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*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 June 16, 2022, Item H.2.1  
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 numerous submissions with respect to the Property (June 9, 2021; September 15, 2021; October 20, 2021; November 9, 2021; November 24, 2021 and May 26, 2022).

We have reviewed the York Region staff report and the latest draft Regional Official Plan (ROP) document to be considered at the June 16, 2022, Committee of the Whole meeting. As articulated in the past, our client agrees with the Town of Whitchurch-Stouffville and the Region's position to request the Province to amend the Oak Ridges Moraine (ORM) designation in order to expand the urban expansion area into the South Gormley Employment Areas lands (within the Countryside Area). However, in the latest report from the Commissioner of Corporate Services and Chief Planner, staff is recommending that the Council endorsed urban expansion lands on the ORM in the Town of Whitchurch-Stouffville be excluded in the latest draft ROP. I understand that the recommendations further state that should the Minister amend the ORM Conservation Plan to permit the Council endorsed and requested urban expansions in the Town of Whitchurch-Stouffville, that the Minister be required to modify the adopted ROP to reflect the settlement area expansion in Whitchurch-Stouffville including the South Gormley Employment Area lands. It is staff's position that the previous Council endorsed urban expansion on the ORM in Whitchurch-Stouffville is not recommended for inclusion in adoption of the ROP as it would not confirm with the Growth Plan, Greenbelt Plan and ORM COP. Council can continue to request Provincial approval of the endorsed urban expansion into the ORM



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Conservation Plan Countryside through Provincial approval of the ROP as it requires prior amendment to O. Reg 140/02 by the Minister of Municipal Affairs and Housing.

We have concerns with staff's recommendations with respect to the above. Staff has work hard and long in getting the draft ROP to where it's at now and we commend them for their hard work and dedication to this complete project. Similarly, Whitchurch-Stouffville has worked hard to provide their input and comments, through a public consultation process and technical studies, to the Region. We continue to support the Town's request to expand the urban expansion boundary on the ORM including the South Gormley Employment Area lands, which ultimately, Regional Council has already endorsed. It is our position that the draft ROP should continue to identify these lands for urban expansion conditional upon amendments to Ontario Regulation 140/02, as noted in the draft ROP (with no exclusions). It is our position that the Region has the authority to include the urban expansion change in the ROP for Ministerial review and approval. The Oak Ridges Moraine Conservation Plan (2017), Part V Implementation – Settlement Area Expansions, specifically states,

*"An upper-tier or single-tier municipality may consider the need to change or refine the boundaries of Settlement Areas as part of a municipal comprehensive review undertaken in accordance with policy 2.2.8 of the Growth Plan for the Greater Golden Horseshoe. Settlement Area boundaries are not permitted to expand into Natural Core Areas or Natural Linkage Areas."*

As such, this current Regional MCR process is the appropriate time for the Region to consider the change to the Settlement Area boundaries to the ORM Conservation Plan, Countryside Area lands.

Alternatively, if the exclusion is ultimately required, which we do not prefer or support, then we highly urge the Region to attach a memorandum with the adopted ROP to the Minister indicating that the Region has endorsed the Town of Whitchurch-Stouffville's request to expand the urban boundary on the ORM Countryside lands including South Gormley Employment Area lands. Also, that the Region's position comes from a long public process and technical analysis to support the position. In this alternative we would also like to understand how our client's lands will be denoted in the ROP.

We thank you again for your consideration and continued efforts in this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'May Luong'.

May Luong

Location Map – Map 1

