

Additional Communication #8

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planning consultants inc.

URBAN PLANNING CONSULTANTS

February 3rd, 2004

OUR FILE: 0902.4

PRINCIPALS:

Michael T. **Larkin**
MCIP, RPP

Katherine D. **Emerson**
MCIP, RPP

Mr. Bryan Tuckey, MCIP, RPP
Commissioner of Planning and
Development Services
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario, L3Y 6Z1

Dear Sir:

**Re: Application for Regional Official Plan Amendment
Green Lane Leslie Holdings Inc.
Town of East Gwillimbury, Regional Municipality of York
York File No. D05.102.45**

We represent Mr. Dalton Faris, a landowner in the Town of East Gwillimbury. Our Client has become aware of the above referenced application through the advertisement in the Era Banner as published on Sunday January 11th, 2004. Upon review of the proposal as described therein our Client believes the application to be premature for a number of reasons, several of which are outlined herein.

Firstly, the Town of East Gwillimbury is in the process of completing a Growth Management Study, which includes, along with other lands, the above referenced lands owned by Green Lane Hold (hereinafter referred to as the "subject lands"). Mr. Faris is a participating landowner in the Growth Management Study. Green Lane Leslie Holdings Inc. proposes to amend the designation for the subject lands in the Region of York Official Plan from "Agricultural Policy Area" to "Towns and Villages". Our Client believes that in light of the local planning process currently underway any Regional Official Plan Amendment should be considered in the context of the Growth Management Study once completed.

Secondly, we respectfully note the subject lands are affected by the recent initiatives by the Provincial Government, including the passing of the Minister's Zoning Order and the introduction of Bill 27. It is our understanding of the foregoing legislation that the application by Green Lane Leslie Holdings Inc. cannot proceed at this time. To this end, it is questionable as to whether or not the Region should even proceed with the Public Hearing. The effect of Bill 27, which has had its first reading, is that all applications to permit urban uses outside of an urban settlement area shall be deemed to have been stayed. Furthermore, the Act provides for its provisions to be retroactive to December 16, 2003.

Finally, notwithstanding the foregoing, the applicant has not provided details with respect to the urban uses proposed on the subject lands should the proposed amendment be approved. Additional information respecting the type of urban uses should be provided by

Mr. Bryan Tuckey, MCIP, RPP

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the applicant to facilitate the review of the application. It is difficult to fully assess the potential impacts this application may have on the Town of East Gwillimbury and the Region as a whole in the absence of this information. The notice issued in the Era Banner advises that background information will be available for inspection at the York Region Planning and Development Services Department. Upon our recent request to view such information we were advised that no additional information was available.

In light of the foregoing our client is opposed to the subject application at this time. Furthermore, we respectfully request to be informed of any further consideration of this application by Regional Council. Thank you for your assistance with this matter.

Sincerely,

LARKIN+ ASSOCIATES
planning consultants inc.



Michael T. Larkin, MCIP, RPP
Principal

cc Mr. Dalton Faris
Mr. James Stiver, Senior Planner, Region of York