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November 24, 2021

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Montréal

Calgary

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

Ottawa

Vancouver

**Re: Draft York Region Official Plan – Item F.2  
Council meeting November 25, 2021**

New York

We write on behalf of Kennedy Road GK Holdings Limited and Kennedy Road GK II Holdings Limited (Humbold Properties), Meadowbrook Golf and Country Club and as agent for Davies Howe LLP, for Warden North GP Inc. (the “**Landowners**”) Collectively, they own approximately 510 acres (the “**Subject Properties**”) located generally east of Warden Avenue and on either side of Kennedy Road, north of the southern boundary of the Town of Whitchurch-Stouffville (the “**Town**”). The location of these lands is shown in the attached map.

The Landowners have been active participants in the Region’s MCR process, and have made deputations to the Region and the Town on the Region’s new Official Plan, as well as with respect to the consideration by the Town of Whitchurch-Stouffville of the expansion of the Greenbelt, and where and how the settlement area boundary should be expanded in the Town.

Throughout the Region’s process, staff and Council have been consistent in making clear that any settlement area boundary expansions will be in conformity with provincial planning policy regarding urban uses in the Greenbelt. In particular, in the March 18, 2021, report “Proposed 2051 Forecast and Land Needs Assessment” staff stated “...Provincial policy in the Greenbelt Plan and Oak Ridges Moraine Conversation Plan prohibits expanding settlement areas into the Protected Countryside of the Greenbelt. As such, these requests were not considered as part of the MCR.”

In evaluating requests for settlement area expansions, staff did not recommend any of the 25 requests that included expansions into the Oak Ridges Moraine and Greenbelt Plans repeatedly stating “In accordance with Provincial policies, urban uses are not being proposed within the Greenbelt Plan or Oak Ridges Moraine Conservation Plan (beyond existing settlement areas).” This included the request by the Town to expand in the area east of Highway 404, between the southern boundary of the Town and Bethesda Sideroad.

In the same report, Regional Staff recommended that the Subject Properties be included within the preliminary urban boundary expansion based on the Province’s mandated land needs assessment.

Notwithstanding the clear provincial policy that expansions into the Oak Ridges Moraine and Greenbelt is not permitted, Council now has before it an Official Plan that includes a potential expansion into the Oak Ridges Moraine and Greenbelt as a result of the October 21, 2021 motion which supported including what is referred to as the South Gormley Employment Area in the Urban Area.

Staff have correctly shown this as being subject to an amendment to O. Reg. 140/02, which is the *Oak Ridges Moraine Conservation Plan*. In the twenty years since the Plan was approved, it has been amended only once, following an extensive multi-year consultation. The province has made clear in both its policy documents and public statements that it will not permit urban development in the Oak Ridges Moraine or the Greenbelt.

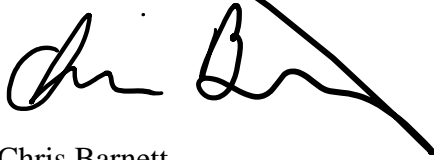
We request that Regional Council make clear that it does not support the expansion of development into the Oak Ridges Moraine and Greenbelt by reconsidering the October 21, 2021, resolution.

The effect of the October 21, 2021, resolution, as reflected in the updated Official Plan mapping is that Whitebelt lands (including, as noted above, those owned by the Landowners) which had previously been shown as recommended for inclusion in the urban area have now been excluded from that area, in favour of lands that now proposed to be included contrary to provincial policy. The result is that there is now a deficit of lands in the Town to meet the projected land use needs to 2051.

We understand that Mayor Lovatt has confirmed, by way of letter dated November 22, 2021, to the Meadowbrook Golf Club that in the event that the province does not approve the expansion of urban development into the Greenbelt, the Town will support the staff recommendation as to where the urban area should be expanded. A copy of that letter is attached. In the event that Regional Council is not prepared to reconsider the October 21, 2021, resolution, we request that it be made clear that in the likely event that the province stands by the prohibition on urban development in the Oak Ridges Moraine and Greenbelt, Council continues to support the staff recommendation to expand the urban area as reflected in the original staff recommended mapping, and that these lands be brought into the urban boundary through this MCR.

We ask that both we and Susan Rosenthal of Davies Howe LLP be given notice of all future consideration of these matters by Council, including the adoption of the new official plan any official plan amendments.

