



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

File: P-1385

June 23, 2010

Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Mr. John Waller
Director of Long Range and Strategic Planning

Re: Region of York Draft Official Plan December 2009
Proposed Map 5 - WOODLANDS
As it Relates to Proposed Draft Plan of Subdivision 19T(R)-03017
Southeast Corner of Bethesda Sideroad and Bayview Avenue
Casa Development Inc.
Town of Richmond Hill

Dear Sir:

We are writing on behalf of our client, Casa Development Inc., to express their concerns with the proposed Map No. 5 - WOODLANDS of the Region's Official Plan, dated December 2009. During our review, we note that Map No. 5 identifies a "Woodlands" designation on a significant portion of the subject lands, located at the southeast corner of Bethesda Sideroad and Bayview Avenue (A copy of Map No. 5 is enclosed). We believe that this is an error in the mapping of Map No. 5 as Maps No. 1 and 2 clearly identify the lands as being part of the "Urban Area" and do not identify them as being part of the "Regional Greenlands System".

Furthermore, as you may be aware, a MESP was prepared and submitted in 2005 to the Town of Richmond Hill in support of the West Gormley Secondary Plan which demonstrated that there are no woodlands on the portion of the subject lands as shown in the Region's OP Map No. 5.

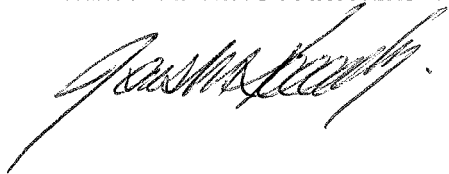
Accordingly, we strongly request that Map No. 5 be corrected with the deletion of the "Woodlands" designation shown on the subject lands. This correction should be

included in the list of modifications to the Region's Official Plan being considered by Council on Thursday June 24, 2010.

Should you have any questions, please do not hesitate to call.

Sincerely,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'James M. Kennedy', written in a cursive style.

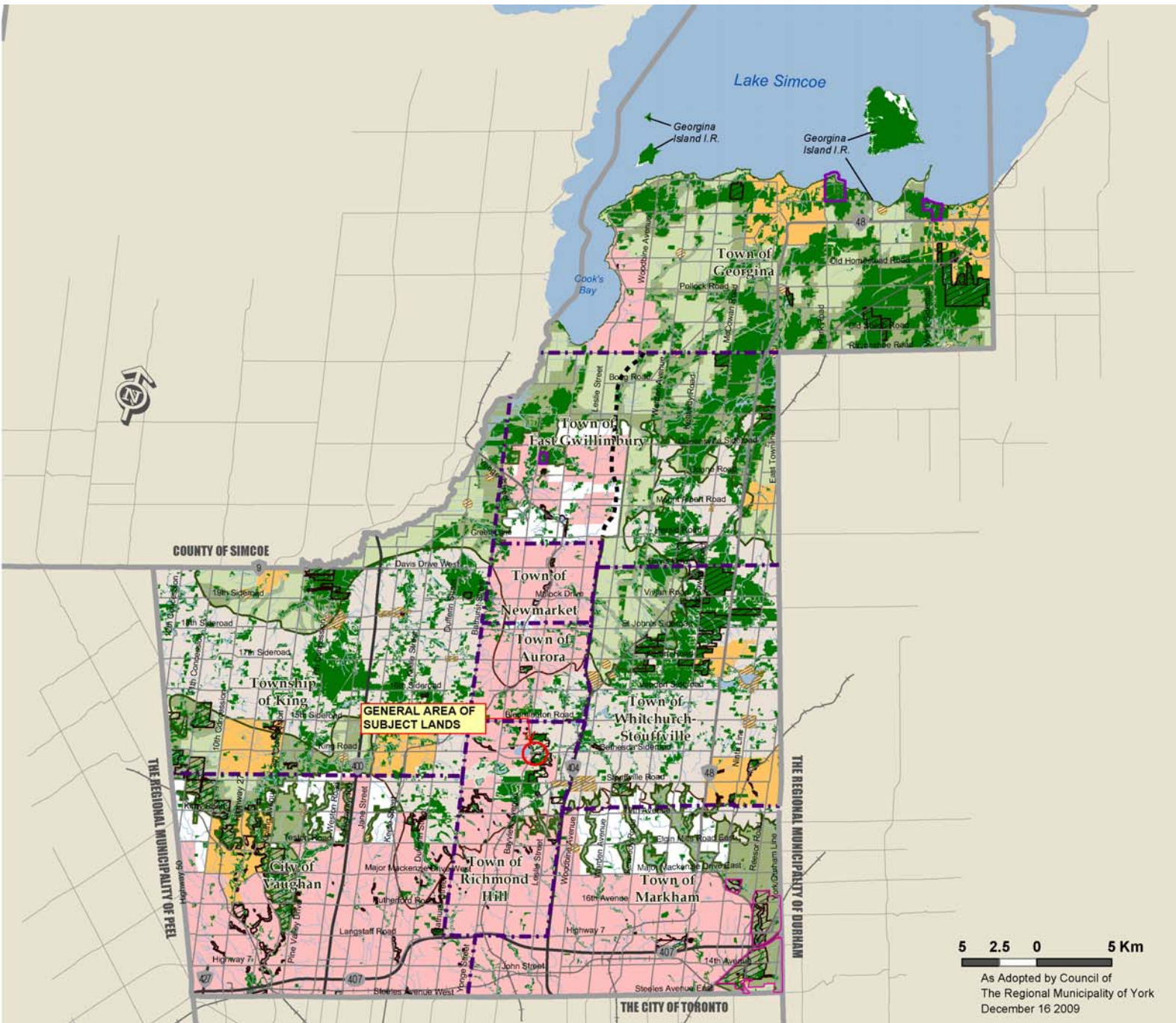
James M. Kennedy, MCIP, RPP
President

Cc: Members of Regional Council
Mr. Denis Kelly, Regional Clerk – Region of York
Metrus Developments Limited

MAP 5

WOODLANDS

-  Woodlands
-  Conservation Area / Regional Forest
-  Provincial Park/ Nature Reserve
-  Rouge Park
- Oak Ridges Moraine Conservation Plan
 -  Oak Ridges Moraine Boundary
 -  Oak Ridges Moraine Plan Area
- Greenbelt Plan
 -  Greenbelt Plan Area Boundary
 -  Greenbelt Protected Countryside / Hamlet
 -  Natural Heritage System
-  Urban Area
-  Towns and Villages
-  Hamlet
- Provincial Highways
 -  Existing
 -  Under Construction
- Controlled Access Highway
 -  Municipal Boundary
 -  Regional Boundary



Produced by: Geomatics
 Planning and Development Services Department
 © Copyright, The Regional Municipality of York, December, 2009

© Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2009, Includes Greenbelt and Oak Ridges Moraine Boundaries and Water Features

As Adopted by Council of
 The Regional Municipality of York
 December 16 2009