

DEPUTATION REQUEST

REGIONAL COUNCIL

OCTOBER 21, 2021

Subject: York Region's Settlement Area Boundary

Spokesperson: Jessica Karban/May Luong

Name of Group or person(s) being represented (if applicable):

2621484 Ontario Ltd., property owner of 12041 Woodbine Avenue,
Town of Whitchurch-Stouffville

Brief summary of issue or purpose of deputation:

We are in support of the Town of Whitchurch-Stouffville's communication (E.6) with respect to the proposed settlement area boundary expansion requests for inclusion in the Region's Municipal Comprehensive Review. This includes the subsequent resolution passed on October 5, 2021 as noted in the Motion E.5 of the agenda (the Town's correspondence of October 13, 2021) with respect to the property at 12041 Woodbine Avenue.

OFFICE OF THE REGIONAL CLERK

1-877-464-9675 x. 71320

york.ca





61A Jarvis Street, Suite 200 
Toronto, ON M5C 2H2
416.947.6700 Ext.212 
416.947.6703 
jessica@mhlawyers.ca 
www.mhlawyers.ca 

October 20, 2021

Delivered by Email (regionalclerk@york.ca)

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

Dear Regional Chair Wayne Emmerson and Members of Regional Council:

Re: Planning for Growth to 2051

**Town of Whitchurch-Stouffville – Reiteration of Proposed Settlement Area
Boundary Expansion Requests for Inclusion in the Region’s Municipal
Comprehensive Review
Special Council Meeting October 21, 2021, Items E1, E.5, E.6, F.1, H.2**

Commenting Letter

We represent 2621484 Ontario Ltd., owners of the property located at 12041 Woodbine Ave., Town of Whitchurch-Stouffville (the “Property”). The 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 Property is located just east of Hwy 404 within the Highway 404 corridor and southeast of the Gormley GO station. For ease of reference, a location map (Map 1) of the Property is attached hereto.

Land Use Designation

The Property is within the Oak Ridges Moraine Conservation Plan boundary. For context, the Property is immediately south of a Rural Settlement designation and located at the southern boundary of the Oak Ridges Moraine Area. South of this area is the Markham’s urban 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 (See *Map 2*). As described in the ORMCP, Countryside Areas provide an agricultural and rural transition and buffer between the natural Core Areas and Natural Linkage Areas and the urbanized Settlement Areas.



61A Jarvis Street, Suite 200
Toronto, ON M5C 2H2
416.947.6700 Ext.212
416.947.6703
jessica@mhlawyers.ca
www.mhlawyers.ca



The Property is designated mostly Countryside and partially Linkage in the Region of York Official Plan. Again, the Property is just south of a Hamlet.

In the Town's Official Plan, the 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 (See Map 3).

Request and Consideration

At the September 16, 2021, Planning and Economic Development meeting, the *Alternative 2051 Forecast and Land Needs Assessment Scenarios* report was considered. Five motions were brought forward for consideration and Regional staff were asked to report back to the October 21st Special Council meeting with further information. One of the motions from the Mayor of Whitchurch-Stouffville, included a request to expand the settlement area in Whitchurch-Stouffville to include South Gormley Employment Expansion Area, and Bethesda Lands north of the community of Stouffville.

We have reviewed the Town of Whitchurch-Stouffville's letter dated October 13, 2021, and Staff report DS-043-21 (Staff Report). We write this letter in support of the Town's motions, identified as items E5 and E6 on the Agenda for the York Regional Council Special Meeting, to be presented to York Regional Council on October 21, 2021. In particular, we strongly support the following resolutions set out in the Town's letter dated October 13, 2021:

- 1) *That Council request, pursuant to the request made by the property owner of 12041 Woodbine Avenue, that the proposed expansion for the South Gormley Boundary include the eastern portion of this property;*
- 2) *That Council reiterate its request that the South Gormley Employment Expansion Area as identified in Report DS-043-21 be considered and prioritized by the Region of York in its Municipal Comprehensive Review for an employment urban settlement area expansion, as amended;*
- 3) *That Council reiterate its request that the existing Gormley Industrial Area and the Proposed South Gormley Employment Expansion Area be identified as an "Urban Area" and designated "Employment Area" in the Region's Official Plan, to accommodate planned employment growth to 2051 on the basis of full municipal services; and*



