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October 7, 2009

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

Attention: Bryan Tuckey, MCIP, RRP
Commissioner of Planning and Development Services

Dear Mr Tuckey:

Re: Region of York, Draft Official Plan
Part Lot 104, Concession 1 E.Y.S., Town of East Gwillimbury

We are unable to attend today's public statutory, so we are providing written input instead. My wife and I have been residents of East Gwillimbury for 25 years, and are the owners of a 31.89 acre parcel in Lot 104, Concession 1 EYS, identified as 18823 Yonge Street, as shown on Figure 1, attached. We have reviewed the Draft Official Plan and advise we cannot support the limits of the Regional Greenlands System, as shown on Map 2 for our lands, as well as some of the Greenland policies contained in the Plan.

The Greenland mapping on the Region's Geomatic web site is quite different from the Greenland system shown in the draft Official Plan, with the green area on the former not nearly as substantial over our property as the latter. We recognize that part of our property is more environmentally sensitive with a wooded area, and associated small creek, and therefore have no concern with the environmental boundaries shown on the Geomatic mapping. Figure 2, attached, is an excerpt from the Geomatic mapping and shows the limits of our property.

We understand that a considerable portion of the Region's work is based on Conservation Authority Natural Heritage System mapping. While we are awaiting mapping from the Conservation Authority to confirm this, it appears from our research that the Region is combining at least 2 levels, if not more, of the 4 levels of environmental sensitivity identified by the Conservation Authority. Our understanding, and again we are waiting to confirm this, is that if only the Level 1, (most sensitive areas) were identified as Greenlands in the York draft Plan, the boundaries would be close to if not the same, as the Greenland limits shown on your Geomatic web site.

Based on the information received to date from the Conservation Authority, it appears that the Region's Draft Official Plan Greenland System boundary in the vicinity of our lands has been based on the Conservation Authority Fill line mapping, and not as the result of detailed environmental study. As you know, the Authority's Fill Regulation line is not intended to be an environmental boundary, or preclude development, but rather an area where Authority approval is required to build, and is based on generalized air photo interpretation.

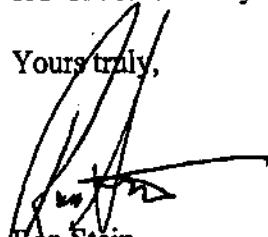
Theoretically, under Section 2.1 of the draft Official Plan, an Environmental Impact Statement (EIS) could accompany a development application to define the boundaries of the Greenland System. Based on our discussions with Authority staff land uses have to be determined in order to assess their Environmental Impact, and as our property is proposed for inclusion in the Town's Draft Official Plan as 'Community - Future Urban Area', these land uses will not be established for many years. Therefore there is no opportunity to produce an EIS to define the Greenland boundary at the Regional Official Plan level. By expanding the Greenland boundaries on our property without an EIS, and without any knowledge of the land uses, proposed built form and infrastructure requirements, the Region is implementing expropriation without proper justification. This is not an equitable or acceptable process.

In view of our concerns outlined above, and our review of the draft Official Plan, we ask the following changes be made to the Official Plan before final adoption in order to address our concerns:

1. **Revise the boundaries of the Greenland System for our property, so they are consistent with the Region's Greenland boundaries as shown on Figure 2 attached.**
2. **Include clear policies in Chapter 2 of the Official Plan regarding Greenland securement to ensure the process is equitable.**
3. **Include clear policies regarding the flexibility in Greenland boundaries, as there seems to be some inconsistency between Section 8.4.1, which refers to deviations requiring an Official Plan Amendment, and Sections 2.1.5, and 8.4.3, which identifies boundaries are to be defined in local plans.**

If you wish to discuss the matter further it is best to reach me on my cell phone at 416-892-1578. Thank you.

Yours truly,



Ron Stein
President

cc. Regional Clerk

