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June 15, 2010

Delivered by Email and Mail

Denis Kelly, Regional Clerk
Corporate Services Department
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Kelly

**Re: Comments on Proposed ROPA 1 - Town of East Gwillimbury Urban
Expansion - (19OP-2009-001)
Statutory Public Meeting, June 16, 2010**

iPLANcorp represents Dalton Faris whom owns approximately 114.84 hectares immediately north of Green Lane between Yonge street and Bathurst Street. The subject lands are municipally recognized as 14, 22 and 262 Poplar Bank Sideroad, within the Town of East Gwillimbury, Region of York.

On behalf of our client, iPLANcorp has been actively participating in the Town of East Gwillimbury Official Plan Review including most recently a representation at the Statutory Public Meeting for the Draft Consolidated Official Plan on June 14, 2010.

Further to our comments on the York Region Official Plan – December 2009, dated September 30, 2009, we reviewed the Proposed Amendment 1 and offer the following comments on planning matters affecting our client's lands for Regional Council's consideration.

1. Throughout the Town of East Gwillimbury Official Plan Review Process it has been our understanding that a future extension of Woodspring Avenue west of Yonge Street forms the conceptual western boundary of the Proposed Town of East Gwillimbury Urban Expansion along Green Lane. Our understanding is based on extensive consultation with Town Staff and thorough review of the background studies supporting the Proposed Urban Expansion.
2. We have always understood that said extension of Woodspring Avenue is a necessary piece of the transportation network for the Town of East Gwillimbury and in particular the community building exercise envisioned for the Green Lane corridor. Evidence of road capacities over the planning horizon of this Plan and the intended function of Green Lane as a Regional arterial road strongly suggest that the Woodspring Avenue extension will be necessary to alleviate traffic volumes in the immediate vicinity.

3. We understand that the quantum of undevelopable Greenfield land (defined by the Provincial Growth Plan) can not be determined until the Town of East Gwillimbury substantially completes a Secondary Plan for the subject area, whereby the Town's Natural Heritage System and the Lake Simcoe Protection Plan "exclusions" have been quantified.
4. We would like to note that the Town of East Gwillimbury Draft Consolidated Official Plan, policy 3.4.5.1 states: *"Settlement Area Boundary expansions may be considered within the 2031 Community Area growth forecasts, outlined in Tables 3.1 and 3.2, following finalization of infrastructure and environmental exclusions and any adjustments for densities and phasing of development through the Secondary Plan process for the Secondary Plan Study Area B-5 identified on Schedule B."*
5. Based on the above understanding of the planning matters affecting our client's lands we respectfully request that the Region of York recognize and be consistent with the intent of the Town of East Gwillimbury Draft Consolidated Official Plan to conduct a Secondary Plan for their Urban Expansion Area before the settlement area boundary can be determined.

We appreciate your consideration of these comments in finalizing the Proposed ROPA 1. We look forward to continued dialog on this planning matter.

Respectfully,
iPLANcorp™



David Charezenko, M.C.I.P., R.P.P.
Vice President, Planning & Design

Cc: Barbara Jeffrey, Manager of Land Use Policy and Environment, York Region
Dalton Faris
Dan Stone, M.C.I.P., R.P.P. - Director of Planning - Town of East Gwillimbury
Ballantry Homes Inc.