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December 2, 2009

Project: WF.KT

Denis Kelly
Regional Clerk
Corporate Services Department
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

via email: regionalclerk@york.ca

Dear Mr.Kelly:

**Re: Comments on the Draft Region of York Official Plan
Westlin Farms Inc., Part of Lot 2, Concession 6, Township of King**

We are planning consultants to Westlin Farms Inc., the owners of the above property located on the west side of Weston Road, immediately north of the Vaughan/King municipal border. We are writing at this time to express our concerns with the draft Official Plan dated December 2009.

In response to the June draft Official Plan, we submitted a letter dated August 11, 2009 (your submission file number D05.2009.1.030) expressing our concerns with regards to the proposed Agricultural Area designation of the subject property. We requested that the subject property be designated Rural Area in the Region of York Official Plan for a variety of reasons.

We note that the subject property remains to be designated Agricultural Area in the December 2009 version of the draft Official Plan. We do not agree with this designation.

Moreover, we are particularly concerned with the proposed Agricultural Area policies of the draft Official Plan. In particular, subsection 6.3.3 provides, "*That non-agricultural uses are prohibited within the Agricultural Area...*" (page 78). Furthermore, subsection 6.3.4 provides, "*That outside of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, refinements to either the Agricultural Area or the Rural Area, shown on Map 8, are not permitted unless undertaken through a municipal comprehensive review.*" (page 78).

Subsection 6.3.4 takes away the ability to request for minor adjustments through an Official Plan Amendment. We note that while Provincial Policy is strident in the protection of prime agricultural areas for long-term use, it is not intended to eliminate opportunity to adjust agricultural area boundaries or permit other compatible uses, where demonstrated appropriate. In fact, the Provincial Policy Statement provides criteria in subsection 2.3.5.1 for the exclusion of land from prime agricultural areas. We note that it does not prohibit the adjustment of



agricultural area boundaries, nor does it restrict such action to be initiated only through a municipal comprehensive review.

Therefore, we respectfully request that subsections 6.3.3 and 6.3.4 of the draft Official Plan (December 2009) be deleted.

Yours very truly,

SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC.

Paul Lowes, M.E.S., MCIP, RPP
Principal

*Copy Mr. Bryan Tuckey, York Region
Mr. John Waller, York Region
Mr. Stephen Kitchen, Township of King
Mr. Daniel Belli, MAM Group*