

May 26, 2015  
File No. 15-13

Land Use Planning Review  
Ministry of Municipal Affairs and Housing  
Ontario Growth Secretariat  
777 Bay Street Suite 425 (4<sup>th</sup> Floor)  
Toronto, Ontario  
M5G 2E5

**Re: Comments, Co-ordinated Provincial Review, 2015  
Oxford Homes  
18797 Centre Street, Part of Lot 9, Concession 8, Part 1, RS65R-1724  
Community of Mount Albert, Town of East Gwillimbury,  
Regional Municipality of York**

To Whom It May Concern:

We respectfully submit on behalf of Oxford Homes, our comments regarding the Co-ordinated Provincial Review, 2015 on the above-mentioned lands within the Community of Mount Albert, Town of East Gwillimbury, Regional Municipality of York. The subject lands are approximately 42 hectares (103 acres) in size and are designated Greenbelt Protected Countryside in the Green Belt Plan. The Town of East Gwillimbury's Official Plan identifies the subject lands as Prime Agricultural Area and Environmental Protection Area. The attached Figure 1 illustrates the location of the subject lands in relation to the settlement area of Mount Albert.

## **Background**

### Planning Act Applications

Oxford Homes also owns the lands immediately north of the subject lands. These lands are approximately 39 hectares (96 acres) in size and are municipally known as 5651 Mount Albert Road and legally described as Part of Lot 10, Concession 8, in the Town of East Gwillimbury, Regional Municipality of York. On May 19, 2015, Council of the Town of East Gwillimbury approved applications for a draft plan of subdivision and zoning by-law amendment by Oxford Homes for lands to the north, which are within the settlement boundary of the Community of Mount Albert. Phase 1 of Draft Plan of Subdivision 19T-13001 is comprised of a total of 174 units and is situated on the western portion of the property (refer to attached Figure 2). The proposed plan has undergone extensive review and public consultation and as a result has been revised. Future phases will be considered as servicing becomes available. The remainder of the property includes a park block, open space block and a block for future residential development. The park and open space blocks will be conveyed to the Town and will remain as a natural open space area containing a trail system.

### Draft Plan Conditions

Draft Plan Condition 34 pertains to the subject lands. It specifically states:

*"Prior to final approval and in accordance with Condition 4, the portion of the lands to the south being used for storm water management facilities and open space shall be conveyed to the Town free of all charge and encumbrances for storm water management purposes."*



Draft Plan Condition 4 states:

*“Oxford Homes, the Town and the Region will continue to work together to identify and resolve the technical issues regarding the Mount Albert Sewage Treatment Plant.”*

Oxford Homes continues to work closely with the Town of East Gwillimbury and the Regional Municipality of York with respect to servicing capacity as it pertains to the future residential development block.

### **Logical Settlement Boundary Expansion**

The subject lands abut the most southern limit of the settlement area of the Community of Mount Albert. A portion of these lands will be utilized for storm water management facilities for the approved draft plan to the north. Further, additional areas will be conveyed to the Town for open space purposes. In keeping with a coordinated planning approach that considers growth management, infrastructure planning, and land use planning including the natural environment and the context of the area, it is logical that due to the location of subject lands, it would be appropriate to consider a land use designation that would permit growth in the long term. This would require an adjustment to the Greenbelt Boundary and inclusion of the subject lands within the Town of East Gwillimbury’s “White Belt” Lands.

We believe that the Province as part of the Co-ordinated Review of Provincial Plans, 2015, should consider adjusting the Greenbelt Boundary pertaining to the subject lands. It is appropriate that the subject lands are included in the Town of East Gwillimbury’s “White Belt” lands for the following reasons:

1. The subject lands are located immediately adjacent to the Community of Mount Albert.
2. The subject lands are in close proximity to existing and planned servicing infrastructure.
3. The Town of East Gwillimbury is coordinating future storm water servicing on the subject lands for the draft approved subdivision to the north (19T-13001).
4. Opportunities exist for creating future servicing efficiencies on the subject lands due to Draft Pan Condition 34 (19T-13001).
5. Oxford Homes is conveying the naturally designated areas on the subject lands to the municipality to remain as open space.

For these reasons, we believe that a logical extension of the Mount Albert settlement area would be to include the lands to the south, being the subject lands as illustrated in Figure 1. Our request would be subject to a full municipal comprehensive review of the Town of East Gwillimbury Official Plan.

Please do not hesitate to contact to contact the undersigned if you require additional information or have any questions.

Oxford Homes,  
Town of East Gwillimbury, Region of York  
Comments- Co-ordinated Provincial Review, 2015  
May 26, 2015



