**Re: Proposed Amendment (OPA 137) to Stouffville Secondary Plan
Town of Whitchurch-Stouffville**

Dear Regional Chair and Members of Council:

Weston Consulting was recently retained by the owner of the property legally described as PT LT 4, CON 9, WHITCHURCH, PT 1, 65R31567, WHITCHURCH-STOUFFVILLE; T/W EASE OVER PT LT 4, CON 9, PT 2, 65R31567, AS IN A67176A; T/W EASE OVER PT LT 5, CON 9, PT 3, 65R31567, AS IN YR1026395. The subject property is approximately 10.3 ha (25.4 acres) in area and located between Ninth and Tenth Line, south of Bethesda Road, and directly north of the Stouffville Conservation Area (Figure 1). This property is contained in the Phase 3 lands and designated on Schedule F (as amended by OPA 137) as "Greenland Areas" and "Residential Area" (Figure 2). It falls within the Access Study Area delineated on Schedule F by a brown line. There is a proposed road traversing this property that is identified in Schedule F as "Potential Access Study Area Roads." Schedule F also identifies that the western limit of the property is within a "Flood Plain Area" associated with the Duffins Creek tributary.



Figure 1: Approximate location of subject lands.

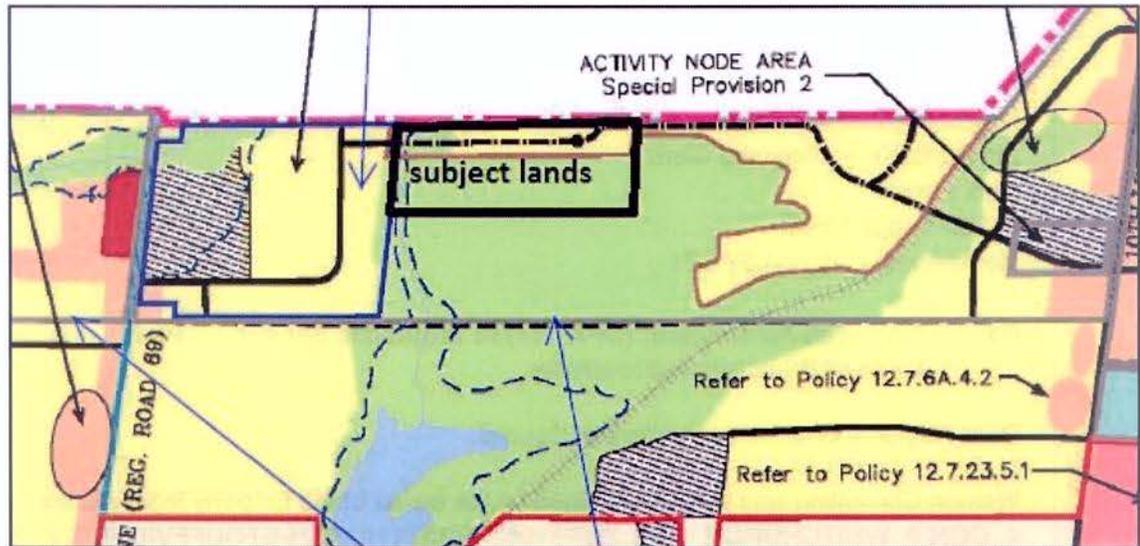


Figure 2: Approximate location of subject property per Schedule 2, OPA 137

Based on our review of the existing and proposed Stouffville Secondary Plan (as amended by OPA 137), there is no policy associated with the terms “Access Study Area” or “Potential Access Study Area Roads” identified on Schedule F. The only reference to this is contained in the Town staff report presented to Town Council on November 16, 2016 that states:

“An Access Study Area is identified for the proposed Low Density Residential lands between the railway and the Natural Heritage System generally south and southeast of the Bethesda Sports Park. A potential transportation system is illustrated on the plan but it is shown “dotted in” recognizing that the final road system will only be determined based on the results of the required Access Study. This area has development potential, but it also has significant access constraints. Two accesses are required given the size of the area (71.15 hectares/176 acres) to ensure the safety of residents by providing for an emergency access. A detailed study is required to evaluate how these potential accesses can be provided. The Study will address factors such as safety, community design and cost considerations. It would also evaluate the access options for vehicular as well as active transportation modes.”

It is also noted that the proposed alignment of the collector road connecting the subject lands to Tenth Line appear to cross an existing water feature surrounded by vegetation on a nearby property that is contained in an area designated as Greenland Area on the proposed Schedule F.

The proposed amendment to the Stouffville Secondary Plan introduces two new terms through Schedule F but lacks any corresponding direction in the text of the document on what the implication of these terms mean to the timing and ability to develop the lands. The delineation of an “Access Study Area” and the identification of “Potential Access Study Area Roads” should either be removed or there should be appropriate policy associated with these terms to explain their intention.

Section 12.8.1(i) acknowledges that road networks, including collector roads, are shown schematically on Schedule "F" and Section 12.8.2.4(ii) acknowledges that the alignments shown in Schedule F are general and detailed design shall further refine the alignment. Based on the uncertainty of the collector roads in this location, stronger language should be included that would allow collector roads in this area to be re-located entirely or removed completely without further amendment to this plan.

Weston Consulting is meeting with Town staff tomorrow to discuss this and other matters related to OPA 137 in more detail. In the meantime, it is requested that the Region defer making a decision on this matter to allow time for the above recommendations to be incorporated into OPA 137.

Please provide us with notification of any decisions made regarding Official Plan Amendment 137.

Please contact the undersigned (x232) or Kelly Graham (x256) if you have any questions regarding this letter.

Sincerely,
Weston Consulting
Per:



Tim Jessop, MES, MCIP, RPP
Associate

- c. David Brand, Wingarden Development Corporation (email only)
Teema Kanji, Senior Planner, Region of York (email only)
Isa James, Town of Whitchurch-Stouffville (email only)