

Submission Number	Date	Municipality	Submission Author	Brief Summary of Submission (detailed analysis of submissions yet to be completed)
Landowners, Developers, Planning Representatives and Solicitors				
D05.2009.1.001, D05.2009.1.012	January 16, 2009, April 21, 2009	V	Solmar Development Corp.	Comment on January 2009 report on Growth Forecast and Land Budget, dealing with property at northeast corner of Jane and Rutherford Road - Mixed use development appropriate instead of employment. April 8 - Received Enhanced Centres and Corridors Policies, Updated Greenlands System Policy Directions and Land Budget and Urban Boundary Expansion reports - Request that Jane and Rutherford be established as part of a Regional Centre and/or a Key Development Area to support mixed use development. Region should increase intensification targets for built-up area
D05.2009.1.002	March 25, 2009	V	David Faye & Associates (on behalf of Ironrose Investments Inc.)	Comment on 5-year review of ROP- Delete GTA West corridor
D05.2009.1.003	March 26, 2009	M	The Remington Group	Comment on 5-year review of ROP - Redesignate Little Farm property at the North-east corner of 9th line and Steeles Avenue in Markham to Urban Area
D05.2009.1.004	March 2, 2009	A	Brutto Consulting (on behalf of Aurora Leslie Developments)	Comment on January 2009 report on Growth Forecast and Land Budget - 2C Secondary Plan area in Aurora - current ROP approved population is relevant and should not be reduced to 70,400 as proposed in report PEDC report
D05.2009.1.005	March 26, 2009	V	MMM Group (on behalf of Signature Developments)	Copy of letter to City of Vaughan - Requesting lands in Block 67 (North Nashville precinct) be included in urban boundary to permit development of a residential and neighbourhood commercial uses

D05.2009.1.006	April 7, 2009	General	BILD (Building Industry and Land Development Association)	Comment on Draft Criteria for New Communities - Significant concerns to require LEED criteria, and recommend they not be included in the Draft ROP
D05.2009.1.007, D05.2009.1.031, D05.2009.1.032 D05.2009.1.033 D05.2009.1.038	April 7, 2009, August 11, 2009 August 11, 2009 August 12, 2009 September 8, 2009 October 6, 2009	V	Milani, Cam	Email comment on 5-year review of ROP, wants lands in the ORMCP included in the urban boundary, Aug 11 correspondence requests further clarifications on status of lands in the current ROP, Aug 11 requesting clarification on outstanding appeals on a 1999 regional official Plan consolidation, Aug 12, requesting clarification on dates of the Region's comprehensive ROP reviews Sept 8 reviewed LEAR report and requests clarification of LEAR scores and rationale for Lot 31 and 32 Conc. 2, City of Vaughan. Further request that no further restrictions are placed on property Does not want Rural requests Urban designation
D05.2009.1.008	April 8, 2009	General	Metrus Development Inc.	Support for Region's activities to engage BILD in dialogue on the ROP
D05.2009.1.009	April 9, 2009	RH	Aird & Berlis LLP (on behalf of E. Manson Investments)	Request written notice of upcoming meetings
D05.2009.1.010	April 17, 2009	General	Larkin+Associates (on behalf of Memorial Gardens Canada Ltd.)	Request Regional policies to guide location and development of cemeteries in the Region
D05.2009.1.011	April 7, 2009	K	Peter Eliopolous on behalf of byPeterandPauls.com	As part of the Agricultural Study, request redesignation lands at the southeast quadrant of Highway 400 and Aurora Road to Rural

D05.2009.1.013	April 16, 2009	M	Malone Given Parsons Ltd. (on behalf of North Markham Landowners' Group)	Comment on Draft Criteria for New Communities - Criteria too prescriptive with many sustainability features mandated regardless of whether they are technically feasible, financially viable or better alternatives exist. LEED is an issue. Further discussion is required
D05.2009.1.014	April 21, 2009	V	Weston Consulting Group Inc. (on behalf of The Church of Pentecost Canada)	Re Land Budget and Urban Boundary Expansion reports as they relate to 1200 Jane Street, Vaughan Confirm that the GTA West corridor location is conceptual and has no official stranding with respect to the ROP or other Municipal or Provincial Plans
D05.2009.1.015	May 13, 2009	EG	Sciberras Consulting Inc (on behalf of W. J. Smith Gardens Limited)	Smith Gardens in East Gwillimbury in the Holland Marsh shown as Provincially Significant wetland. Smith Gardens want ROP policies to ensure that they can expand their existing agricultural operations
D05.2009.1.016 D05.2009.1.020	26/05/2009 September 30, 2009	RH	Davies Howe Partners (on behalf of Clearpoint Developments, Upper City Corporation and 775377 Ontario Ltd.)	Request removal of the "Designated Strategic Employment Land" identification on Figure 2 for clients lands in North Leslie Request to receive notice of future meetings

