


# YORK REGION REGIONAL MAP

## Landowner/Municipal Requests for Urban Expansion


 Urban Expansion Request

## Land Use Category

 Built-up Area

 Designated Greenfield Area

 Greenbelt

 Hamlet

 2010 Urban Expansion

 Designated Greenfield Area - Agriculture

## Base Map

 Municipal Boundary

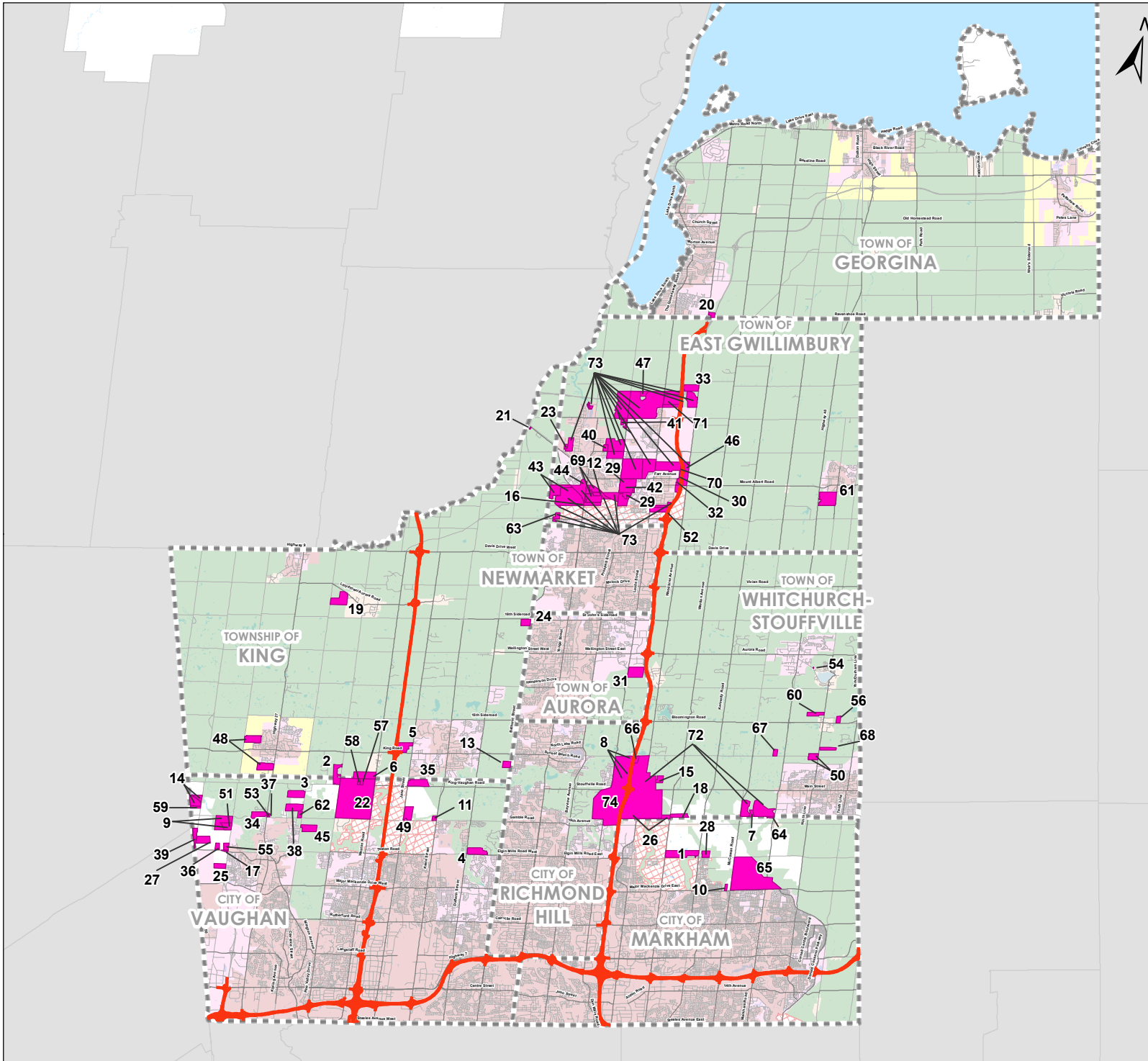
 Other Municipal Boundaries

 Roads

 400-Series Highways

 Waterbodies

\*Areas are draft and are awaiting approval through the Municipal Comprehensive Review and are subject to change.



