

## Submissions on June 2009 Draft Regional Official Plan and Detailed Analysis Forms

York Region has received over 160 submissions from the development industry, members of the public, agencies, other government levels, and special interest groups on the June 2009 draft of the York Region Official Plan.

Each submission was carefully considered by Regional Staff, and many of the submissions resulted in revisions to policies throughout the Plan. *Attachment 3* to this report contains all submissions received up to November 24, 2009 as well as a detailed analysis for each submission. *Attachment 3* forms part of the public record of comments received on the York Region Official Plan, as required by the *Planning Act*.

*Attachment 3* is separated into the following components:

- **Matrix summarizing submissions received;**
- Submission from Local Municipalities;
- Submissions from Landowners, Developers, Planning Representatives and Solicitors;
- Submission from Members of the Public;
- Submissions from Governments and Public Agencies; and,
- Submissions from Special Interest Groups.

As this volume of submissions is nearly 1,500 pages, *Attachment 3* has been made available to each member of Regional Council either in print form or electronically by DVD. *Attachment 3* will be available on York Region's website at 5:00pm on November 27, 2009 at <http://www.york.ca/Regional+Government/Agendas+Minutes+and+Reports/2009/default.htm>

The policies in the December 2009 Regional Official Plan have been revised and many of the revisions have resulted in policy re-numbering. If the numbers of the policies have changed they have been referenced in the submission analysis forms as follows "Draft June policy 7.5.17 (Revised December policy 7.5.19)"

Submission Number	Date Received	Municipality	Submission Author	Brief Summary of Submission
<b>Local Municipalities</b>				
D05.2009.3.003; D05.2009.3.021	2009-04-08; 2009-10-16	A	Town of Aurora	The Town endorsed the population, household and employment forecasts approved by Regional Council in January 2009. Submission includes various comments pertaining to Chapters 2, 4, 5, 7 and 8, as well as revisions to Map 2.
D05.2009.3.009	2009-09-25	EG	Town of East Gwillimbury	Town and Region should work with the Province to ensure sufficient employment opportunities along 400 series highways. Supports the policy directions that emphasize higher densities along Green Lane. Supports the Region's approach to sustainable building, but notes that requiring LEED certification may be restrictive. Recommend that Greenlands and Natural Heritage policies within the ROP be coordinated with work being done at the local level and conservation authorities. A coordinated process for future urban expansions should be developed in consultation with local municipalities. The Region and Town should encourage the Ministry of Energy and Infrastructure to review the need for a Highway 400-404 link within the 2031 horizon.
D05.2009.3.013	2009-10-06	G	Town of Georgina	Submission includes detailed comments regarding the entire ROP.
D05.2009.3.016; D05.2009.3.028	2009-10-14; 2009-11-09	N	Town of Newmarket	Request that the Urban Area designation of the Oak Ridges Moraine lands in the southwest quadrant be changed to be consistent with the Town's designation of Environmental Protection Area. Supports the creation of an "equivalent alternative" to LEED, which could be used in conjunction with the Town's updated Servicing Allocation Policy. Request to review the proposed urban expansion along the Newmarket/East Gwillimbury border to provide additional comments.

Submission Number	Date Received	Municipality	Submission Author	Brief Summary of Submission
D05.2009.3.018	2009-10-08	K	King Township	<p>Town intends to explore the possible designation of additional employment lands in the area of Highway 400 and King Road prior to the 2014 review of the Greenbelt. Policy 5.6.23.b be modified to tie the minimum density of development to available water and wastewater services, or create a hierarchy that reflects the local circumstances across the Region.</p> <p>The list of lands excluded from the "Developable Area" include buffer and minimum vegetation protection zones.</p> <p>Local municipalities be encouraged to permit second suites 'as-of-right'.</p> <p>Supports the identification of the Bradford By-Pass and GTA West Corridor.</p> <p>Recommend Map 1 be modified to include rural/hamlet designations.</p> <p>Request that the boundary for Nobleton be reflected through the Urban Area boundary, not the Community Plan Boundary.</p> <p>Region revisit design standards for driveway access, turning radius and driveway widths in historic areas to be consistent with active transportation goals.</p> <p>Additional work be done with the Town to finalize the Agricultural/Rural lands designations.</p>
D05.2009.3.019	2009-10-14	RH	Town of Richmond Hill	<p>Submission includes a variety of recommendations relating to policies about the Regional Greenlands System, Air Quality and Climate Change, Housing, Economic Vitality, Planning for Retail, Forecasting and Phasing Growth, Sustainable Cities, Sustainable Communities, Regional Centres and Corridors, and Agricultural and Rural Policies.</p>
D05.2009.3.024	2009-11-16	V	City of Vaughan	<p>The submission provides various comments pertaining to all sections of the ROP. The City also commented on a number of policies that appear to be more prescriptive and have the potential to infringe upon Vaughan's municipal jurisdiction.</p>
D05.2009.3.025	2009-11-16	M	Town of Markham	<p>The submission provides various comments pertaining to all sections of the ROP. Markham Council also recommends that the policies and mapping related to new communities and urban boundary expansions within Markham, in the ROP, be deferred until the Markham Growth Management Study is completed.</p>

Submission Number	Date Received	Municipality	Submission Author	Brief Summary of Submission
D05.2009.3.027	2009-11-20	WS	Town of Whitchurch-Stouffville	<p>Include additional lands within the Rural Area. ROP should reflect OPA 120, as adopted by Town Council.</p> <p>Additional policies required to provide a framework for local municipalities to prepare for the 2015 review of Provincial Plans, to ensure a consistent and comprehensive review. Plan should not just recognize full water and wastewater services for Urban Areas and Towns and Villages. Many communities have the ability to grow and should not be forced to use expensive alternative systems, when the York Water System or York-Durham Sanitary Sewer would suffice.</p> <p>The policy defining 'major development' is overly restrictive. The Regional forecasts for intensification, as well as population growth, are far too large. The proposed 50 residents and jobs per net hectare should be clarified to only apply in fully serviced areas.</p>

