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April 8, 2015

Via E-Mail and Regular Mail

The Regional Municipality of York
York Region Administration Centre
17250 Yonge Street,
Newmarket, Ontario
L3Y 6Z1

Attention: Mr. Denis Kelly, Regional Clerk

**RE: York Region Official Plan 5-Year Review, Municipal Comprehensive Review and 2041
York Region Draft Growth Scenarios and Land Budget
Melrose Properties Inc., Ironrose Investments Inc., MCN (Pinevalley) Inc., Mel-Terra
Investments Inc., Azure Woods Home Corp., and Lazio Farms Holdings Inc.
Block 42
City of Vaughan**

Dear Mr. Kelly,

KLM Planning Partners Inc is the land use planning consultant retained by Melrose Properties Inc., Ironrose Investments Inc., MCN (Pinevalley) Inc., Mel-Terra Investments Inc., Azure Woods Home Corp., and Lazio Farms Holdings Inc. (the "client"), the owners of approximately 191.16 hectares (472.33 acres) of land located within Block 42 in the City of Vaughan (the "subject lands"). Block 42 is bounded by Weston Road to the east, the King/Vaughan municipal boundary located north of King-Vaughan Road to the north, Pine Valley Drive to the west and Kirby Road to the south.

We are submitting this letter on behalf of our client in response to the Region of York's recent announcement of the commencement of the statutory 5-year review and Municipal Comprehensive Review ("MCR") of the existing 2010 Official Plan, and the 2041 York Region Draft Growth Scenarios and Land Budget" report of the Commissioner of Corporate Services and the Chief Planner being considered by the Committee of the Whole on April 9, 2015. The Region of York is conducting this review concurrently with the coordinated review of the *Growth Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan and Niagara Escarpment Plan* recently announced by the Province of Ontario.

The subject lands are currently designated as “Agricultural Area” and “Greenbelt” by Map 8 (Agricultural and Rural Area) in the Region of York Official Plan 2010. The policies applicable to the Agricultural Area are found in the 2010 Plan and where applicable the 1994 Plan. The “Agricultural Area” designation permits a range of farming and farming related uses including accessory uses. Furthermore, the subject lands are designated as “Agricultural” and “Greenbelt” by the City of Vaughan Official Plan. The subject lands are not currently situated within the urban boundary in both the Region of York and City of Vaughan Official Plans. Our clients are seeking an expansion of the urban boundary to include the lands within Block 42 for future urban uses.

In accordance with the policies in the Region of York and City of Vaughan Official Plan, expansions to the existing urban boundary can only be undertaken through a municipal comprehensive review. The Region of York is currently undertaking a full review of the existing 2010 Official Plan and is analyzing three different draft growth scenarios (i.e. 40%, 50%, and “no urban area expansion”) as part of this review.

We also understand that the Region of York staff through the review of the 2010 Official Plan will be conducting a review of the population and employment forecasts including the distribution of such to each of the local municipalities.

The province of Ontario released Amendment 2 to the Growth Plan for the Greater Golden Horseshoe in June 2013, which provides updated residential and employment growth forecasts to 2031 and introduces new population and employment forecasts for 2036 and 2041. The result of these new forecasts is that York Region is directed to plan for an additional 280,000 residents and 120,000 jobs to the year 2041.

A minimum of 40% of this growth must occur within the existing built boundary as required by the *Growth Plan* and *Provincial Policy Statement 2014* (“PPS”) and in reviewing the staff reports and information available to date, the Region is looking at different options which also include a “no urban expansion” scenario.

On behalf of our client, while conducting the ongoing MCR and reviewing updates to the 2010 Official Plan, we ask that staff consider the lands in Block 42 for future expansions to the urban area to support the ongoing and desirable growth of York Region. We would appreciate the opportunity to participate in discussions related to the Official Plan review and may wish to make further detailed submissions in relation to subsequent reports related to this process. I trust that these comments are helpful and would appreciate the opportunity to meet with staff to discuss them in greater detail.

We kindly request notice of any future reports and/or public meetings and consultations regarding the Official Plan review and the coordinated review of the Provincial land use planning documents, and further that we receive all notice of any decision of Regional Council.

Yours very truly,

KLM PLANNING PARTNERS INC.



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Associate/Senior Planner

Copy: Regional Councillor DiBiase – Chair, Planning and Economic Development
Valerie Shuttleworth – Chief Planner
Paul Bottomley – Manager, Policy Research and Forecasting
Teresa Cline – Senior Planner
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