Produced by:  
The Regional Municipality of York  
Planning and Economic  
Development, Corporate Services  
March 2021

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2003-2021



**York Region Official Plan Review  
Landowner and Municipal Submissions for Urban Expansion for the Municipal Comprehensive Review**

**Table 1: Landowner Requests**

*Note: Any lands ultimately identified for urban expansion would be subject to further studies to determine the extent of developable area.*

#	Submitted by	On Behalf of	Location or Address	Nature of Request	Comments
1	RJ Forhan & Associates	Romandale Farms Ltd.	4044 Elgin Mills Road East, Markham	Request for lands to be brought into the Urban Area through the MCR, should the Region determine a need for additional 'Whitebelt' land.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
2	Weston Consulting	1606620 Ontario Inc.	12700 7th Concession, King	The portion of the lands in Vaughan currently designated 'Whitebelt' maintain the designation and this portion of the property be added to the Urban Area should the Region determine a need for additional 'Whitebelt' land.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
3	Weston Consulting	Mrs. Orah Buck	5511 King Vaughan Road, Vaughan	The portion of the lands in Vaughan currently designated 'Whitebelt' maintain the designation and this portion of the property be added to the Urban Area should the Region determine a need for additional 'Whitebelt' land.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.

#	Submitted by	On Behalf of	Location or Address	Nature of Request	Comments
4	Cam Milani	Milani Group	1136 Teston Road, Vaughan	Remove lands from ORMCP Countryside and Natural Linkage and bring them into the Settlement Area. Consider property for inclusion in the Urban Area should the Region determine a need for additional 'Whitebelt' land.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
5	IBI Group	Toromont Industries Limited	3230 King Road, King	Remove lands from Protected Countryside and Natural Heritage System designations in Greenbelt Plan and remove lands from Greenbelt and Agricultural designations in YROP and re-designate land for Employment Use.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
6	M.A.M Group Inc (including subsidiary Trinistar Corporation) and SGL	Westlin Farms Incline Home Corporation, Trinison Management Corp., Trinistar Corporation	12470 Weston Road, King	Include the subject lands within the urban area expansion.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.

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7	Sorensen Gravely Lowes Planning & Design Inc.	Willowgrove	11737 McCowan Road, Whitchurch-Stouffville	Request that the Willowgrove lands not be considered for any "land swap" to redesignate the lands from 'Whitebelt' to greenbelt in the Greenbelt Plan. Request that this portion of the "Whitebelt lands" should remain as such to allow for the possibility of a logical urban boundary expansion of the Community of Stouffville, to accommodate Provincial growth projections.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
8	Evans Planning Inc.	Ms. Asha Rani Batra	1775 Bethesda Road, 12471 Leslie Street, 1700 Stouffville Road, Richmond Hill	Remove lands from the Greenbelt Plan and modify ORMCP designation to permit employment uses. Consider adding these lands to Urban Area through the MCR and redesignate to permit employment uses.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
9	Weston Consulting	Vinnie Ussia, 1116941 Ontario Ltd.	11180 Huntington Road, 6901 Kirby Road, 7001 Kirby Road, and 7055 Kirby Road, Vaughan	Include subject lands in the Urban Area through the MCR to permit low-rise residential use on the east side and commercial/industrial uses to the west of the railway tracks.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.

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10	Patrick Cheng	Peoples Gospel Church	5172 Major Mackenzie Drive East, Markham	Include subject lands in Urban Area through the MCR to permit construction of the Peoples Gospel Church.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
11	Humphries Planning Group Inc.	K & K Holdings Ltd.	11600 Keele Street, Vaughan	Include subject lands in urban area to align ROP with Vaughan OMB approved Official Plan.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
12	Michael Smith Planning Consultants	1334618 Ontario Inc.	18823 Old Yonge Street, East Gwillimbury	Request to include subject lands (part of the 'Whitebelt') in the Urban Area through the MCR to permit low-density development of the lands.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
13	Barbir and Associates	18823 Old Yonge Street	12820 Bathurst Street, King	Include subject lands in the Township of King settlement area.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).

