

November 29, 2022

568098-13

Ministry of Municipal Affairs and Housing

To Whom It May Concern:

**Re: Wyview Group (“Wyview”)
11776, 11822, and 11882 Highway 48 in the Town of Whitchurch-Stouffville
Request for Oak Ridges Moraine Conservation Plan (“Oak Ridges Moraine”) Adjustment**

We are counsel for Wyview, the owner of lands municipally known as 11776, 11822, and 11882 Highway 48, 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 610/20, Minister’s Zoning Order which was issued on October 30, 2020. The Subject Lands would provide for the logical 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.

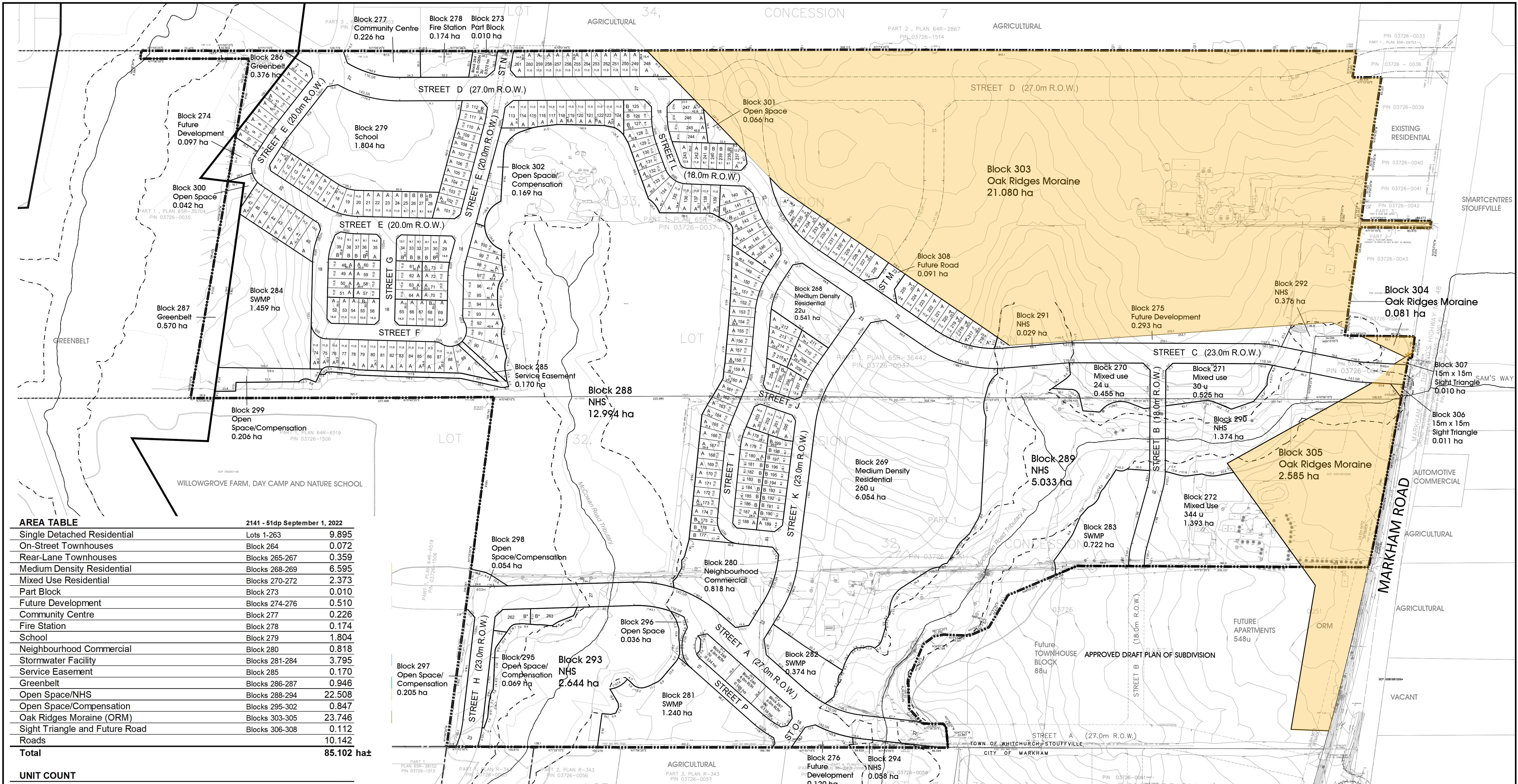
Yours truly,

Dentons Canada LLP**Katarzyna Sliwa**
Partner

KS/db

Enclosure

Copy: Client



AREA TABLE 2141 - 51dp September 1, 2022

Single Detached Residential	Lots 1-263	9.895
On-Street Townhouses	Block 264	0.072
Rear-Lane Townhouses	Blocks 265-267	0.359
Medium Density Residential	Blocks 268-269	6.595
Mixed Use Residential	Blocks 270-272	2.373
Part Block	Block 273	0.010
Future Development	Blocks 274-276	0.510
Community Centre	Block 277	0.226
Fire Station	Block 278	0.174
School	Block 279	1.804
Neighbourhood Commercial	Block 280	0.818
Stormwater Facility	Blocks 281-284	3.795
Service Easement	Block 285	0.170
Greenbelt	Blocks 286-287	0.946
Open Space/NHS	Blocks 288-294	22.508
Open Space/Compensation	Blocks 295-302	0.847
Oak Ridges Moraine (ORM)	Blocks 303-305	23.746
Sight Triangle and Future Road	Blocks 306-308	0.112
Roads		10.142
Total		85.102 ha±