### Landowners, Developers, Planning Representatives and Solicitors

D05.2009.1.001; D05.2009.1.012; D05.2009.1.067	2009-01-16; 2009-04-21; 2009-10-06	V	Solmar Development Corp	<p>Property located at northeast corner of Jane Street and Rutherford Road; Vaughan. Comment on the York Region 2031 Land Budget and Population and Employment Forecasts reports.</p> <p>Property is better suited for mixed use development, not employment.</p> <p>Comment on the Criteria for Enhanced Centres and Corridors Policies and Land Budget and Urban Expansion reports. To meet intensification targets, Jane Street and Rutherford Road corridors should be established as part of a Regional Centre and/or Key Development Area, to form an "Intensification Corridor". Region should consider increasing its intensification targets for the Built-Up Area.</p> <p>Draft Plan does not adequately address the benefits of mixed used development on non strategic employment lands, as it affects local municipal intensification.</p> <p>Request notification of meetings/adoption of the ROP.</p>
D05.2009.1.002	2009-03-25	V	David Faye & Associates (on behalf of Ironrose Investments Inc)	Property located north of Kirby Road and west of Weston Road; Vaughan. Delete the reference to a proposed Highway 413 corridor on Official Plan maps.
D05.2009.1.003	2009-04-03	M	The Remington Group	Property located at the northeast corner of 9th Line and Steeles Avenue; Markham. Redesignate property to be within the Urban Area.
D05.2009.1.004; D05.2009.1.021; D05.2009.1.052	2009-03-02; 2009-06-22; 2009-10-02	A	Brutto Consulting (on behalf of Aurora Leslie Developments) & Kagan Shastri Barristers and Solicitors (on behalf of Aurora Leslie Landowners Group)	<p>Property: Lands within the 2C Secondary Area; Aurora.</p> <p>The current population forecast for Aurora in the approved ROP is relevant and should not be reduced.</p> <p>Request removal of "Designated Strategic Employment Lands" designation on property, as identified on Figure 2.</p>

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D05.2009.1.005; D05.2009.1.036	2009-04-03; 2009-09-09	V	MMM Group (on behalf of Signature Developments)	Property located west of Huntington Road, north of Nashville Road and southwest of the CN rail line; Vaughan. One submission was a copy of a letter to City of Vaughan RE: City of Vaughan's capacity analysis relating to future growth. Request lands in Block 67 (North Nashville Precinct Area) be included in the urban area, to provide a transition area between neighbouring residential and employment lands.
D05.2009.1.006	2009-04-07	YR	Building Industry and Land Development Association	Comments on the Draft Criteria for New Communities. Significant concerns relating to mandating 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; D05.2009.1.094	2009-04-07; 2009-08-11; 2009-08-11; 2009-08-12; 2009-09-08; 2009-10-14	V	Milani, Cam (on behalf of Rizmi Holdings Ltd)	Properties: 11641 Dufferin St, 11490 Bathurst St and 11333 Dufferin Street; Vaughan. Requests that lands within the ORMCP be included in the Urban Area. Letter provides clarification on the status of lands in the current ROP. Letter requests clarification on outstanding appeals on a 1999 ROP Consolidation. Letter requests clarification on dates of the Region's comprehensive ROP reviews. Letter comments on LEAR report, requesting clarification of LEAR scores and rationale for properties. Requests that no further restrictions are placed on property, Letter requests that lands be designated Urban, not Rural.
D05.2009.1.008	2009-04-08	YR	Nelson, Fraser (on behalf of Metrus Development Inc)	Supports Region's efforts in engaging BILD in dialogue. Endorses comments submitted by BILD to the Region.
D05.2009.1.009; D05.2009.1.019; D05.2009.1.057; D05.2009.1.081; D05.2009.1.112	2009-04-09; 2009-06-17; 2009-10-06; 2009-10-08; 2009-11-12	RH	Aird & Berlis LLP (on behalf of E. Manson Investments) & Aird & Berlis LLP (on behalf of North Leslie OMB Participants)	Property located at northwest corner of 19th Avenue and Leslie Street; Richmond Hill. (North Leslie Secondary Plan Area) Request written notice of upcoming meetings. Support the Urban Area designation shown on Map 1, but lands should be removed from the "Designated Strategic Employment Lands" on Figure 2. ROP should not impose additional obligations or requirements that are inconsistent with the OMB-approved policies for the North Leslie secondary plan area. Review ESA/ANSI identification in Map 3 and wetland in Map 4, to be consistent with detailed mapping and development policies already agreed upon by the Region and TRCA. Request the policies and mapping note that the ORM line is subject to refinement, shown on Map 7. Clarification required to ensure Maps 10 and 12 do not impose new or additional obligations for development on lands.

