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File No. 702237

February 25, 2015

By E-Mail and Courier

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

Dear Mr. Kelly:

**Re: York Region Official Plan Review  
Submissions on behalf of Martin Pick, Thomas Pick and 1324534 Ontario  
Inc. concerning lands in the Town of East Gwillimbury**

We are counsel to Martin Pick, Thomas Pick and 1324534 Ontario Inc. (collectively "Pick").

Pick are the owners of lands located north of Green Lane, south of the CN Rail corridor, east of Old Yonge Street and west of Second Concession Road in the Town of East Gwillimbury (the "Lands"). The Lands comprise five separate parcels and, in total, are approximately 98 hectares (242 acres) in area. Legal descriptions of the five parcels are enclosed, together with a map identifying more precisely the location of the Lands.

By way of background, in June 2010 we made submissions on behalf of Pick to York Region in respect of the then proposed Regional Official Plan Amendment No. 1 ("ROPA 1"). More specifically, at that time, we requested that the Lands be included within the expanded Urban Area boundary through ROPA 1 and provided the Region with various documents in support of that request.

In October 2010, on behalf of Pick, we filed a notice of appeal of ROPA 1 to the Ontario Municipal Board ("OMB"), as Regional Council had failed to include any portion of the Lands within the expanded Urban Area boundary, as requested.

Following extensive negotiations that included the Town of East Gwillimbury, Pick and York Region entered into Minutes of Settlement dated September 20, 2012, in order to resolve Pick's appeal of ROPA 1. More specifically, as part of the settlement, Pick and York Region agreed to jointly request that the OMB modify



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the Urban Area boundary to include the most easterly parcel, identified as Parcel 5 on the attached map (the “Eastern Lands”), and Pick also agreed to convey certain Regional road widenings to York Region at no cost.

The OMB approved the settlement and, as a result, the Eastern Lands were included within the Urban Area boundary by virtue of OMB Orders dated December 13, 2012 and March 5, 2013. The Eastern Lands were then also included within the urban boundary of the Town of East Gwillimbury’s Official Plan, and are also now included within the area subject to the Town’s proposed Green Lane Secondary Plan.

Although, as part of the settlement with York Region, Pick agreed to not pursue the inclusion of the balance of the Lands within the Urban Area boundary through ROPA 1, it was our clients’ expectation that the balance of the Lands would be considered as lands for a potential further urban boundary expansion as part of the Region’s next Official Plan review.

In that regard, we understand that York Region has recently commenced a “5-year review” of its Official Plan and has scheduled a Special Meeting of Regional Council, to be held on March 5, 2015, for the purpose of receiving input regarding the York Region Official Plan update.

As part of its Official Plan update, we understand that the Region will be conducting a review of the population and employment forecasts, including their distribution by each local municipality, and will be preparing a land budget, which will include a Regional land supply/demand analysis.

To that end, we note that since the York Region Official Plan was adopted in 2010, the Province has issued new population and employment forecasts to the year 2041 as part of its update to Schedule 2 of the *Growth Plan for the Greater Golden Horseshoe*. The result of these new forecasts is that York Region is directed to plan for an additional 290,000 persons and 120,000 jobs beyond the current forecasts contained in Table 1 of the Region’s Official Plan.

Although we anticipate that a significant amount of that growth will be planned to be accommodated through intensification, we suspect that some portion of that growth will need to be accommodated through further expansions to the Urban Area. In that regard, we request that the Region consider the balance of the Lands as a potential candidate to accommodate a portion of the future growth that is forecast for York Region.



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We intend to monitor the Region's Official Plan review exercise and Pick may wish to make further submissions once any reports and/or draft Official Plan amendments have been issued for public comment.

Thus, kindly ensure that we are notified of any future reports and/or public meetings regarding the Official Plan review and that we receive notice of any decision(s) of Regional Council concerning this matter.

In the meantime, please do not hesitate to contact us if you have any questions regarding this submission.

Yours truly,  
DAVIES HOWE PARTNERS LLP

A handwritten signature in black ink, appearing to read 'Mark R. Flowers'.

