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**November 9, 2021**

*Delivered by Email ([regionalclerk@york.ca](mailto: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: Draft York Region Official Plan  
Committee of the Whole Meeting November 11, 2021, Item H.2.2  
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. For ease of reference, a location map (Map 1) of the Property is attached hereto.

We have participated in the on-going Municipal Comprehensive Review process and made previous submissions with respect to the Property. We wrote and spoke in support of the Town of Whitchurch-Stouffville's motion to Regional Council on October 21, 2021, to shift Whitchurch-Stouffville's proposed expansion area from the Whitebelt lands to South Gormley Employment Area lands, including our client's Property.

We have received notice of the Draft York Region Official Plan report and the draft Official Plan document to be presented to Regional Council at the November 11, 2021, Committee of the Whole meeting. We have reviewed the report and draft Official Plan, and at this juncture want to advise that we support Staff's recommendations, particularly No. 2, as follows:

*2. "Council's decision on the Forecast and Land Needs Assessment as considered on October 21, 2021 be reflected in a revised draft Regional Official Plan to be presented to Council November 25, 2021; specifically including revisions to Table 1, Table 6 and applicable maps to implement Council's direction for the Phased 50-55% Intensification scenario, additional urban expansion in East Gwillimbury, shift of growth from King Township whitebelt growth to existing settlement areas, shift of Whitchurch-Stouffville whitebelt growth to Stouffville Bethesda Community Area lands and South Gormley Employment Areas lands, and reflect the change of Employment Area lands identified south of the Almira Community in Markham to Community Lands."*



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We look forward to reviewing the updated draft Official Plan with the respective updates and will provide additional comments accordingly. We will continue to participate in the Official Plan review process and look forward to working with staff on this project.

Yours truly,

A handwritten signature in black ink that reads 'Jessica Karban' in a cursive script.

Jessica Karban

**Location Map – Map 1**

