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Email: goldome2@aol.com

Dec. 13/04

Mr. DENIS KELLY
Regional Clerk
Fax: 905 895-3031

Dear Members of the Planning and Development Committee

RE: Report on Bill 135 - Greenbelt Act, 2004 and the Greenbelt Draft Plan

We are the owners of 17873 Woodbine Av., being part lot 3, concession 4, in the Town of East Gwillimbury,

on the east side of Woodbine, north of Davis Dr.

I previously copied a letter to you addressed to Dan Stone, Director of Planning, Town of E. Gwillimbury, dated Nov. 29/04.

I would now like to make **additional submissions**, based on information we received after the previous submission.

Firstly, I enclose a copy of the Town of Newmarket Planning Report 2004-55, dated Nov. 10/04. I draw your attention to the last paragraph on page 3 and continuing at the top of page 4. Newmarket agrees with East Gwillimbury that the lands east of Highway 404 and west of Woodbine Av. and north of the Oak Ridges Moraine (ORM) should not be designated by the province as "Protected Countryside" (PC). Said lands should be left "unprotected" to enable future applications for conversion into an employment designation. And for reasons previously stated, we feel that our lands should also not be designated PC.

We have enclosed parts of Maps 20, 29, and 30 showing where PC designations are proposed. In the first place, there is a mistake. Map 30 shows that lot 1, con. 4 (Bales Drive) as PC when in fact it is zoned industrial.

Also, the west part of lot 2, con. 4 is the lands owned by York Region, currently being developed, is also shown as PC, which is wrong.

Obviously the maps were not drawn with great care and accuracy. Our property abuts York Region's property to the north.

Secondly, we submit that there is no logic or science which justifies some of the boundaries of the PC designation.

For example, why was the land on the west side of Woodbine Av. south of Green Lane protected but the land north from lot 6 con. 3 up to the south half of lot 14 was not protected (not frozen)?

If the Province allows unprotected land on all four sides of Sharon to be left available for future growth, then why does the Province deny Newmarket and Aurora much needed land to expand to

the east of Highway 404, especially for employment uses which are scarce in the area and very suited to abut a major highway? Is this not discrimination or unfair treatment?

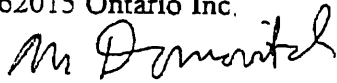
We are also enclosing some additional maps showing where our land is located and the York Region land abutting on the south.

We hereby respectfully request York Region to support us in having the PC designation removed from our land, along with the other land mentioned.