<p>D05.2009.1.017 D05.2009.1.050</p>	<p>May 26, 2009 September 30, 2009</p>	<p>EG</p>	<p>Green Earth Village (on behalf of Royal Park Homes and Signature Developments)</p>	<p>Revised letter of September 30, 2009: Work with Region and Town to create a community area reserve to provide opportunity to designate new community areas in future Delete Policy 4.3.10 and modify 4.3.11 to first consider strategic employment lands when considering need for additional employment lands Narrow the "Future Strategic Employment Lands (Conceptual) on Figure 2 to more appropriately recognize area adjacent to the Bradford Bypass in East Gwillimbury Modify Policy 5.1.8 to clarify that development in one area will not limit development in another separate area due to the 75% requirement Request Urban Boundary expansion of the Queensville Urban Area northwards to include 135 ha of the Green Earth Village Continue asterisk approach to urban land expansions in East Gwillimbury until finalization and approval of the Town's Final Growth Management Report Modify Policy 5.1.13 to identify that urban land requirements identified by Region do not require additional comprehensive review; Region will work with East Gwillimbury, Markham and Vaughan to identify preferred urban boundary expansions prior to adoption of local municipal official plans with general locations of the urban expansions identified by asterisks on Map 1 Questions the Secondary Mineral Aggregate Resource designation on Map 7</p>
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D05.2009.1.018	June 2, 2009	V	The Domarr Foundation	Regarding lands in Part Lot 26 Concession 11 in the City of Vaughan (bounded by Highway 50, on the west, the Hydro transmission corridor on the east, Nashville Road on the south and the Hydro One property boundary on the north), requesting they be designated "Enterprise Zone" in the City of Vaughan Official Plan and "Urban Area" in the Region's Official Plan Support for identification as Strategic Employment lands on Figure 2
D05.2009.1.019	June 17, 2009	RH	Aird & Berlis LLP (on behalf of E. Manson Investments)	Support the Urban Area designation shown on Map 1, Identification on Figure 2 as "Designated Strategic Employment Lands" should not extend to lands north of 19th and west of Leslie Street - request that the identification on Figure 2 be removed Request notification of further meetings
D05.2009.1.021	June 20, 2009	A	Kagan Shastri Barrister and Solicitors (on behalf of Aurora Leslie Landowners Group)	Client has applied to develop a sustainable mixed use development on lands in the 2C Secondary plan area in Aurora. Lands are not designated either employment or Strategic employment in either the ROP or Aurora Plan as indicated on Figure 2. Request that the proposed Figure 2 land use designation be revised to permit the development proposed. Client does not agree with the population and employment forecasts for the Town in Table 1 of the Draft ROP and requests that that the Plan allocate at least 75,000 to the Town Request notice of all meetings.

D05.2009.1.022 D05.200.1.034	June 18, 2009 August 25, 2009	V	KLM Planning Partners Inc (on behalf of Fleur de Cap Investments Inc)	Designate entire ROPA 52 area as "Urban Area", Figure 2 conceptually shows the lands are Strategic Employment Lands and Policy 4.3.10 would not permit the commercial uses contemplated in Vaughan OPA 637 Do not support policy which precludes mixed-use commercial on the lands of client
D05.2009.1.023	June 24, 2009	V	Anthony Cocomile Barrister and Solicitor (on behalf of 781731 Ontario Ltd)	Client owns 54 acres parcel , Lot 31, Concession 11 (bounded by Albion /Vaughan line to the east, Cole Creek Rd to the west, Kirby Sideroad to the south) request Region to clearly delineate "Future Strategic Employment lands" in this area and include subject property; request City to permit non-obnoxious, lighter development applications on private services in these white belt land
D05.2009.1.024	June 24, 2009	M	Angus Glen Development Ltd	Copy of letter to Town of Markham, In response to Markham Growth Management Study, Map 1 in Draft ROP shows lands north of major Mackenzie, east of Warden west of Kennedy as a potential urban expansion areas. Angus Glen supports Region's identification and advises Markham that all tablelands owned by Angus Glen, including those lands associated with Angus Glen golf course
D05.2009.1.025	June 25, 2009	RH	Kagan Shastri Barrister and Solicitor (on behalf of Bawden-Wood)	Identification on Figure 2 as "Designated Strategic Employment Lands" for the clients lands in North Leslie be removed and Request to receive notice of future meetings
D05.2009.1.026	July 2, 2009	General	McCarthy Tetrault LLP	Request to be notified of meetings and notices

D05.2009.1.027	June 30, 2009	G	Michael Smith Planning Consultants (on behalf of 2055226 Ontario Inc.)	Re Jackson's Landing - request modifications to Map 1 - Regional Structure, 2 - Regional Greenlands and 5 - Significant Woodlands to reflect the approved land uses
D05.2009.1.028	July 3, 2009	G	Michael Smith Planning Consultants (on behalf of Ron Kydd)	Re Proposed Broken Arrow Golf Course to be developed in an aggregate pit once it is depleted. Request special provision to permit this use in the proposed Agricultural designation on Map 8, as lands are currently designated Rural in both the ROP and Georgina OP
D05.2009.1.029	July 8, 2009	G	Michael Smith Planning Consultants (on behalf of Mohinder Sud)	Re Sud subdivision 19T 90033 - request modifications to Map 1 - Regional Structure, 2 - Regional Greenlands and 5 - Significant Woodlands to reflect the approved land uses
D05.2009.1.030	August 11, 2009	K	Sorensen Gravely Lowes Planning Associates Inc. (on behalf of Westlin Farms Inc.)	Re Westlin Farms property Part of Lot 2, Concession 6 Township of King, property located between hamlet of Laskay and ROPA 52 proposed Urban designation along Highway 400 in City of Vaughan. Request subject property be designated Rural on map in place of the proposed Agricultural designation
D05.2009.1.035	September 8, 2009	General	Malone Given Parsons Ltd. (on behalf of BILD)	BILD has a number of issues with text and mapping in the Draft York Region Official Plan. Staff in discussions and meetings with BILD to clarify and resolve Analysis of these issues will form part of the November 4, 2009 report to Committee and Council

D05.2009.1.036	September 8, 2009	V	MMM Group (on behalf of Signature Developments)	Re Signature Developments 38 ha lands bounded by Huntington Road on the west, north of Nashville Road east of the rail line and south of Kirby Road. Request inclusion in the urban boundary to round-out the Kleinburg-Nashville community
D05.2009.1.037	September 4, 2009	V	Humphries Planning Group Inc. (on behalf of the Vaughan 400 North Landowners Group)	<p>Re landowners within the Vaughan 400 employment Area (ROPA 52)</p> <p>Policy 4.3.12 b) prohibits major retail and non ancillary commercial/retail uses in employment lands but does not define Major Retail. Vaughan OPA 637 designates a node of retail at the southwest corner of King Vaughan line and Jane Street.</p> <p>Policy 7.2.53 requests the province to expedite planning corridor protection and early construction of the GTA west corridor. Province is conducting an EA therefore policy is premature as stated</p> <p>Table 1 indicates a decrease of 10,000 jobs from previous forecast information. Request confirmation that Vaughan 400 lands are not affected by this decrease.</p>

