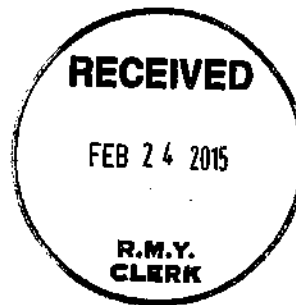


Michael Smith

Planning Consultants;
Development Coordinators Ltd.



19027 Leslie St., Suite 200
P.O. Box 1010
Sharon, Ontario L0G 1V0
Bus (905) 478-2588
Fax (905) 478-2488
www.msplanning.ca

February 24th, 2015

Our File No. 1021-00

D. Kelly, Regional Clerk
Clerk's Office, Corporate Services Department
York Region Administration Centre
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Kelly:

Re: York Region Official Plan 5-Year Review

This letter is being forwarded on behalf of my client 1334618 Ontario Inc. being the owner of a 12.5 hectare property described as Part of Lot 104, Concession 1 (EYS), in the Town of East Gwillimbury. The westerly limit of the subject land fronts on Yonge Street and, at its north-east corner, abuts the Canadian National Railway line. The property is irregular in shape with frontage of 51.7 metres, but widens out to over 200 metres in the rear.

The Region's Official Plan designates the property *Agricultural Area* on Map 8. However, it is located in close proximity to the *Urban Area* boundary for the Yonge-Green Lane corridor designated on Map 1 of the Region's Official Plan. These lands are further identified as being within the "white belt" lands relative to Provincial policy.

My client respectfully requests that these lands be designated "*Urban Area*" in the Region's updated Official Plan.

The subject property and the lands to the south (Pick farm), which abuts the Urban Area boundary, are a logical northerly extension of the Yonge- Green Lane Urban Area. The property can be serviced by the York Durham Servicing System. It is in close proximity to key transportation links including the proposed east-west collector road connecting Yonge Street and the extension of Harry Walker Parkway as shown in the Town's proposed Green Lane Secondary Plan. Finally, given the proximity of the GO Station on Green Lane, and Regional Transit service, the development of these lands would support increased ridership.

The Region's Official Plan 5-year review, and resulting Regional Official Plan Amendment will establish a long term vision for the future regional community and provide the framework to guide local municipal planning for the foreseeable future. It is in this context that my client is seeking the change in designation to *Urban Area* for its land.

Yours truly,

A handwritten signature in black ink that reads "Michael R. Smith". The signature is written in a cursive style with a large, stylized 'M' and 'S'.

Michael Smith, M.C.I.P., R.P.P.
Planning Consultant

Copies to: Town of East Gwillimbury
Ron Stein

enclosures

Map is subject to
area/site specific appeal.
See Appendices 2A & 2B.

MAP 1

REGIONAL STRUCTURE

-  Regional Centre
-  Regional Corridor
-  Subway Extension
-  Urban Area
-  Towns and Villages
-  Regional Greenlands System (Schematic, See Map 2 for details)
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Natural Core Area Designation
-  Natural Linkage Area Designation
-  Countryside Area Designation / Hamlet
- Greenbelt Plan**
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Holland Marsh Specialty Crop Area
-  Area Subject to the Lake Simcoe Protection Plan
-  Parkway Belt West Plan
-  Ministers Decision on ORMCP Designation Deferred
- Provincial Highways**
-  Existing
- Controlled Access Highway**
-  Under Construction
- Planned Corridors - Transportation**
-  Proposed - EA Approved
-  Conceptual - Alignment Not Defined
-  Municipal Boundary
-  Regional Boundary

Note: For detailed land use designations outside of the Urban Area, Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan see Map 8 - Agricultural and Rural Area and policy 5.1.12



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© Queen's Printer for Ontario 2003-2010. Includes Greenbelt and Oak Ridges Moraine Boundaries and Water Features