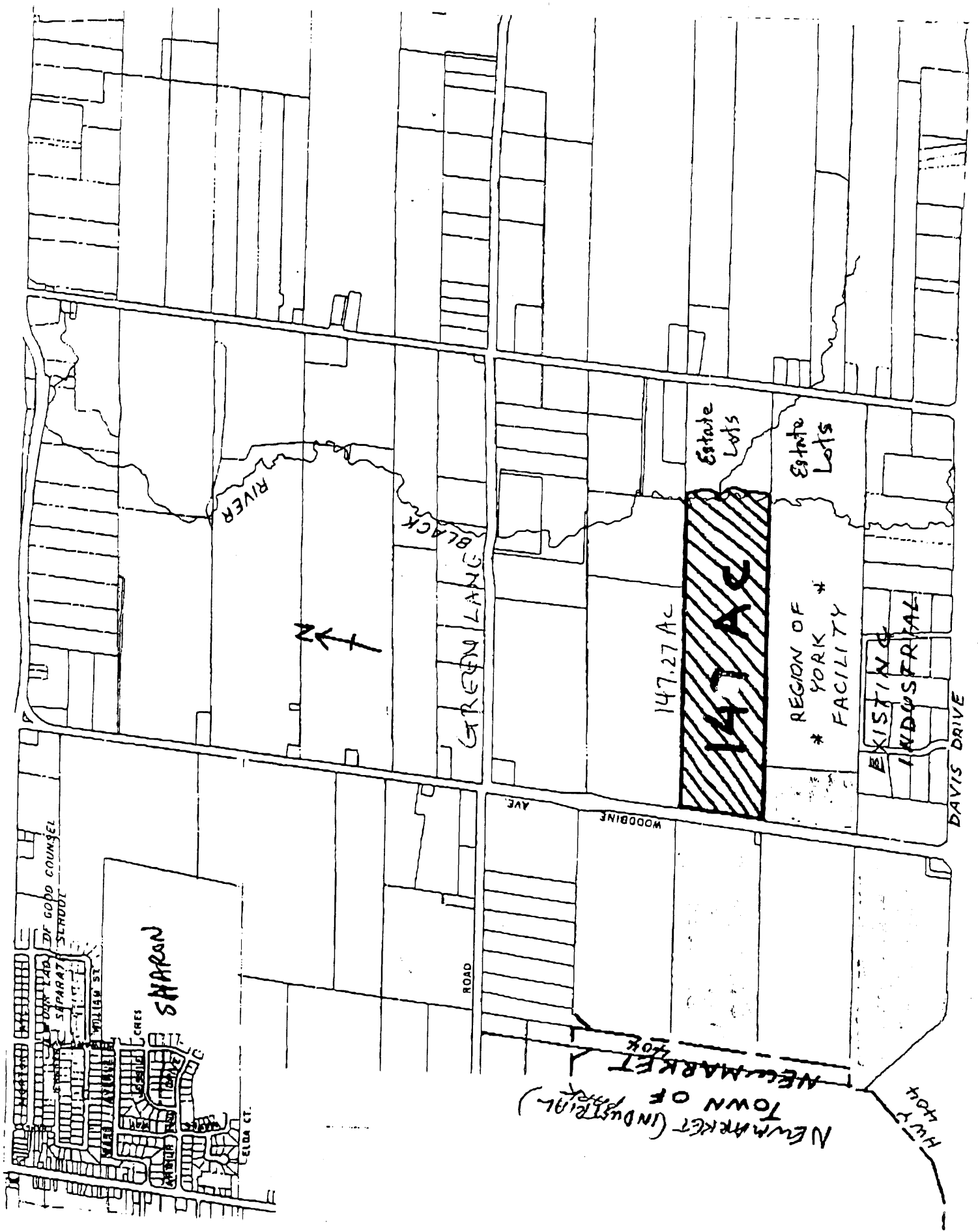
If you so agree, we would ask that you be very specific when making this request to the Province as it would be easy for the Province to agree to amend the draft plan to leave the west side of Woodbine Av. unprotected, but to forget to also include our piece of land.

Thank you for your time in considering our request.

Yours very truly,
862015 Ontario Inc.

A handwritten signature in cursive script, appearing to read "M. Domovitch".

M. Domovitch, LL.B.



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Town of East Gwillimbury

PLANNING DEPARTMENT REPORT P2004-77

To: Committee of the Whole Council
Date: November 15, 2004
Subject: Draft "Greenbelt Plan" (Bill 135)
Origin: Planning Department

1.0 RECOMMENDATIONS

- 1.1 That Planning Department Report P2004-77, dated November 15, 2004, regarding the Draft "Greenbelt Plan" (Bill 135) be received;
- 1.2 That the Ministry of Municipal Affairs & Housing delay the completion and enactment of Bill 135 and the Greenbelt Plan pending the completion of the Provincial Growth Plan pursuant to Bill 136 the "Places to Grow Act".
- 1.3 That the Ministry of Municipal Affairs & Housing considers extending the development moratorium imposed under Bill 27 in order to provide additional time to develop the Greenbelt Plan and Bill 135 incorporating input from the public and stakeholders.
- 1.4 That the Ministry of Municipal Affairs & Housing modify the Greenbelt Plan mapping to reflect the approved urban land use designations of the following areas identified outside the Greenbelt Plan:
 - Queensville Community Plan Area
 - Green Lane West Secondary Plan Area
 - Fetlar commercial area
 - Industrial Subdivision (Leslie to 404, south of Green Lane)
- 1.5 That the Ministry of Municipal Affairs & Housing consider amending Bill 135 to remove the opportunity for Planning Act appeals against the required Greenbelt Plan conformity exercise.
- 1.6 That the Ministry of Municipal Affairs and Housing *from protected countryside designation* consider removing the areas defined as Lots 1 through 5, Concession 3 (lands lying between Davis Drive and Greenlane, between Highway 404 and Woodbine Avenue), in the Town of East Gwillimbury, for possible future long term employment areas given the proximity and availability to both transportation and servicing infrastructure.