D05.2009.1.039	September 24, 2009	M	Aird and Berlis LLP (on behalf of Armadale Properties Ltd. and Toronto Airways)	<p>Re Buttonville Airport - Objects to draft policy 7.2.83. Region's land budget reports have made no provision for re-development of airport lands in the 2006 to 2031 planning period. Airport lease cancelled in April 2009, owner moving forward with redevelopment plans.</p> <p>Current Regional OP designates lands as Urban Area and existing policy 6.4.2 places no restriction on future land uses and proposed - Policy 7.2.83 represents change from settlement reached in 1997 OMB hearing on the lands which would see a Mixed-Use or "Key-redevelopment Area" for Buttonville .</p> <p>Objects to 4.3.12b which would limit institutional uses on the lands, Concerned about Policy 7.2.88 that prohibiting residential and other noise sensitive land uses within the update NEF contour, as it could be used by groups and individuals to attempt to restrict airport operations until a new NEF is obtained for an airport with a finite life.</p> <p>Request meeting with key Regional staff, APL and Aird and Berlis to discuss</p>
D05.2009.1.040	September 24, 2009	M	Goodmans (on behalf of Minotar Holdings, Corlots Development and Cherokee Holdings Inc	<p>Re lands north of Major Mackenzie and east of Kennedy Road. Request notification of Council decision to adopt the Draft York Region Official Plan</p>
D05.2009.1.041	September 28, 2009	G	Michael Smith Planning Consultants (on behalf of Greenvilla (Sutton) and Sung Ran Lee et al)	<p>OMB decision of December 2008 approving plans 19TG-2005-007 and 19TG-2005-008. Plans shows a proposed storm sewer and Policy 2.2.33 of the Draft Official Plan is not clear whether municipal servicing is captured within the definition of <i>site alteration</i>. <i>request clarifications</i></p>

D05.2009.1.042	September 29, 2009	G	Michael Smith Planning Consultants (on behalf of Borden Kent in the Keswick Business Park Study Area)	Re lands at northeast corner of Woodbine Avenue and Ravenshoe Road - Request modifications to Plans/and or maps to acknowledge Keswick Business Park Study Area
D05.2009.1.043	September 29, 2009	General M	ECL Development Limited	Re property at southwest quadrant Major Mackenzie and Highway 48, currently under site plan review. Opposed to mandated LEED for new retail and commercial development. Request region permit flexibility in allowing developers to achieve green building objectives through alternative criteria
D05.2009.1.044	September 24, 2009	RH	Sorenson Gravely Lowes (on behalf of North Leslie Residential Land Owners)	Has concerns with a number of unspecified policies and map designations which may prove problematic in implementing the North Leslie Secondary Plan OMB decision
D05.2009.1.045	September 30, 2009	EG	iPlancorp (on behalf of Dalton Faris, North Market Holdings)	Requesting Urban Area designation on clients lands west on YOnge Street and north of Green lane in East Gwillimbury

D05.2009.1.046	September 30, 2009	A	iPlancorp (on behalf of Carlisle and Sikura)	<p>Clients lands located on north side of St. John's Sideroad east of Leslie Street within the Aurora 2C Secondary Plan area. Lands are designated Urban Area. Figure 2 identifies lands as Designated Strategic Employment, Map 2 as partially within the Regional Greenlands System and on Map 5 as Significant Woodlands.</p> <p>Designation as Strategic Employment Lands preempts further planning. The Greenlands and Significant Forest designations are problematic for the clients and question the rationale and science behind the identification. This should be assessed as part of the 2C evaluation</p>
D05.2009.1.047	September 30, 2009	G	iPlancorp (on behalf of King Cole Ducks)	<p>Re Clients lands on north side of Aurora road east side of Woodbine, OPA 120 - Vandorf- Preston Lake Secondary Plan provides for employment lands in a strategic location adjacent to highway 404. request that the regional Plan include OPA 120 are and specifically the clients lands within designated strategic employment lands in the Plan</p>
D05.2009.1.048	September 30, 2009	V	Delta Urban Inc (on behalf of Gianpaolo Investments Ltd. and Vinview Development Ltd)	<p>238 acres of land located south of Nashville Road, east of Highway 50 and west of Huntington Road. Requesting Urban Area designation.</p>