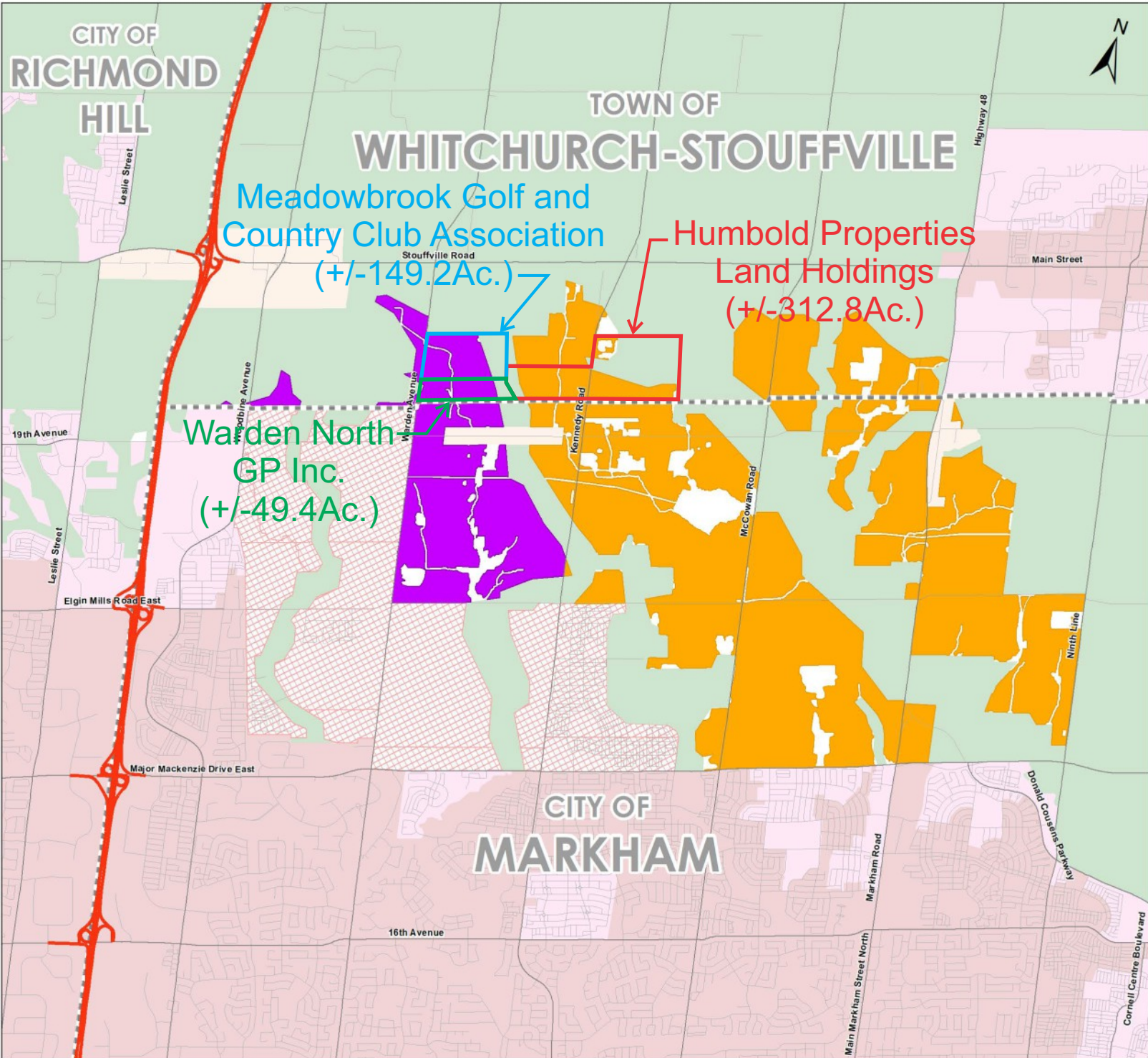
Yours very truly,

A handwritten signature in black ink, appearing to read "Chris Barnett", with a long, sweeping underline that extends to the right.