Respectfully submitted,

**GROUNDSWELL URBAN PLANNERS INC.**

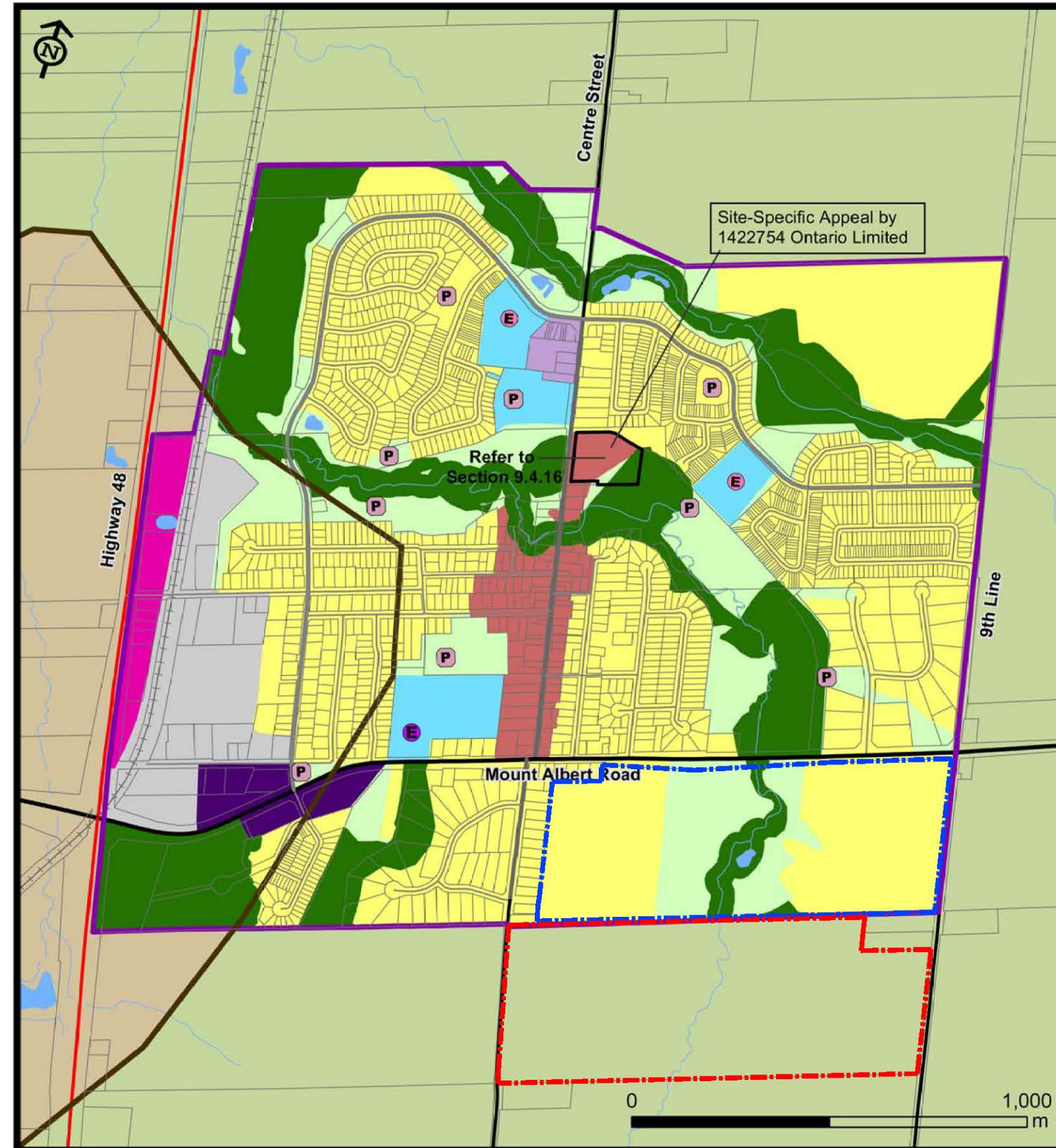
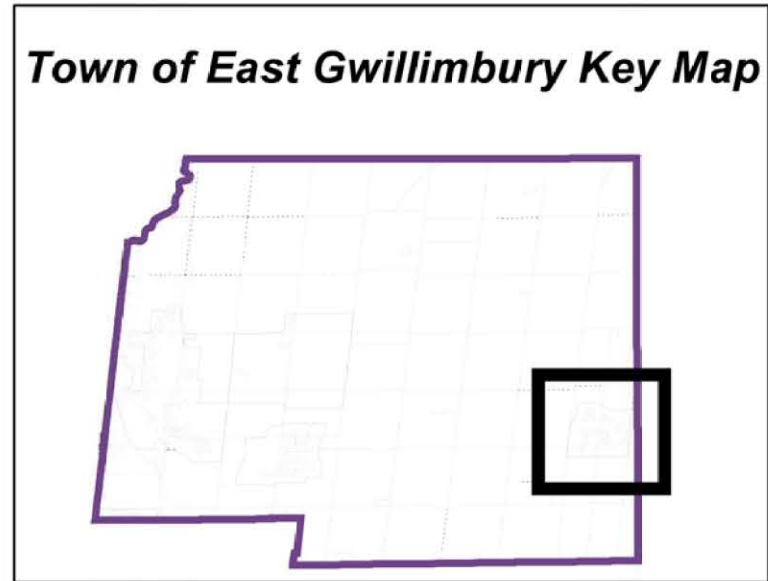
A handwritten signature in blue ink, appearing to read "Brad Rogers", is written over a white background.

**Brad Rogers, MCIP, RPP**  
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Encl.

c.c. Town of East Gwillimbury Clerk's Department  
Region of York Clerk's Department  
Oxford Homes

Figure 1



**Official Plan**  
**Schedule C-1**  
**Greenbelt Settlement**  
**Area - Mount Albert**  
**Land Use Plan**

- Greenbelt - Protected Countryside\*
- Oak Ridges Moraine
- Mount Albert Secondary Plan Area
- General Employment
- Low Density Residential
- Medium Density Residential
- Village Core Area
- Community Commercial
- Neighbourhood Commercial
- Institutional
- Environmental Protection Area
- Parks and Open Space
- Special Provision Area (Refer to Section 9.4)
- Elementary School
- Proposed Elementary School
- Existing Park
- Proposed Park
- Provincial Highway
- Arterial Road
- Collector Road
- Local Road
- Railway
- Waterbody\*
- Watercourse\*
- Draft Approved Plan 19T-13001 Oxford Homes
- Subject Lands

Note:  
 This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.  
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 \* Includes © Queen's Printer for Ontario 2003-2008

# Figure 2