D05.2009.1.049	September 30, 2009	M	Richard R. Arblaster Barrister and Solicitor (on behalf of Mandarin Golf Course and AV Investments II Inc)	On Map 2, Objects to the addition of a Greenlands linkage through clients' lands south of 19th Avenue between Kennedy and McCowan Road as no linkage was shown on April 09 Regional staff report. Clients have retained consultants to review Town of Markham science behind the addition of these Greenlands. Request clarification of whether this addition on Map 2 is a result of independent work by the Region or on the basis of the Town's work. If independent work request copy of the report.
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05.2009.1.050	September 30, 2009	EG	Green Earth Village (on behalf of Royal Park Homes and Signature Developments)	<p>Revised letter of September 30, 2009: Work with Region and Town to create a community area reserve to provide opportunity to designate new community areas in future Delete Policy 4.3.10 and modify 4.3.11 to first consider Strategic employment lands when considering need for additional employment lands Narrow the "Future Strategic Employment Lands (Conceptual) on Figure 2 to more appropriately recognize area adjacent to the Bradford Bypass in East Gwillimbury Modify Policy 5.1.8 to clarify that development in one area will not limit development in another separate area due to the 75% requirement Request Urban Boundary expansion of the Queensville Urban Area northwards to include 135 ha of the Green Earth Village Continue asterisk approach to urban land expansions in East Gwillimbury until finalization and approval of the Town's Final Growth Management Report Modify Policy 5.1.13 to identify that urban land requirements identified by Region do not require additional comprehensive review; Region will work with East Gwillimbury, Markham and Vaughan to identify preferred urban boundary expansions prior to adoption of local municipal official plans with general locations of the urban expansions identified by asterisks on Map 1 Also wish to discuss identification as Secondary Mineral Aggregate Resource Area on Map 9</p>
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D05.2009.1.051	October 1, 2009	M	M.A.M. Group Inc. (on behalf of Colebay Investments Inc., Summerlane Realty Corp, Firwood Holding Inc., Highcove Investments Inc. and Major McCowan Developments Ltd.	<p>Clients lands located north of Major Mackenzie, east of McCowan Road west of Highway 48 and south of Elgin Mills Road</p> <p>Concerned that Map 1 lacks potential urban expansion on their lands</p> <p>Growth Plan identifies clients lands within a Horseshoe Growth Plan Area, but this identifications not being transferred to the ROP, other lands to the wets are included, therefore ROP results in the ROP not conforming to Places to Grow.</p> <p>Request Map 1 be revised to show urban area on clients lands</p>
D05.2009.1.052	October 2, 2009	A	Kagan Shastri Barristers & Solicitors (on behalf of Aurora Leslie Landowners Group)	<p>2026 and 2031 population forecast of 70,400 not based on sound forecasting reduction is not consistent with PPS and does not represent good planning.</p> <p>Requests that the Aurora allocations be at least 75,000 persons</p> <p>Land Use: Applications before Aurora is for a sustainable mixed –use community. Lands are designated Urban Area in the current ROP, and designated Strategic Employment Lands on Figure 2. Designation is not consistent with applications filed, is not good planning.</p> <p>Requests that the proposed land use designation permit the application filed by the client</p>
D05.2009.1.053	October 2, 2009	General	Aird & Berlis LLP	Request Notice of Adoption of the Regional Official Plan

D05.2009.1.054	October 2, 2009	M	Aird & Berlis LLP (on behalf of Emery Investments)	<p>Clients adopts and supports the comments and concerns expressed by Malone Givens Parsons regarding the North Markham Landowners Group (submission D05.2009.1.061) and Aird and Berlis LLP (D05.2009.1.062)</p> <p>Request Notice of further Committee and Council meetings and decisions of Regional Council with respect to the ROP</p>
D05.2009.1.055	October 5, 2009	EG	Malone Given Parsons Ltd. (on behalf of Sharon West Landowners' Group)	<p>Represent landowners of undeveloped land in the Sharon Community Plan, west and north of the existing community of Sharon</p> <p>Block Plans and Implementing Plans of Subdivision currently being prepared and have received approval form LSRCA for the MESP and Servicing Plan, which has refined the LSRCA natural heritage system</p> <p>Concerned that section 2.2 and Maps 2 through 5 and 7 removes authority form the Town to review and approve studies by setting a minimum extent of features and institutes mandatory policy for protection removing discretion and flexibility the region or municipality would have to change, move or remove features based on field studies</p> <p>Request revision of Maps cited based on the LSRCA approved MESP features and new environmental polciies should be used to consider approval of development applications that implement the MESP</p> <p>request detailed mapping for wetland before Plan is adopted as believe that map includes more than evaluated wetlands do not concur with establishment of standard or minimum buffers</p> <p>Mandatory LEED not supported, and LEED and Energy Star and Region's green building policies should be voluntary, Request removal of reference to 2012 from Policy 5.2.19</p> <p>Concerned about policy 5.2.24 might expect reconsideration of plans that have been predicated on current policies</p>

D05.2009.1.057	October 6, 2009	RH	Aird & Berlis LLP (on behalf of E. Manson Investments)	<p>Overriding concern is that the Proposed new draft ROP not impose additional obligations or requirements on the North Leslie lands that are inconsistent with the OMB approvals</p> <p>Ensure that urban designations on map 1 are accurate</p> <p>Map 3 - Concerned that proposed ESA and ANSI as well as Greenlands system</p> <p>map 4 - wetland have been identified through the MESP - ensure revised in consultation with client</p> <p>Map 7 request policies and mapping that identify that ORMCP line can be refined in accordance with ORM regulation</p> <p>Maps 10 and 12 - Concerned that these impose new obligations on development through increased road widths on 19th Avenue and Leslie Street than previously required.</p> <p>request clarification prior to adoption</p>
D05.2009.1.058	October 6, 2009	K	Davies Howe Partners (on behalf of Daraban Holdings Ltd)	<p>Represent landowners on Highway 27 in Schomberg</p> <p>Has concerns that Section 4.3. -Protecting Employment Lands Policy 4.3.1 references land budgets which were prepared by the Region outside of the public planning process land budgets</p> <p>proposed policies are ambiguous referencing land budgets and land budget studies but failing to provide specific document reference to properly identify the document</p> <p>Clients have reviewed land budget work prepared earlier in 2009 and have identified a number of questionable assumptions</p> <p>Impact is to alter the amount of employment lands required in Kine to meet long-range employment forecasts</p> <p>Clients to meet with Regional staff the week of October 7, 2009</p>

D05.2009.1.059	October 6, 2009	M	Goodmans LLP (on behalf of Minotar Holdings Inc)	<p>Map 5 - Have issues with identification of Significant woodlands on clients lands as clients natural heritage consultants have undertaken ELC site level analysis and identified four areas on the lands where no feature exists request Map 5 be corrected to reflect more accurate information shown</p> <p>Map 4 - MNR has identified a Provincially Significant wetland on the lands, but site level analysis has indicated boundaries are inaccurate. request confirmation that should MNR or Conservation Authority revise mapping that and ROPA is not required</p> <p>map 4 also identifies a "water body" this should be Watercourse - request revisions to the Map</p>
D05.2009.1.060	October 6, 2009	EG	QX4 Investments Ltd (on behalf of Living Water Faith Fellowship)	<p>Regarding property at the northeast corner of Green Lane and Leslie Street in East Gwillimbury where Living Water Fellowship intends to construct a place of worship and accessory uses</p> <p>Supports inclusion within an urban area expansion as indicated on Map 1</p> <p>Site also shown as "Future Strategic Employment lands on Figure 2 which is not part of the Plan</p> <p>request written assurance from the Region that the Draft ROP does not preclude Living Water's lands from being designated in the EG OP and subsequent Secondary Plan for places of worship</p>

