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**November 24, 2021**

*Delivered by Email ([regionalclerk@york.ca](mailto:regionalclerk@york.ca))*

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

Dear Regional Chair Wayne Emmerson and Members of Council:

**Re: Updated Draft Regional Official Plan Reflecting October 21, 2021 Council  
Growth Management Direction  
Council Meeting November 25, 2021, Item F.2  
Commenting Letter**

We represent 2621484 Ontario Ltd., owners of the property located at 12041 Woodbine Ave., Town of Whitchurch-Stouffville (the "Property"). For ease of reference, a location map (Map 1) of the Property is attached hereto. We have participated in the on-going draft Regional Official Plan review process and will continue to provide feedback as it relates to the Property.

We have received and reviewed (on a preliminary level) the draft Official Plan and associated Staff Memorandum dated November 12, 2021. We provide the following initial comments:

The scale of the Maps and Figures is very high as the mapping needs to cover the entire Region and as such, property boundaries are not clearly delineated. The Property is located within the lands identified as Area Within ORMCP Conditional Upon Amendments to Ontario Regulations 140/02, in the Town of Whitchurch-Stouffville. We want to ensure that the boundaries of these lands, which are intended for the proposed Settlement Area boundary expansion, cover the entire Property. This request was supported by the Town of Whitchurch-Stouffville as provided to the Region as Communications E.5 on the October 21 2021 Regional Council Special meeting agenda. See attached for reference.

Furthermore, we do not see any reference in the text of the draft Official Plan relating to the lands identified as Area Within ORMCP Conditional Upon Amendments to Ontario Regulations 140/02 and not sure if there will be any such policies. Clarification on how these lands will be treated through the review process will be extremely helpful.



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Our client will continue to participate in the on-going Municipal Comprehensive Review process and will endeavour to reach out to Mr. Paul Freeman, Chief Planner, for questions and comments relating to the draft Official Plan.

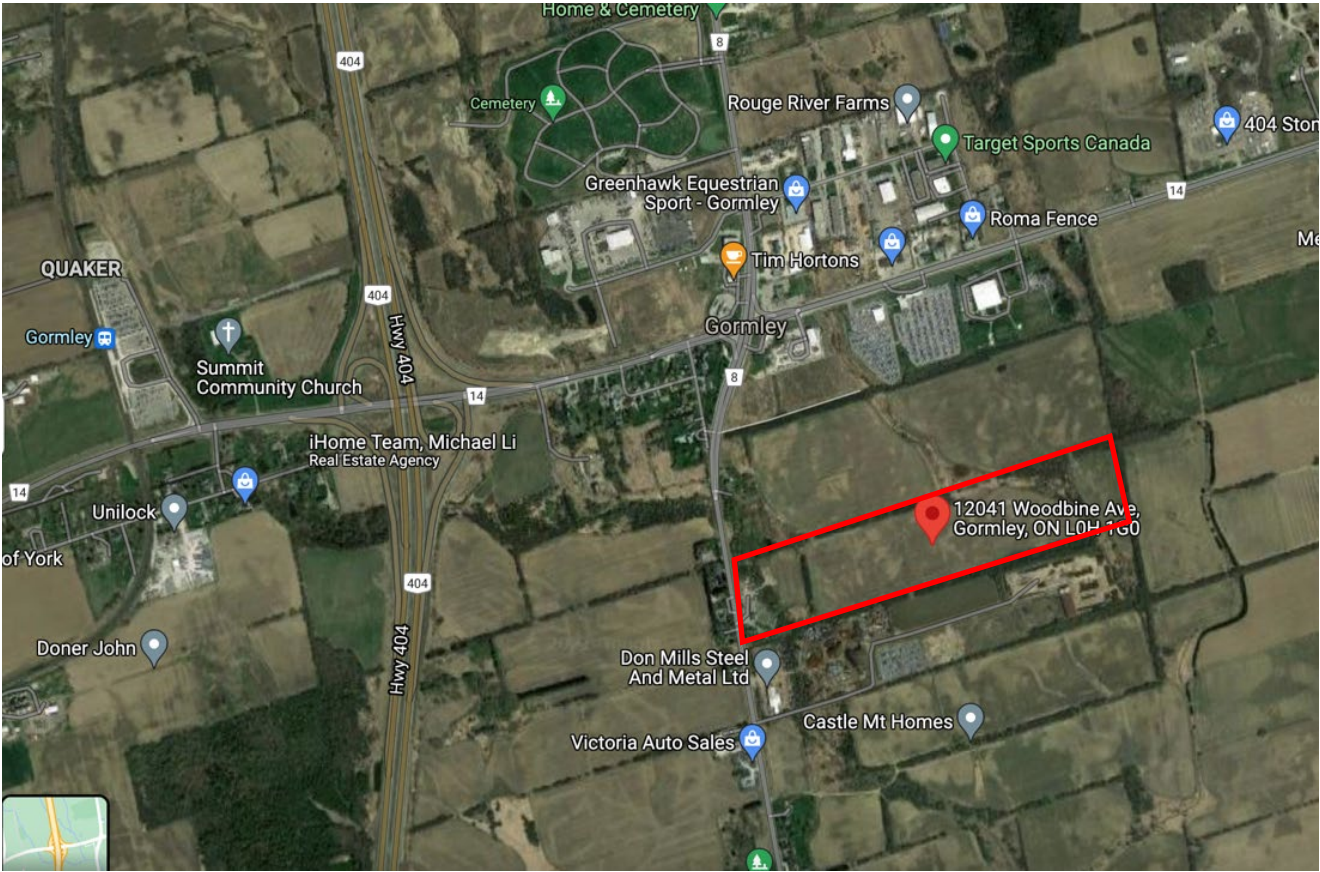
We look forward to working with staff on this project.

