



**June 9, 2021**

*Delivered by Email (regionalclerk@york.ca)*

Regional Chair Wayne Emmerson and Members of Committee of the Whole  
Region of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Regional Chair Wayne Emmerson and Members of Committee of the Whole:

**Re: Regional Official Plan Update Policy Directions Report  
Committee of the Whole Meeting June 10, 2021, Item H.2.4  
Commenting Letter**

We represent 2621484 Ontario Ltd., owners of the property located at 12041 Woodbine Ave., Town of Whitchurch-Stouffville ("Subject property"). The Subject property is 19.67ha in size and located east of Woodbine Avenue and south of Stouffville Avenue. It has approximately 200m frontage along Woodbine Avenue. The Subject property is located just east of Hwy 404 and southeast of the Gormley GO station.

For ease of reference, a location map (Map 1) of the Subject property is attached hereto.

We have reviewed and considered the Regional Official Plan update, Policy Directions Report. As part of the Official Plan review process, on behalf of our client, we would like to submit some initial preliminary comments with respect to the Subject property. Thank you for the opportunity for us to provide feedback. We will continue to monitor the process and provide additional comments as new information is released.

## **BACKGROUND**

The Subject property is within the Greenbelt Plan, specifically identified as being in the Oak Ridges Moraine Area. For context, the Subject property is immediately south of a Rural Settlement designation and located at the southern boundary of the Oak Ridges Moraine Area. The Oak Ridges Moraine Conservation Plan ("ORMCP") Land Use Designation Map (*Map 4*) identifies the property as Countryside Area and a portion closer to Woodbine Avenue as Natural Linkage Area. Refer to the attached Map 2 and 3.

The Subject property is currently designated mostly Countryside and partially Linkage in the Region of York Official Plan. Again, the Subject property is just south of a Hamlet. It is within the Agriculture Area. The proposed Official Plan *Regional Structure Map 1* identifies the Subject



61A Jarvis Street, Suite 200  
Toronto, ON M5C 2H2  
647.629.7255  
416.947.6703  
may@mhlawyers.ca  
www.mhlawyers.ca



property within the Agricultural System with a strip of Regional Greenland System and the Land Use designation is Agricultural Area (*Map 1A Land Use Designation*). *Map 1C – Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Plan Designations* identifies the lands as Countryside Area Designation with a strip of Natural Linkage Designation.

In the Town's Official Plan, the Subject property is designated ORM Countryside Area with a strip along Woodbine Ave as ORM Natural Linkage Area. The property is immediately south of the Gormley Industrial Area Secondary Plan Area. Refer to the attached Map 4.

## COMMENTS AND REQUESTS

For reasons described below, we are respectfully requesting that Regional staff and Committee consider the opportunity of releasing the Subject property from the Countryside Area designation and the Agricultural Area designation and consider incorporating the Subject property as part of the Hamlet or a Settlement Area to accommodate future growth needs. The change in designation will better suit and adapt to the continued ongoing urbanization that is occurring in the surrounding area.

The Oak Ridges Moraine Conservation Plan describes that the purpose of Countryside Areas is to encourage agricultural and other rural uses that support the Plan's objectives by protecting prime agricultural areas; promoting and protecting agricultural and other rural lands uses and normal farm practices; maintaining the rural character of the Rural Settlements; protecting and restoring natural areas and features that sequester carbon and provide ecological functions including water storage, to help reduce the impacts of climate change; and maintaining existing public service facilities and adapting them where feasible, to meet the needs of the community (page 30, section 13.1). Furthermore, Countryside Areas provide an agricultural and rural transition and buffer between the Natural Core Areas and natural Linkage Areas and the urbanized Settlement Areas (page 5, Introduction). It is our submission that this area, being the southern boundary of the Oak Ridges Moraine, no longer provides normal farm practices and the rural character of the area has been evolving over time as urbanization has been occurring in the surrounding areas. A reconsideration of maintaining the Subject property as Countryside Areas and Agricultural land use is prudent at this time and consideration of the possibility of redesignating the Subject property for future development to accommodate future growth needs as noted in the proposed *2051 Forecast and Land Needs Assessment*.

