



16 May 2023

Envision Durham  
Planning and Economic Development  
605 Rossland Road East  
Whitby, ON  
L1N 6A3

**Attention:**                **Brian Bridgeman, Commissioner of Planning and Economic Development**

Dear Sir,

**RE:**                        **Envision Durham**  
                                 **Recommended Regional Official Plan**  
                                 **5200 Ashburn Road, Town of Whitby**  
                                 WND File: 15.545

WND Associates are the planning consultants for Rambura (the “Owner”), the registered owner of the property located at 5200 Ashburn Road (the “Subject Property”) in the Town of Whitby. On behalf of the Owner, a formal request for settlement area boundary expansion was submitted by Davies Howe LLP with files from WND on May 28, 2021, to request that the Subject Property be included within the urban area through the Envision Durham Municipal Comprehensive Review (“MCR”) of the Regional Official Plan.

We have reviewed the proposed mapping from the recommended new Regional Official Plan (“recommended ROP”), published for public review on May 3, 2023 and wish to offer our overall support for the draft revisions.

The Subject Property is identified on the updated maps of the draft ROP as follows:

- Map 1 – Regional Structure – Urban & Rural Systems: Designated **Employment Areas** and identified as within the **Urban Area Boundary** and **2051 Urban Expansion**
- Map 2a – Regional Natural Heritage System: Located within the **Urban Area Boundary** and **2051 Urban Expansion**

The above-noted draft changes to the new recommended ROP mapping reflect the recommendation for settlement area boundary expansion which was detailed by Staff in the Information Report #2022-INFO-91, dated November 10, 2022, and pursuant to our request for settlement area boundary expansion (Boundary Expansion Request – 49).

We acknowledge the recommended ROP mapping for its consistency with the recommendations of the Information Report and look forward to continuing our engagement in the Envision Durham process as the draft new ROP is advanced to a Special Meeting of Durham Regional Council on May 17, 2023.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned or Mike Bennett of our offices.

Yours very truly,

**WND associates**  
planning + urban design

A handwritten signature in black ink, appearing to read "Andrew Ferancik". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Andrew Ferancik, MCIP, RPP  
Principal