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December 2, 2009

The Regional Municipality of York
Planning and Development Services Department
17250 Yonge Street,
Newmarket, ON
L3Y 6Z1

Attention: Ms. Barb Jeffrey, Manager of Land Use Policy & Environment

Dear Ms. Jeffrey

Re: York Region Official Plan – December 2009

By letter dated October 6, 2009 (i.e. Submission No. D05.2009.1.060) I, on behalf of my client Living Water Faith Fellowship, owner of the property municipally known as 18293 Leslie Street, East Gwillimbury, provided comments and queries in respect of Draft York Region Official Plan – June 2009. My comments were primarily directed to Section 4.3 Protecting Employment Lands and, my underlying concern was to ensure that the York Region Official Plan does not preclude Living Water's lands from being designated in the East Gwillimbury Official Plan and subsequent Secondary Plan in a category that would allow the development of a place of worship.

I note from the staff report to the December 2, 2009 meeting of the Planning & Economic Development Committee that my letter has been analyzed and recommended revisions to Section 4.3 have been made by staff. The removal of "institutional" uses from Section 4.3.12 b. (now Section 4.3.6 b.), which lists the uses not permitted on employment lands, is a welcome change.

The report also states immediately following the reference to Section 4.3.6 b. that, **"Institutional uses may be permitted on an application by application basis pending Local Council approval"**. When Mr. Bottomely contacted me by phone and quoted this statement, I said I found the direction this was going to be satisfactory but, would wait to see the final wording of the policy before taking a position. I did not say I was satisfied. However, in this regard, I am hereby requesting that the above bolded statement in quotations be added as policy 4.3.6 c. for clarity and to avoid ambiguity and future

confusion. I am particularly concerned about other policies such as newly added policies 4.3.2 and 4.3.12, which could be interpreted in the future to frustrate attempts to establish a place of worship and, policy 4.3.7 which has been revised to now require a “Regional” comprehensive review and, presumably, a Regional approval before a place of worship could be allowed. Alternately, it would be acceptable to further revise policy 4.3.6 b. by replacing the word “include” with the word “are”.

Living Water intends to continue working with the Town of East Gwillimbury to establish a place of worship use within a mixed-use building at the subject property and, does not expect to have to also receive a Regional land use approval.

Thank you for the opportunity to make these comments. Should you have any questions, please do not hesitate to contact me. Kindly notify me of any future meetings and any further revisions to the R.O.P.

Yours very truly,

Ben Quan

cc: Denis Kelly, Regional Clerk
Carolyn Kellington, Manager of Community Planning & Development, E.G.
Pastor Johan du Toit