



September 30, 2021

Mr. Wayne Emmerson  
Chairman, Regional Municipality of York  
York Region Administration Building  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Mr. Emmerson,

**Re: 2051 Forecast and Land Needs Assessment**

Westlin Farms Inc., owns approximately 52 ha of land located at 12470 and 12480 Weston Road in the Township of King, directly north of the City of Vaughan Towline, and is submitting this letter to advise you and Regional Council of our support of the staff recommendations to designate these Lands as Community Area in the Land Needs Assessment report as discussed at the Special Council Meeting of September 16, 2021.

York Region staff identified that the Region is required to plan for a population of 2.2 million people and 990,000 jobs by 2051, and we believe the recommendation to proceed with intensification scenarios that utilize the remaining Whitebelt lands in north Vaughan and south King strike the right balance of planning policies and market realities to achieve the anticipated growth in this part of York Region.

The planning rationale for our request to support staff's recommendation to include these Lands is based on the following points:

- The key considerations of the Growth Plan and the MCR process has been to ensure growth proceeds in a manner that is aligned with infrastructure delivery and is financially sustainable.
- The North East Vaughan Wastewater and Water infrastructure has been sized to accommodate all of the Whitebelt lands in north east Vaughan and the southern limit of King Township, and are included in the Region's 10-year Capital Budget – Phase 1 of the project has been designed with an in-service date of Q4 2024 to Q1 2025.
- The Lands represent a logical extension of proposed urban uses from the south, and will provide for complementary land uses to the emerging New Community Areas in the City of Vaughan, which includes a new GO Station (Kirby GO) in the southwest quadrant of Kirby Road and Keele Street in Block 27.
- The Lands are a relatively small area that are isolated from an agricultural economy and not contiguous to any other farm uses, thus being too small to sustain a viable future farming operation due to fragmentation.

We look forward to the conclusion of the Land Needs Assessment growth scenarios for the Region's growth to 2051, and welcome any questions or clarifications.

Yours Truly,

WESTLIN FARMS INC.

A handwritten signature in dark ink, appearing to be 'Daniel Belli', written over the printed name.

Daniel Belli,  
President Armland Group

Copies via email to:

Members of Regional Council  
Bruce Macgregor, Chief Administrative Officer  
Dino Basso, Commissioner of Corporate Services  
Paul Freeman, Chief Planner  
Chris Raynor, Regional Clerk