The location is ideal for future development as it is immediately south of the Gormley Secondary Plan Area. Furthermore, the property is in close proximity to the Gormley GO station as well as Hwy 404.



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We understand that York Region is required to update the Official Plan through a Regional Municipal Comprehensive Review by July 2022. As noted in the proposed *2051 Forecast and Land Needs Assessment*, York Region is forecasted to grow to a population of 2.02 million and 990,000 jobs by 2051. This represents growth of approximately 800,000 people and 345,000 jobs between 2021 and 2051. This is the highest share of growth in Greater Toronto and Hamilton Area (“GTHA”), accounting for 22% of the GTHA population growth and 25% of employment growth.

Furthermore, significant infrastructure investments have been made or planned for the Region including Hwy 404, Gormley GO station and servicing. New potential growth will help substantiate and optimize the investments put in place to service the community. This will also support the Provincial direction of promoting compact and complete communities.

Within the last six months, we have had numerous meetings and discussions with Town of Whitchurch-Stouffville Planning staff, Planning Director, Councillor Kroon and the Mayor with respect to future redevelopment of the Subject property. We also had a preliminary meeting with Regional Chair Emmerson and Minister Calandra. Continuous meetings will take place over time. Town Planning staff, Councillor Kroon and the Mayor are very excited to continue the discussions. We will continue to work with staff and the Town on this matter.

We thank you in advance in considering our comments and welcome discussions with the Region with respect to our submissions.

Yours truly,

**MATHANY & HIGGS LAW**

**M&H LLP**

**May Luong, MCIP, RPP**

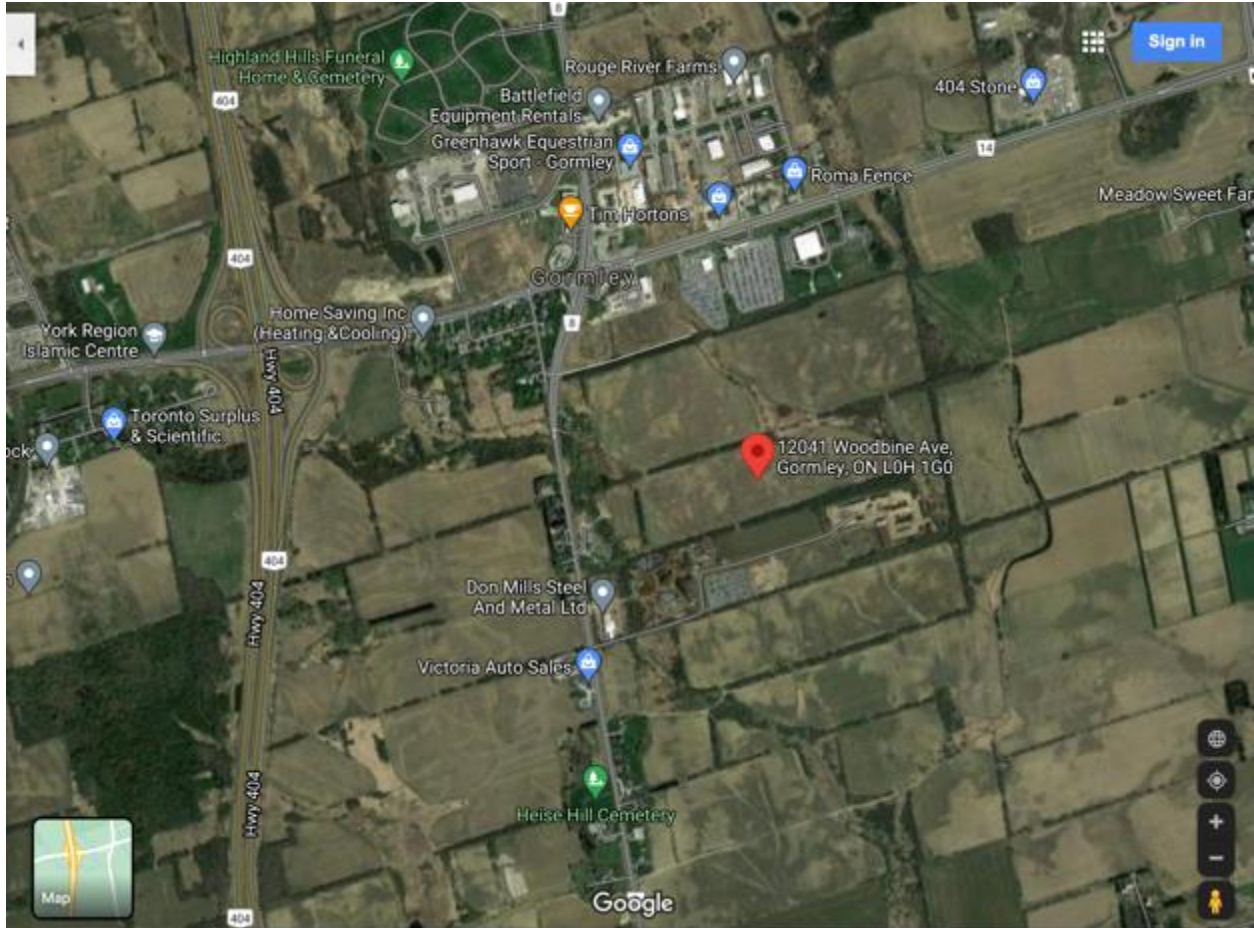
Cc: Christopher Raynor, Regional Clerk  
client