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D05.2009.1.010; D05-2009.1.087	2009-04-17; 2009-10-13	YR	Larkin+Associates (on behalf of Memorial Gardens Canada Ltd)	Request Regional policies to guide location and development of cemeteries in the Region. Cemeteries should not be restricted to Rural Areas, but also be permitted within Agricultural Areas.
D05.2009.1.011; D05.2009.1.107	2009-04-21	K	Eliopolous, Peter (on behalf of byPeterandPauls.com) & Meridian Planning Consultants Inc (on behalf of Peter Eliopolous)	Property located at southwest corner of Aurora Lloydtown Road and Highway 400 (Lots 26 and 27, Concession V); King. Request lands be designated as Rural, not Agricultural.
D05.2009.1.013; D05.2009.1.054; D05.2009.1.061; D05.2009.1.062; D05.2009.1.070	2009-04-21; 2009-10-02; 2009-10-06; 2009-10-06; 2009-10-06	M	Malone Given Parsons Ltd (on behalf of North Markham Landowners' Group) & Aird & Berlis LLP (on behalf of Emery Investments) & Aird & Berlis LLP (on behalf of North Markham Landowners' Group)	Properties bounded by Major Mackenzie Drive to the south, the Markham municipal boundary to the north, Woodbine Avenue to the west and 9th Line to the east; Markham. Submissions include detailed responses to various policies throughout the plan. Examples of these comments include, but are not limited to, the following: Concerned over the densities required in the Whitebelt. Criteria for new community areas should not be so prescriptive, such as mandatory LEED development. References to some standards are premature, such as Zero Carbon communities, and should be removed until all the implications are understood. Request that the urban boundary expansion be identified in the ROP. Natural Heritage System policies are too restrictive, especially those that establish fixed buffers and seek to maintain water balance. Clarification is required on wetland policies. Greenlands securement policies should be within the ROP and properly reviewed. Request notification of meetings/adoption of the ROP.
D05.2009.1.014	2009-04-21	V	Weston Consulting Group Inc (on behalf of The Church of Pentecost Canada)	Property: 1200 Jane Street, Part of The East Half of Lot 34, Concession 5; Vaughan. Confirm that the GTA West corridor location is conceptual and has no official standing with respect to the ROP or other Municipal or Provincial Plans.
D05.2009.1.015; D05.2009.1.106	2009-05-13; 2009-11-16	EG	Sciberras Consulting Inc (on behalf of W. J. Smith Gardens Limited) & Davis Webb Barristers and Solicitors (on behalf of W. J. Smith Gardens Limited)	Property generally located west of 2nd Concession Road, south of Ravenshoe Road, north of Holborn Road and east of the Holland River; East Gwillimbury. Lands shown as provincially significant wetlands by MNR, and "Significant Forested Lands", "Wetlands" and "Rural Policy Area" within the current 1994 Official Plan. Request ROP policies ensure the ability to expand current farming operations on lands. Request the Region defer approval of the ROP to allow time for the completion and review of an Environmental Assessment report of the property, as the precise designation of and policies of application to the property may change. Request notification of meetings/adoption of the ROP.

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D05.2009.1.016; D05.2009.1.020; D05.2009.1.056; D05.2009.1.112	2009-05-27; 2009-06-17; 2009-10-06; 2009-11-12	RH	Davies Howe Partners (on behalf of Clearpoint Developments, Upper City Corporation and 775377 Ontario Ltd (Belmont)) & Aird & Berlis LLP (on behalf of North Leslie OMB Participants)	Property located within the southeast quadrant of Leslie Street and 19th Avenue; Richmond Hill. (North Leslie Secondary Plan). Support the inclusion of lands within the urban expansion area, however oppose inclusion within the "Designated Strategic Employment Land" designation as depicted on Figure 2. Object to policies that impose additional or inconsistent restrictions, obligations or requirements to those already considered and approved or to be approved in connection with the North Leslie Secondary Plan Area, as determined by the OMB. Request notification of meetings/adoption of the ROP.
D05.2009.1.017; D05.2009.1.050	2009-05-27; 2009-10-01	EG	Green Earth Village (on behalf of Royal Park Homes and Signature Developments)	Property generally located north of Queensville Sideroad, between Leslie Street and 2nd Concession Road; East Gwillimbury. Request Green Earth Village lands be included in the urban boundary expansion. Concerned that being identified as "Future Strategic Employment Lands" on Figure 2, limits the possibilities for future development. Clarify policy 5.1.8 to ensure that development in one area will not limit development in another separate, distinct area due to 75% requirement. Recommend the use of an asterisk to identify urban land expansions until finalization and approval of East Gwillimbury's Final Growth Management Report. Questions the appropriateness of the Secondary Mineral Aggregate Resource designation on Map 7.
D05.2009.1.018	2009-06-09	V	The Domarr Foundation	Property: Part of Lot 26, Concession 11 and Part of Lot 26, Concession 10; Vaughan. Request that properties be designated "Enterprise Zone" in the City of Vaughan Official Plan and "Urban Area" in the Region's Official Plan.
D05.2009.1.022; D05.2009.1.034	2009-06-18; 2009-08-25	V	KLM Planning Partners Inc (on behalf of Fleur de Cap Investments Inc)	Property located north of Teston Road, west of Jane Street (Highway 400 North Employment Lands); Vaughan. Suggest that all Maps and Figure 2 be amended for consistency with ROPA 52. Request that lands be included within the Urban Area designation.
D05.2009.1.023	2009-06-24	V	Anthony Cocomile Barrister and Solicitor (on behalf of 781731 Ontario Ltd)	Property bounded by Albion-Vaughan to the east, Cold Creek Road to the west, Kirby Sideroad to the south (Lot 31, Concession 11); Vaughan. Request lands be included in the Urban Area, on Map 1, and "Future Strategic Employment Lands" on Figure 2.
D05.2009.1.024	2009-06-30	M	Angus Glen Development Ltd	Copy of letter to Town of Markham RE: Markham Growth Management Study. Supports the inclusion of lands north of Major Mackenzie Drive, between Kennedy Road and Warden Avenue, within the Urban Area of Map 1.

