

May 22, 2015

Mr. David Crombie and Panel Members  
Advisory Panel - Coordinated Land Use Planning Review  
Ministry of Municipal Affairs and Housing  
Ontario Growth Secretariat  
777 Bay St. Suite 425 (4th Floor)  
Toronto, ON  
M5G 2E5

*MGP File: 15-2349*

Via email to [landuseplanningreview@ontario.ca](mailto:landuseplanningreview@ontario.ca)

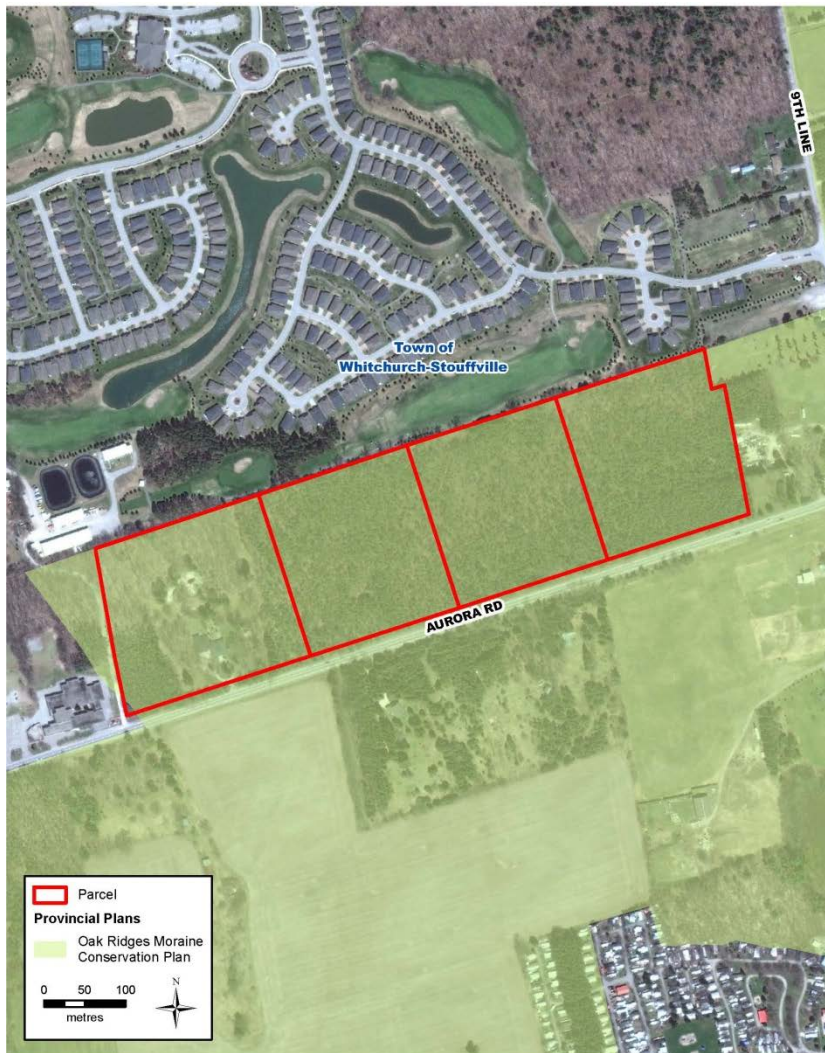
Dear Messrs. and Madame:

**RE: Aurora Road and Ninth Line, Part of Lot 21, Concession 8, Town of Whitchurch-Stouffville  
Provincial Plan Review Comments**

We are writing on behalf of The Ballantrae/Aurora Road Property Owners Group, owners of land at the north west corner of Aurora Road and Ninth Line (the “subject lands”, shown in Figure 1), in the Town of Whitchurch-Stouffville, to submit comments regarding the 2015 coordinated review of Provincial Plans. In particular, we are writing with regard to the Oak Ridges Moraine Conservation Plan (“ORMCP”). The subject lands have been designated Countryside Area as part of the Oak Ridges Moraine Conservation Plan. These lands should be considered for inclusion in the Hamlet Settlement Area boundary and be considered as a logical extension to the Ballantrae Settlement as part of York Region’s ongoing growth management exercise. The inclusion of these lands, which have servicing available via an existing treatment plant, will facilitate cost-effective growth. To allow for such consideration, we respectfully request that a decision on these lands with regard to the 2041 Settlement Area Boundary in the ORMCP be deferred as part of the Province’s process until York Region has completed its ongoing Growth Plan Review and 2041 implementation exercise.

The following submission provides the basis for amendment to the ORMCP and Regional and Local Official Plans to amend the subject lands and include the lands within the Settlement Area Boundary.

