

Spring Lakes Golf Course

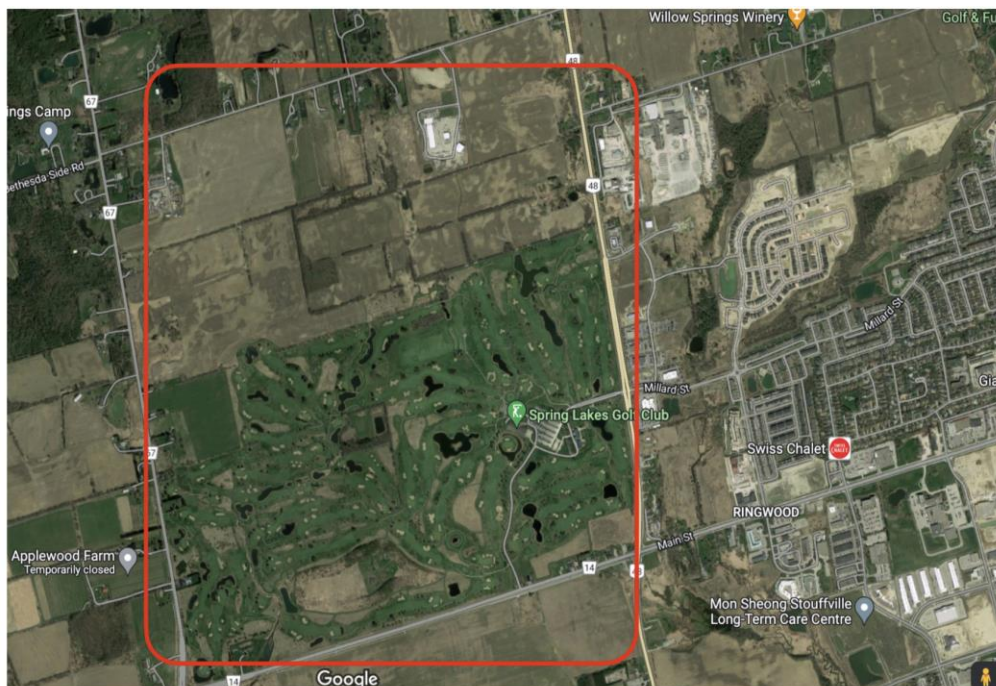
November 30, 2022

Honourable Steve Clark
Minister of Municipal Affairs
777 Bay Street - 17th Floor
Toronto, Ontario
M7A 2J3

Dear Minister Clark

Re: ERO Number 019-6216, Redesignation of 4962 Stouffville Road, Whitchurch-Stouffville as Settlement Area in the Oak Ridges Moraine Plan