61A Jarvis Street, Suite 200
Toronto, ON M5C 2H2
416.947.6700 Ext.212
416.947.6703
jessica@mhlawyers.ca
www.mhlawyers.ca



- 4) *That Council direct staff to forward Report DS-043-21 to the Minister of Municipal Affairs and Housing, and the Region of York as input to the Region's Municipal Comprehensive Review.*

The Property is mostly located within the proposed South Gormley Employment Expansion Area. On October 5, 2021, Town Council approved our client's request that the east portion of the Property be included in Council's proposed settlement area expansion for South Gormley. It is a logical inclusion as it accounts for the remaining Countryside Area lands of the Property and the eastern proposed settlement boundary aligns with the existing Gormley Industrial Area boundary. Map 4 provides the proposed South Gormley Employment Expansion Area with the location of the Property identified.

In agreement with Town staff and Council, we believe that the proposed urban settlement area boundary expansion represent the most logical and appropriate locations for considering settlement boundary expansions as they are contiguous to the existing settlement areas and would make more efficient use of existing infrastructure and community services and facilities.

In particular, the South Gormley Employment Expansion Area would directly abut existing the Urban Settlement Area in the City of Markham and represents a logical extension of urban development along the Highway 404 corridor. Servicing would be accessible to Hwy 404 and serviceable through the extension of municipal infrastructure from the abutting employment area in the City of Markham. Accordingly, the South Gormley Employment Expansion Area is suited for future employment development and would support Provincial policies to designate and preserve lands adjacent to major transportation corridors for employment uses and promote economic development and competitiveness (Provincial Policy Statement, 2020, policy 1.3.2.6). In addition, policy 1.6.1 of the Provincial Policy Statement, 2020 promotes efficient use of infrastructure and public service facilities.

With respect to the Oak Ridges Moraine Conservation Plan, it recognizes the need for settlement area expansions and as such upper-tier municipality may consider the need to change or refine the Settlement boundaries as part of a municipal comprehensive review in accordance with policy 2.2.8 of the Growth Plan. Settlement Area boundaries are not permitted to expand into Natural Core Areas or Natural Linkage Areas. The request for the Town of Whitchurch-Stouffville proposed settlement boundary expansion through a municipal comprehensive review is in line with the ORMCP's policy for such an expansion.

As noted in the Regions proposed *2051 Forecast and Land Needs Assessment*, the Town of Whitchurch-Stouffville is forecasted to grow to 92,900 persons and 31,900 jobs by 2051. As outlined in Staff Report DS-052-19, the Town has identified a deficiency in the amount of designated employment land. The updated preliminary employment land needs for the Town are



61A Jarvis Street, Suite 200 
Toronto, ON M5C 2H2
416.947.6700 Ext.212 
416.947.6703 
jessica@mhlawyers.ca 
www.mhlawyers.ca 

forecasted to be in the order of an additional 167 gross hectares of serviced employment land that is required to the 2041 planning horizon. Further updates to the Town's land needs are being undertaken to the 2051 planning horizon, which is anticipated to result in an even greater employment land deficiency. The 95ha of Whitebelt lands proposed to be designated as Employment in the Region's proposed *2051 Growth Forecast and Land Needs Assessment*, are non-contiguous and isolated parcels. As such, the Whitebelt lands are not the most logical lands for settlement expansion.

The importance of protecting and promoting employment lands is illustrated in the policies of the Provincial Policy Statement and the Growth Plan. Insufficient serviced employment lands in the Town will have long term serious impacts to the economic viability of the community and Town. As such, in October 2019, Town Council recommended supporting additional employment growth along the Highway 404 corridor and the addition of lands to the urban settlement area including the proposed South Gormley Expansion area. This area includes the Property.