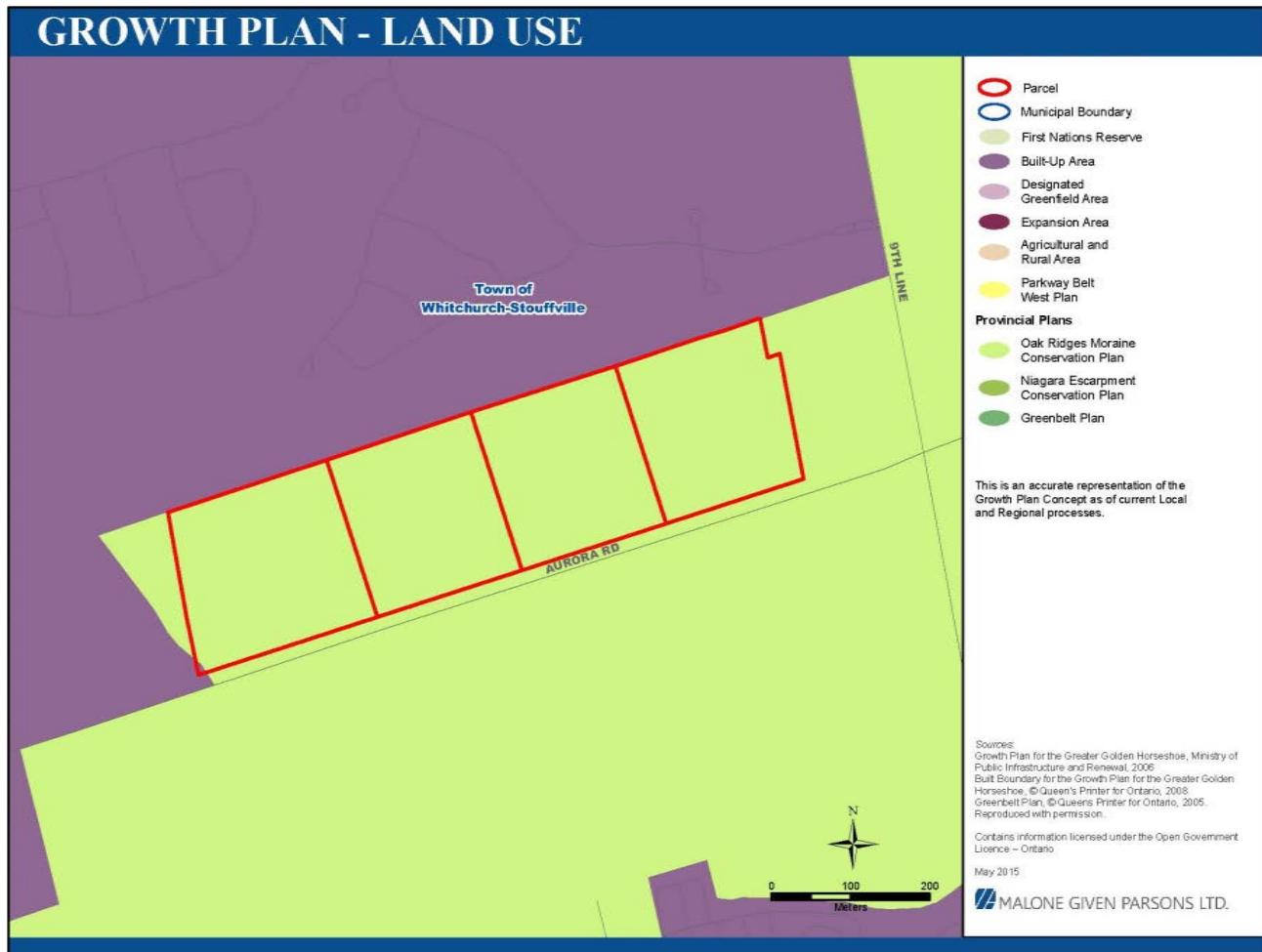
**Figure 1 Site Location**



*Source: Malone Given Parsons (2015)*

The subject property, consisting of Parts 2, 3, 4, and 5 of Lot 21, Concession 8 in the Town of Whitchurch Stouffville, currently abuts the Ballantrae Residential Golf Course Area to the north and Ballantrae Public School and Ballantrae Future Residential Lands (built) to the west. The lands are currently mostly vacant and contain woodlands that have not been identified as significant. The lands are currently designated Countryside Area, but are adjacent to the Ballantrae Settlement Area Boundary (as shown in Figure 2) and have existing servicing available.

Figure 2 Site Context



Source: Malone Given Parsons (2015)

A rounding out of the boundary at Aurora Road and Ninth Line could be part of a logical extension of the Settlement Area which would complete the settlement area at Aurora Road in the south and 9<sup>th</sup> Line in the east and should be considered as a viable opportunity for growth in the Town of Whitchurch-Stouffville. Servicing for the subject lands can be provided by an existing treatment plant, if required, and therefore should be prioritized to meet the Town's growth needs by 2041 to efficiently utilize existing infrastructure and avoid the need to construct additional servicing infrastructure.

Utilizing available servicing and allowing this logical continuation of the existing Built-Up Area to the north will facilitate cost-effective growth, as *per* provincial plan policies.

Overall, the 2015 Coordinated Review provides a window to consider the subject lands for growth as part of the Region's ongoing growth management work, given its location that reasonably completes the

TO: Valerie Shuttleworth, Regional Municipality of York  
RE: Aurora Road and Ninth Line, Town of Whitchurch-Stouffville

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settlement area and available servicing. We request that Province receive this submission as a formal request to defer decision on the subject lands until York Region has concluded its ongoing Growth Plan Review and 2041 implementation exercise, in order to consider whether the lands should be included in the Ballantrae Settlement Area Boundary.

Yours very truly,

**MALONE GIVEN PARSONS LTD.**



Matthew Cory, MCIP, RPP, PLE, PMP  
Principal, Planner, Land Economist, Project Manager

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cc: Chair Wayne Emmerson and Members of York Region Council  
Mayor Justin Altmann and Members of Whitchurch-Stouffville Town Council  
Ms. V. Shuttleworth, York Region  
Ms. S. Malcic, York Region  
Mr. S. Kemp, Town of Whitchurch-Stouffville  
Clients