2.0 BACKGROUND:

2.1 General

On December 16, 2003, the Province issued a Zoning Order for what is now considered the Greenbelt Area. The Zoning Order prevented the approval of any land use changes

Add Consent 22.1

TOWN OF NEWMARKET

Legal and Development services
Planning Division
(905) 863-6321
planning@town.newmarket.on.ca

TO: MIKE
416-250-0302
FROM: Dave Ruggle
Newmarket
Planning Dept.

November 10, 2004

LEGAL AND DEVELOPMENT SERVICES PLANNING REPORT 2004-55

TO: Committee of the Whole

SUBJECT: Greater Golden Horseshoe Greenbelt Protection
Bill 135 - Proposed Greenbelt Act 2004

ORIGIN: Legal and Development Services - Planning Department

RECOMMENDATIONS

THAT Legal and Development Services (Planning) Report 2004-55 dated November 10, 2004 regarding the Greater Golden Horseshoe Greenbelt Protection and Bill 135, proposed Greenbelt Act 2004 be received and the following recommendation be adopted:

1. THAT this report be provided to the Ministry of Municipal Affairs and Housing for their consideration.
2. AND THAT the Ministry of Municipal Affairs and Housing review the greenbelt study area boundaries with respect to including land further to the northwest of Newmarket, in Simcoe County.

COMMENTS

On October 28, 2004, the Ministry of Municipal Affairs and Housing introduced Bill 135, the proposed Greenbelt Act. The legislation, if passed, would provide the overall framework and authority to establish a Greenbelt Plan for the Golden Horseshoe. Based on the advice of the Greenbelt Task Force and comments received by municipalities, stakeholders and the public, the Province has developed a draft proposed Greenbelt Plan which has been circulated for comments. The commenting deadline is December 12, 2004.

The proposed Greenbelt Plan specifically excludes Newmarket from the Greenbelt Plan area except for a portion in the southwest quadrant within the Oak Ridges Moraine. The

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proposed Greenbelt Plan has no immediate affect on the Town of Newmarket in that we will not be subject to the Greenbelt policies, however, being a municipality surrounded on three sides by predominantly rural land uses, and being a major urban centre to smaller municipalities in the surrounding area, there is a possibility the proposed Greenbelt Act could have indirect implications for Newmarket.

The Planning Department provided recommendations to Council (Planning Report 2004-31 available through the Clerks Department) on the Greenbelt Discussion paper in June 2004. Council approved the recommendations as follows:

1. **THAT this report be provided to the Greenbelt Task Force for their consideration.**

The report was provided to the Greenbelt Taskforce for their consideration.

2. **AND THAT Council endorse the recommendations of Regional Municipality of York Report of the Commissioner of Planning and Development Services entitled Submission to the Greenbelt Task Force Bill 27 - the Greenbelt Protection Act, dated June 16, 2004.**

Regional staff have recently presented preliminary comments to the Regional Planning and Economic Development Committee on the newly released proposed Greenbelt Plan however, they are currently in the process of revising the comments to reflect the direction of the Regional Planning Committee. We will review the revised comments once received and provide comments as appropriate.

3. **AND THAT the Greenbelt Task Force review the greenbelt study area boundaries with respect to including land further to the northwest of Newmarket, in Simcoe County.**

Significant comments were included in the original Planning Report 2001-31 on the above recommendation however, the proposed Greenbelt Plan still does not extend the boundary into Simcoe County except in the location of the Holland Marsh. As stated in our previous report, the greenbelt as proposed, will assist in controlling growth in the immediately surrounding rural municipalities; however, the geographic limits of the greenbelt may also promote a leap-frog effect. In particular, the limits of the greenbelt are important in terms of traffic congestion in that if the geographic limit is too small, GTA development may still occur beyond the greenbelt, thereby continuing to add to traffic congestion in Newmarket as people drive to and through the municipality.

For example, the proposed Bradford Bond Head Planning Area in Bradford West Gwillimbury is outside of the greenbelt protection area. This area is proposed to accommodate approximately 110,000 at full build out in the year 2035. This exceeds the current 44,000 person population already reflected in the local and County Official Plans for the Bradford Urban Area and the Bond Head Settlement Area by 66,000 people. This could have significant traffic implications on the Newmarket road network.