Furthermore, 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 these lands, including the Property, as Countryside Areas and Agricultural land use is prudent at this time to accommodate future growth needs as noted in the proposed *2051 Forecast and Lands Needs Assessment*.

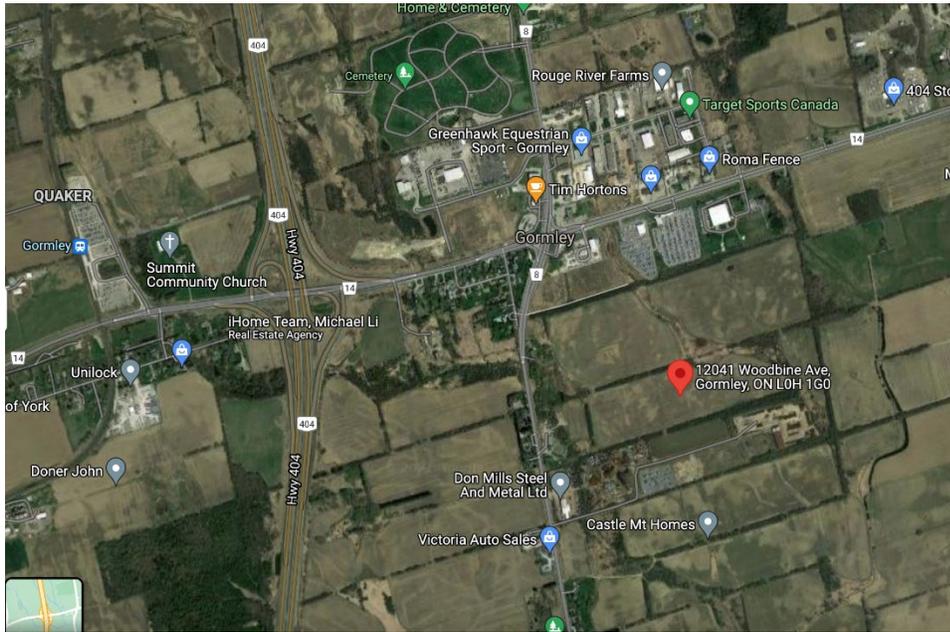
Conclusion

We support the Town of Whitchurch-Stouffville's Motions of E.5 and E.6 on the October 21, 2021 Special Council Agenda. As such, we respectfully request that Regional Council consider and include these motions with respect to the future land needs for the Town of Whitchurch-Stouffville as part of the Region's Municipal Comprehensive Review.

