

Received December 3, 2009

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HUMPHRIES PLANNING GROUP INC.

December 3, 2009
HPGI File: 09211

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Mayor and Regional Members of Council

Re: 1539253 Ontario Limited
OPA 09.003 and Z.09.026
10951 Kipling Avenue, City of Vaughan

As you are aware, applications have been submitted by 1539253 Ontario Limited which propose a multi-use recreational facility on approximately 200 acres of land. The land is currently designated as Rural in both the Region of York and City of Vaughan Official Plans. Recreational uses are currently permitted subject to a local Official Plan and zoning by-law amendment. Applications have been circulated and a public hearing has been held. The applicant looks forward to working with the Area Ratepayers Association and City of Vaughan in refining the development concept to address requests made by the community.

We have corresponded with staff at the Region of York on two occasions. We have requested confirmation that as the applications were filed prior to the proposed new Regional Official Plan coming into effect, that the existing Official Plan policies would continue to apply for this application process. Such an approach is in accordance with the proposed Transitional policies of the New Regional Official Plan as contained within Section 8.4.14 which states "*that applications received on/or after the date of this Plan's approval be subject to the policies of this Plan.*" We await confirmation of such and request your assistance in obtaining a response in this regard.

The proposed New Regional Official Plan is scheduled to be considered for adoption within the next several weeks by Regional Council. If approved in its current form, the new plan would redesignate the subject land from Rural to Agricultural. As a result, the proposed development would require an amendment to the New Official Plan. The applicant does not support a change in land use designation and has advised the Region to such effect. We take this opportunity to express our appreciation for your

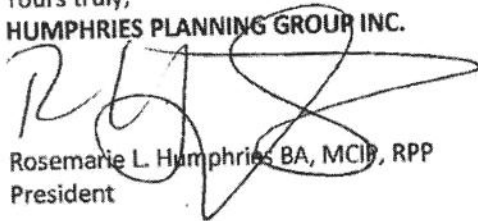
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consideration of the proposed Multi- Use Recreational application as related to the Regions New Official Plan.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'RLH', is written over the company name.

Rosemarie L. Humphries BA, MCIP, RPP
President

Encl.

cc. 1539253 Ontario Limited, Mr. Goffredo Vitullo
Mr. Bryan Tuckey, Region of York Commissioner of Planning & Development
Services
Mr. Augustine Ko, Region of York Planning & Development Department
Mr. John Zipay, City of Vaughan Commissioner of Planning

HUMPHRIES PLANNING GROUP INC.

Regional Clerk
Region of York, Corporate Services Department
17250 Yonge Street, 4th Floor
York Region Administrative Building
Newmarket, Ontario L3Y 6Z1

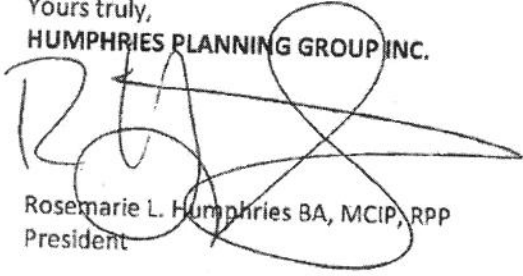
Attn: Mr. Denis Kelly

Re: December 2, 2009 – Planning & Economic Development Committee Meeting
Report D1.- York Region Official Plan

Humphries Planning Group Inc. represents 1539253 Ontario Limited, owners of land located in Part of Lots 27 and 28, Concession 7 at 10951 Kipling Avenue in the City of Vaughan.

Both the Region of York and City of Vaughan existing Official Plans designate the subject land as Rural and applications have been filed with the City of Vaughan for recreational uses which are permitted within the Rural Designation. We are formally advising the Region that a change in land use designation as contemplated in the proposed Regional Official Plan from Rural to Agricultural is not supported. In review of the Regions most recent draft Official Plan document, Section 8.4.14 states that applications received on/or after the date of the Plan's approval are subject to the policies of the plan. We therefore confirm with you at this time, that the existing applications are not subject to the Regions proposed draft Official Plan schedules or its policies.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

cc. 1539253 Ontario Limited

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