

November 10, 2021

By E-Mail Only to regionalclerk@york.ca

Region of York
Committee of the Whole
Mayor and Members of Council
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Regional Chair and Members of Committee:

**Re: Committee of the Whole – November 11, 2021
Agenda Item H.2.2 – Draft York Region Official Plan**

We are counsel to Warden North GP Inc. (“Warden North”), the owner of approximately 20 hectares of land in the Town of Whitchurch-Stouffville (the “Town”) in the Region of York (the “Region”) located east of Warden Avenue, south of Stouffville Road and north of 19th Avenue. The lands are municipally known as 11691 Warden Avenue (the “Property”) and are located within the Whitebelt area of the Town.

We are writing in respect of the Committee of the Whole Meeting scheduled for November 11, 2021 which is proposing to consider expansion of the urban boundary in Stouffville, prioritizing lands for expansion which are in the Greenbelt and in the Oak Ridges Moraine Conservation Plan, rather than existing Whitebelt lands.

Warden North has been an active participant in the Town’s consideration of where and how the settlement area boundary should be expanded in the Town, including the Town’s previous consideration of adjustments to permit urban expansion into the Greenbelt. A letter was submitted to the Town on our client’s behalf on February 18, 2020 objecting to such expansion.

They have also participated in the Region’s Municipal Comprehensive Review and its Land Needs Assessment process to 2051 which has consistently acknowledged the need for additional lands in the Town to meet projected needs. We submitted a letter on their behalf with respect to the Proposed Land Needs Assessment on March 17, 2021.

As part of these processes, Warden North objected to the removal of lands from the Greenbelt to allow them to be expanded into the urban area and supported the findings

that the lands located within the Whitetbelt, including those of our client, have been appropriately recognized as being a priority for expansion.

Our client is therefore disappointed to learn that Regional Council is now considering expansion of its Urban Area into lands designated as Greenbelt and Oak Ridges Moraine rather than inclusion of lands into the urban boundary which are in the Town's existing Whitebelt area. Both Town and Regional Staff have consistently recommended the Whitebelt lands as the appropriate location for settlement area boundary expansion and the resolution introduced on October 21, 2021 was inconsistent with every recommendation staff has made.

In our client's and its consultant's view, expanding the urban area into the Greenbelt and the Oak Ridges Moraine is not consistent, does not conform and conflicts with applicable Provincial Policy, is not good planning and is not in the public interest. It is contrary to the legal requirement to conform and not conflict with the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

Accordingly, our client urges Committee to accept Staff's recommendations and to not expand the settlement area boundary into the Greenbelt or the Oak Ridges Moraine, nor to bring forward mapping reflecting same.

We look forward to receiving notice of all decisions by Committee or Council on these matters.

Yours sincerely,
DAVIES HOWE LLP



Susan Rosenthal
Professional Corporation

SR:SL

copy: Client