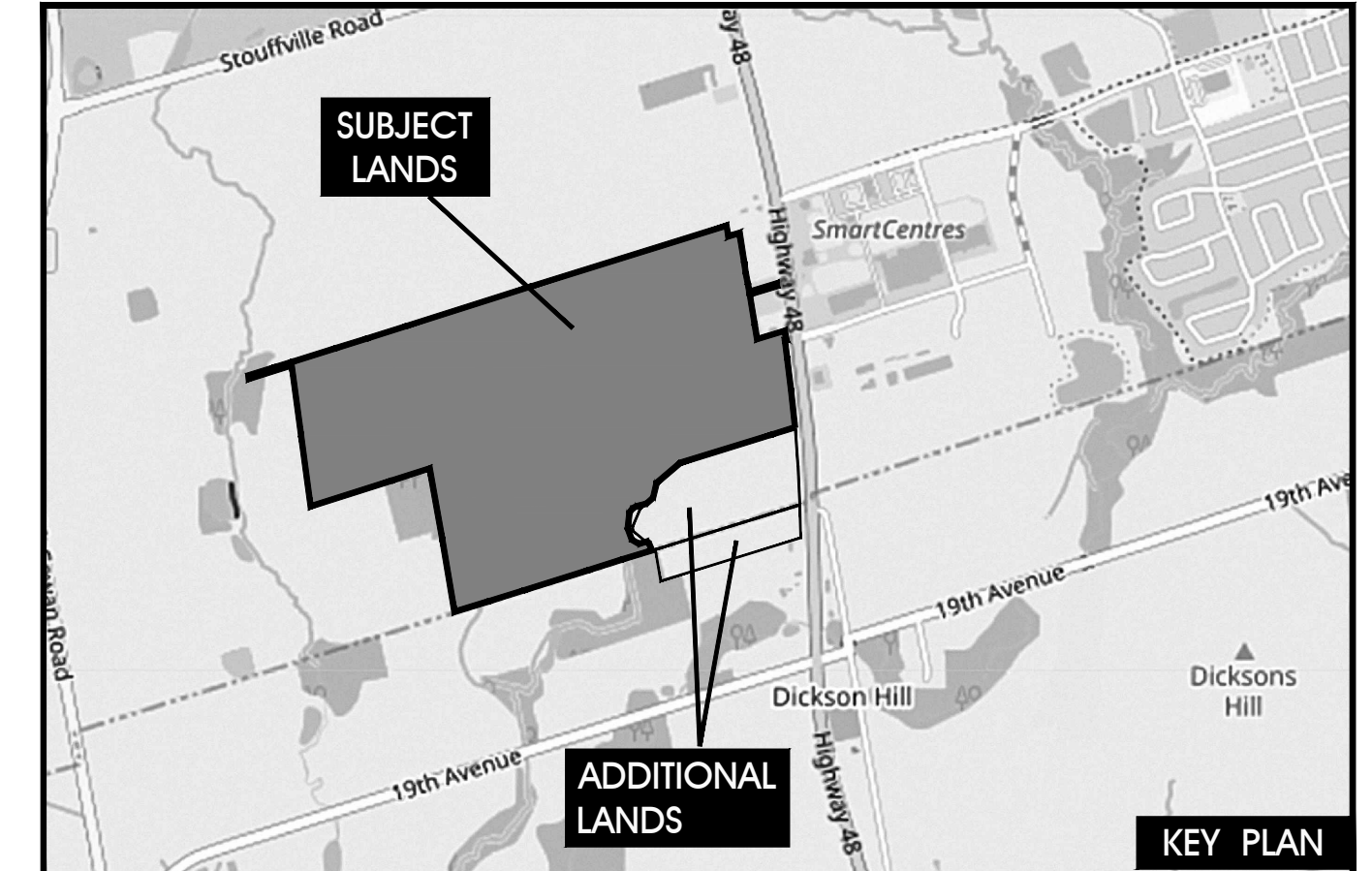
UNIT COUNT

11.0m+ Singles	A	213
9.1m+ Singles	B	50
6.0m On Street Townhouses	OSTH	3
6.0m Rear Lane Townhouses	RLTH	19
Medium Density Blocks		282
Mixed Use @ 140 upha*		398
Total		965 units

ROADS

27.0m R.O.W.	1047 m	2.834
23.0m R.O.W.	1420 m	3.304
20.0m R.O.W.	536 m	1.087
18.0m R.O.W.	1413 m	2.634
16.0m R.O.W.	177 m	0.283
Total	4,593 m	10.142 ha

* Areas used to calculate density for Mixed Use Blocks were adjusted to include local and collector roads adjacent to the respected sites to a total of 0.468 ha



NOTES

- All dimensions are in metres.
- All area measurements are computer generated.
- All elevations refer to Geodetic Datum.
- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- C. Additional land owned by the applicant in the vicinity is as shown on the key plan.
- D. Singles, On-Street Townhouses, Rear Lane Townhouses, Medium Density Blocks, Mixed Use, School, Community Centre, Fire Station, N'hood Commercial, SWMPs, Service Easements, Future Development, Greenbelt, ORM, NHS, Open Space / Compensation, Sight Triangles, Future Road Block, Roads
