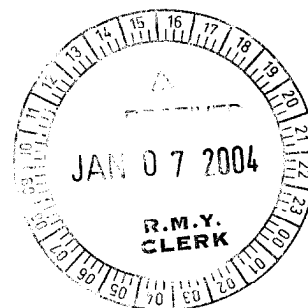


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✓

SUBJECT: Item 7, Planning & Economic Development Committee meeting today

Please provide the attached to members of the Committee. Thank you.

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07 January 2004
97P31

Members, Planning and Economic Development Committee
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear Committee Members,

**Re: Amendment No 57, Township of King
Nobleton Community Plan,
Mr. Arne Fors, south side of 15th Sideroad, east from Highway 27**

We are planning consultants to Mr. Arne Fors, the owner of a 52-acre parcel located at the southeast corner of Highway 27 and 15th Sideroad.

During consideration of the Nobleton Secondary Plan by Township Council in 1997, Mr. Fors and his neighbour to the east Mr. Flys actively participated in the community planning process leading to adoption of the Plan. In addition, our firm submitted a planning brief in support of their request that the urban boundary be amended to extend northerly to 15th Sideroad. A copy of this brief will be provided to your staff at today's Committee meeting. The attached Figure 1 illustrates the location of the Fors and Flys lands.

I wish to reiterate to the Committee that it remains our view that extension of the boundary to 15th Sideroad is the best way to ensure a long term, clear and identifiable boundary, and is consistent with Regional Official Plan policies in this regard. Further, incorporation of these lands will enable coherent roads plans to be developed for this neighbourhood, with connections to 15th Sideroad. In these respects, the matters raised in our 1997 remain valid, and supports the position of our client. The passage of 7 years since the Plan was prepared, and the fact that the time horizon of the Plan is 2016, now 12 years away, indicates that additional lands for serviced residential housing development should be added at this time.

Further, we note that the Oak Ridges Moraine Conservation Plan designates our client's lands, and all lands south of 15th Sideroad as "**Settlement Area**", a designation that is consistent with our position. The proposed "**Rural Area**" designation for our client's lands in OPA 57 does not properly implement the Provincial Plan.

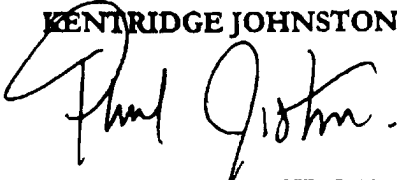
We believe that the proper implementation of the Oak Ridges Moraine Conservation Plan would be to provide for urban residential serviced development on our clients lands to 15th Sideroad, in order to fulfill the objective of the Conservation Plan to focus growth and urban development in serviced communities such as Nobleton and thus away from rural and environmentally sensitive lands in the Oak Ridges Moraine Area.

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I will be in attendance at todays meeting should there be any questions as to our submission.
Please inform us of the Region's decision in this matter.

Yours very truly,

KENTRIDGE JOHNSTON LIMITED



Paul E. Johnston, MCIP, RPP

cc. Mr. Arne Fors
Mr. David Tang, Gowlings
Mr. Stephen Kitchen, Township of King

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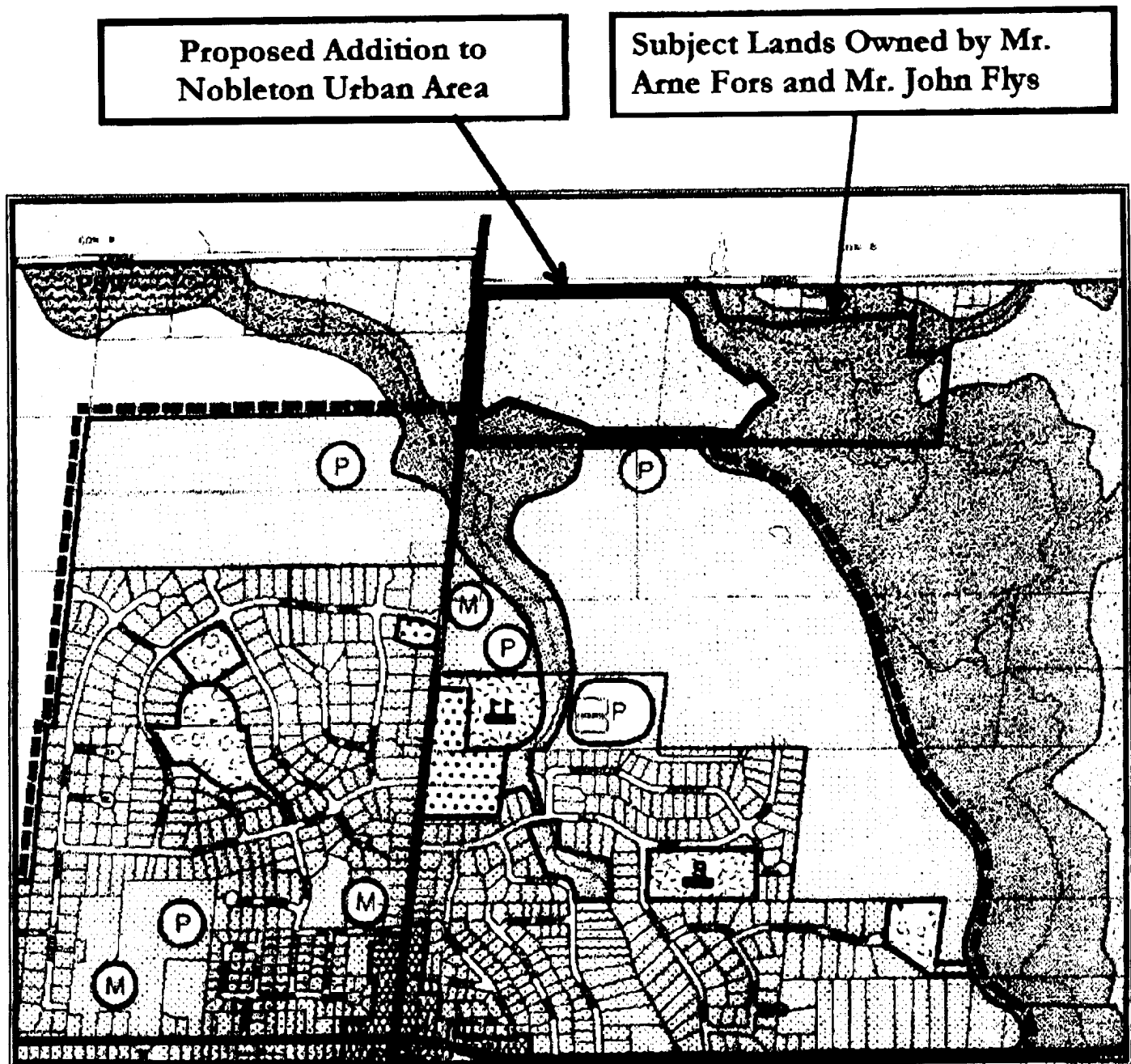


Figure 1 - Location Plan