22.3

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It is important to note that the proposed Greenbelt has been expanded into other areas originally excluded from the study area. These include areas in Wellington County, Dufferin County and Niagara Region. We recommend that the Ministry review the proposed Greenbelt Plan area to include lands in Simcoe County.

4. **AND THAT the Province of Ontario ensure the proposed Greenbelt Growth Management Plan is consistent with the proposed Greenbelt Protection Act and that the Town reserves the right to comment on the Growth Management Plan once it becomes available.**

The Planning Department have commented on the original discussion paper on growth management titled: *Places to Grow - Better Choices, Brighter Future*. Released by the Ministry of Public Infrastructure Renewal. The Province have introduced Bill 136, the Places to Grow Act, 2004, which if passed would give the Minister of Public Infrastructure Renewal the power to prepare growth plans for designated parts of Ontario. If passed, we expect to see a draft Growth Plan soon after. At such time, we will review and comment on it as appropriate. We note the the Bradford Bond Head Planning Area is not included in the Greenbelt protection area and it was also not shown in the Province's *Places to Grow* discussion paper. If it is not the Province's intent to promote growth in this area, it may be appropriate to include it in the Greenbelt Plan area.

Additional Comments on the Proposed Plan

The proposed Greenbelt Plan depicts most of Newmarket, a portion of Aurora and a portion of East Gwillimbury surrounded by a black line with designated urban areas shaded gray and non urban areas shaded tan (see attached). The Planning Department has interpreted this to mean that those lands are outside of the Greenbelt Plan Area and any Planning Act, Planning and Development Act and Condominium Act application will not have to conform to Greenbelt policies. All other usual Provincial, Regional and Municipal policies will continue to apply such as the Provincial Policy Statements, Regional and Local Official Plans and the Provincial Growth Plan, once adopted. The Ministry of Municipal Affairs and Housing has confirmed this interpretation.

The Town of Newmarket's comments on the Provincial Growth Plan included a recommendation that a "Future Growth Area" (not intended to mean boundary adjustments) be included around Newmarket's Emerging Urban Centre Identifier, which would bring the two plans into conformity. This could be an explanation as to why land not designated as settlement area in Aurora and East Gwillimbury are outside of the Greenbelt. As the Ministry of Municipal Affairs and Housing were unable to confirm this, it cannot be determined until the draft Growth Plan is introduced.

Note
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The discussion paper on Provincial Growth management "Places to Grow" states that the "use of existing infrastructure must be optimized" and encourages the use of existing infrastructure by promoting development where infrastructure expansions would be minimal. As such, it may be appropriate, with the concurrence of East Gwillimbury

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Note → and Whitchurch-Stouffville, for the Province to review the land on the east side of Highway 404, adjacent to Newmarket, outside of the limits of the Oak Ridges Moraine, with the purpose of excluding it from the Greenbelt area. This in no way is meant to reflect a desire by Newmarket for municipal boundary adjustments, rather, it reflects an opportunity to support growth for employment lands in appropriate locations with minimal infrastructure expansion as contemplated by the Places to Grow discussion paper.

CONCLUSION

While the Town of Newmarket is physically outside of the proposed Greenbelt area, except for the portion of the southwest quadrant designated Oak Ridges Moraine, there may be indirect implications for the Town. The Planning Department are pleased to see the Greenbelt Plan closer to becoming legislation, however, we continue to have concerns relating to lands outside the Greenbelt area, particularly in Simcoe County. The limits of the greenbelt are important in terms of traffic congestion in that if the geographic limit is too small, GTA development may still occur beyond the greenbelt, creating a leap-frog effect and contributing to traffic congestion in the municipality.