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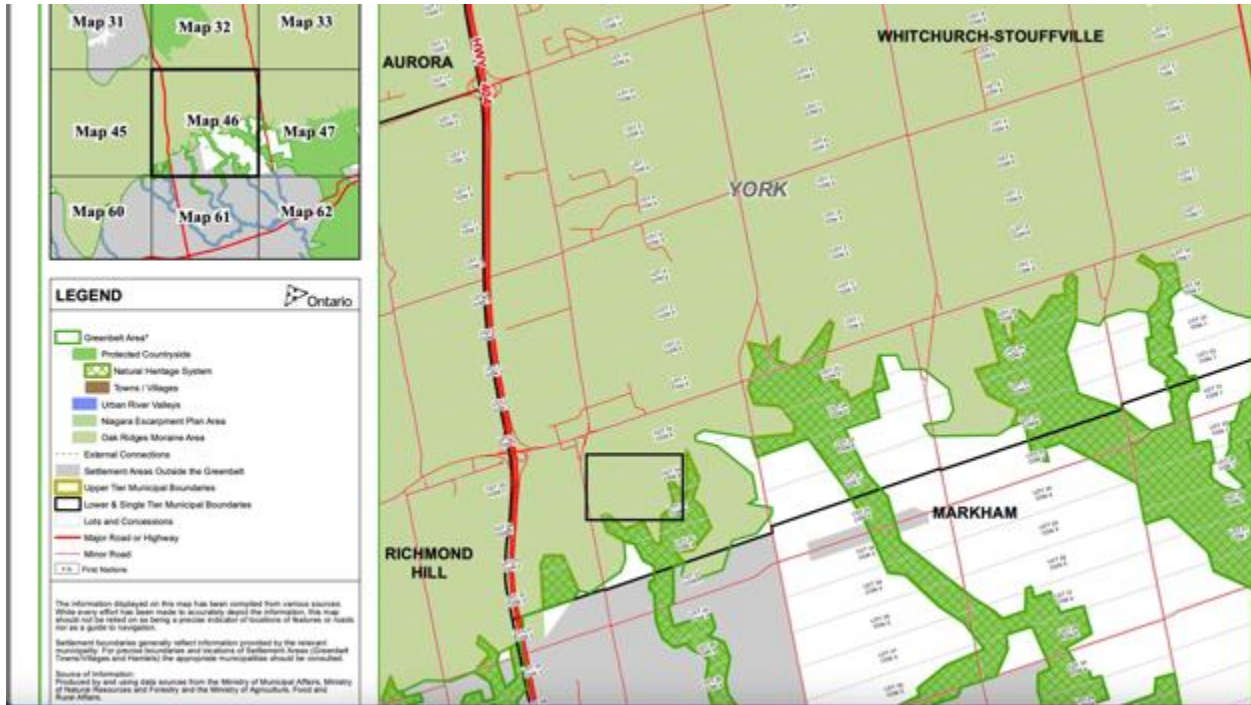


