



*land use planning
&
development*

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January 25, 2021

Chair Wayne Emmerson and Members of Council

Region of York

17250 Yonge Street

Newmarket, Ontario

Dear Chair Emmerson and members of Council:

Re: Item G.1 Committee of the Whole Meeting – January 14, 2021

Matters Related to Item H.2 Regional Official Plan Update – Housing Challenges and Opportunities Report to the January 14, 2021 COW by the Chief Planner/Commissioner of Corporate Services (the “Report”)

Further to my letter and Deputation (D.5) on behalf of the Leslie Stouffville Landowners Association (LSLA) to the Committee of the Whole (COW) at its January 14th meeting, I write to clarify issues that arose from the discussion by members of the COW subsequent to my deputation and based on my review of the “minutes” – which require clarification. In response to questions from members of Council related to my deputation, Paul Freeman, Chief Planner for the region advised that the matter of considering the lands around the Gormley GO Station, referenced in my submission, could not be considered for redesignation to COUNTRYSIDE until such time as the Province initiated such a change. By way of clarification of this specific matter, in our discussions with the Province, (including staff at MMAH and David Crombie, now former Chair of the Greenbelt Committee), we were advised that the process for considering such change **must come from the Municipal Comprehensive Planning process at both the Regional and Local Municipal level**. Therefore, the request that we have made through our correspondence to the Committee of the Whole, and now through Regional Council, is entirely appropriate and timely.

It is appropriate for the Region, and specifically through the Regional Staff and their consultants, to carry out a review of the COUNTRYSIDE land use designation, which is no longer appropriate for the area in question as a result of the erosion of the agricultural community and the expansion of transit and the urban development surrounding this area which further impacts on the ability to maintain a rural character and farming community. The

continuation of the existing rural policies for this area are no longer appropriate and a “one size fits all” application of such policies throughout the Region is not appropriate for areas that have been impacted by urbanization over the past 20 years since the Oak Ridges Moraine and Greenbelt policies were established. This area is no longer a functioning rural settlement area/rural farming community. The area is: surrounded by urban development (contained and promoted within, the West Gormley and North Leslie Secondary Plan areas), a Leslie Street Realignment and upgrading to urban standards, the establishment of the Gormley GO Station, the upgrading of Hwy.404 and the introduction of urban municipal servicing to the area.

Now is the time, through the Comprehensive Municipal Review process, to relook at and reassess the area, including correcting errors made in the original COUNTRYSIDE designation, through the evaluation of the original intent of the ORMCP policies, how they should be applied today and address the 2021 land use realities and needs for the area.

Recommended Action

It is therefore recommended that the following clauses be included in the Regional Council resolution regarding this matter:

That Council directs Regional staff and their consultants carrying out York Region’s Municipal Comprehensive Review to:

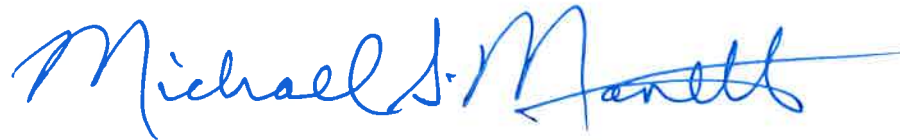
1. Carry out a review of the COUNTRYSIDE area as referenced in this and previous correspondence for consideration of redesignation to SETTLEMENT AREA;
2. Consider this area for the creation of a “complete community” through the preparation of a comprehensive inter-municipal Secondary Plan level planning exercise in order to be part of the solution for providing affordable housing options and other related urban uses associated with the Gormley GO Station MTSA; and
3. Confirm that LSLA be accepted as a significant stakeholder in the future as part of the York Region Municipal Comprehensive Review process.

Thank you for the opportunity to provide our input to the regional planning process. We look forward to working with the Region as the MCR/Regional Official Plan Update

process continues.

Yours truly,

MPLAN Inc.

A handwritten signature in blue ink that reads "Michael S. Manett". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

Per: Michael S. Manett, MCIP, RPP.

Encl.

cc. LSLA
City of Richmond Hill
Town of Whitchurch-Stouffville