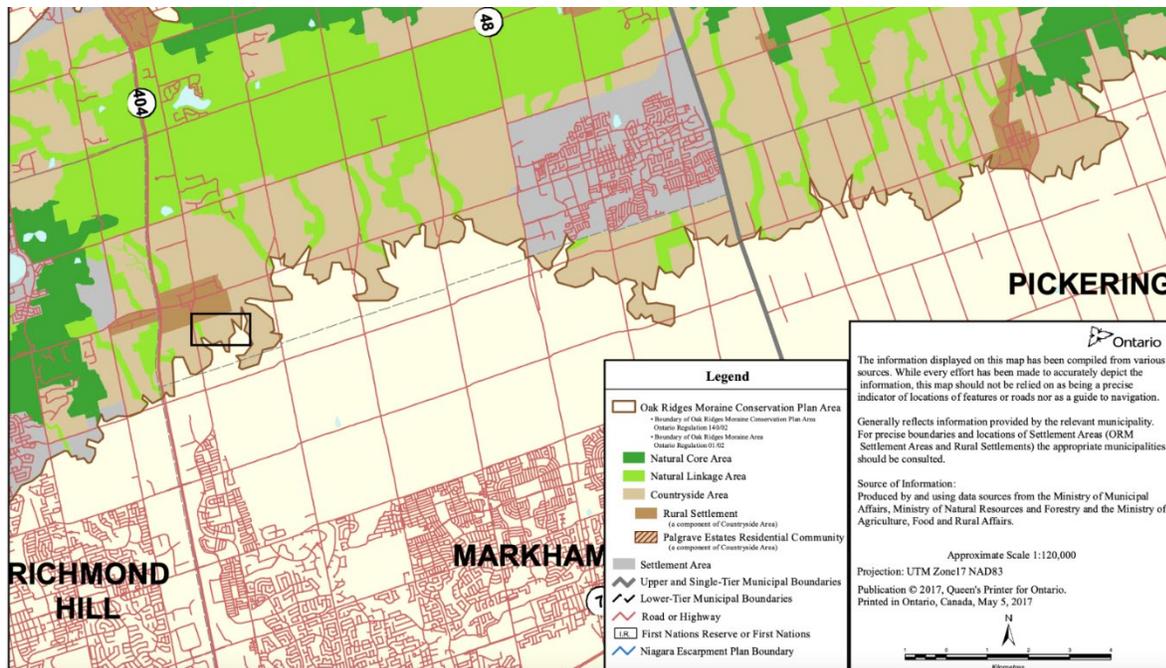
Yours truly,


Jessica Karban

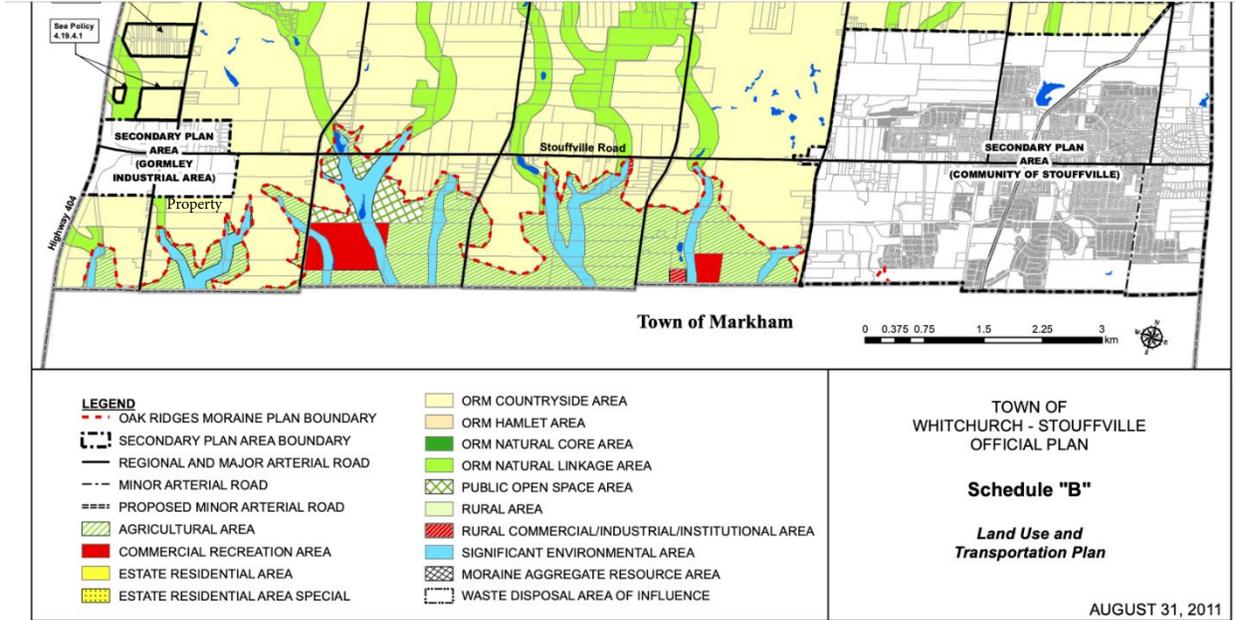
Location Map – Map 1



Oak Ridges Moraine Conservation Plan Map - Map 2



Town of Whitchurch-Stouffville Official Plan Land Use Map - Map 3



Proposed South Gormley Employment Expansion Area with Property location – Map 4