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D05.2009.1.025	2009-06-25	RH	Kagan Shastri Barrister and Solicitor (on behalf of Bawden-Wood)	Property located between Leslie Street and Highway 404, north of Elgin Mills Road; Richmond Hill. Request that lands be removed as "Designated Strategic Employment Lands" on Figure 2.
D05.2009.1.026	2009-07-02	YR	McCarthy Tetrault LLP	Request notification of meetings/adoption of the ROP. Request notification of meetings/adoption of the ROP.
D05.2009.1.027	2009-07-06	G	Michael Smith Planning Consultants (on behalf of 2055226 Ontario Inc)	Property: Jackson's Landing Adult Lifestyle Community (Part of Lot 5, Concession 8 (G)); Georgina. Request modification to Maps 1, 2 and 5 to reflect approved land uses.
D05.2009.1.028	2009-07-14	G	Michael Smith Planning Consultants (on behalf of Ron Kydd)	Property: Proposed Broken Arrow Golf Course, 6052 Smith Boulevard (Part of Lot 2 & 3, Concession 4 (G)); Georgina. Lands currently designated as Rural Policy Area, however Draft ROP designates land as Agricultural Area. Request special provision to permit a golf course on these lands.
D05.2009.1.029	2009-07-14	G	Michael Smith Planning Consultants (on behalf of Mohinder Sud)	Property located on the south side of Black River Road in east Sutton (Part of Lot 3, Concession 7(G)); Georgina. Request modification to Maps 1, 2 and 5 to reflect approved land uses.
D05.2009.1.030	2009-08-11	K	Sorensen Gravely Lowes Planning Associates Inc (on behalf of Westlin Farms Inc)	Property located on the west side of Weston Road, immediately north of Vaughan/King municipal border (Part of Lot 2, Concession 6); King. Request that the subject property be designated Rural, not as an Agricultural Area.
D05.2009.1.035	2009-09-08	YR	Malone Given Parsons Ltd (on behalf of BILD)	BILD submission includes detailed comments, outlining various issues throughout the entire Draft ROP.
D05.2009.1.037; D05.2009.1.101	2009-09-10; 2009-10-16	V	Humphries Planning Group Inc (on behalf of the Vaughan 400 North Landowners Group)	Property: Vaughan 400 North Employment Area: Lots 26 through 35, Vaughan Conc. 5 & Lot 1 King Conc. 5; Vaughan. "Major Retail" should be defined within the ROP. Policy 7.2.53 refers to the GTA West Corridor. However, the Province is still conducting an EA, and thus this policy is premature. Table 1 indicates a decrease in the number of jobs from previous forecast information. Request confirmation that the Vaughan 400 Employment Area lands are not affected by this decrease.

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D05.2009.1.039; D05.2009.1.084; D05.2009.1.108	2009-09-25; 2009-10-08; 2009-10-22	M	Aird & Berlis LLP (on behalf of Armadale Properties Ltd and Toronto Airways Ltd) & Malone Given Parsons Ltd (on behalf of Armadale Properties Ltd and Toronto Airways Ltd)	Property: Buttonville Airport Lands; Markham. Objects to draft policy 7.2.82. The Region must create appropriate policies now to permit and encourage the appropriate redevelopment of these lands. Lands should not be restricted to employment uses. Institutional uses should not be excluded as 'employment uses'. Concerned with draft policy 7.2.88, as it could cause additional operational issues with the airport. Want to ensure the Region's Transportation and Water-Wastewater Master Plan Updates recognize the potential of these lands for redevelopment. Suggests revisions for draft policy 7.2.83.
D05.2009.1.040; D05.2009.1.059	2009-09-25; 2009-10-06	M	Goodmans LLP (on behalf of Minotar Holdings Inc, Corlots Development and Cherokee Holdings Inc)	Property located north of Major Mackenzie Drive and east of Kennedy Road; Markham. Request that Maps 4 and 5 be revised to reflect more accurate information about the property, including the removal of non-existent features and identification of a watercourse. Request notification of meetings/adoption of the ROP.
D05.2009.1.041	2009-09-28	G	Michael Smith Planning Consultants (on behalf of 935860 Ontario Ltd and Greenvilla (Sutton) Investments Ltd; and Sung Ran Lee, Cheong Woo Lee and Greenvilla Development Group Inc)	Property: Part of Lot 3, Concession 7 (G); Georgina. Request that Map 5 be modified to reflect approved land uses. Request clarification on whether municipal servicing would be exempt from policy 2.2.33.
D05.2009.1.042	2009-09-29	G	Michael Smith Planning Consultants (on behalf of Borden Kent)	Property located at northeast corner of Woodbine Avenue and Ravenshoe Road (Part of Lot 1, Concession 4 (NG)); Georgina. Request modifications to the Draft ROP and Maps to acknowledge the Keswick Business Park Study Area.
D05.2009.1.043	2009-09-29	M	ECL Developments Ltd	Property located on the southwest quadrant of Major Mackenzie Drive East & Highway 48; Markham. LEED development should be voluntary, not mandatory.
D05.2009.1.044; D05.2009.1.112; D05.2009.1.114	2009-09-30; 2009-11-12; 2009-11-12	RH	Sorensen Gravely Lowes Planning Associates Inc (on behalf of North Leslie Residential Landowners Group Inc) & Aird & Berlis LLP (on behalf of North Leslie OMB Participants) & North Leslie Residential Landowners Group Inc	Properties generally bounded on the west by Bayview Avenue, on the south by Elgin Mills Road, on the north by 19th Avenue, and on the east by Leslie Street and Rouge River Tributary 2; Richmond Hill. Submission raises a number of concerns with policies and map designations which may prove problematic in implementing the North Leslie Secondary Plan OMB Decision. Request notification of meetings/adoption of the ROP.
D05.2009.1.045	2009-09-30	EG	iPlancorp (on behalf of Dalton Faris and North Market Holdings)	Property located within the northwest Yonge-Green Lane block (14, 22 & 262 Poplar Bank Sideroad and 18444 Yonge Street); East Gwillimbury. Request lands be included within the urban area expansion.

