

September 18, 2018

**By E-Mail Only to *regional.clerk@york.ca***

Regional Council  
Regional Municipality of York  
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**Attention: Mr. Christopher Raynor, Clerk**

Dear Chairman Wayne Emmerson and Members of Regional Council:

**Re: September 20, 2018 Regional Council Meeting  
Item G.1 Report No. 12 of the Committee of the Whole  
Green Lane Secondary Plan Amendment No. 4  
Town of East Gwillimbury**

We are counsel to Yonge Green Lane GP Inc. ("Yonge GP").

In a Decision issued July 23, 2018, the Local Planning Appeal Tribunal ("LPAT") approved our client's Northwest Yonge and Green Lane Official Plan Amendment ("NWyGL OPA"), applying to the portion of the lands within the Town of East Gwillimbury's ("Town") Green Lane Secondary Plan Area on the west side of Yonge Street. This approval was granted by the LPAT following a settlement of our client's appeals with the Town and on consent of all Parties, including the Region.

At the request of the Parties, the LPAT withheld its Order approving the NWyGL OPA pending notification from the Town and Yonge GP after September 30, 2018. If the Region approves the Town's Green Lane Secondary Plan Amendment No. 4 ("OPA 4") with modifications consistent with the NWyGL OPA and no appeals are made, the Town and Yonge GP will advise the LPAT that an Order is not required and the file can be closed. If the Region does not make a decision on OPA 4 prior to September 30, 2018 or that decision is not consistent with the NWyGL OPA, or appeals are filed, the Town and Yonge GP will request that the LPAT issue its Order approving the NWyGL OPA.

Yonge GP and its consultants have reviewed the proposed modifications to OPA 4 (the "Modifications") set out in Attachment 1 of the September 6, 2018 Report of the

Commissioner of Corporate Services and Chief Planner (the “Staff Report”) for consistency with the NWYGL OPA. We have the following comments:

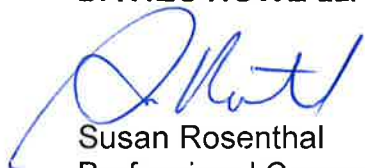
- *Basis s.2.3.7 Servicing (p. 4)* – This section indicates that water and wastewater infrastructure will be based on a spine servicing approach as set out in the Region and Town Master Plans. We understand that this is intended to apply to new infrastructure only and will not apply to any development within the OPA 4 area which is to proceed through connections to existing infrastructure.
- *Section 8.2 Development Approval Process, s. 48 and 49, policies 8.2.2 and 8.2.2.1 (p. 23)* – In the Town’s Official Plan, s. 8.2.2 indicates that “The Community Design Plan provides a description of the proposed development scheme for a Secondary Plan Area”. This is not proposed to be modified by OPA 4 or the Modifications. It is our understanding that, notwithstanding this wording, the intent of the proposed Modification to s.8.2.2.1 (s.49) is to allow for Community Design Plans to be completed on a smaller scale than the OPA 4 Secondary Plan Area, consistent with the NWYGL OPA and our client’s settlement with the Town.

On the basis of the above clarifications, Yonge GP confirms that it anticipates that the Modifications are generally consistent with the NWYGL OPA.

However, we note that the Staff Report indicates that Regional staff have requested and are reviewing further analysis and information related to transportation, servicing and phasing in respect of the Master Environmental Servicing Plan (“MESP”) endorsed by Town Council on April 17, 2018. As certain of the policies relate to the contents of the MESP, our client needs to review any modifications to the MESP to ensure that the policies remain consistent. We therefore request that a copy of the additional analysis and information and any proposed revisions to the MESP be provided to us this week. As a landowner within the OPA 4 Area, it is critical that Yonge GP and its consultants be kept apprised of and consulted on all additional information and proposed changes to the MESP.

Please provide us with notice of any decision made Council respecting this matter.

Yours sincerely,  
**DAVIES HOWE LLP**



Susan Rosenthal  
Professional Corporation

SR:am

copy: Robin Prentice, Town Manager of Planning/Policy  
Maria Gatzios, Gatzios Planning and Development Consultants Inc.  
Client