for J. Vignola

Director of Planning

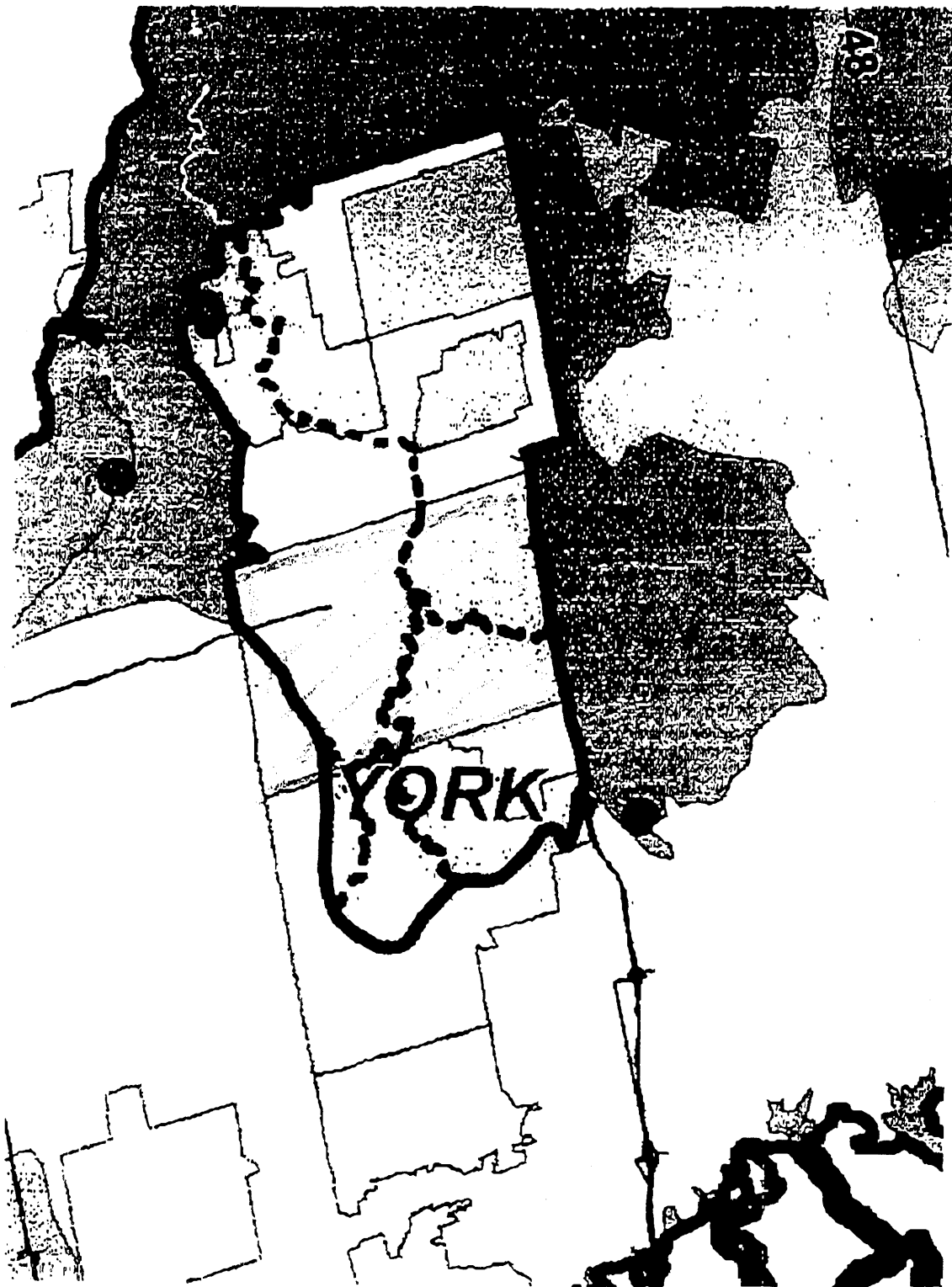
_____: DPR
dpr

/planning/dept/dave/reports/Policy-General/Golden Horseshoe Greenbelt protection
follow up

22.5

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862015 ONTARIO INC.
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Nov. 29/04

DAN STONE

Director of Planning
Town of East Gwillimbury
Fax: 905 478-8545

Dear Sir:

Re: Planning Dept. Report P2004-77, dated Nov. 15/04, to Committee of the Whole Council

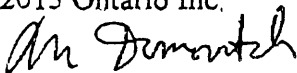
In your report you recommend, in section 1.6, that the Ministry of Municipal Affairs and Housing should consider removing from the "Protected Countryside" designation in Bill 135 (future Greenbelt Act, 2004), the areas defined as Lots 1 through 5, Concession 3, Town of E. Gwillimbury, for possible future long term employment areas, given the proximity and availability to both transportation and servicing infrastructure. I completely agree with that statement especially since Newmarket has almost no employment land left to expand to and considering the shortage of employment land in the area.

