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June 15, 2022

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Dear Chair and Members of Council:

Re: Committee of the Whole meeting, June 16, 2022 – Item H.2.1

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”). We previously made a written submission to Council dated November 24, 2021, and made deputations to Council at its meeting of November 25, 2021 and the statutory public meeting on May 19, 2022.

We have reviewed the staff report and recommendations related to the adoption of the 2022 York Region Official Plan. As set out in our previous deputations, the Landowners continue to oppose the expansion of the settlement area into the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, and to support the mapping contained in the original staff recommended urban expansion. The Landowners continue to support the original staff recommendation with respect to where the settlement area boundary should be expanded, and urge both Council (and the Minister) to expand the boundary as recommended.

That said, our previous deputations also took issue with the process by which the OP might be adopted (i.e. adopting an OP that does not conform with the Greenbelt or Oak Ridges Moraine Plans). The process proposed by staff in the June 16 report does largely address those concerns.

However, the staff recommendation is unclear as to which lands will be included in the urban expansion if the Minister does *not* amend O. Reg. 140/02. The recommendation is that “... the Minister be requested to modify the adopted ROP to reflect urban expansion

on the remaining Whitchurch-Stouffville Whitebelt lands”. The “remaining lands” are undefined.

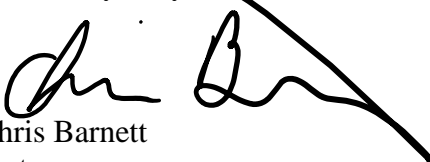
Given the importance of this matter, we recommend that Council specifically endorse a map showing the lands to be included.

We attach a map titled “Urban Expansion Scenario 2 (Phased 50-55%)” which is extracted from the staff presentation dated Sept. 16, 2021 “Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation.” At its Special Meeting of October 23, 2021, Council endorsed this scenario and therefore this map.

We therefore respectfully suggest that Council consider modifying recommendation 3 to refer to a map that is consistent with the attached, with the proposed settlement area expansions and designations clearly shown. This will ensure that there is no uncertainty as to what the Minister is being asked to do.

Thank you for your consideration of this request.

Yours very truly,



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

Urban expansion Scenario 2 (Phased 50-55%)

