

Ministry of Municipal Affairs and Housing  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto, ON M7A 2J3

November 29, 2022  
File 10436

**Attn: Ministry of Municipal Affairs and Housing**

Dear Minister Steve Clark

**Re: Environmental Registry of Ontario - Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan  
15781 Ninth Line  
Whitchurch-Stouffville, ON**

Weston Consulting is the planning consultant for 2378054 Ontario Inc., the owner of the property municipally addressed as 15781 Ninth Line in the Town of Whitchurch-Stouffville (herein referred to as the “Subject Property”). The purpose of this letter is to provide a request to the Ministry of Municipal Affairs and Housing (“MMAH”) through the Environmental Registry of Ontario (“ERO”) posting number 019-6218 that the *Countryside Area* portion of the Subject Property be redesignated to *Settlement Area* in the Oak Ridges Moraine Conservation Plan (“ORMCP”).

**Description of Subject Property**

The Subject Property is located on the east side of Ninth Line, south of St John’s Side Road, adjacent to existing residential uses. The Subject Property has an approximate lot area of 67.73 hectares (167.37 acres) with an approximate frontage of 729.18 metres along Ninth Line.

The surrounding land uses near the Subject Property are as follows:

| <b>Direction</b> | <b>Land Uses</b>  |
|------------------|---|
| <b>North</b>     | To the north of the Subject Property are agricultural lots.   |
| <b>East</b>      | East of the Subject Property is a low-rise residential subdivision.   |
| <b>South</b>     | To the south of the Subject Property are agricultural lots.   |
| <b>West</b>      | West of the Subject Property are agricultural lots and the Ballantrae Residential Golf Course Area, the latter of which is a low-rise residential subdivision for patrons of the golf and country club. |