My only problem is that you did not also include our land (17873 Woodbine Av.) across the street on the east side. This is part of lot 3, concession 4, comprising about 147 acres. In fact we submit that our land is even more deserving to be exempt from the PC designation because:

- a) we abut existing industrial zoned land on the south owned by York Region, whereas the Con.3 lands are in "virgin" territory.
- b) York Region might need more land in the future to expand and our land should be available to the Region of York.
- c) with the delays in starting the Queensville project, it is more urgent that alternative industrial/commercial lands be available in the region.

Therefore, we hereby ask you to amend your report to include our land, and to advise council of the change if you agree to make the change. Also you might want to urge York Region to urge the Province to make this change. Please advise.

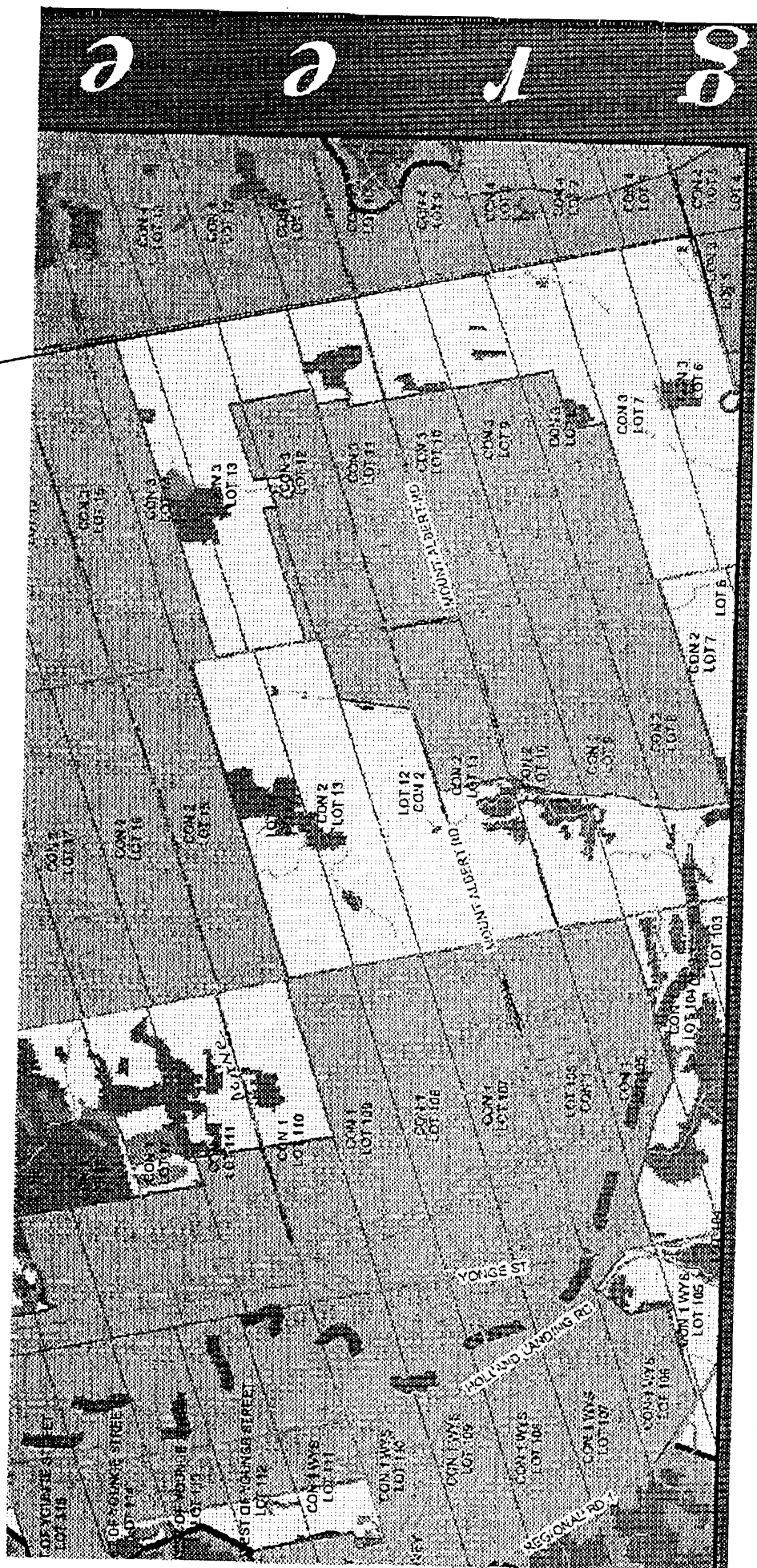
Yours very truly,
862015 Ontario Inc.



