

Stouffville Phase 2 Development Lands Study

Project:

Development Lands Study

Client:

Town of Whitchurch-Stouffville, Ontario

The Opportunity:

Guide future growth to ensure that a full range of services has been provided for both new and existing residents.

MSH Genuine Results

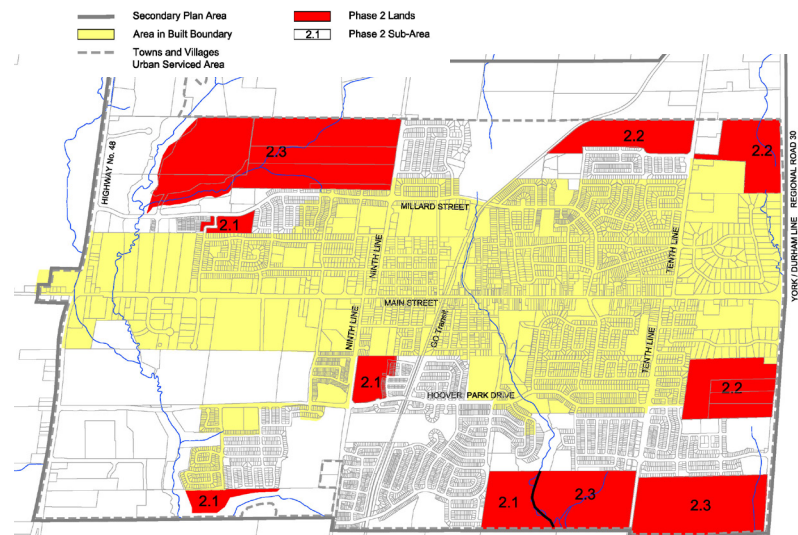
As part of a co-ordinated planning program which includes the preparation of a new Zoning By-law and Residential Intensification Study (see MSH website for details on these projects), this study resulted in an Official Plan Amendment which updates the existing Stouffville Secondary Plan to bring it into conformity with the Growth Plan for the Greater Golden Horseshoe. New policies and guidelines are being added to promote sustainable development, and guide future growth to ensure that a full range of services has been provided for both new and existing residents. In addition, this work formed the basis for the creation of the Council adopted Staging and Allocation policy.

To meet the challenges of this project, MSH assembled and managed a multidisciplinary team of consultants to ensure that a high quality plan would be produced to meet the study's unique requirements.

Key policy directions in the Plan include:

- Establishment of density targets including minimum densities;
- More specific requirements for medium density development;
- Sustainability strategy;
- Updated servicing and transportation policies;
- Phasing Strategy.

Together with the Residential Intensification Strategy, the amendments to the Community of Stouffville Secondary Plan, and the Council adopted Staging and Allocation policy, provide a comprehensive approach to the phasing of population and the establishment of density targets, which will be implemented through the new zoning by-law.



Final Phasing Plan adopted by Council

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