



MEETING DISCUSSION ITEMS

DATE: July 18, 2019

LOCATION: Whitchurch-Stouffville Museum & Community Centre

SUBJECT: Landowners Meeting – July 18, 2019
Potential Highway 404 Employment Lands: “Provincially Significant Employment Zone”

The following provides a high level summary of the comments and discussion following the meeting presentation by staff.

1. **Servicing** – Municipal services are not currently available in the Provincially Significant Employment Zones (PSEZs). The extension and costs associated with the provision of municipal services would require further investigations and discussions with the Region.
2. **Upper York Solutions Project** – The Upper York Solutions Project is intended to benefit the north municipalities by providing additional capacity, and will indirectly benefit the Town and southern municipalities by freeing up additional servicing capacity.
3. **Gormley Settlement Area** – Concerns were expressed regarding the potential impact of development on private wells and water supply, and adjacent residential properties in the hamlet which would require appropriate transitions.
4. **Timing for Servicing** – The Town is in the very preliminary stages of the study, but it is a high priority of the Town to bring services to the areas. The timing for potential servicing extensions is very difficult to gauge at this time. Servicing opportunities requires further discussion with the Region.
5. **Challenges** – Various challenges for designating additional employment lands were discussed, including: constraints within the Greenbelt Area; planning policy changes; expansion onto prime agricultural lands; costs associated with the extension of water and wastewater services; Region’s current infrastructure deficit; and the potential over supply of employment land on a Region-wide basis.

6. **Development Interests** – The Town has received numerous development interests/inquiries for lands within the PSEZs, including major companies. Mayor and Town Council have identified the Highway 404 Corridor as a strategic priority for employment development.

7. **Letters of Development Interest** – The Town is looking for landowner letters/proposals expressing support for the PSEZs and identifying employment development plans/proposals by the end of August, to support the Town's submission to the Province.

Prepared by:
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