

RANDOLPH SMITH BARRISTER & SOLICITOR
PROFESSIONAL CORPORATION

VIA TELECOPIER AND E-MAIL

May 4, 2011

York Region Administration Building
Corporate Services Department
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

Attention: Denis Kelly, Regional Clerk

Dear Sir,

**Re: Richmond Hill Official Plan - Request for Modification
Part of Lots 54 and 55, Concession 1 East of Yonge Street**

Oakville Corporate Centre
Suite 501-700 Dorval Drive
Oakville, Ontario L6K 3V5
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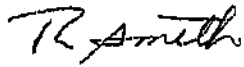
This is to follow up on my January 20, 2011 letter regarding lands located at the southwest corner of Bayview and 19th Avenue and the proposed Natural Core designation in the 2010 Richmond Hill Official Plan. A response to my letter is provided on page 19 of Attachment 2: Submission Review (item D06.2010.R.01.036) of the May 4, 2011 Planning and Economic Development Committee staff report.

The land is designated Residential in the current approved Official Plan and Institutional in the Elgin East Secondary Plan (OPA 21); the land is zoned Institutional. Should the 2010 Richmond Hill Official Plan be approved by the Region it would re-designate the land to Natural Core and no adequate explanation for the re-designation has been provided. The landowner has commissioned an environmental investigation which concluded that the property contains environmental features, however there is a portion of the property that is available for development purposes.

We are concerned that the proposed 2010 Official Plan does not adequately provide for adjustment to land use designations without an official plan amendment. The response in Attachment 2 of the staff report indicates there is provision for minor 'boundary' adjustments. We appreciate the new Official Plan allows for boundary adjustments but we are concerned that this is not sufficient to allow a land use re-designation without official plan amendment. We respectfully request that Regional Council modify the natural heritage feature policies in Section 3 of the 2010 Richmond Hill Official Plan to permit re-designation without amendment.

*York Region letter
May 4, 2011
Page 2*

Yours truly,

A handwritten signature in cursive script, appearing to read "R. Smith".

Randolph I. Smith
Barrister & Solicitor

cc. Ram Nischal
Raj Kumar