



November 29, 2022

Ministry of Municipal Affairs and Housing
The Honourable Steve Clark
College Park 777 Bay Street, 17th Floor
Toronto, Ontario M7A 2J3

Re: ERO Number 019-6216, Redesignation of Stouffville Settlement Expansion Lands

Dear Mr. Clark:

This submission is a response to ERO Number 019-6216, to propose modifications to “redesignate lands in the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development in the near term” as has been proposed elsewhere by the province in this posting. We are requesting the redesignation, as Settlement Area in the Plan, of lands in the northeast quadrant of the Community of Stouffville adjacent to the new Old Elm Metrolinx station and lands designated by York Region as Major Transit Station Area (MTSA). Tercot Acquisitions Limited (“Tercot”) is acting on behalf of the current owners (Nicolleta and Frank Tarulli) of the property municipally known as 6431 Bethesda Road located along Whitchurch-Stouffville’s current northern urban boundary between 9th Line and the railway line, adjacent to Bethesda Park.

Enclosed are three (3) reports prepared by Tercot’s consultants summarizing the justification for the redesignation of the lands for development. Attached documentation include a Planning Opinion Letter, Conceptual Servicing Plan, and Natural Heritage Review, all of which indicate the appropriateness of the requested redesignation.

Please contact the undersigned with any questions or comments on the submission.

Regards,

Tercot Acquisitions Limited

A handwritten signature in black ink, appearing to read "D. Cogliano", written over a horizontal line.

David Cogliano, Vice President of Acquisitions

A handwritten signature in black ink, appearing to read "Nicolleta and Frank Tarulli", written over a horizontal line.

Nicolleta and Frank Tarulli, owners of 6431 Bethesda Rd
via Dolores Trentadue

CC Ryan Amato, Chief of Staff, Municipal Affairs and Housing

Kirstin Jensen, Deputy Chief of Staff, Municipal Affairs and Housing