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14	Pamela Tang and Peter Chang Sing	Pamela Tang and Peter Chang Sing	11871 Albion Vaughan Road, Vaughan	Redesignate Greenbelt portion of the lands and bring entire property from 'Whitebelt' into Urban Area. Introduce a new GO station on property.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
15	Dillon Consulting	Mr. Edmund Moss	12441 Woodbine Avenue, Whitchurch-Stouffville	Request for an expansion of the Gormley Secondary Plan Area to include the subject lands to be developed as General Commercial and Light Employment.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
16	Bousfields Inc.	Living Life (Greenwich Inc.)	18618 Yonge Street, East Gwillimbury	Request for lands to be brought into the Urban Boundary for East Gwillimbury to permit the development of commercial and residential uses, including affordable, rental and seniors housing.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
17	Bousfields Inc.	Ms. Lesa Cozzi	1070 Nashville Road, Vaughan	Request for Whitebelt lands to be brought into the Urban Boundary through the MCR.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.

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18	Davies Howe Partners LLP	Warden North GP Inc.	11691 Warden Avenue, Whitchurch-Stouffville	Request for lands to be brought into the urban boundary through the MCR.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
19	Humphries Planning Group Inc.	1453941 Ontario Ltd.	4995-5015 Lloydtown/ Aurora Road and 16425 8th Concession, King	Request for lands to be brought into Pottageville Hamlet Plan boundary through the MCR. Property is currently designated as Protected Countryside and Natural Heritage System in the Greenbelt Plan.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
20	MMM Group Ltd.	Nizza Enterprises	2354 Ravenshoe Road, Georgina	Request the subject lands and the lands to the north be included into the Urban Area as well as re-designate the lands from Agricultural Protection Area to Employment as part of the Town's Official Plan review.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
21	Owners of the Bradford Inn (Sia and Frank)	Owners of the Bradford Inn (Sia and Frank)	20590 Highway 11, King	Request for additional permissions under the Greenbelt Plan to permit the development of a seniors housing complex or an expansion to the existing hotel use.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).

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22	KLM Planning Partners Inc.	Block 42 landowners: Melrose Properties Inc., Ironrose Investments Inc., MCN (Pinevalley) Inc., Mel-Terra Investments Inc., Azure Woods Home Corp., Lazio Farms Holdings Inc., Mastro Capital Partners Inc., Mastro Investments Inc., and Intu Developments Corporation	12011 Pine Valley Drive, Vaughan	Request for an expansion of the urban boundary to include the lands within Block 42 for urban uses through the MCR.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
23	Biddington Homes/Bousfields Inc.	Owners of 198 Oriole Drive, East Gwillimbury	198 Oriole Drive, East Gwillimbury	Request for lands to be brought into the urban boundary through the MCR.	A number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.



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24	KLM Planning Partners Inc.	2154000 Ontario Inc.	15940 Bathurst Street, King	Request for lands to be removed from Oak Ridges Moraine Conservation Area and Greenbelt Plan Area. Request for lands to be brought into the urban boundary through the MCR.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
25	Humphries Planning Inc	Owners of 10436, 10450 Huntington Road	10436, 10450 Huntington Road, Vaughan	Request for lands to be brought into the urban boundary through the MCR. Property is currently within the 'Whitebelt' in Block 66E in Vaughan.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
26	Weston Consulting	P. Campagna Investments Ltd.	12162 Woodbine Avenue, 11670 Woodbine Avenue, 11851 Woodbine Avenue, 11767 Woodbine Avenue, 11674 Warden Avenue, Whitchurch-Stouffville	Request for lands to be brought into the urban boundary through the MCR for employment purposes. The properties are primarily within the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas. A small portion of land is 'Whitebelt'.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
27	Weston Consulting	Laurentel Developments	10961 Cold Creek Road, Vaughan	Request for lands to be brought into the urban boundary through the MCR for employment purposes. The property is currently within the 'Whitebelt' lands in north west Vaughan.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.

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28	Devine Park LLP	Elgin Mills Markham Ltd.	4716 Elgin Mills Road East, Markham	Request to include identified property in urban expansion area.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
29	Evans Planning Inc.	Sharon Road Holding Company (857 Mount Albert Road); Oxford Developments (18839 2nd Concession Road)	857 Mount Albert Road and 18839 2nd Concession Road, East Gwillimbury	Request to include lands in urban area.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
30	Arshia Delfani & Roya Rezaee	Arshia Delfani & Roya Rezaee	1915 Farr Avenue, East Gwillimbury	Request to redesignate land as urban based on nature of surrounding land, freeway, etc.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.