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D05.2009.1.046	2009-09-30	A	iPlancorp (on behalf of John Carlisle and Glenn Sikura)	Property located on the north side of St. John's Sideroad, east of Leslie Street, within the Aurora 1C Secondary Plan Area. (1588 St. John's Sideroad East and 1756 St. John's Sideroad East); Aurora. Do not wish to have lands designated as "Designated Strategic Employment Lands", as it may preempt a full planning assessment of appropriate land uses. Question the rationale for including part of lands within the Regional Greenlands System and Significant Woodlands of Maps 2 and 5.
D05.2009.1.047	2009-09-30	G	iPlancorp (on behalf of King Cole Ducks)	Property located on the north side of Aurora Road and the east side of Woodbine Avenue (15335 Woodbine Avenue); Whitchurch-Stouffville. Request that the Region include the Vandorf-Preston Lake Secondary Plan (OPA 120) area, and specifically the subject property, within the Designated Strategic Employment Lands on Figure 2.
D05.2009.1.048	2009-09-30	V	Delta Urban Inc (on behalf of Giampaolo Investments Ltd and Vinview Development Ltd)	Property located at Highway 50 to the west, Nashville Road immediately to the north, and Huntington Road to the east; Vaughan. Request that lands be included within the Urban Area.
D05.2009.1.049; D05.2009.1.076	2009-10-01; 2009-10-07	M	Richard R. Arblaster Barrister & Solicitor (on behalf of The Mandarin Golf and Country Club Inc and AV Investments II Inc)	Property: Parts of Lots 28 and 29, Conc. 6; Markham. Object to the addition of Greenlands linkages through lands, as seen on Map 2. Request clarification of whether this addition is a result of independent work by the Region, or on the basis of the Town of Markham's work.
D05.2009.1.051	2009-10-01	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)	Property: Part of Lots 22 & 23, Concession 7; Markham. Request lands be included within urban area expansion. Request notification of meetings/adoption of the ROP.
D05.2009.1.053	2009-10-02	YR	Aird & Berlis LLP	Request notification of meetings/adoption of the ROP.

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D05.2009.1.055	2009-10-05	EG	Malone Given Parsons Ltd (on behalf of Sharon West Landowners' Group)	<p>Properties generally bounded by the Sharon Community Plan Boundary to the south, west and north, and the Provincial Built Boundary to the south and east; East Gwillimbury.</p> <p>Mapping and policies within the Draft ROP appear to remove any flexibility or authority of local municipalities in determining the details of natural heritage feature protection. Request that the subject lands be revised in Maps 2 through 5 and 7, based on LSRCA approved features and development limits in the MESP.</p> <p>Supports the inclusion of evaluated wetlands within the Draft ROP, however believes that Map 4 includes more than evaluated wetlands.</p> <p>Opposes the creation of minimum buffers or vegetative protection zones, and that these should be determined on a site-specific basis.</p> <p>LEED or Energy Star should not be mandatory. Region should explicitly set goals for water and energy conservation, and leave flexibility for the development industry to achieve these goals. Green building standards should be voluntary, or achieved through incentive based approaches.</p>
D05.2009.1.058; D05.2009.1.104	2009-10-06; 2009-10-23	K	Davies Howe Partners (on behalf of Daraban Holdings Ltd)	<p>Property: 17125 Regional Road 27; King.</p> <p>ROP should not reference land budget studies within policies, as they were prepared outside of the public planning process.</p> <p>Consultants have identified a number of questionable assumptions within the land budget studies. Believe there is a surplus of vacant employment lands within King Township.</p> <p>Request notification of meetings/adoption of the ROP.</p>
D05.2009.1.060	2009-10-06	EG	QX4 Investments Ltd (on behalf of Living Water Faith Fellowship)	<p>Property located northeast of Green Lane and Leslie Street (18293 Leslie Street); East Gwillimbury.</p> <p>Supports inclusion of property within the urban area expansion, as indicated on Map 1.</p> <p>Request clarification regarding the identification of property as Future Strategic Employment Lands on Figure 2, and written assurance that the Draft ROP will not preclude the lands from being designated in a category that would allow the development of a place of worship.</p>
D05.2009.1.063	2009-10-06	RH	McCarthy Tetrault LLP (on behalf of Arten Developments Inc)	<p>Property generally located to the north and east of the intersection of Major Mackenzie Drive West and Church Street South (64 and 72 Major Mackenzie Drive West and 115 Church Street South); Richmond Hill.</p> <p>Map 11 identifies Major Mackenzie Drive as a Regional Rapid Transit Corridor, but unclear how the planned basic street width of "up to 45 metres", as shown on Map 12, was derived or can be facilitated along the varying context of Major Mackenzie Drive. Policies should be refined to address how this will be implemented.</p>

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D05.2009.1.064; D05.2009.1.109; D05.2009.1.112; D05.2009.1.113; D05.2009.1.115	2009-10-06; 2009-11-20; 2009-11-12; 2009-11-11; 2009-11-24	RH	Townsend and Associates (on behalf of Devon Lane Construction Ltd) & Aird & Berlis LLP (on behalf of North Leslie OMB Participants) & PMG Planning Consultants (on behalf of Devon Lane Construction Ltd)	Property located on the east side of Bayview Avenue, south of 19th Avenue; Richmond Hill. Objects to the ROP definition of 'affordable', the policies that define affordable housing targets across the Region and the introduction of a social housing development charge. The Draft ROP Maps and policies do not reflect the OMB Decision/Order No. 3289, which established the land use designations and policies for the North Leslie Secondary Plan. Endorse the comments submitted by MGP on behalf of BILD, and Sorensen Gravely Lowes Planning Associates Inc. on behalf of the North Leslie Residential Landowners Group. Request modifications to Maps 1, 4, and 5.
D05.2009.1.065	2009-10-06	WS	Townsend and Associates (on behalf of Courtney Valley Estates Inc and Lillipad Developments Inc)	Property located on the east side of 10th Line, north of Main Street; Stouffville. Objects to the ROP definition of 'affordable', the policies that define affordable housing targets across the Region and the introduction of a social housing development charge. Concerned with the mapping of Significant Woodlands, and policies relating to the minimum vegetative protection zone for Significant Woodlands. Opposed to draft policy 7.3.10 and Map 6, prohibiting stormwater management ponds within 100 metres of a municipal well. Endorse the comments submitted by MGP on behalf of BILD relating to affordable housing, the Regional Greenlands System and Wellhead and Intake Protection.
D05.2009.1.066	2009-10-06	M	Townsend and Associates (on behalf of Aryeh Construction Ltd)	Property: 8293 and 8303 Warden Avenue; Markham. Objects to the ROP definition of 'affordable', the policies that define affordable housing targets across the Region and the introduction of a social housing development charge. Concerned with the mapping of the Greenlands System and the policies relating to adjacent lands and minimum vegetative protection zones for the Natural Heritage System within the Protected Countryside and Significant Woodlands. Request a transitional clause or special exemption to ensure that the agreed-to setbacks are applied to the property. Draft policies 5.1.6 and 5.1.8 unduly restrict fair competition among developers within a precinct area. Draft policy 5.4.6.k should be voluntary, not mandatory. Endorse the comments submitted by MGP on behalf of BILD relating to affordable housing and the Regional Greenlands System.