D05.2009.1.061	September 9, 2009	M	Malone Given Parsons Ltd (on behalf of North Markham Landowners' Group)	<p>Representing landowners in Markham, bounded by Major Mackenzie to the Southern Markham municipal boundary to the North Woodbine Avenue on the west and 9th line on the east</p> <p>Four main issues: Draft ROP does not identify and urban expansions in Markham, which is inconsistent with the growth Plan Establishment of a large employment area in the northwest portion of North Markham perpetuates the stereotypical business park with it's reliance on private vehicles and results in less efficient use of land and infrastructure the proposed Natural heritage System polciies will greatly expand what is considered "significant woodlands" establish fixed buffers and that seek to maintain water balance is very concerning to the NMLG. Policies relating to wetland require clarification to clearly identify that it is only evaluated wetlands, not all wetlands NMLG is concerned that expansions of the Regional Greenlands system will further fragment the developable lands, adding to infrastructure costs and isolating new communities</p>
D05.2009.1.062	September 10, 2009	M	Aird & Berlis LLP (on behalf of North Markham Landowners' Group)	Covering letter for submission D05.2009.1.062 and request to be notified by the Province of its decision on this ROP

D05.2009.1.063	October 6, 2009	RH	McCarthy Tetrault LLP (on behalf of Arten Developments Inc)	<p>Represent owners who plan to redevelop 115 and 119 Church Street South in the Town of Richmond Hill Site is located to the north and east of the intersection of Major Mackenzie Drive and Church Street and plan contemplates in part an 8 storey residential apartment and underground parking Major Mackenzie identified as Regional Rapid Transit Corridor on Map 11, but unclear how the planned basic street width of "up to 45 metres" was derived or could be facilitated within this context Policies should be refined to address in part how the corridor will materialize in terms of scale along the various portions of the street</p>
D05.2009.1.064	October 6, 2009	RH	Townsend and Associates (on behalf of Devon Lane Construction Ltd.)	<p>Client owns 50 acres on the east side of Bayview Avenue south of 19th avenue in Richmond Hill Client deeply concerned with Policies 3.5.4 to 3.5.7 requiring 25% and 25% affordable housing. Policy is not financially feasible given definition of affordable housing in the Draft Plan and with rising costs of housing and associated infrastructure will require the development industry to subsidize a significant portion of all affordable housing with costs of this passed on to home buyers purchasing above the affordability limit Client also objects to policy 3.5.11 considering the introduction of a soil housing development charge Also concerned with implementation of the policies North Leslie OMB decision decided Greenlands and natural heritage system. Policy 2.2.16 and Maps 1 to 8 do not appear to reflect the OMB decision Also adopt submissions on behalf of BILD (D05.2009.1.035) and Sorenson Gravely Lowes on behalf of North Leslie landowners (Submission (D05.2009.1 044)</p>

D05.2009.1.065	October 6, 2009		Townsend and Associates (on behalf of Courtney Valley Estates Inc and Lillipad Developments Inc.)	<p>Client owns 65 acres on east side of 10th Line north of Main Street in Stouffville</p> <p>Client deeply concerned with Policies 3.5.4 to 3.5.7 requiring 25% and 25% affordable housing.</p> <p>Policy is not financially feasible given definition of affordable housing in the Draft Plan and with rising costs of housing and associated infrastructure will require the development industry to subsidize a significant portion of all affordable housing with costs of this passed on to home buyers purchasing above the affordability limit</p> <p>Client also objects to policy 3.5.11 considering the introduction of a school housing development charge</p> <p>Also concerned with implementation of the policies</p> <p>Client opposed to Policy 7.3.40 and associated map 6 prohibiting storm water management ponds within 100 metres of a municipal well. as the SWM pond for this development cannot be reconfigured to conform. Policy therefore seriously impacts clients development</p> <p>Also adopt submissions on behalf of BILD (D05.2009.1.035) and Sorenson Gravely Lowes on behalf of North Leslie landowners (Submission (D05.2009.1 044)</p>
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D05.2009.1.066	October 6, 2009	M	Townsend and Associates (on behalf of Aryeh Construction Ltd)	<p>Client owns lands known municipally as 8293 and 8303 Warden Avenue In the Town of Markham Client deeply concerned with Policies 3.5.4 to 3.5.7 requiring 25% and 25% affordable housing. Policy is not financially feasible given definition of affordable housing in the Draft Plan and with rising costs of housing and associated infrastructure will require the development industry to subsidize a significant portion of all affordable housing with costs of this passed on to home buyers purchasing above the affordability limit Client also objects to policy 3.5.11 considering the introduction of a soail housing development charge Also concerned with implementation of the polcies Also concerns with the Policies relating to adjacent lands and minimum vegetated protection zones for the natural heritage system within eh Protected Countryside designation as well as Significant Woodlands and the delineation of Greenlands on maps 1 to 8. Suggest a caveat be added to all maps indicating they will be refined through future planning processes Clients position that Region has already agreed to specific setbacks for the features on the property through comment son the Markham natural features Study - request a transition clause or special exemption Client concerned with Policies 5.1.6 to 5.1.8 which impose specific requirements for phasing development Also concerned with policy 5.4.6 k which encourage public art polcies within secondary plans and the dedication of 1% of the capital budget of all municipal buildings to public art as policy will increase the cost of housing for the private sector. Financing should be ion a voluntary basis</p> <p>Also adopt submissions on behalf of BILD (D05.2009.1.035) and Sorenson Gravely Lowes on behalf of North Leslie landowners (Submission (D05.2009.1 044)</p>
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D05.2009.1.067	October 6, 2009	V	Solmar Development Corp.	<p>Previous comments remain - establish Jane and Rutherford Road as a Regional Centre and/or a Key Development Area (submissions D05.2009.1.001 and 012)</p> <p>Current municipal comprehensive review not adequately addressing the benefits that mixed use development on a non-strategic employment lands can generate in achieving the intensifications targets of lower tier municipalities such as Vaughan</p> <p>Request notice of any changes and decisions made on the draft ROP</p>
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D05.2009.1.068	October 6, 2009	RH	Davies Howe Partners (on behalf of Liberty Development Corporation)	<p>Reiterate comments made in previous correspondence (Submissions D05.2009.016, 020 and 056) Continue to object to identification as Strategic Employment lands on Figure 2 and related policies in Chapters 4 and 5 as well as 8.4.5 Also note that the Richmond Hill allocations in table 1 may also require adjustments upon issuance of the Boards decisions in North Leslie with respect to the Clearpoint land Sorenson Gravely Lowes comments on behalf of North Leslie landowners (Submission (D05.2009.1 044) apply to clients lands Clients has requested approval of seniors housing adjacent to Highway 404 as well as daycare which are inconsistent with policy 3.2.6, therefore object to the Policy if OMB decision permits the uses Also concerned about the mapping of Greenlands and natural features through the Secondary plan areas as these matters decided at the OMB Also concerned about increased road widths for Leslie street and 19th avenue and request clarification before adoption object to mapping of a flyover in the vicinity of the clients lands and companion policies as OMB determined that a flyover was inappropriate. request deletion of this from the Map Clients object to any new policies imposing additional or inconsistent restrictions obligations or requirements to those considered and approved by the OMB and request a meeting to discuss next draft and consideration by Council</p>
D05.2009.1.069	October 6, 2009	V	The Remington Group	<p>Support the BILD comments (D05.2009.1.035) Comments supplied to Vaughan on the Galnova/Branova lands - These lands should be included in the urban boundary As well note that Maps identify a body of water on the lands, which is no longer present - maps should be revised accordingly</p>