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31	Harper Dell & Associates		14897 and 14773 Leslie Street, Aurora	Request to redesignate Part W 1/2 Lots 17 and 18, Cons 3 EYS from ORMCP Countryside to Settlement Area	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
32	Weston Consulting	Marino D'Allesandro	2062 Farr Avenue, East Gwillimbury	Request to include whitebelt lands in urban boundary (extending urban boundary slightly west from adjacent parcels in the Sharon Community)	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
33	Kian Kashani	Kashani & Co. Investment Inc., Kashani & Kashani Inc.	21170 Woodbine Avenue, East Gwillimbury	Consider lands for site specific zoning or inclusion within future expansions to the urban area to support the ongoing growth of York Region.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
34	Weston Consulting	Di Poce Real Estate Holdings Limited	11720 Highway 27, Vaughan	Request for Urban boundary expansion on the eastern portion of the lands outside of the Greenbelt.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Although the subject property is within the urban expansion area, a preliminary review indicates little to no developable area.

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35	KLM Planning Partnership	Robintide Farms Limited	2720 King-Vaughan Road, Vaughan	Request for removal of the ORMCP/redesignation portion of the west lands; the appropriate long-term use of the west lands will be for urban uses.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
36	Weston Consulting		6990 Nashville Road, Vaughan	The subject property is currently located approximately 2 kilometers north of the City of Vaughan's Urban Boundary. Request for staff to consider potential future development of these lands in its growth management analysis.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
37	Armstrong Planning	Vanda Buttarazzi and Kalid Yusuf	5920 Kirby Road and 11561 Highway 27, Vaughan	Request for a minor expansion of the Urban Boundary up to the Greenbelt Boundary to accommodate future residential uses.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Although the subject property is within the urban expansion area, a preliminary review indicates little to no developable area.
38	Premier Realty Consulting Limited	Di Poce Real Estate Limited	11720 Kipling Avenue, Vaughan	Applicant requests that as part of the Region's MCR and the City's Official Plan Review process to consider lands outside the Greenbelt for future community area development.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Although the subject property is within the urban expansion area, a preliminary review indicates little to no developable area.

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39	Weston Consulting	Sarai Trucking Limited	11151 Highway 50, 11050 Cold Creek Road, 11065 Highway 50, Vaughan	Request for subject property to be included in the Urban Area designation.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
40	Thorstone Consulting Services	685109 Ontario Ltd. (Geo A. Kelson Company)	236 Doane Road, East Gwillimbury	That the land at 236 Doane Road, in the Town of East Gwillimbury, be identified as a "Future Urban Area".	A number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
41	Evans Planning	Ann Lee Chong and Teddy Chong	641 Queensville Sideroad, East Gwillimbury	Request to update the Region's Greenbelt protected countryside layer and to request including the lands within the urban boundary to allow for urban expansion.	A number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.

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42	Evans Planning Inc.	2nd Concession Landowners Group	18899, 18839 2nd Concession Road, 893, 857 Mount Albert Road, East Gwillimbury	Applicant requests to bring the subject lands (agricultural area) into the urban area.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
43	Groundswell Urban Planners Inc.	Marianneville Stonehaven Developments Limited (Kerbel Group)	18813, 18881 and 18737 Bathurst Street, and 356 Morning Sideroad, East Gwillimbury	Request for urban expansion northward to include the subject lands with the development of Whitebelt lands to occur north of Green Lane.	A number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.

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44	The Biglieri Group Ltd.	Holland Green Developments Inc.	Part of Lot 106, Concession 1, West of Yonge Street, East Gwillimbury	A request to re-designate the lands from Agriculture to future Settlement Area.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
45	Weston Consulting	Paul and Doris Nessim	PT LT 29 CON 7 PTS 1, 2 & 3 65R11933, Vaughan	The purpose of this submission is to formally request consideration for an Urban Area Boundary Expansion through the Region's MCR.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
46	MHBC Planning, Urban Design & Landscape Architecture	Liberty Development Corporation (1596630 Ontario Ltd.)	19350 Woodbine Avenue, East Gwillimbury	Requesting that the York Region expands the Queensville settlement through the MCR process to accommodate employment purposes on Whitebelt lands.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.