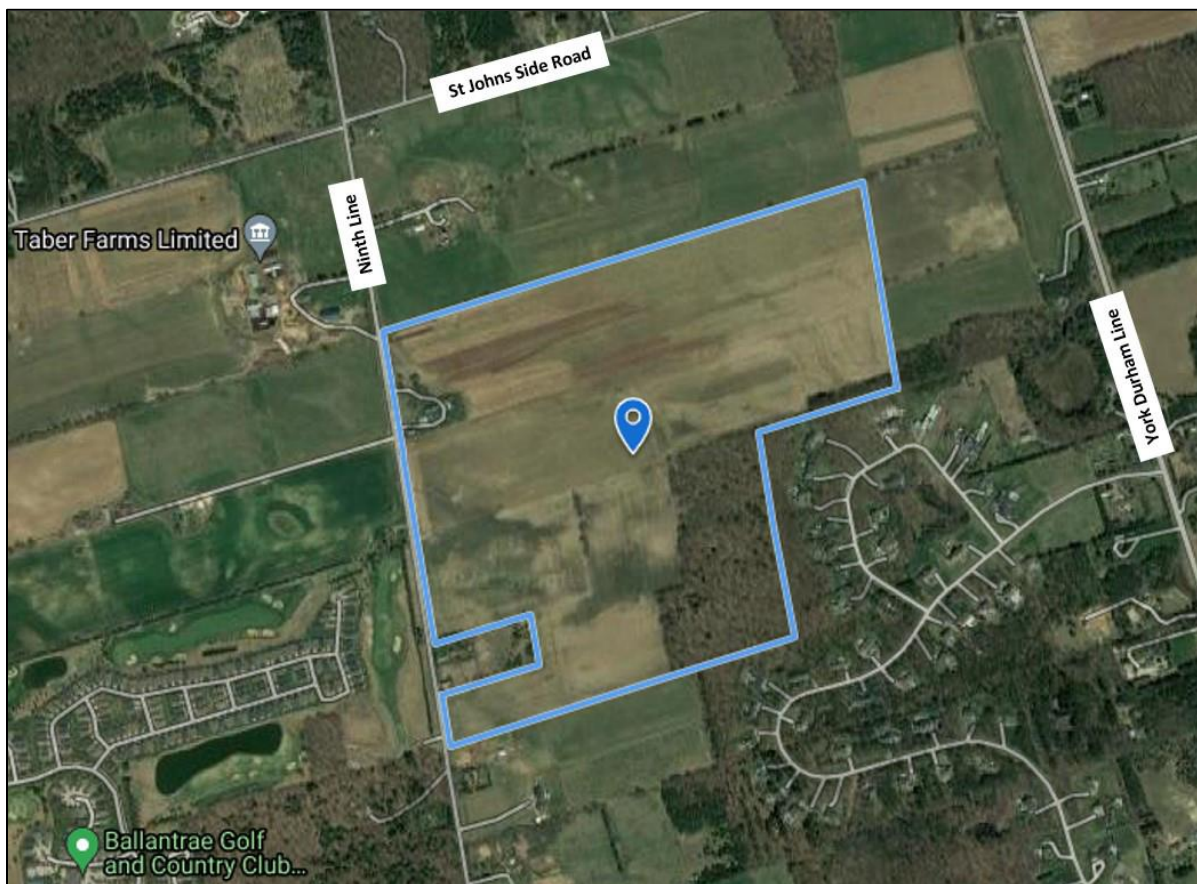


Figure 1 – Air Photo of the Subject Property

## **Policy Context**

Map 1 (Regional Structure) of the Provincially-approved York Region Official Plan 2022 (“YROP 2022”) designates the Subject Property within the *Agricultural System* and *Regional Greenlands System*. Further to this, Map 1C (Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Designations) identifies the Subject Property within the *Countryside Area Designation* and *Natural Core Designation* of the ORMCP, and partially within the *Provincial Natural Heritage System*. The eastern half of the Subject Property is located within the *Regional Greenlands System* per Map 2 (Regional Greenlands System).

The in-force Town of Whitchurch-Stouffville Official Plan (“TWSOP”) designates the northern portions of the Subject Property as *ORM Countryside Area* and *ORM Natural Linkage Area* per Schedule B (Land Use and Transportation Plan), which do not permit new residential developments. The southern portions of the Subject Property are located within the Ballantrae-Musselman Lake and Environs Secondary Plan area (“BMLESP”), and are also designated as *ORM Countryside Area* and *ORM Natural Linkage Area* (Figure 2).

It is our understanding that the Town is conducting an Official Plan Review to update the Official Plan to be consistent with the Provincial Policy Statement 2020 (PPS 2020), and conform with the Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan 2020) and the YROP 2022. The Subject Property is identified within the *ORM Countryside Area* and *ORM Natural Linkage Area* per Schedule B (Provincial Plan Areas and Designations) of the Draft TWSOP. Schedule C (Land Use Designations) of the Draft TWSOP identifies the Subject Property within the *Rural Area*.