- H. Piped water to be provided.
- I. Clay loam soil.
- K. Sanitary & storm sewers to be provided.
- L. As shown

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

Dan Dzaldov Signature 01 09 2022
 Dan Dzaldov, OLS
 Schaeffer Dzalov Bennett Ltd.
 TEL. 416-987-0101

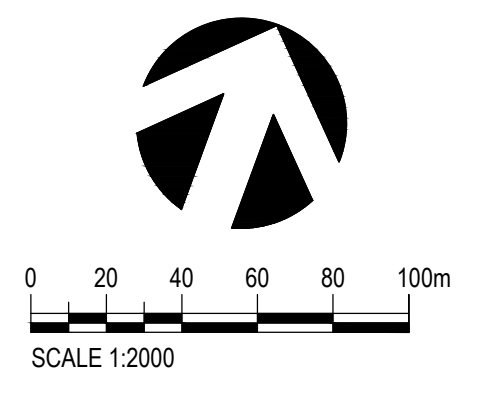
OWNER'S AUTHORIZATION

I/we, 11776 Hwy 48 - 2725599 Ontario Limited
 11822 Hwy 48 - 2706288 Ontario Limited
 11882 Hwy 48 - 2502536 Ontario Limited
 being the registered owner(s) of the subject lands hereby authorize **BOUSFIELD'S INC.** to prepare and submit a draft plan of subdivision for approval.

Ze Yu Zou Signature 02 09 2022
 Ze Yu Zou, ASO

LEGEND

- Subject Property
- Additional Lands Owned by Applicant
- Development Limit
- Proposed Regional Floodline
- Proposed Regional Floodline 10m Buffer
- 14.0m MTO Setback
- A* / B* Special Unit Type



PROPOSED DRAFT PLAN OF SUBDIVISION
PART OF LOTS 32 & 33,
CONCESSION 7
 (GEOGRAPHIC TOWNSHIP OF MARKHAM)
TOWN OF WHITCHURCH-STOUFFVILLE
 REGIONAL MUNICIPALITY OF YORK

