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May 25, 2022

Delivered by Email (regionalclerk@york.ca)

Regional Chair Wayne Emmerson and Members of Council
Region of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Regional Chair Wayne Emmerson and Members of Council:

**Re: Draft York Region Official Plan
Regional Council Meeting May 26, 2022, Items F.3, G.1, G.2, G.3 and G.4
Commenting Letter**

We represent 2621484 Ontario Ltd., owners of the property located at 12041 Woodbine Ave., Town of Whitchurch-Stouffville (the "Property"). The Property is 19.67ha in size and located east of Woodbine Avenue and south of Stouffville Avenue. For ease of reference, a location map (Map 1) of the Property is attached hereto.

We have participated in the on-going Municipal Comprehensive Review process and made numerous previous submissions with respect to the Property (June 9, 2021; September 15, 2021; October 20, 2021; November 9, 2021; and November 24, 2021).

We have reviewed the York Region staff report and the latest draft Official Plan document considered at the May 19, 2022, Committee of the Whole meeting. Again, our client agrees with the Town of Whitchurch Stouffville and the Region's position to request the Province to amend the ORM designation in order to expand the urban expansion area into the South Gormley Employment Areas lands (within the Countryside Area), which corresponds with Staff's recommendations of November 11, 2021, particularly no. 2:

2. "Council's decision on the Forecast and Land Needs Assessment as considered on October 21, 2021 be reflected in a revised draft Regional Official Plan to be presented to Council November 25, 2021; specifically including revisions to Table 1, Table 6 and applicable maps to implement Council's direction for the Phased 50-55% Intensification scenario, additional urban expansion in East Gwillimbury, shift of growth from King Township whitebelt growth to existing settlement areas, shift of Whitchurch-Stouffville whitebelt growth to Stouffville Bethesda Community Area lands and South Gormley Employment Areas lands, and reflect the change of Employment Area lands identified south of the Almira Community in Markham to Community Lands."



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As part of our continued efforts to participate in the review process, we wrote and spoke in support of the Town of Whitchurch-Stouffville’s motion to Regional Council on October 21, 2021, to shift Whitchurch-Stouffville whitebelt growth to South Gormley Employment Area lands including the Property. We look forward to reviewing the final draft Official Plan prior to adoption in June and may provide additional comments accordingly.

Yours truly,

May Luong

Location Map – Map 1