D05.2009.1.070	October 6, 2009	M	Aird and Berlis LLP (on behalf of North Markham Landowners Group)	Refers to letters from Malone Givens Parsons and letter form Aird and berlis dated September 9 and 10th (Submissions D05.2009.1.061 amend 1.062 Requests notice of further reports, meetings or consideration of the draft Plan and notice of decision
D05.2009.1.071	October 1, 2009	M	KLM Planning (on behalf of Humbold Properties Ltd)	Property located in Part Lot 18 Concession 8 east of the Donald Cousens Parkway in the Town of Markham. Issue with Map 12 and the Planned Basic Road width of "up to 45 metres" from the current approved "Up to 36 metres" Community design Plan for the lands east of Donald Cousens Parkway has been prepared within the Secondary Plan, including a road and block pattern for these lands Any additional widening required along the frontage of the Donald Cousens Parkway will have a detrimental impact on the development proposed Requests that based on previous planning decisions, Map 12 be amended to maintain the current approved planned basic road width of "up to 36 metres" Request Notice of the Adoption of the ROP
D05.2009.1.072	October 1, 2009	M	KLM Planning (on behalf of Digram Developments Inc)	Same issue and requests as D05.2009.1.071 on behalf of Digram Developments Inc.
D05.2009.1.073	October 7, 2009	EG	Ron Stein (on behalf of 1334618 Ontario limited	Owners of a 31.89 acre parcel of land in Lot 104, Concession 1 EYS, known municipally as 18823 Yonge Street Map 2 in the Draft ROP shows more substantial Greenlands than the Greenland shown on the Geomatics website Request revisions to boundaries of Map 2 so they are consistent with those shown on the State of the Environment mapping attached to the letter Include clear policies on Greenlands securement and flexibility as there seems to be inconsistency between section 8.4.1 and sections 2.1.5

D05.2009.1.074	October 7, 2009	General	Art Field, AWF & Associates	<p>Draft Plan mandates 25% affordable housing and 35% in Regional Centres and Corridors</p> <p>Draft Official Plan does not include provisions for Mobile Home Communities (MHC) as a means of creating additional affordable housing throughout the Region</p> <p>Regarding transportation and logistics, region needs to take a lead role in addressing gridlock, introduce incentive program to every adult living within a set distance from where they work</p> <p>Introduce comprehensive public education program and awareness program highlighting financial and personal health benefits of live work proximity</p> <p>Enlist assistance of well established demographer, to review the findings of the Proposed new OP, vet the new OP and present to committee council and the public before adoption</p>
D05.2009.1.075	October 7, 2009	General	McCarthy Tetrault (on behalf of Sanmike Construction Limited)	<p>Lands in the east side of Bayview Avenue, south of Elgin Mills</p> <p>Policies 8.4.10 and 8.4.11 are contrary to the basic purpose of land use planning which is to set out a guide for future actions</p> <p>Draft OP moves to de-link land use from infrastructure at the local level. In existing ROP Local Corridors are designated and correlate to infrastructure designations, Draft ROP leaves this designation to the local municipality. No clear and unambiguous linking of built form to regional infrastructure in the Local Corridor policies link between</p> <p>Draft ROP would enshrine a framework of increased costs on development</p>

				Pleased to participate in further discussion to resolve the issues
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Members of the Public				
D05.2009.2.001	June 10, 2009	General	Wehrenberg, Klaus	<p>Re New Communities Criteria. Supports LEED Gold standards, and schools that are integrated to ensure walkability. Should be applied to Aurora 2C lands and all other development in the Region as well as New communities in the white belt</p> <p>If walking and cycling are a future way of moving people why are they not required to be put in place concurrent with the road network and why are there no references to grade separations for trails corridors where they cross 4-lane highways and railways? Region should plan and pay for these local infrastructure components</p>
D05.2009.2.002	June 17, 2009	General	Dhingra, Shan	<p>Re 5-year review - Lack of post 9/11 terrorist security in all planning. Should be a "quad Bottomline" instead of a triple-bottomline.</p>
D05.2009.2.003	July 23, 2009	Aurora	Barnes, Gordon	<p>Requests more detail on population growth and the current Aurora demographics - further information sent by Regional staff</p>

