

October 7, 2022

MGP File: 18-2759

Municipal Services Office - Central Ontario
16th floor, 777 Bay Street
Toronto, ON
M7A 2J3

via email: andrew.doersam@ontario.ca

Attention: Mr. Andrew Doersam, Senior Planner

Dear Mr. Doersam:

**RE: ERO Number 019-5865 – Region of York Official Plan
6431 Bethesda Side Road Support for Urban Expansion Lands on the Oak Ridges
Moraine in the Town of Whitchurch-Stouffville**

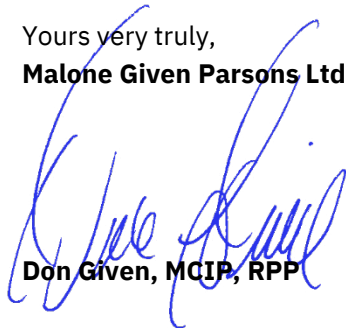
Malone Given Parsons Ltd. is the Planning Consultant for the owners of approximately 25 hectares of land within the proposed expansion area south of Bethesda Road. The owners of 6431 Bethesda Road are supportive of the Council endorsed amendment to O. Reg. 140/02: Oak Ridges Moraine Conservation Plan amendment to include their lands within the Town's Urban Area expansion.

The expansion area is adjacent to the new location of the Metrolinx GO station at the southwest corner of Bethesda Road and 10th Line and would be a logical extension of the planned MTSA area which will have a minimum density of 150 persons and jobs per ha.

The Town envisions Bethesda Road as the Town's third, east-west major urban road along the Town's northern boundary and it is considered the northern boundary of the Town. The Town has supported these lands as a logical extension of the Urban Area instead of other lands within Whitchurch-Stouffville not connected to the Town of Stouffville. The Greenbelt Plan (Section 3.4.3.3) allows for expansion of the Settlement Area boundary through an MCR process, which the Region has followed.

We thank you for the opportunity to comment on the Region of York's Official Plan.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP



Expansion lands showing current Metrolinx Stations

c. Nicolleta and Frank Tarulli, owners of 6431 Bethesda Sideroad via dolores@trentaduetorres.com