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47	Thorstone Consulting Services	Thomas & Martin Pick	21045 2nd Concession Road, East Gwillimbury	Requesting that mostly Whitebelt lands be considered for future urban expansion employment lands.	A number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
48	Dentons Canada LLP	Flato Developments and Wyview Group	12650 Highway 27 & 13235 10th Concession, King	Request for lands to be considered for inclusion in the Nobleton Community settlement area.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas). Additional growth beyond the serviced capacity limit in the current environmental assessment is not being proposed based on preliminary financial assessments for the community of Nobleton.
49	KLM Planning Properties Inc.	Yarmosh Holdings Inc. c/o DG Group	11665 Jane Street, Vaughan	Request for lands to be included within the Urban Boundary for the City of Vaughan through the MCRP process.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.



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50	Margaret Orsi and Domenic & Pina Greco	Margaret Orsi and Domenic & Pina Greco	13044 Ninth Line (Margaret Orsi) and 12958 Ninth Line (Domenic & Pina Greco), Whitchurch-Stouffville	Urban Area Expansion (York Region) and inclusion into the official plan and secondary plan area (Town of Whitchurch- Stouffville).	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
51	MHBC Planning	DiBattista Farms Ltd/Signature Communities	11180, 11300, 11340 Huntington Road, Vaughan	Request that the lands be included in the urban boundary expansion as "future urban area."	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Although the subject properties are within the urban expansion area, a preliminary review indicates little to no developable area.
52	Dr. Keith Watson	Dr. Keith Watson	18004 Leslie Street, East Gwillimbury	Seeking to have Whitebelt land included in the Settlement Area of East Gwillimbury.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.

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53	Weston Consulting		11561 Highway 27, Vaughan	Request consideration of the southern portion of the subject lands (currently white belt) for inclusion within the Urban Area limits of the City of Vaughan in the Region of York Official Plan.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas). For the 'Whitebelt' portion of the lands, a number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion.
54	Groundswell Urban Planners Inc.	2561371 Ontario Inc.	5612 Lakeshore Road, Whitchurch-Stouffville	The subject property is designated ORM Countryside Area. The request for consideration to include the subject property into the urban boundary.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
55	Weston Consulting	Laurentel Developments	6910 Roe Road, Vaughan	Formally request consideration for the inclusion of the subject properties within the Urban Area through the Region's MCR.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
56	SOL-Arch	Jerry Xu	6336 Bloomington Road, Whitchurch-Stouffville	Interested to be included in the York Region's Boundary Expansion Plan for Hamlet of Bloomington	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).

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57	CBRE Limited	Mary Friedrich	4050 King-Vaughan Road, Vaughan	Client seeks that an expansion of the urban boundary includes the subject lands within Block 42 for future urban uses, and that property is included in budgetary discussions for the expansion of the Urban Area	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
58	Stella Ventura	Antonio and Antoinietta Guida (parents of Stella Ventura)	4100 King-Vaughan Road, Vaughan	Submission to support that the current MCR review include subject lands located within Block 42 in the proposed urban expansion boundary.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
59	WSP	1860938 Ontario Ltd. (Sam Morra)	Pt of Lot 32, Concession 11, Vaughan	Applicant is requesting that the Subject Area, including the Subject Property, be included within York Region's Urban Area Boundary for use as a mix of affordable residential and employment uses.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.
60	Henry Li, Representative of Centraland	Jerry Xu	13962 Ninth Line, Whitchurch-Stouffville	Interested to be included in the York Region's Boundary Expansion Plan for Hamlet of Bloomington	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
61	Weston Consulting		18609A Highway 48 & 18784 Centre Street, East Gwillimbury	Formally request consideration for the subject properties for inclusion in the Town and Villages designation of the York Region OP.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).