Chris Barnett  
Partner

Encl.  
CB:s

Cc: Kennedy Road GK Holdings Limited and Kennedy Road GK II Holdings Limited  
Meadowbrook Golf and Country Club  
Warden North GP Inc.  
Susan Rosenthal, Davies Howe LLP



# MAP 3 YORK REGION

City of Markham  
and  
Town of Whitchurch-Stouffville

## Preliminary Recommended Locations for Urban Expansion\*

- Community
- Employment
- Non-developable (NHS, Infrastructure)

## Land Use Category

- Built-up Area
- Designated Greenfield Area
- Greenbelt
- Hamlet
- 2010 Urban Expansion
- Designated Greenfield Area - Agriculture

## Base Map

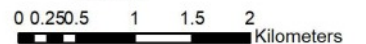
- Municipal Boundary
- Roads
- 400-Series Highways

\*Areas are draft and are awaiting approval through the Municipal Comprehensive Review and are subject to change



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Planning and Economic  
Development, Corporate Services  
March 2021

Data: © Queen's Printer for Ontario  
2003-2021





November 22, 2021

Dean Gangbar  
President, Meadowbrook Golf Club  
11939 Warden Ave.  
Stouffville, ON L0H 1G0

Dear Dean,

I am writing today to respond formally to your submission to Regional Council at the November 11, 2021 Committee of the Whole meeting regarding future land needs for the Town of Whitchurch-Stouffville.

Whitchurch-Stouffville Council has been resolute in our desire to open up critical employment lands along the Highway 404 corridor in Gormley, Vandorf and the Davis Drive area. Regional Council supported Whitchurch-Stouffville Council's two requests in asking the Province to open up employment lands along the 404. These Regional resolutions (March 19, 2019 & October 20, 2020) were made through a request for the Province to amend the Municipal Act. While we have not heard back from the Province, our focus has not changed, and we have sought many strategies for advancing our future employment needs.

In 2019, one of the strategies and recommendations from Stouffville planning staff was the potential of a land swap of Whitebelt lands for ORM Countryside lands along the 404 in Gormley. While we explored this option, we determined that it was not the best approach and it was subsequently abandoned. Through this process, we had the opportunity to meet and as you have referenced in your letter, I assured you that your lands and other Whitebelt lands in the area would not be touched. **I want to assure you that this is still the case.**

Through the ongoing Regional Municipal Comprehensive Review (MCR) process, a Planning Act exercise, Whitchurch-Stouffville Council had the opportunity to reiterate our request to expand employment and future community lands in South Gormley and the Bethesda Lands as part of the Region's 2051 Land Needs Assessment and the MCR.

Whitchurch-Stouffville Council is the deciding body on how the town grows in the future. As I have mentioned, Whitchurch-Stouffville Council believes the best location in the near term is to grow our settlement area in Gormley to accommodate future employment and the Bethesda Lands to accommodate community growth where servicing already exists adjacent to these lands.



On October 21, 2021, I made a motion asking the Region to include the South Gormley and Bethesda Lands in the MCR in hopes to have the Province make a definitive decision once and for all. The MCR is the best leverage we have to get the Province to make such a decision and respond.

This direction has no impact on the designation on ANY Whitebelt lands in Whitchurch-Stouffville. If the Province turns down our settlement boundary expansion request in Gormley and on the Bethesda Lands, the Town will advance all future employment and community lands in the Whitebelt as was recommended by Regional planning staff. I would like to clarify unequivocally that the expansion of boundaries of the settlement areas in Gormley and along the 404 does not mean Whitebelt lands become Greenbelt lands. No zoning has been changed on the Whitebelt lands and Provincial mapping has not changed through our request.

If there were anything that could change, it would be related to the timing in planning for growth for the Whitebelt lands in the area. The future development of our Whitebelt lands are contingent on the advancement of servicing that will eventually come up from Markham. I have confirmed with Regional planning staff that this is not likely to be advanced until the 2041 timeframe.

I am sorry if our resolution was cause for alarm. I want to reassure you and your members that the motion passed by Regional Council retains all your rights and the marketability of the Golf Course. Please feel free to distribute this letter to your members if appropriate. As always, I will make myself available to discuss this or any other matter of concern.

Regards,

Mayor Iain Lovatt

cc: Whitchurch-Stouffville Council  
Whitchurch-Stouffville Senior Leadership Team  
Wayne Emmerson, Chairman and CEO, York Region  
Paul Freeman, Chief Planner, York Region