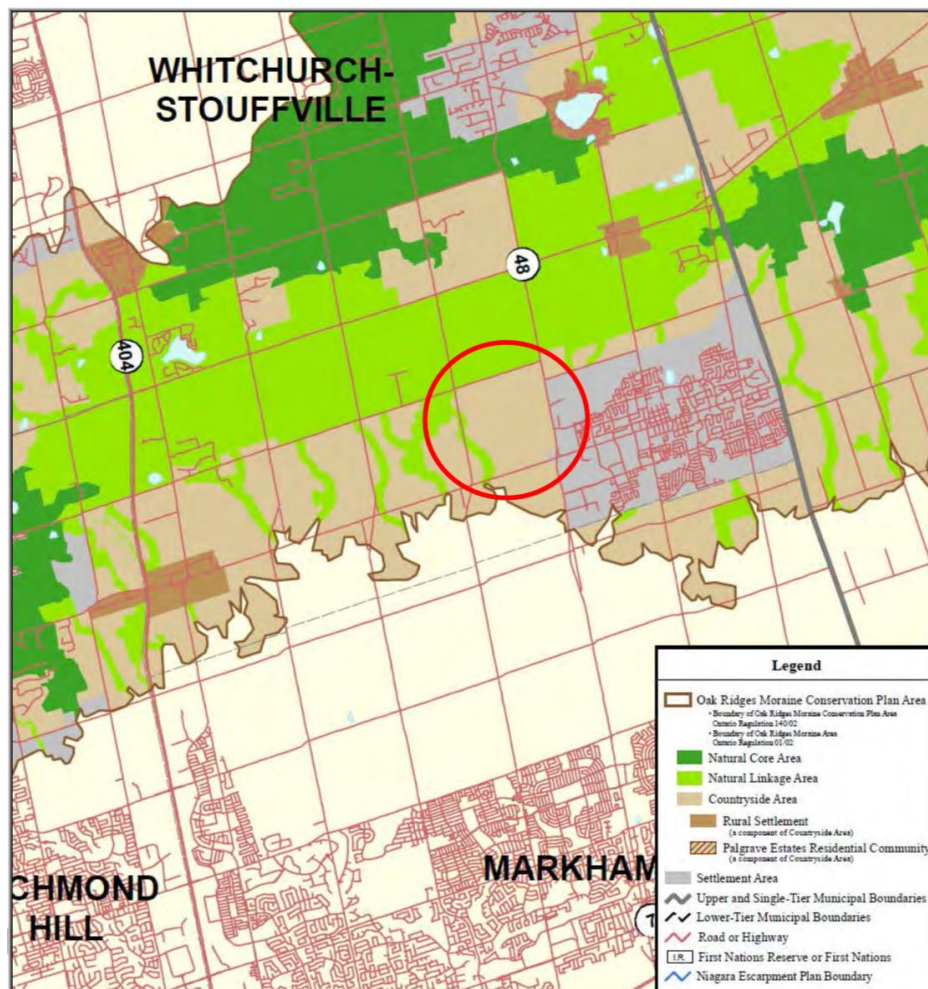
We are making this submission pursuant to ERO Number 019-6216 to **request that the lands located at 4692 Stouffville Road (including Spring Lakes Golf Course), in Whitchurch-Stouffville, be redesignated as settlement area within the Oak Ridges Moraine Plan.** The subject posting is now seeking public consultations with respect to such redesignations, and thus we are making this request. We are the owners of this Golf Course, which is located immediately adjacent to the Settlement Area designated lands of the community of Stouffville.



The lands in question represent an area of approximately 322 hectares, and represent most of the land in the concession block bounded by Stouffville Road, Highway 48, Bethesda Road and McCowan Road.

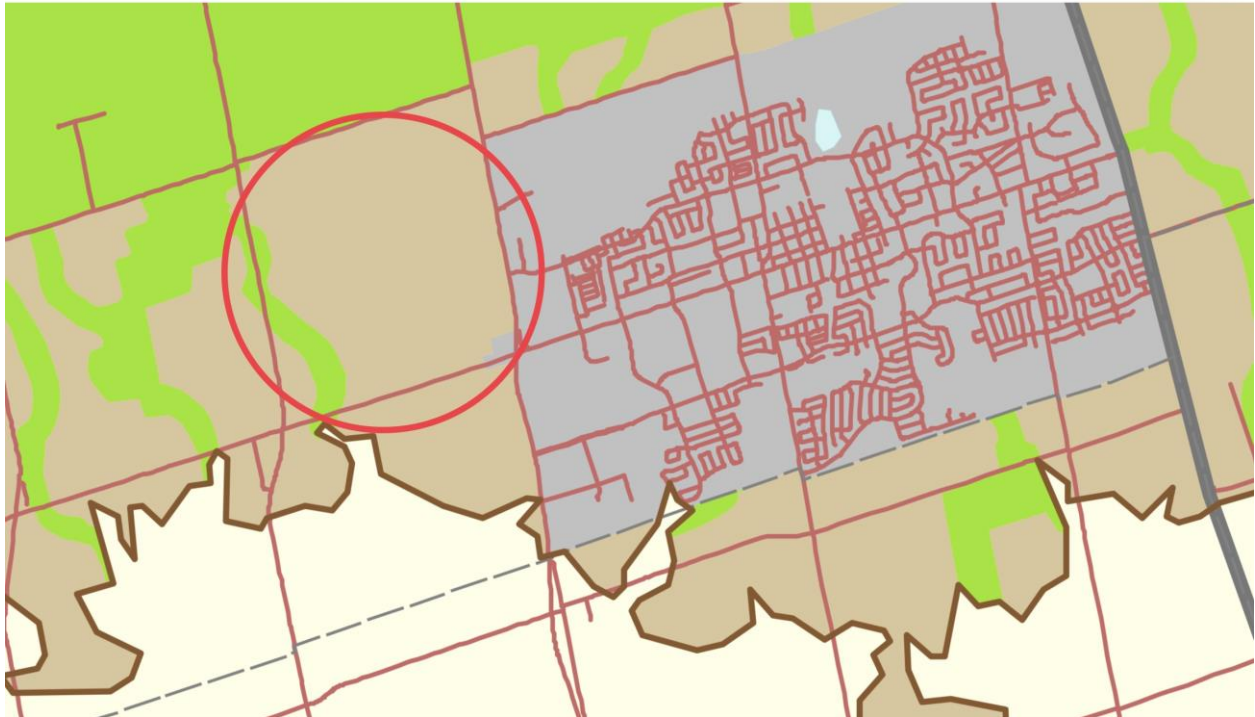
Lands Represent an Ideal Extension of the Settlement Area Westward From The Existing Stouffville Boundary

