



December 15, 2009

Mr. Denis Kelly
Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Dear Mr. Kelly:

RE: Map 8 Snowball Designation of Lands

I have a number of issues regarding the proposed Map 8 designation of the lands around the Hamlet of Snowball.

I represent the landowners of the lands located in the Hamlet of Snowball. 1475 Wellington St. W., 37.83 acres., 1229 Wellington St. W., 50 acres and 15340 Dufferin Street, about 98 acres, the latter 2 properties of which I am also part owner.

Our issues focus on proposed zoning of the lands to Agricultural. The subject properties all lie within the boundaries of the Snowball Study Area/Amendment Boundary as defined in Schedule 5 of the Township of King Official Plan (Snowball Hamlet Plan Land Use Area). Portions of the properties are zoned Transitional and portions fall within the settlement area within the Oak Ridges Moraine Plan. The settlement boundaries as defined in the Oak Ridges Moraine Plan in Snowball, in our opinion, should reflect the boundaries of the Snowball Study Area instead of just the Transitional zoned area. There have been incidents in the Township, in the past, where community boundaries have mirrored the integrity of land ownership boundaries, which is not the case in Snowball.

We respectfully submit our concerns and issues regarding rezoning properties to Agricultural within the Snowball Hamlet Study Area/Amended Boundary, which may hinder future development applications for the properties noted above.

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Map 8 Snowball Designation of Lands

As one of the landowners, I will be representing the interest of all the landowners in the above mentioned properties at a meeting scheduled on Thursday, December 17, 2009 at 10:00 a.m., to discuss these issues with Ms. Barbara Jeffrey, Manager, Land Use Policy and Environment Long Range and Strategic Planning Branch, and Stephen Kitchen, Director of Planning, Township of King.

Thank you for consideration of our request.

Yours truly,

A handwritten signature in cursive script that reads "Marina Ferrante".

Marina Ferrante
Sales Representative
Laceby Real Estate Limited

/mf
attachs.

cc: Barbara Jeffrey, Manager, Land Use Policy and Environment Long Range and Strategic
Planning Branch, Regional Municipality of York
Patrick Draper, Director of Economic Strategy and Tourism, Regional Municipality of York
Stephen Kitchen, Director of Planning, Township of King
Jamie Smyth, Economic Development Officer, Township of King

Ermo Ferrante, Landowner, 15340 Dufferin St. & 1229 Wellington Street – Hamlet of Snowball
Marina Ferrante, Landowner, 15340 Dufferin St. & 1229 Wellington Street – Hamlet of Snowball
Fausto Ferrante, Landowner, 15340 Dufferin St. & 1229 Wellington Street – Hamlet of Snowball
Liviana Ferrante, Landowner, 15340 Dufferin St. & 1229 Wellington Street – Hamlet of Snowball
Tommasina Castellani, Landowner, 15340 Dufferin St. & 1229 Wellington Street – Hamlet of Snowball
Corrado Ferrante, Landowner, 1475 Wellington St. W. – Hamlet of Snowball
Consiglia Ferrante, Landowner, 1475 Wellington St. W. – Hamlet of Snowball
Maria Ferrante, Landowner, 1475 Wellington St. W. – Hamlet of Snowball
Augusta Cantalini, Landowner, 1475 Wellington St. W. – Hamlet of Snowball
Mario Cantalini, Landowner, 1475 Wellington St. W. – Hamlet of Snowball



Township of

King

Schedule 5

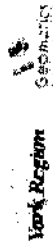
Snowball Hamlet Plan Land Use Plan

-  Snowball Study Area/
-  Amendment Boundary
-  Unopened Road Allowance
-  Existing Roads