Yours truly,

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

Jessica Karban

**Location Map – Map 1**



October 13, 2021

**Delivered by email**  
minister.mah@ontario.ca

Municipal Affairs and Housing, Ministers Office  
College Park 17th Floor,  
777 Bay St, Toronto, ON  
M7A 2J3

**RE: Report No. DS-043-21 Reiteration of Proposed Settlement Area Boundary Expansion Requests for Inclusion in the Region's Municipal Comprehensive Review**

Please be advised the above-noted matter was placed before Council at its meeting held on October 5, 2021 and the following resolution was passed:

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.

Please find attached a memo outlining the request from a landowner at 12041 Woodbine Avenue.

If you have any questions, please contact Dwayne Tapp, Director, Development Services at [dwayne.tapp@townofws.ca](mailto:dwayne.tapp@townofws.ca) or 905-640-1910 x2431.

Yours truly,



Kristina Soolepp, Council Coordinator  
(905) 642-4130

Attachments.

cc. York Region



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**Town of Whitchurch-Stouffville Memorandum**

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**From:** Dwayne Tapp, Director of Development Services

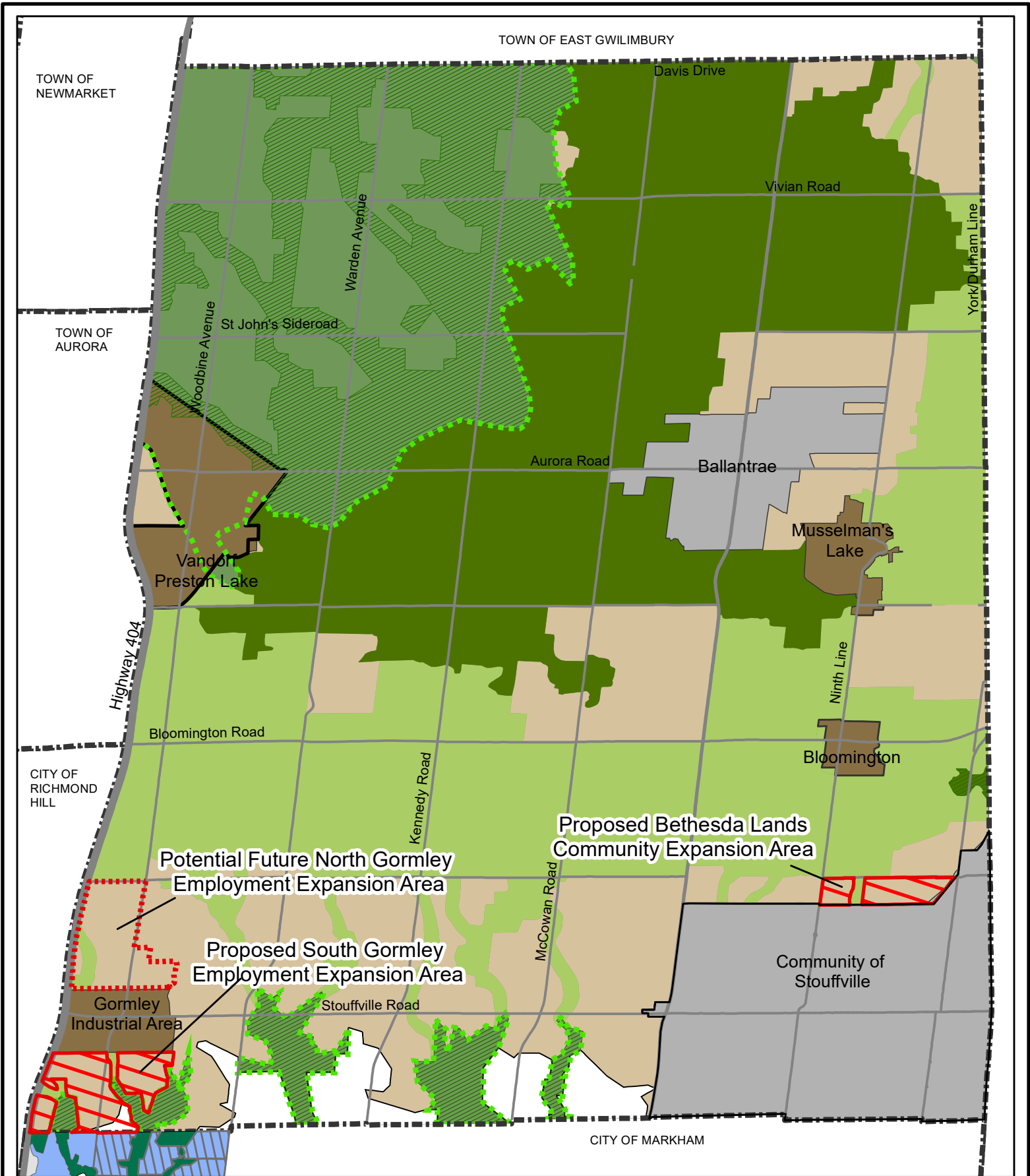
**Date:** October 8, 2021

**Subject:** DS-043-21

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At the Council meeting on October 5, 2021, a delegation representing the landowner at 12041 Woodbine Avenue requested that the east portion of their lands be included in Council's proposed settlement area expansion for South Gormley.

Pursuant to Council's resolution, Attachments 1 and 2 to report DS-043-21 have been revised accordingly. Further, the land area being requested as part of the proposed South Gormley expansion is 154 ha, in addition to the Whitebelt lands.