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D05.2009.1.068	2009-10-06	RH	Davies Howe Partners (on behalf of Liberty Development Corporation)	Property: 7161 and 7171 Yonge Street; Markham. A number of policies within the Draft ROP could conflict with the existing site-specific approvals for the lands. Request clarification on whether lands will be subject to policies of the Draft ROP. Request notification of meetings/adoption of the ROP.
D05.2009.1.069	2009-10-06	V	The Remington Group	Support the comments submitted by BILD and the Markham Centre Landowners' Group. Request that the Galnova/Branova lands be included within the Urban Area. Maps should be revised to remove a body of water on these lands, as it is no longer present.
D05.2009.1.071	2009-10-07	M	KLM Planning Partners Inc (on behalf of Humbold Properties Ltd)	Property located in Part Lot 18, Concession 8 east of the Donald Cousens Parkway and north of Castlemore Avenue; Markham. Request that Map 12 be revised to reflect the current planned street width of "up to 36 metres". Request notification of meetings/adoption of the ROP.
D05.2009.1.072	2009-10-07	M	KLM Planning Partners Inc (on behalf of Digram Developments Inc)	Property located in Part of Lot 20, Concession 8 between Major Mackenzie Drive and the Donald Cousens Parkway; Markham. Draft Plan of subdivision 19TM-09004 has been submitted to Town utilizing the existing planned street width of "up to 36 metres" along the Donald Cousens Parkway. Request that Map 12 be revised to reflect this. Request notification of meetings/adoption of the ROP.
D05.2009.1.073	2009-10-07	EG	1334618 Ontario Inc	Property: 18823 Yonge Street (Lot 104, Concession 1 EYS); East Gwillimbury. Revise Map 2, as it incorrectly designates most of property as Greenlands. Include clear policies on Greenlands securement and flexibility regarding Greenland boundaries.
D05.2009.1.074	2009-10-07	YR	AWF & Associates	ROP should use mobile home communities to help achieve its goals of affordable housing across the Region. Within the timeframe of the ROP, baby boomers will become seniors and require special consideration to ensure mobility. This needs to be addressed in the ROP. Region needs to take a lead role in addressing gridlock, perhaps through an incentive program for adults living within a particular distance to their work and public awareness campaigns for the benefits of living and working in close proximity. The Region should enlist a well established demographer to review the ROP.

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D05.2009.1.075	2009-10-07	YR	McCarthy Tétrault LLP (on behalf of Sanmike Construction Ltd)	Property located on the east side of Bayview Avenue, just south of Elgin Mills Road; Richmond Hill. Request that policies 8.4.10 and 8.4.11 be deleted, as they are retroactive. Draft ROP should explicitly link higher densities to sites with transit access. Policies appear to enshrine a framework of increased costs on development, including sustainable building elements and affordable housing.
D05.2009.1.077	2009-10-07	A	McCarthy Tétrault LLP (on behalf of Deltera Inc and Postwood Developments Ltd; Tridel Group of Companies)	Property located at 145 Wellington Street West, Aurora. Official Plan should go farther in implementing the Growth Plan, by providing direction to exceed intensification targets and identifying Local Corridors. External documents should not be referenced in the ROP. The policies requiring affordable housing impose barriers to development. LEED standards for construction should not be required. In many cases, wording like "maximizes" or "alternative equivalent" are ambiguous.
D05.2009.1.078	2009-10-07	G	Michael Smith Planning Consultants (on behalf of 2111250 Ontario Inc)	Property (Part of Lots 3, 4, & 5, Concession 9 (N.G.) and Part of Lot 3 RP. 467) has road frontage on Lake Drive East, Metro Road North, and Civic Centre Road; Georgina. Request that the "Greenlands System" and "Significant Woodland" designation be removed from lands.
D05.2009.1.079	2009-10-07	G	Michael Smith Planning Consultants (on behalf of Tracey and Kelly Ellis)	Property: Part of Lot 1, Concession 5 (G), Georgina. Request that a special provision or exemption be permitted to allow industrial use on lands, designated Agricultural Area.
D05.2009.1.080	2009-10-08	EG	Weston Consulting Group Inc (on behalf of 1625489 Ontario Inc)	Property (18879 & 18917 Woodbine Ave) located on east side of Woodbine Avenue, south of Mount Albert Road; East Gwillimbury. Remove lands from the "Regional Greenlands System" and recognize the existing site-specific policies.

