

Re: **Notice of Adoption: Town of Whitchurch-Stouffville Affordable Housing  
Community Improvement Plan**

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This Notice is to advise that in accordance with Section 17(23) and 28 of the Planning Act, R.S.O. 1990, c. P.13, 1990, the Council of the Corporation of the Town of Whitchurch-Stouffville at its meeting on December 3, 2025 has made the decision:

**PASSING OF BY-LAW 2025-099-DS and BY-LAW 2025-100-DS**

BEING [BY-LAW 2025-099-DS](#) to designate a Community Improvement Project Area for the Affordable Housing Community Improvement Plan and mapped in Appendix A to the By-law.

BEING [BY-LAW 2025-100-DS](#) to adopt Town of Whitchurch-Stouffville Affordable Housing Community Improvement Plan for the urban areas of the Community of Stouffville.

**EXPLANATION OF THE PURPOSE & EFFECT**

The purpose of the Affordable Housing Community Improvement Plan is to establish a framework, community improvement project area, and incentives for improving housing affordability within the Town. This is done in accordance with Section 28 of the *Planning Act*, which allows the Town to designate specific areas for improvement and provide financial incentives to landowners within that area to assist with improvement and certain types of development, redevelopment, construction, or reconstruction.

All written and oral submissions received by the Town of Whitchurch-Stouffville were considered in the making of this decision. The Town received a number of oral and written submissions through the Statutory Public Meeting process, project updates to Council, and public consultation events which allowed for feedback throughout the process, which are detailed in the Consultation Summary available at: [Affordable Housing Community Improvement Plan | Come Together, Whitchurch-Stouffville.](#)

**FILING OF THE APPEAL**

Community Improvement Plans are exempt from approval by the Minister of Municipal Affairs and Housing through O.Reg 525/97. The decision of the Council of the Town of Whitchurch-Stouffville is considered final if a Notice of Appeal is not received on or before the last day of the appeal period (December 30, 2025).

Only the Minister, or an owner of land affected by the Community Improvement Plan, or a specified person or public body who made written or oral submissions to the Council of the Town of Whitchurch-Stouffville, may make an appeal to the Ontario Land Tribunal on the decision of the Council of the Town of Whitchurch-Stouffville. No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council of the Town of Whitchurch-Stouffville, or, if there are reasonable grounds to add the person or public body as a party in the opinion of the Ontario Land Tribunal.

A copy of the appeal form is available through the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>, or appeals may be filed using the OLT e-file service, at <https://olt.gov.on.ca/e-file-service/>. To submit electronically, first-time users of the e-filing service will need to register for a My Ontario Account, and all users will need to select the Town of Whitchurch-Stouffville as the Approval Authority.

To submit an appeal to the Town of Whitchurch-Stouffville in person or by registered mail/courier, address the appeal to the following:

Clerk's Office, Town of Whitchurch-Stouffville, 111 Sandiford Dr, Whitchurch-Stouffville, ON L4A 0Z9

Also include the following within the appeal:

1. Reasons for appeal; and description of the specific part of the Community Improvement Plan to which the appeal applies;
2. The fee, as prescribed under the Ontario Land Tribunal Act, in the amount of \$1,100 per application to appeal, payable to the Minister of Finance, Province of Ontario; and
3. Include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$ \$1,054.00 per application, payable by certified cheque to the Town of Whitchurch-Stouffville. This fee must be paid directly to the Town of Whitchurch-Stouffville in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

A copy of the Affordable Housing Community Improvement Plan, as adopted by Council is available at: [Affordable Housing Community Improvement Plan | Come Together, Whitchurch-Stouffville](#) or by contacting [housingcip@townofws.ca](mailto:housingcip@townofws.ca).

**DATED** at the Town of Whitchurch-Stouffville this 11th day of December, 2025.

Andrea Torok, Planner I, Planning Policy, Development Services