D05.2009.2.004	September 19, 2009 September 29, 2009	General	Beharriell, Susan	<p>Need to widen the scope of re-cycling - need to include fast-food outlets, businesses, schools, churches and multi-family units in the Regional pick-up process Suggest that a Venn diagram to show sustainability should be recast. Link sent for Town of Aurora Storm water Management report Follow-up telephone call recommending that York Region legislate permeable driveways, sidewalks and road ways in new development, that there be no urban boundary expansion in King Township and stressing that affordable housing is also necessary</p>
D05.2009.2.006 D05 .2009.2.009	September 28, 2009	V	H Barons	<p>Nashville should be included in list of Hamlets Need more east-west roads north of Kleinburg and Nobleton Much attention given to future growth, but hopes that Southern Ontario does not become Europe with constant turmoil, and poor quality of life</p>

D05.2009.2.007	October 4, 2009	General	Beharriell, Susan	<p>Suggest that LEED be required in Towns Villages and Hamlets as well as main corridor and that LEED Platinum be the standard to be met</p> <p>Suggest that the requirement of the LEED subdivision in Guleph be reviewed and that subdivision should be built like the Kortight houses</p> <p>Enclosing the storm water report from the Aurora Environmental Advisory Committee referred to in previous submissions</p>
D05.2009.2.008	October 6, 2009	General	Piersol, Peter	<p>LEED program is not sufficient or applicable in Ontario. Canada and Ontario have codes that exceed LEEDs</p> <p>Natural heritage protection should also be extended to 'grasslands" in addition to wetlands and forests as they provide specific wildlife and plant habitats</p> <p>Inventory of grasslands in York required before they can be protected</p> <p>Quantifiable targets or policies to establish these are required, examples of where targets are required provided</p>
D05.2009.2.010	October 6, 2009	General	Terry Godwin	<p>Is of the opinion that that the draft ROP transit modal split targets of 30% in urban areas and 50% in Regional Centres and Corridors is unrealistic.</p> <p>Questions how you impress on people that the most feasible way to get people out of their cars is to save the time and still be convenient</p>

Governments and Public Agencies				
D05.2009.3.001 D05.2009.3.008	March 30, 2009 September 17, 2009	General	Chippewas of RAMA First Nation (Williams Treaty First Nations)	Forwarding Notification letters to K. Sandy-Mackenzie, Barrister and Solicitor for the Williams Treaty First Nations
D05.2009.3.002	April 7, 2009	General	Bell Canada	Re 5-year review - Proposes modifications to existing ROP policies in Section 3.2 - Attracting Economic Development, 5.3 - Regional Centres, 6.5 Communications Corridors and Transmission Facilities. Request further notification
D05.2009.3.003	April 8, 2009	A	Town of Aurora	Council of the Town of Aurora endorsement of population, household and employment forecasts approved by regional Council on January 22, 2009. 2031 population 70,400, Households, 24, 500, employment 34,700
D05.2009.3.004	July 23, 2009	General	David Donnelly Barrister & Solicitor (on behalf of Huron-Wendat First Nation)	Huron-Wendat want to review plan to ensure that adequate policies are present to protect their legal interests from development. Will also require capacity funding to conduct a fulsome analysis of the ROP. Suggest meeting once policies have been reviewed
D05.2009.3.005	July 31, 2009	General	Town of New Tecumseth	No comments
D05.2009.3.006	August 20, 2009	General	Beausoleil First Nation	Forwarding Notification letters to K. Sandy-Mackenzie, Barrister and Solicitor for the Williams Treaty First Nations

D05.2009.3.007	September 14, 2009	General	CN Rail	<p>Satisfied with general policies in section 7.2 (Policies 7.2.67 and 7.2.69) are adequate to identify the importance of rail in goods movement</p> <p>Do not support 7.2.76 and 7.2.77 directing movement of hazardous goods by rail and road outside of urban areas and consideration of restricting haulage of chemicals and volatile chemicals in Wellhead protection Areas.</p> <p>Map 11 should be more correctly titled Transportation Network since it includes Rail yards. Further Buttonville Airport is missing</p>
05.2009.3.009	September 21, 2009	EG	Town of East Gwillimbury	<p>Town to work with the Region in consultation with Province ensure sufficient employment opportunities through designation and protection of employment uses along 400 series highways;</p> <p>supports directions that emphasizes higher densities along Green Lane</p> <p>Supports York's approach to sustainable building criteria but notes adherence to LEED may be restrictive and limits municipal ability to achieve sustainability in cooperation with development industry</p> <p>Recommend that regional Greenlands and Natural heritage work be coordinated with work at local level</p> <p>York should work with Town to establish a coordinated approach to future urban expansions in the white belt</p> <p>York and Town to encourage Ministry of Energy and Infrastructure to review need for the 400-404 link (Bradford Bypass) within the 2031 Planning horizon</p> <p>Town continue to work with the Region to coordinate the Town's and Region's new OP's</p>

D05.2009.3.010	September 17, 2009	General	Region of Peel	Recommend revision to Policy 7.2.53 a) to acknowledge need to link the proposed GTA West corridor to Highway 427 north beyond Highway 7 recommend addition of a policy providing a buffer between the GTA West Corridor alignment when identified and future residential
D05.2009.3.011	September 29, 2009	General	County of Simcoe	Support policy 2.3.28 to work with County and others in coordination of watershed planning for the lake Simcoe watershed Simcoe's TMP identified need to link Highway 400 with Highway 404 and share commitment to Bradford Bypass
D05.2009.3.012	July 30, 2009 September 30, 2009	General	Lehman and Associates (on behalf of Trans Canada Pipelines)	Trans Canada Pipelines (TCP) operates three high pressure gas pipelines through the Region in addition to a major compressor station located north of Teston road, west of Weston Road in the City of Vaughan. TCP regulated by the National Energy Board and has specific safety guidelines that apply when development is proposed within 200 metres of the pipeline right-of-way. For the compressor station, MOE Guidelines indicate a minimum distance separations is development is within 100 metres of the facility Neither Section 7.5 nor maps identify policies or locations of the TCP and request modifications to mapping and Section 7.5 or correct this