The community of Stouffville is the major urban community in the Town of Whitchurch-Stouffville. It is an increasingly attractive destination for families seeking a home in proximity to the built-up areas of the Greater Toronto Area, including Markham and Toronto to the south. However, Stouffville's ability to expand is currently constrained by policy.



The entirety of the existing community of Stouffville is designated as Settlement Area in the Oak Ridges Moraine Plan. This request is to seek the addition of the subject lands to this existing settlement area designation.

We note that a portion of the concession block in question, at the south-east corner, is already designated as settlement area in the Plan.



The requested redesignation would see the settlement area designation extended to most of the balance of the concession block.

Stouffville Road, beside the site, is the primary route used by commuters into and out of Stouffville. As such, this represents a logical direction for extension of the settlement area.

The Lands are Primarily Identified as Countryside Area in the Plan - None Are Natural Core Area

None of the subject lands are designated as Natural Core Area (the most significant designation environmentally under the Moraine Plan).

The lands are primarily identified as Countryside Area. Only a very small portion of the site, along a watercourse at the west end, is identified as Natural Linkage Area. As such, the lands are ideally suited to be redesignated as Settlement Area.

Golf Course Use Means Lands are Significantly Disturbed from their Natural State

As the majority of the site is used as a golf course, the result is that the land is already significantly disturbed from its natural state. While the golf course is called “Spring Lakes”, it is actually an engineered landscape, with the numerous ponds all entirely man-made. As such, while green in colour, it represents a significantly disturbed landscape, with little to no original natural features in evidence. The balance of the site is in active agricultural use.

It’s redesignation as settlement area would not contribute to any significant fragmentation or disruption of the natural heritage system in the area.

Lands Could Be Serviced to Deliver Housing

Located beside the existing secondary plan area of Stouffville, and along the major transportation corridor for residents represented by Stouffville Road, the subject lands would represent an appropriate expansion of the serviced area of the community.

It is worth observing that other lands on the west side of Highway 48, south of Stouffville Road have been the subject of Minister’s Zoning Orders. These lands will be developed on municipal services. A similar extension on the subject lands would be an efficient approach to delivering services to a growing urban area.

Redesignation of Lands in The Oak Ridges Moraine is Being Undertaken by the Province through ERO Number 019-6216

Because the lands are located in the Oak Ridges Moraine Plan, it is not necessary that they be removed from the Greenbelt.

Rather, under the policies of the Oak Ridges Moraine Plan, redesignations can be undertaken “to reflect changed or new priorities of the Provincial Government”. The Government is doing exactly this through ERO Number 019-6216 on other lands, in response to an urgent housing crisis in the province, and the need to deliver 1.5 million new homes in the next ten years. We are requesting the same consideration for redesignation of the subject lands.

The proposed redesignation of the lands from Countryside Area to Settlement Area under the Oak Ridges Moraine Plan would create the opportunity to add significant new housing supply in an area of demonstrated public demand.

Thank you for your consideration of this request.

Yours truly,

Two handwritten signatures are shown side-by-side. The signature on the left is 'Glen Van Arsdell' and the signature on the right is 'Bob Lean'.

Glen Van Arsdell and Bob Lean
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Stouffville, ON L4A 3S8