M. Domovitch, LL.B.

PROVINCIAL
Map 20

Woodbine



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Yongle

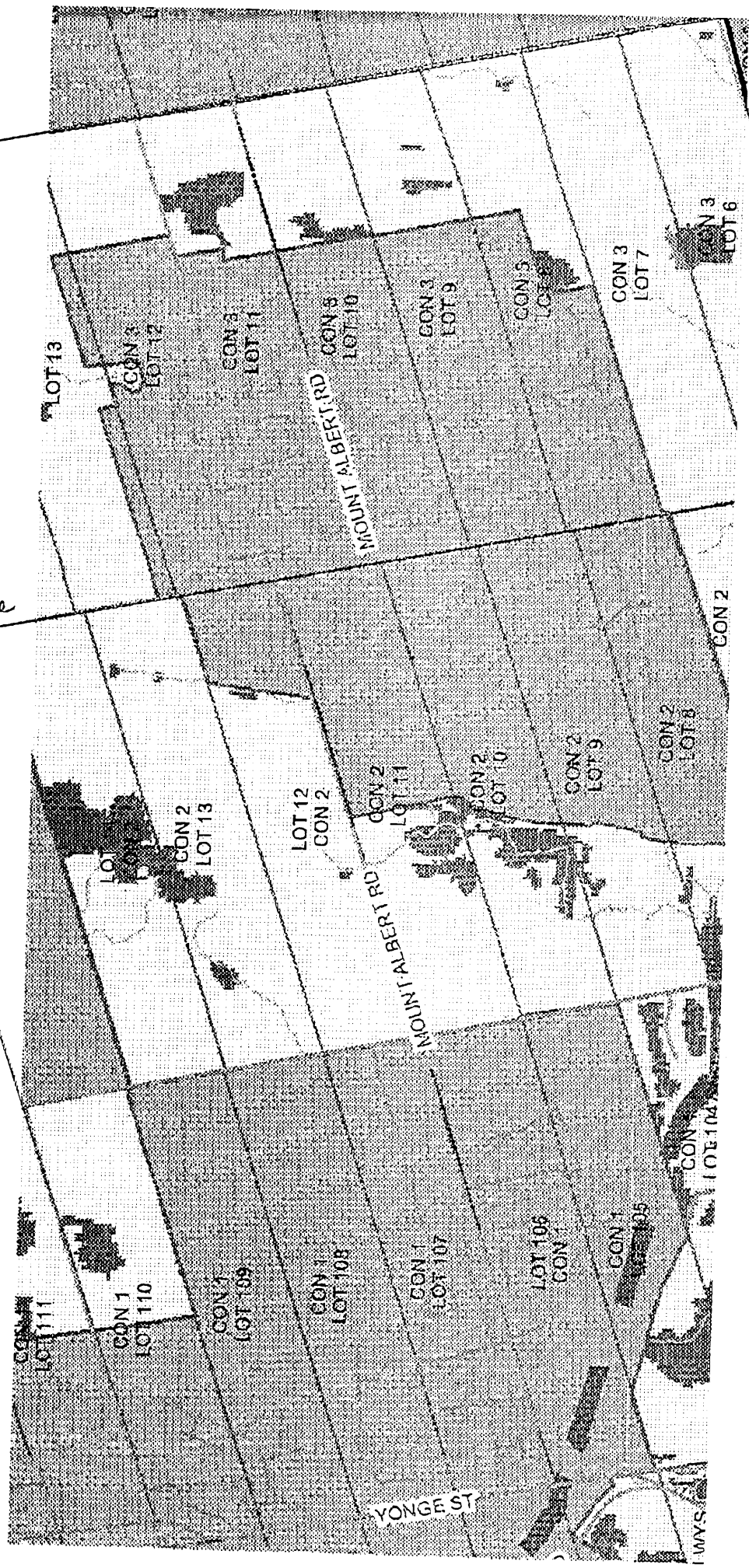