Location Map – Map 1

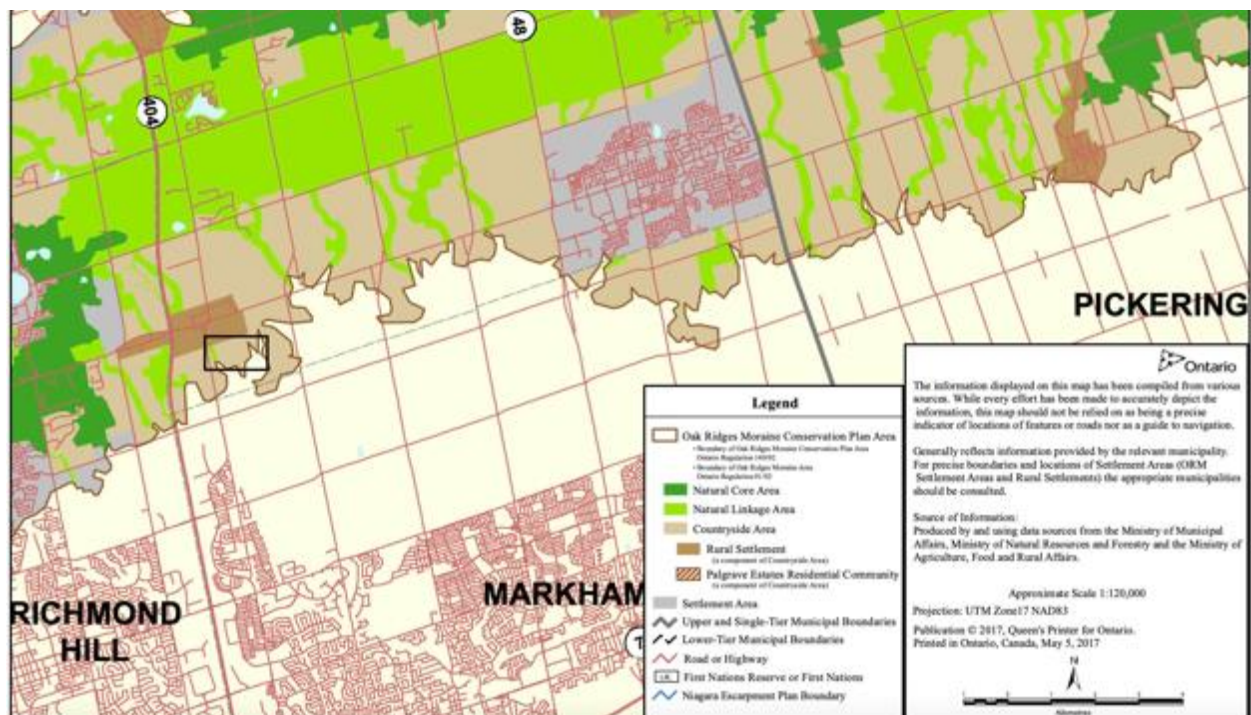




Greenbelt Plan Map - Map 2



Oak Ridges Moraine Map - Map 3



Town of Whitchurch-Stouffville Official Plan Land Use Map - Map 4

