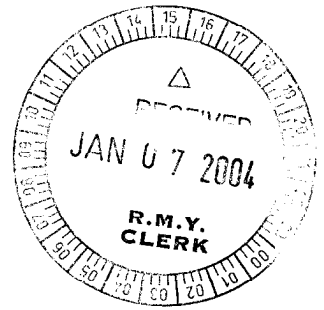


URGENT



Date: January 6, 2004

URGENT!!

To: Dennis Kelly

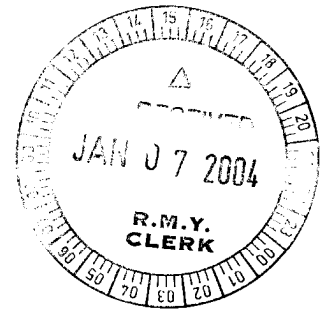
Fax #: 905 895-3031

Please provide the attached letter to all members of the Region's Planning and Economic Development Committee, prior to the meeting to be held January 7, 2004 at 1:00 pm.

I sent the attached letter to Mr. Stiver yesterday requesting same. Mr. Stiver advised me the proper channel of distribution would be through your office.

Due to the urgency of the matter, I request all efforts to ensure the Committee consider my letter and request.

Evelina MacEachern
111 Allenvale Drive
Aurora, Ontario
L4G 6P8



January 5, 2003

James Stiver, MCIP, RPP
Senior Planner
York Region
Fax #: 905+895-3482

**Re: Yonge Street South Urban Expansion Area
Official Plan Amendment No. 34, Town of Aurora**

Please provide a copy of this correspondence to all members of the Region's Planning and Economic Development Committee, prior to their January 7, 2003 meeting.

It is a concern that your staff report does not mention the Town's OPA 48 and how it applies to these lands. Council determined development of these lands should meet the requirements of the Oak Ridges Moraine Conservation Plan (ORMCP). Should OPA 48 be approved by the Province, as submitted, development of these lands will be required to meet the applicable policies of the ORMCP.

The recommendation in your report states, "that all reference to the Oak Ridges Moraine Area Implementation Guidelines be changed to The Oak Ridges Moraine Conservation Plan throughout Official Plan Amendment No. 34." Merely substituting the document title will do little and have no affect on providing the additional environmental protection available under either document.

Throughout OPA 34 the language indicates **must have regard for** ... As we have seen in the past this language does not provide the protection necessary to protect the functions of the Moraine. Pretty words, having no affect.

OPA 34 was adopted by the Town when the Oak Ridges Moraine Area Implementation Guidelines were in place. The policies in this document and the Region's OP state no development on Environmental Significant Areas (ESA) is permitted. Additionally, prior to approving a secondary plan for lands on high infiltration areas comprehensive groundwater management studies were required. Much of this area has been designated by Lake Simcoe Region Conservation Authority as ESA due to the high infiltration capabilities supporting the Yonge Street Aquifer.

The required groundwater management studies have not been done and under OPA 34 are only required to be completed on a "**block basis**". The cumulative impact will not be known until after development has occurred. Contrary to your staff report, OPA 34 has not been prepared based on an "environmental first approach". To ensure development of these lands will not have a detrimental cumulative impact the additional protection afforded under the ORMCP is imperative.

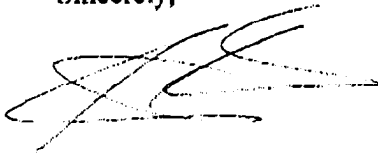
In addition to Aurora Council's efforts to bring these lands into the protection envelope of the ORMCP by adopted OPA 48 a resolution was also passed by Town Council, as recommended by Town staff, on November 27, 2001 that read as follows:

"The fact that all applications within settlement areas are to be grand fathered is a concern. A more appropriate approach, particularly in Yonge South where no development has yet occurred would be to make all applications subject to the requirements of the Conservation Plan thereby avoiding discrepancies and less than optimal environmental management approaches from property to property."

I respectfully request that your committee recognize the efforts and commitment of Aurora Council to protect the functions of the Moraine by including in your resolution **these lands are intended to meet the requirements of ORMCP as per OPA 48 adopted by Aurora Council October 22, 2003.**

If OPA 34 was prepared using an "environmental first approach", as stated, the added protection of the ORCMP will not necessitate any further requirements. It is imperative York Region work collaboratively with the Town of Aurora in order to achieve the goals and objectives of environmental protection.

Sincerely,



Evelina Mackachern

c.c. Neil Garbe, Director of Community Planning
John Gerretsen, Minister of Municipal Affairs
David Sit, Municipal Planning Advisor
Members of Council, Town of Aurora
Sue Seibert, Director of Planning, Town of Aurora
Patrick Mangion, Era Banner