PROVINCIAL
MAP 20

Davis

Leslie

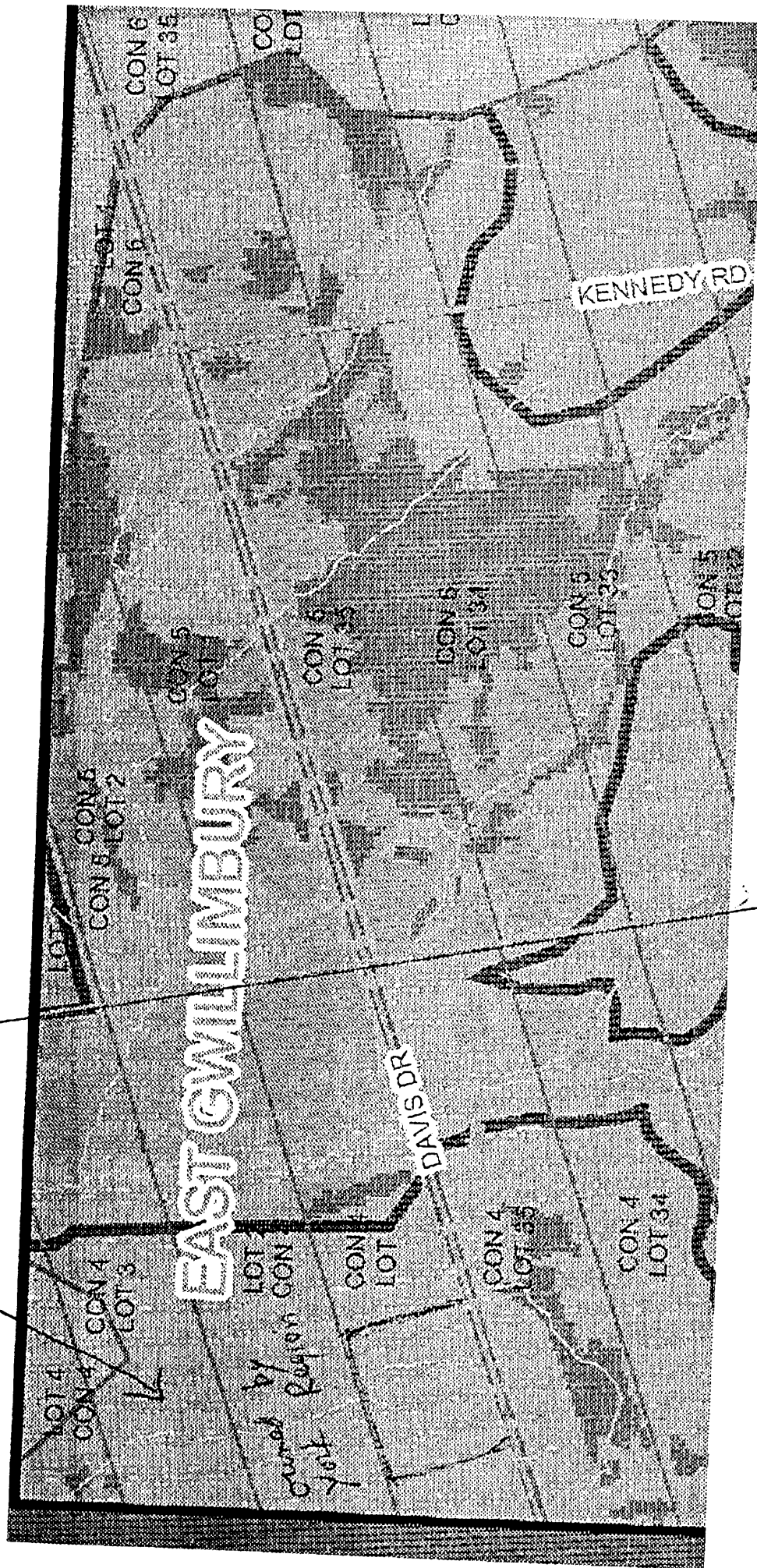
Woodbine

DAVIS



our property

Map 30



Kennedy