

WESTON CONSULTING

planning + urban design

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
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December 2, 2022
File 11033

**RE: Planning Letter – Proposed Redesignation of Land under the Oak Ridges Moraine Conservation Plan (ERO 019-6218)
The Ministry of Municipal Affairs and Housing
Bloomington Road and Woodbine Avenue, Whitchurch-Stouffville**

Weston Consulting is the planning agent for 2062128 Ontario Ltd., the legally registered owner of the lands located northeast of the intersection of Bloomington Road and Woodbine Avenue and east of Preston Lake (herein referred to as the “subject lands”). We understand that the Ministry of Municipal Affairs and Housing (MMAH) is seeking feedback on the proposed removal and redesignation of 15 select areas from the Greenbelt Area (ERO 019-6216, ERO 019-6217 and ERO 019-6218). We are in agreement with this proposal and the ultimate objective of removing the regulatory burden from lands that could be suitable for residential development in the near term. In addition to the lands the province is currently considering, this letter provides comments as it relates to the subject lands and requests that the lands be redesignated to support the development of residential uses in the near future.

Description of Subject Lands

The subject lands are vacant and located in a residential area surrounding Preston Lake. Figure 1 illustrates that there are about 45 existing single detached dwellings directly adjacent to the subject lands. The subject lands front onto existing roads of long-standing use, utilized by these existing residential homes. These roads include North Road, Parkhill Drive, Morgan Drive, South Road and Hilltop Boulevard. Multiple parcels comprise the subject lands and the total land area is approximately 10.4 hectares (25.7 acres). The subject lands also include North Road which is the east-west road off of Woodbine Avenue.

The subject lands are located within the Oak Ridges Moraine Conservation Plan (ORMCP) and are designated Natural Linkage Area. Lands in the Natural Linkage Area designation have been identified in the ORMCP as areas which protect critical natural and open space linkages between the Natural Core Areas and along rivers and streams.

Vandorf - Preston Lake Secondary Plan provides the municipal policy direction for the subject lands. Within the Secondary Plan, the subject lands are designated Oak Ridges Moraine (ORM) Natural Linkage Area. Permitted uses within the designation include, but are not limited to, wildlife

and forest management, conservation projects and flood and erosion control projects, agricultural uses, home businesses, home industries, bed and breakfast establishments and farm vacation homes.



Figure 1: Airphoto of the Subject Lands

Zoning By-law 2010-001-ZO zones the subject lands as Environmental - ENV (3). Existing residential lots, buildings and structures are permitted to continue and are subject to the applicable provisions of Zoning By-law 87-34, as amended, on the day prior to the effective date of this By-law. The By-law does allow for the expansion of existing residential buildings and accessory structures and the development of new residential uses and accessory uses, subject to specific regulations.

Proposed Redesignation of Land under the Oak Ridges Moraine Conservation Plan

Weston Consulting and the registered owner of the subject lands understand that the MMAH is seeking feedback on proposed changes to the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) that would redesignate lands in the Oak Ridges Moraine Conservation Plan area. We are in agreement with this proposal which is intended to support residential development. It is our opinion that the subject lands present additional lands which warrant consideration for redesignation as well.

It is understood that landowners will be expected to develop detailed plans to build housing and move forward with the project quickly. The expectation is that construction of new homes will begin on these lands by no later than 2025 and that significant progress on approvals and

implementation be achieved by the end of 2023. This letter is to provide comments requesting that the subject lands be redesignated to “Settlement Areas” under the ORMCP or receive support from the MMAH to be developed for residential uses in the near future as the character of the lands is suitable for residential development.

Comments

It is our opinion that the subject lands are suitable for residential development. We acknowledge that the subject lands are not adjacent to a Settlement Area or near the edge of the ORMCP boundary but the subject lands are directly adjacent to about 45 single detached dwellings and are near two existing residential developments comprised of single detached dwellings (Figure 2). The subject lands also front onto several existing, long-standing roads which would be able to service new residential development. It is important to note that the surrounding lands, which have been developed for residential uses, are also designated Natural Linkage Area under the ORMCP. The existing adjacent and surrounding residential development on Natural Linkage Area designated lands forms part of the basis as to why residential development on the subject lands is appropriate in this specific case. The subject lands present an ideal location for new residential development given the existing, residential context of this area.