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D05.2009.1.082	2009-10-08	M	Delta Urban Inc (on behalf of Markham Centre Landowners Group Inc)	Explore incentive based approaches to achieve affordable housing targets. Clarification is required on how affordable housing policies will be implemented. A formal working group should be established to deal with this. ROP should recognize that employment zones within Centres and Corridors can contain residential uses and mixed use development. The Region should not be 'prescriptive' on maximum/minimum targets for FSI in Centres and Corridors. The target ratio of 1:1 residents and employees in the Centres and Corridors is too aggressive, and needs to be reduced or permit the phasing of this target. The ROP should not mandate LEED. The reference to future timeframes for reviewing development standards should be removed. Policies should not contradict the Ontario Building Code. Applied but not approved subdivision plans should be given draft approval under the current ROP policies, and not be required to be revisited to achieve new policy standards.
D05.2009.1.083	2009-11-06	A	Michael Smith Planning Consultants (on behalf of Karma Tekchen Zabsal Ling)	Property: 13900 Leslie Street, Part of Lot 3, Concession 4 (NG); Aurora. Current ROP designates land as "Rural Area", where a place of worship would be permitted. However, draft policy 6.4.6 appears to prohibit this use. Request that a place of worship be a permitted use upon these lands.
D05.2009.1.085	2009-10-09	M	Anison & Associates (on behalf of Wismer Commons Developers Group)	Map 12 should be amended to maintain the right of way widths identified in the current ROP, for Major Mackenzie Drive, McCowan Road and Sixteenth Avenue in Markham. Request notification of meetings/adoption of the ROP.
D05.2009.1.086	2009-10-13	G	Michael Smith Planning Consultants (on behalf of Anne McKeown)	Property: 23196 Warden Avenue. Part of Lot 3, Concession 4 (N.G.), Georgina. Include an Interpretation Policy, similar to the current policy 7.6.5.
D05.2009.1.088	2009-10-13	EG	KLM Planning Partners Inc (on behalf of Yonge & Green Lane Developments Corp)	Property located at the northeast corner of Green Lane and Yonge Street; East Gwillimbury. Amend Maps 1 and 8 to remove property from Agricultural Area and include as Urban Area. Property should be exempt from draft policy 5.4.6, and policies 8.4.10 and 8.4.11 should be deleted. The right of way for Green Lane should not be increased from 36m.
D05.2009.1.089	2009-10-13	YR	Goodmans LLP (on behalf of Metrus Development Inc)	Policies relating to significant woodlands and new communities contain broad, yet restrictive, language, that could prevent desirable development from occurring.

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D05.2009.1.090	2009-10-13	V	David Faye & Associates (on behalf of Ironrose Investments Ltd, Melrose Properties Inc, and Mel-Terra Investments Inc)	<p>Properties bounded by Kirby Road, Pine Valley Drive, King-Vaughan Road and Weston Road; Vaughan.</p> <p>Too much emphasis has been put on protecting and enhancing the Regional Greenlands System, to the detriment of social and economic objectives. Various policies require clarification, or discussion on what should be included as a protected feature.</p> <p>The affordable housing targets are not achievable, and would impose extra costs to new home purchasers.</p> <p>Policies relating to employment land density and development charges should be revised.</p> <p>LEED should not be mandatory. Policy 5.2.23 should encourage, not require. Disagree with density required in policy 5.6.4.</p> <p>Whitebelt lands that will be used for new community areas should not be shown as Agricultural Areas.</p> <p>The GTA West Corridor should not be shown on maps or included in policy. Various policies in Section 7, especially those relating to securing land for road widenings, should be revised.</p> <p>Support the Region's initiatives to streamline the planning process. Policy 8.4.10 is incorrect, as the ROP is not operative until approval is received from the Province. The definition for Major Development should be revised.</p>
D05.2009.1.091	2009-10-13	M	Malone Given Parsons Ltd (on behalf of Times Group Corporation)	<p>Affordable housing policies are unattainable and require clarification for implementation. Oppose the introduction of a social housing development charge. The creation of secondary suites should be monitored and contribute to the Region's affordable targets. The definition of affordable should be clarified.</p> <p>Employment land conversion policies are too restrictive, and do not recognize the benefits of mixed use development in Regional Centres and Corridors. The Region should perform a detailed study of the retail sector prior to creating policies on retail development.</p> <p>LEED should not be mandatory. The implementation of draft policy 5.4.6 should be clarified. ROP policies should not detail the need for a lower amount and form of parking.</p>
D05.2009.1.092	2009-10-13	EG	Meridian Planning Consultants Inc (on behalf of Emmanuel Convalescent Foundation)	<p>Property: 18798 Old Yonge Street, East Gwillimbury. Request property be designated Rural Area.</p>

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D05.2009.1.093	2009-10-14	V	Nine-Ten West Ltd	Properties located within the Carrville District Centre (northeast and northwest quadrants of Rutherford Road and Dufferin Street), Vaughan. Concerned with the implementation of affordable housing policies and recommend an incentive based approach. LEED should not be mandatory. Request that an allowance should be provided in draft policy 5.2.24 for draft plans and development approvals that have had significant work conducted.
D05.2009.1.095	2009-10-14	A	Malone Given Parsons Ltd (on behalf of Aurora 2C Landowners Group)	Property generally bounded by the Newmarket/Aurora boundary to the north, Leslie Street to the east, a tributary of the East Holland River and the Aurora 2B community to the west, and Wellington Street to the south; Aurora. (Aurora 2C Landowners Group). Group agrees with the comments submitted by BILD in the letter dated Sept 8, 2009. Concerned with the accuracy of the ROP maps, specifically with regards to wetlands and woodlands. Section 2.2 should include additional policies that define the Region's securement policies. Fixed buffers and vegetative protection zones should be removed from the ROP, and dealt with on a site-by-site basis.
D05.2009.1.096	2009-10-14	M	Angus Glen North West Inc	Property located north of Major Mackenzie Drive East, east of Warden Avenue, and south of Elgin Mills Road; Markham. Agree with the comments submitted on behalf of the North Markham Landowners' Group dated Oct 6, 2009. The trees comprising of the nursery and commercial plantation area should not be included as "significant woodlands" as shown on Map 5. The ROP should include a definition of "significant woodlands", not just non-exhaustive list of criteria that are indicative of a "significant woodland". Request notification of meetings/adoption of the ROP.
D05.2009.1.097	2009-10-14	M	York Downs Golf & Country Club	Property: 4134 16th Avenue; Markham. The Regional Greenlands System designation on the property be limited to what was identified in Markham's proposed Natural Heritage System designation, as identified in the Town's Environmental Policy Review and Consolidation Study.