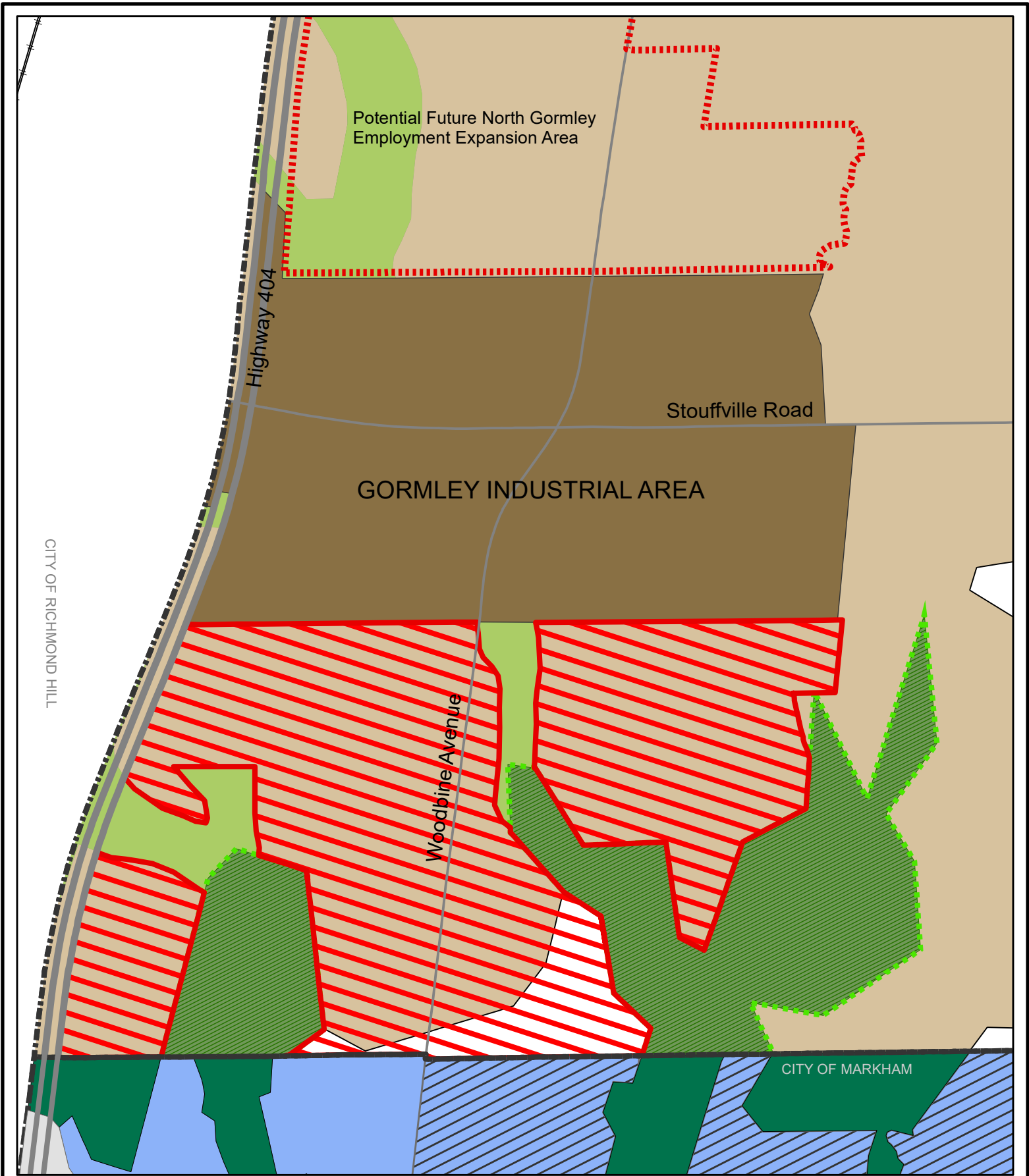
### Proposed Settlement Boundary Expansion Areas

- Proposed Settlement Expansion Area
- ORM Countryside Area
- ORM Natural Core Area
- ORM Natural Linkage Area
- Rural Settlement
- Settlement Area
- Greenbelt Protected Countryside
- Natural Heritage System













- Greenbelt Boundary
- Markham Future Urban Area
- Markham Employment Area
- Markham Greenway System
- Whitebelt

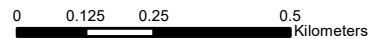


SEPT 2021  
DEVELOPMENT SERVICES



**Proposed South Gormley Employment Expansion Area**

- |   |   |   |
|---|---|---|
|  Proposed Expansion Area  |  Rural Settlement                |  Markham Future Urban Area |
|  ORM Countryside Area     |  Greenbelt Protected Countryside |  Markham Employment Area   |
|  ORM Natural Core Area    |  Natural Heritage System         |  Markham Greenway System   |
|  ORM Natural Linkage Area |  Greenbelt Boundary              |  Whitebelt                 |



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