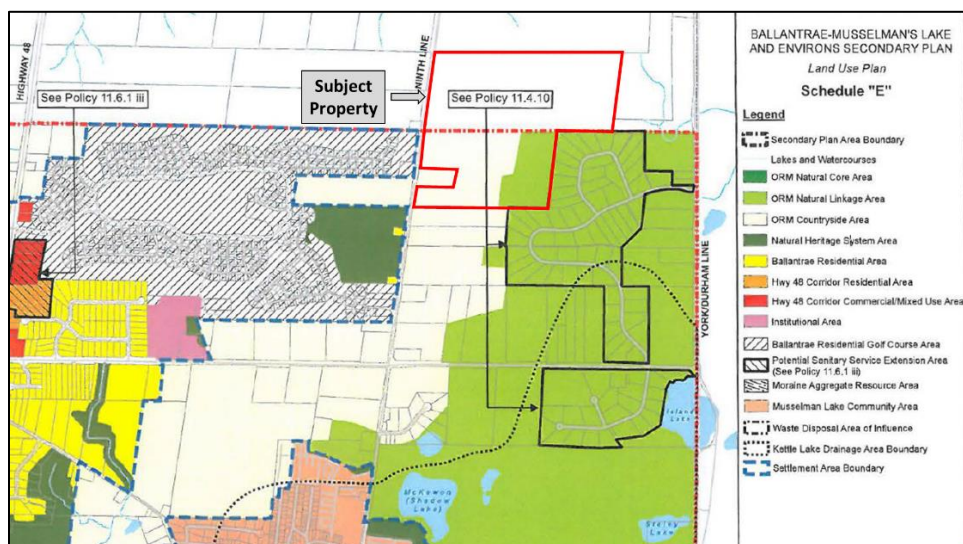


Figure 2 - In-Force Ballantrae-Musselman Lake and Environs Secondary Plan, Schedule E (Land Use Plan)

### **Site-Specific Request**

Further to the Province's proposed amendment to the ORMCP that would redesignate certain lands in the Township of King from *Countryside Area* to *Settlement Area*, we request that the Province expand the scope of this amendment to include the redesignation of the *Countryside Area* portions of the Subject Property to *Settlement Area*, while maintaining the *Natural Linkage Area* designation.

The Subject Property is located within the Ballantrae-Musselman Lake and Environs Secondary Plan area, but is outside of the *Settlement Area* boundary. The purpose and effect of our request is to extend the Ballantrae Settlement Area boundaries to include the ORMCP Countryside Area portion of the Subject Property, thus facilitating the redesignation from Countryside Area to Settlement Area. Currently, west of Ninth Line and north of Aurora Road adjacent to the Subject Property is the Ballantrae Residential Golf Course Area, an adult lifestyle community comprised of 750 to 900 residential units and a golf course, which is located within the *Settlement Area*.

In consideration of the above, it is our opinion that the proposed redesignation constitutes a discrete and logical extension of the *Settlement Area*, which could facilitate permissions for residential and community uses on the Subject Property. Permissions for such uses on the Subject Property within the Secondary Plan could be established in coordination with the Town through future site-specific applications

We further believe that this redesignation would assist the Town of Whitchurch-Stouffville in meeting its forecasted market demand of 280 ha of community lands to 2051 as outlined in the Land Needs Assessment ("LNA") dated March 2021. However, per Regional Staff's recommendation report dated June 2022 regarding the adoption of the YROP 2022, the recent urban expansion only resulted in only 110 ha of new community land in the Town, which falls short of meeting the forecasted market demand in the LNA. Redesignating the *Countryside Area* portion of the Subject Property to *Settlement Area* would assist in meeting the market demand for such lands as determined by the LNA.

We recognize that although there are currently no plans from the Town to expand sanitary and water servicing capacity in Ballantrae to accommodate additional residential developments beyond the *Settlement Area* boundaries, the client has expressed a willingness to work with Town Staff in determining an appropriate servicing strategy for the Subject Property if residential use permissions were granted.

## Conclusions

Based on the foregoing, we request that the MMAH consider our request to redesignate the *Countryside Area* portion of the Subject Property to *Settlement Area* in the proposed amendment to the ORMCP. This proposed redesignation is a logical extension of the existing Ballantrae *Settlement Area* over the Subject Property, and would assist the Town in meeting its forecasted market demand of 280 ha for new community lands.

We further request that the comments contained herein be kept on record within the Ministry's review process and request to be notified of any further studies, revisions, approvals and/or notices applicable to the Ministry's review process and reserve the right to provide further comments as more information becomes available. Should you have questions or require anything further, please do not hesitate to contact the undersigned (ext. 315) or Steven Pham (ext. 312).

Yours truly,

**Weston Consulting**

Per:



Kayly Robbins, MPI, MCIP, RPP  
Senior Planner

c. Faye Han, 2378054 Ontario Inc.