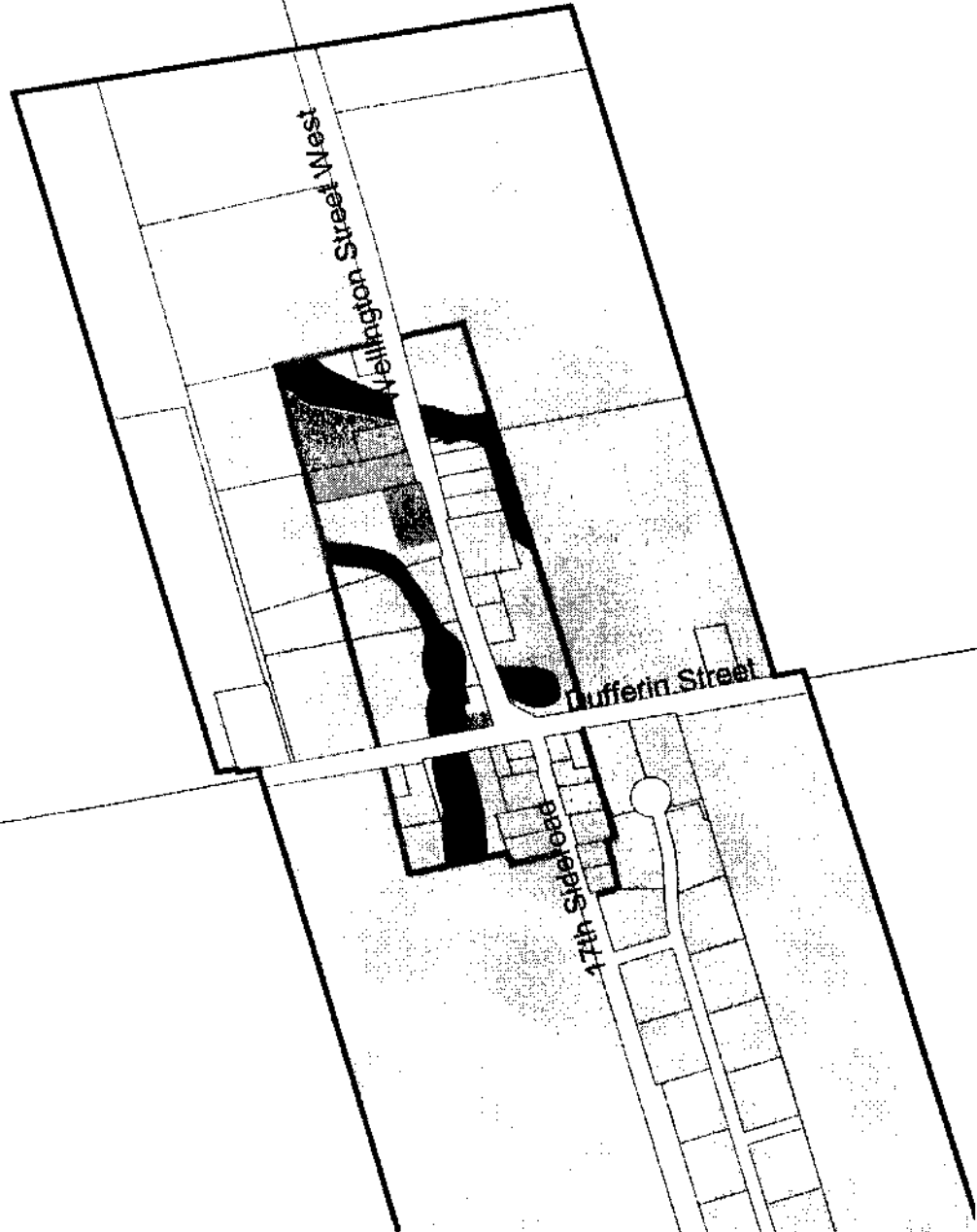
-  Hamlet Commercial
-  Hamlet Residential
-  Hazard Lands
-  Restricted Industrial

-  Oak Ridges Moraine Countryside Area
-  Oak Ridges Moraine Natural Linkage Area
-  Oak Ridges Moraine Rural Settlement Area

(Source: MMAH, February 2003)



Submitted by:
Geomatics Services Planning and Development Services Department
Township of King Planning Department
1000 Highway 10, Richmond Hill, Ontario L4B 1N2
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MAP 8

AGRICULTURAL AND RURAL AREA

- Rural Area
- Agricultural Area
- Holland Marsh Specialty Crop Area
- Towns and Villages
- Hamlet
- Oak Ridges Moraine Boundary
- Greenbelt Plan Area Boundary
- Provincial Highways
 - Existing
 - Controlled Access Highway
 - Under Construction
- Municipal Boundary
- Regional Boundary