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62	Weston Consulting		(Pt Lot 31 Con 8 VAUGHN) or 00 Kirby Road, Vaughan	Formally request consideration for the subject property to be included in the Urban Area limits of the Region of York OP.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
63	Macaulay Shiomi Howson Ltd.	Sundial Homes (Green Lane) Limited	22 Green Lane West, East Gwillimbury	Requests the inclusion of a small, isolated piece of land currently used for agriculture in the urban boundary.	A number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
64	Dentons Canada LLP	Flato Developments Inc., Wyview Group	Highway 48 and Dickson Hill Road, Markham	Request the Region include these lands as part of a settlement area expansion. Clients intend to develop a full mixed use community focused on age-friendly development, including seniors housing.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. Subject to Provincial MZO.
65	SGL Planning & Design Inc.	Northeast Markham Landowners Group (NEMLG)	North of Major Mackenzie Drive East and east of McCowan Road, Markham	NEMLG respectfully requests that their lands be included within an expansion to the City of Markham urban boundary through the MCR process.	The lands outside of the Greenbelt Plan area are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.

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66	MGP	Vianova Group Inc.	2005 Bethesda Side Road, Whitchurch-Stouffville	Request of Vianova Group Inc. to the Minister of Municipal Affairs and Housing for a Minister's Zoning Order to permit Light Employment and industrial development on a site outside the Town's settlement area boundary; site is designated Oak Ridges Moraine Countryside where Light Employment industrial development is not permitted in the Town and Region's Official Plans.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
67	Tagrid Rokan	Tagrid Rokan	5026 Bethesda Road, Whitchurch-Stouffville	Inquiring about urban boundary expansion and the possibility of future development.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).
68	Ashish Patel	Ashish Patel	13187 Ninth Line, Whitchurch-Stouffville	Inquiring for future potential boundary expansion of Stouffville	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).

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69	Thorstone Consulting Services, Inc.	1324534 Ontario Inc (Thomas and Martin Pick)	18733, 18719, 18645 Old Yonge Street, East Gwillimbury	That the area generally described as the lands east of Old Yonge Road north of Green Lane East, be identified as a "Future Urban Area" within the draft land budget for 2041 and the Region's Municipal Comprehensive Review.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.
70	MHBC Planning, Urban Design & Landscape Architecture	Liberty Development Corporation (1596630 Ontario Ltd.)	Part Lot 13 & 14, Conc 3, East Gwillimbury	Expand the Sharon settlement area to permit a mix of residential and population-related employment on Whitebelt land.	The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.

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71	Prudence Management Inc.	1078703 Ontario Limited	20913 Leslie Street, East Gwillimbury	Applicant requests that the subject lands be included in the Urban Boundary with the new Official Plan.	A number of considerations informed the identification of preliminary urban expansion areas. Staff are not recommending these lands be included in the preliminary urban boundary expansion. *Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.

**Table 2: Municipal Requests**

*Note: Any lands ultimately identified for urban expansion would be subject to further studies to determine the extent of developable area.*

#	Submitted by	On Behalf of	Location or Address	Nature of Request	Comments
72	Town of Whitchurch-Stouffville	Town of Whitchurch-Stouffville	<p>1) Areas east of Highway 404, between the southern boundary of the Town of Whitchurch-Stouffville and Bethesda Sideroad.</p> <p>2) Area between the southern boundary of the Town of Whitchurch-Stouffville and west of McCowan Road</p>	<p>That the subject lands be included into the Provincially Significant Employment Zones. The Town of Whitchurch-Stouffville also endorsed an expansion of the urban settlement boundary.</p>	<p>1) In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).</p> <p>2) The lands are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.</p>
73	Town of East Gwillimbury	Town of East Gwillimbury	<p>Various parcels in the central and western sections of East Gwillimbury</p>	<p>THAT Council endorses the need to include the "Whitebelt" lands within the Town as part of the "Urban Area" in the Regional Official Plan (ROP) through the Region's current Municipal Comprehensive Review (MCR) process in order to create complete communities, coordinate infrastructure planning and accommodate residential and employment growth to the year 2041 and beyond.</p>	<p>A portion of the lands outside of the Greenbelt Plan are included within the preliminary urban boundary expansion based on the Province's mandated land needs assessment.</p> <p>*Preliminary distribution of the quantum of urban expansion required based on the proposed forecast for the Town of East Gwillimbury is subject to ongoing discussions between York Region and Town of East Gwillimbury staff.</p>



#	Submitted by	On Behalf of	Location or Address	Nature of Request	Comments
74	MPlan Inc., City of Richmond Hill	Leslie Stouffville Landowners Association	Northeast Richmond Hill, surrounding the Gormley GO Station	Request that Countryside designated area be redesignated to settlement area, and that lands south of Bethesda Road are not to be considered within a prime agricultural area.	In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).