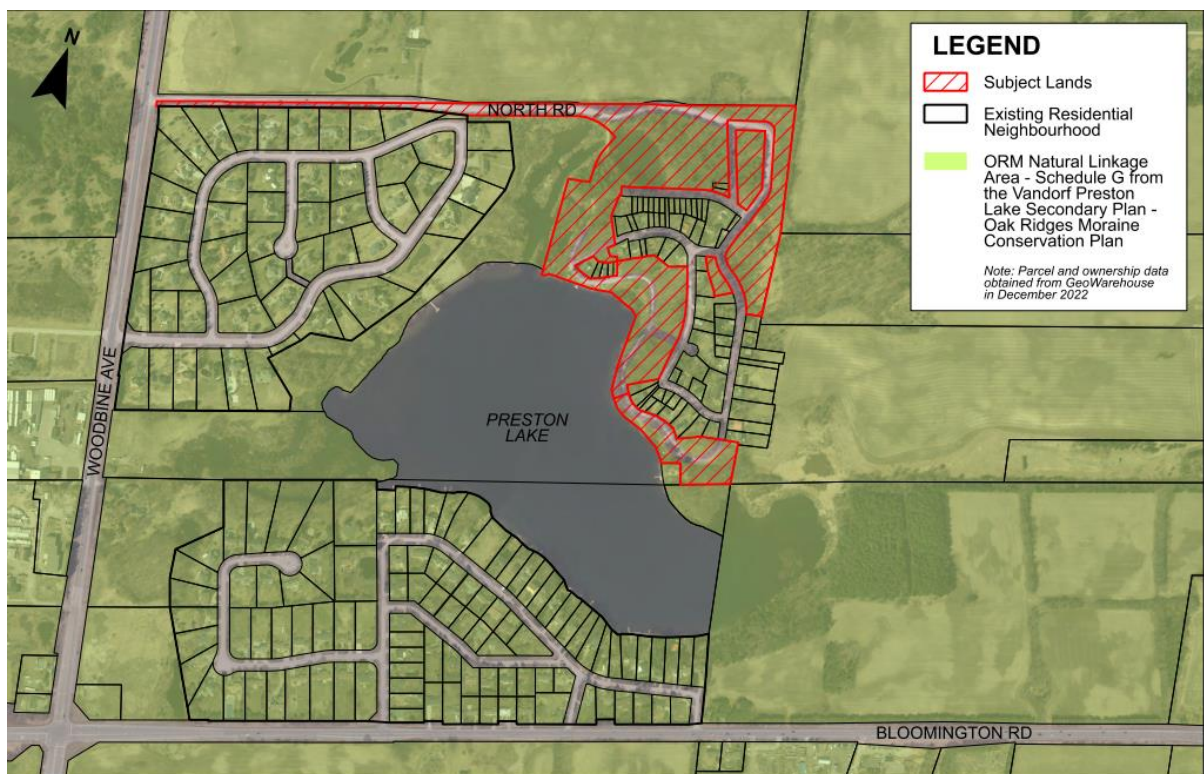


Figure 2: Surrounding Context Figure.

The subject lands provide an opportunity to introduce additional lots in a residential area for development of a similar size to those in the surrounding area. The subject lands have the potential to be serviced and it is acknowledged that infrastructure upgrades would be the responsibility of the landowner. Infrastructure upgrades could also include paving upgrades for the existing roads

which would be of benefit to the adjacent residential homes as well. Redesignating the subject lands to support residential development would still allow for a greater than 1:1 offset to be achieved as it relates to the lands being removed as part of the proposed Greenbelt expansion.

Conclusion

The subject lands are located within the ORMCP and designated Natural Linkage Area. We ask that consideration be given to redesignate the subject lands or receive support from the MMAH to develop residential uses on the lands in the near future. The surrounding land use context demonstrates that the subject lands are suitable for residential development and will assist the province in achieving their goal to build housing faster.

Thank you for the opportunity to share our comments. We are open to future discussions regarding this matter. If you have any questions, please contact Jenna Thibault at ext. 309.

Yours truly,

Weston Consulting

Per:



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Associate

c. R. Salna, Landowner