



Sept 15, 2021

Delivered by Email (regionalclerk@york.ca)

Regional Chair and Members of Council
Region of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Regional Chair Wayne Emmerson and Members of Council:

**Re: Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation Report
Council Meeting September 16, 2021, Item F.1
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 made a written submission to the Committee of Whole dated, June 9, 2021, with respect to the Regional Official Plan Update Policy Directions Report.

We have reviewed the Alternate 2051 Forecast and Land Needs Assessment Scenarios In Response to Consultation report. Thank you for the opportunity for us to provide feedback. We will continue to monitor the Regional Official Plan process and provide additional comments as new information is released.

On page 4 of the report, Table 1, it provides a summary of local municipal comments on the draft forecast. It identifies that Whitchurch-Stouffville has requested for higher growth/intensification. Similarly, in more detail, Attachment 1, provides more detail to the Town's request specifically, "Past Council positions on Town's Employment lands include adjustments to the Greenbelt Area along Highway 404 corridor and addition of lands to the settlement area. Staff recommend that the lands abutting the Gormley Secondary Plan area to the south be considered for settlement area expansion and designated as Employment Area through the Region's ongoing MCR. Town staff recommend that Strategic Employment lands be identified for employment growth beyond 2051." Our client agrees with the Town's request and



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

submitted correspondence to the Mayor and Council at the July 20, 2021 Council meeting, with their position and support.

In light of the above, we respectfully, request that Regional Council reconsider the Town's request for a settlement area expansion for lands abutting/south of the Gormley Secondary Plan area.

Yours truly,

MATHANY & HIGGS LAW

M&H LLP

May Luong, MCIP, RPP

Cc: Christopher Raynor, Regional Clerk
client