D05.2009.3.013	September 28, 2009	General	Town of Georgina	<p>Town has provided detailed comments on the Draft ROP contained in a Council report on September 28 and the report of the Department of Public Work on September 22, 2009, with many suggestions on improvements and issues that Staff have identified.</p> <p>Draft ROP supports Georgina in implementing the Official Plan and Secondary Plans, with the Draft ROP population and employment appropriate</p> <p>Draft ROP policy framework more complex and regulatory due primarily to the Region having to implement several new Provincial policy initiatives</p> <p>Briefly the main issues are</p> <p>Plan needs to define more terms used in the document and clarify what is envisioned for some new initiatives, such as Community Water Management Plans, etc</p> <p>Request that the requirements for "Second Suites" be revisited and left up to area municipalities</p> <p>Intensification objectives are too rigid - Town needs some flexibility</p> <p>Need recognition of "Keswick Business Park Study Area" which was part of the settlement with the Province</p> <p>Municipalities should only be able to designate 20-year supply of employment lands</p> <p>Sustainable Cities Sustainable Communities policies may need to be revisited given the Green Energy Act</p> <p>Ensure Agricultural and Rural Policies do not conflict with the Serviced Lakeshore Residential Area and flexibility is provided in the Agriculture and Rural designations to provide for additional uses</p> <p>Cycling Map 10 does not show pedestrian routes and there is a disconnect between what is planned in the south and in Georgina</p> <p>Need increased connectivity for Rural Transit links across Georgina</p>
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D.05.2009.3.014	September 30, 2009	General	City of Brampton	<p>York Region's OP review has some impact in the area of transportation related issues.</p> <p>Draft ROP contains 2 controlled access highways (Highway 427 and the GTA West Corridor) in close proximity to the York-Peel boundary and Highway 7 has been designated as a Regional Rapid transit Corridor</p> <p>Brampton should continue to monitor the development of York Region lands adjacent to the boundary and transportation improvement projects which may impact growth in the Brampton East area as well as the Brampton transportation network</p>
D.05.2009.3.015	September 25, 2009	General	Toronto Region Conservation Authority	<p>Need to amend policies to ensure consistency with the Provincial Policy Statement for Natural Hazards</p> <p>Provide specific direction for updating hydrologic and hydraulic studies in advance of urban development and boundary expansions</p> <p>Adopting a strategic approach to development in new communities</p> <p>Strengthening the commitment to MESP studies</p> <p>Reconciling the need for urban boundary studies in Vaughan</p> <p>Requirements for pre-consultation and complete applications</p> <p>Identification of Teston Road between Dufferin and Keele Streets on Map 12</p>

Special Interest Groups				
D05.2009.4.001	September 30, 2009	General	Lakewatch Society and North East Sutton Ratepayers Association	<p>Support defensible criteria in Significant Woodlands policies, but have issues with the Environmental Assessment Analysis process</p> <p>ROP fails to address Inherently biased environmental assessment analysis which is funded and initiated by the proponent</p> <p>Recommend that the Region and municipalities and with public consultation conduct a formal review of the EAA and EIS process</p> <p>Future environmental assessments must reference the "precautionary principle" for both municipal land use planning and infrastructure provision</p> <p>Support intensification provided it is compatible with built and natural characteristics of the site - suggest "Open Space Residential Development" concepts be applied</p> <p>ROP to require tree bylaws at the local municipal level</p>

D05.2009.4.002	September 30, 2009	General	York Environmental Alliance	<p>Agricultural and Rural Areas Chapter 6.3: Plan recognizes and protects Agricultural areas and the Holland Marsh Specialty crop area, but this cannot be accomplished as York Region moves forward on situating a polluting, low efficiency gas fired peaker plant in the midst of the Holland Marsh. time has not run out to find a green sustainable option</p> <p>Waste Management - Chapter 7.4 90% diversion is praiseworthy, but York needs to invest in more consumer education and community based resource recovery parks (green jobs) rather than resource destruction. YEA is opposed to incineration</p> <p>Planning for Retail - Chapter 4.4: Single story strip plazas still being erected which is a waste of energy and is unsustainable design</p> <p>Healthy Communities Chapter 3: Buildings should be set back 100 metres from hydro transmissions lines (Hydro Quebec recommendations)</p> <p>Transit - Chapter 7: expansion of the GO train lines and new stations good, but need shuttle buses to run east west between the Go Stations and the Yonge and Bathurst bus routes. transit solutions must be designed along with transit friendly communities</p>
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D05.2009.4.003	October 1, 2007	General	Jim Robb, General Manager Friends of the Rouge Watershed	<p>York Region's plans to increase population by 50% over the next 25 years and expand the urban boundary is not environmentally or financially sustainable and not consistent with the Provincial Policy Statement for the protection of water quality and quantity</p> <p>York is not completed to increase it's urban boundaries and any proposed urban boundary expansions should be deferred until further studies have been completed</p> <p>Letter submits the steps that York should go through before urban boundary expansions are contemplated, including:</p> <ul style="list-style-type: none"> public involvement in completion of detailed sub watershed plans, among others test, prove and fund new methods of active and passive storm water management to achieve provincial water quality objectives among other tests include more than 50% of the White belt within the Greenbelt protected Countryside and Natural Heritage System designation and fund acquisition of lands identified by the Rouge Park Sub watershed Plans Conduct additional public consultation on Regional Master Plans
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