Mark R. Flowers  
Professional Corporation

encls.

copy: Fernando Lamanna, Municipal Clerk, Town of East Gwillimbury (by email)  
Martin Pick, Thomas Pick and 1324534 Ontario Inc. (by email)

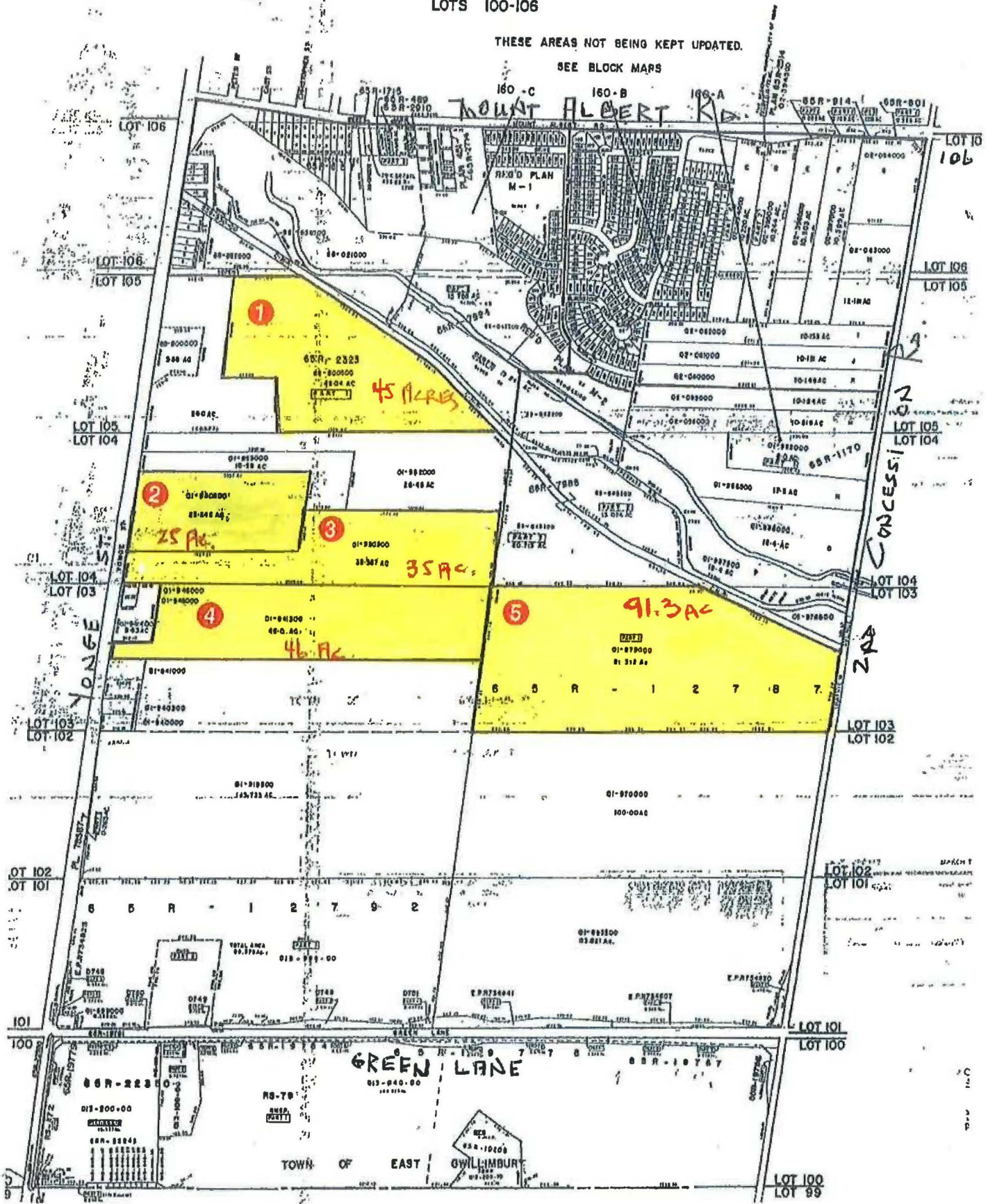
**ATTACHMENT "A"**  
Description of Properties

	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5
Owner	Thomas John Pick	Thomas John Pick	Thomas John Pick Martin Charles Pick	Thomas John Pick Martin Charles Pick	1324534 Ontario Inc.
Legal Descriptions:	Pin#03427-0051 Pt Lot 105, Conc 1 (EG) East of Yonge St Pt 1, Plan 65R-2323 East Gwillimbury	Pin#03427-0523 Pt Lot 104, Conc 1 East of Yonge St East Gwillimbury	Pin#03427-0524 Pt Lot 104, Conc 1 East of Yonge St East Gwillimbury	Pin#03427-0528 Pt Lot 103, Conc 1 East of Yonge St East Gwillimbury	Pin#03427-0533 Pt Lot 103, Conc 1 East of Yonge St East Gwillimbury

BLOCK 160  
CON F.E.Y.S.  
LOTS 100-106

THESE AREAS NOT BEING KEPT UPDATED.

SEE BLOCK MAPS



180 - C 180 - B 180 - A

MOUNT ALBERT RD

45 ACRES

25 AC

35 AC

46 AC

91.3 AC

CONCESSION

GREEN LANE

TOWN OF EAST O'WILLIMBURG

LOT 106 LOT 105 LOT 104 LOT 103 LOT 102 LOT 101 LOT 100