

## Ballantrae-Musselman Lake & Environs Secondary Plan

### Project:

Secondary Plan Review

### Client:

Town of Whitchurch-Stouffville, Ontario

### The Opportunity:

Review the current Secondary Plan and update the planning policy and implementation framework.

### MSH Genuine Results

Ballantrae-Musselman Lake and Environs Secondary Plan Area is a unique community focused on the Ballantrae settlement area which includes a residential golf course community, and the hamlet of Musselman Lake. Surrounding these areas are rural and environmental lands, including estate lot subdivisions and residential strips. In addition, the community is located in the Oak Ridges Moraine and the Lake Simcoe watershed with a range of environmental features .

The Ballantrae-Musselman Lake and Environs Secondary Plan was adopted in 1994. It has been amended a number of times, but had never been subject to a comprehensive review. A number of significant emerging issues which impeded development in Ballantrae, as well as the need to consider the connectivity of the natural heritage/open space system, make such a review very timely. MSH and its consultant team carried out a detailed review which addressed the key issues:

- Creating a linked natural heritage/open space system as focal point for the community
- Ensuring Ballantrae is “development ready”
- High water table
- Updated planning policy and implementation framework



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