



IBI Group
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June 14, 2010

Mr. J. Waller
Director Long Range and Strategic Planning Branch
Regional Municipality of York
17250 Yonge Street,
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Waller:

IBI Group has been retained by 1450117 Ontario Inc. (the Preston Group) to provide planning services with respect to the Region of York Official Plan Amendment 1 process in relation to their landholdings in the northeast quadrant of Yonge Street and Green Lane, within the Town of East Gwillimbury. The legal description for these lands is Parts of Lots 102, 103 Concession 1, East of Yonge Street.

Our clients have been working with the Town through the Town's Official Plan process for the past number of years. It is the intention of our client to develop these lands into an integrated mixed use community consistent with the general intent of policies of the draft Town Official Plan as well as the Region of York Official Plan.

At this time, we wish to provide the following comment related to the urban expansion in the Town of East Gwillimbury as identified in ROPA 1. While it is understood that the urban boundary has been identified upon a Regional Land Budget exercise, our clients feel it is appropriate that the specific boundary of the respective settlement areas should be confirmed through the detailed secondary plan process which is proposed within the Town of East Gwillimbury's draft official plan. That policies should be added to Section 3.4.5 that recognize that the detailed local municipality's Secondary Plan process will set the specific settlement area boundary and adjustments to the boundary identified on the schedule to ROPA1 may be made without amendment to the Regional Official Plan.

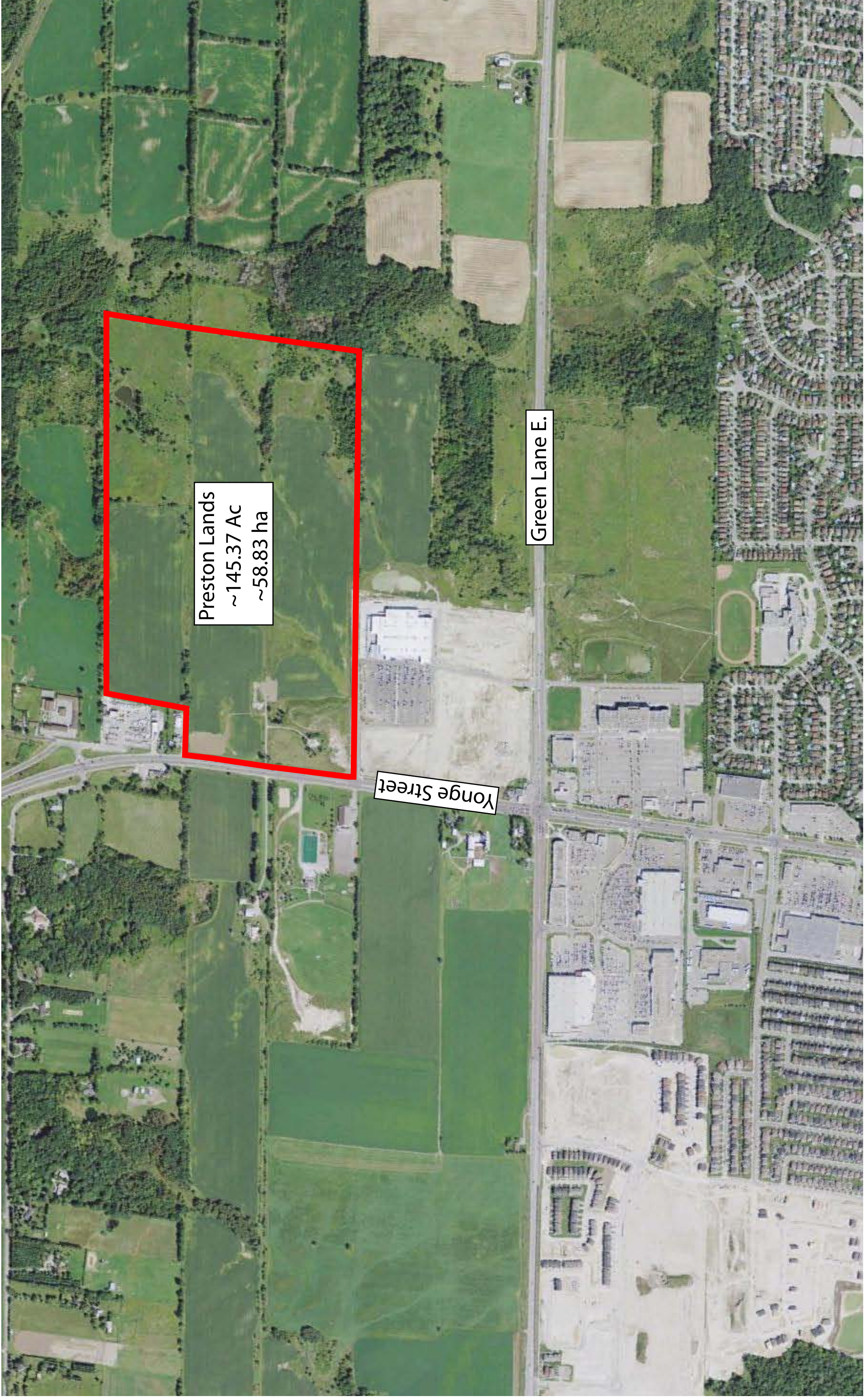
It is understood that our client's request is in keeping with the Town of East Gwillimbury Council, resolution C2010-242, passed on June 7, 2010.

We would be pleased to meet with relevant planning staff to discuss the concerns we have identified. Our client has been actively participating in the Town and Region's Official Plan review process, both through a Landowners Group and as an individual landowner. Should you have any questions please contact the undersigned. Thank you.

Yours truly,

IBI Group

James Claggett, MBA, MCIP, RPP
Director
cc. Preston Group



Preston Lands
~145.37 Ac
~58.83 ha

Green Lane E.

Yonge Street