

November 29, 2022

587976-1

Ministry of Municipal Affairs and Housing

To Whom It May Concern:

**Re: Orca Equity Ltd. ("ORCA")  
1186 and 12045 McCowan Road, Town of Whitchurch-Stouffville  
Request for Oak Ridges Moraine Conservation Plan ("Oak Ridges Moraine") Adjustment**

We are counsel for ORCA, the owner of lands municipally known as 1186 and 12045 McCowan Road, in the Town of Whitchurch-Stouffville, and within the boundary of the Highway 48 Corridor (the "**Lands**"). Portions of the Lands are also in the Oak Ridges Moraine (the "**Subject Lands**").

On behalf of our client, we request that the Subject Lands be removed from the Oak Ridges Moraine. The characteristics and/or features of the Subject Lands do not warrant inclusion in the Oak Ridges Moraine Boundary. The Subject Lands are adjacent to the Lands which are subject to O. Reg 770/21, Minister's Zoning Order which was issued on November 15, 2021. The Subject Lands would provide for the logical continuous connection from McCowan Road and the extension of the adjacent Lands.

The purpose of removing the Subject Lands from the Oak Ridges Moraine is to facilitate the development of a complete community. The removal of the Subject Lands from the Oak Ridges Moraine addresses several of the Province's priorities set out in Bill 23, *More Homes Built Faster Act*. It will increase housing supply and variety, bring that supply to market quickly, and enable the creation of a complete community within the Highway 48 Corridor.

Again, we respectfully request that the Subject Lands be removed from the Oak Ridges Moraine.

Yours truly,

**Dentons Canada LLP**

**Katarzyna Sliwa**  
Partner

KS/db  
*Enclosure*

Copy: Client





**AREA TABLE** 21p599 - 32dp June 24, 2022

Description	Units	Area (ha)
Residential Single Detached	Lots 1-361	11.245
Residential Reserve	Block 352	0.090
On Street Townhouses (OSTH)	Blocks 353 - 362	3.207
High Density Mixed Use	Blocks 363 - 364	2.761
Community Centre	Block 365	0.729
Park	Block 366	0.467
Storm Water Management Pond (SWMP)	Blocks 367 - 369	2.445
Greenbelt	Blocks 368 - 370	14.436
Oak Ridges Moraine (ORM)	Blocks 371 - 372	13.791

NOTES

SURVEYOR'S CERTIFICATE

LEGEND

PROPOSED DRAFT PLAN OF