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D05.2009.1.098	2009-10-14	EG	HBR Planning Centre (on behalf of Angelo and Lynne Antonangeli)	<p>Property: 22517 Leslie Street; East Gwillimbury.  Wish to maintain current rural uses on subject lands, despite ROP designating lands as "Agricultural Area.  Definition for "agricultural-related uses" within the ROP should be clarified, as well as the addition of a definition for "viable farm unit."  Policy 6.3.7 should be expanded to include non-farming properties that are selling locally produced goods.  Request the Region defer the adoption of the ROP, insofar as it affects these lands, pending the Town of East Gwillimbury's review and decision on their requests.</p>
D05.2009.1.099	2009-10-15	M	Fieldgate Developments (on behalf of Major Kennedy Developments Ltd, Major Kennedy South Developments Ltd, 4551 Elgin Mills Developments Ltd, Warden Mills Developments Ltd and Kennedy Elgin Developments Ltd)	<p>Properties located east of Kennedy Rd, between Major Mackenzie Dr and Elgin Mills Rd, and the west side of Warden Ave and west side of Kennedy Road, between Elgin Mills Rd and 19th Ave; Markham.  Request lands be included within the urban boundary expansion.  Request notification of meetings/adoption of the ROP.</p>
D05.2009.1.100	2009-10-15	V	Fieldgate Developments (on behalf of Block 41-28E Developments Ltd, Block 41-28W Developments Ltd and 1212765 Ontario Ltd)	<p>Properties located north of Teston Road, between Weston Road and Pine Valley Drive; Vaughan.  Request lands be included within the urban boundary expansion.  Request notification of meetings/adoption of the ROP.</p>
D05.2009.1.102	2009-10-19	EG	IBI Group (on behalf of Dorzil Developments Ltd)	<p>Property located at northwest quadrant of 2nd Concession Road and Green Lane; East Gwillimbury.  Region's minimum FSI targets for Regional Centres and Corridors is not desirable.  Policies should be included with respect to transitional development in Regional Corridors.  Map 1 should be amended to include the property within the Urban Area. Further clarification is required for Map 6, and policy 2.1.5 as it relates to future map revisions.  Oppose the minimum vegetation protection zone outlined in policy 2.2.37, and the policies that mandate LEED for development.</p>
D05.2009.1.103	2009-10-19	V	KLM Planning Partners Inc (on behalf of Block 41 Landowners Group)	<p>Copy of letter sent to City of Vaughan RE: the City of Vaughan Official Plan Review.  Property: Lots 26 to 30, Concession 6; Vaughan.  Request that lands be included within the Urban Area.</p>
D05.2009.1.105	2009-08-18	M	KLM Planning Partners Inc (on behalf of Greensborough Landowners Group)	<p>Request that Map 12 be amended to show the right of way width as "up to 36m" along the Donald Cousens Parkway and Major Mackenzie Drive, where they are adjacent to Plan 19TM-06009.</p>

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D05.2009.1.110	2009-11-23	V	KLM Planning Partners Inc (on behalf of Helmhorst Investments Ltd)	Property located at the northwest corner of Bathurst Street and Major Mackenzie Drive; Vaughan. Request that Map 12 be amended to show the right of way width as "up to 36m" along Major Mackenzie Drive, where it abuts the subject property (Plan 19T-03V13).
D05.2009.1.111	2009-11-12	RH	Voice of the Vedas Cultural Sabha Inc.	Properties located at the southwest quadrant of Yonge Street and Garden Avenue (8640 Yonge Street & 15 Garden Avenue); Richmond Hill. Object to properties being excluded from the Town of Richmond Hill's intensification plan study area, and request that they be included for intensification.
D05.2009.1.116	2009-11-24	M	Robert E. Jarvis Q.C. Barrister and Solicitor (on behalf of 110 Inverlochy Boulevard Ltd and Briarlane Rental Property Management)	Property located at the southwest corner of Inverlochy Boulevard and Bay Thorn Drive; Markham. Question the definition, implications, and policies surrounding Regional Centres and Corridors. Requests clarification on affordable housing policies. Request notification of meetings/adoption of the ROP.
D05.2009.1.117	2009-11-24	YR	Embee Properties Ltd.	Properties located at southeast corner of Jane Street and Major Mackenzie Drive, southwest corner of Dufferin Street and Major Mackenzie Drive, and southeast corner of McCowan Road and Bullock Drive; Vaughan & Markham. Objects to the right-of-way widths portrayed in Map 12 adjacent to properties. Request notification of meetings/adoption of the ROP.
<b>Members of the Public</b>				
D05.2009.2.001; D05.2009.2.011	2009-06-10; 2009-10-07	YR	Wehrenberg, Klaus	Supports LEED Gold standards, Community Energy and Water Management Plans, and walkable schools. New standards should not be limited to just 'new community areas'. All development, like the Aurora 2C lands, should be subject to this. Grade separations should be provided for all trails, especially where they cross four lane roads and rail corridors. The Region should plan and pay for this local infrastructure. The current wording of the Draft ROP does not give the Region the necessary tools for implementation. It is not specific enough in many areas, and should include more measurable expectations and timelines. Region needs to reexamine the funding it provides for municipal pedestrian and cycling projects. It is not enough.
D05.2009.2.002	2009-06-17	YR	Dhingra, Shan	Concerned about the lack of "post 9/11 anti-terrorist security". The "triple bottom line" should be enhanced to a "quad bottom line".

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D05.2009.2.003	2009-07-23	A	Barnes, Gordon	Request more detailed information on population growth and the current demographics in Aurora.
D05.2009.2.004; D05.2009.2.007	2009-09-19; 2009-10-04	YR	Beharriell, Susan	Need to widen the scope of recycling; include businesses, schools, churches and multi-family units in the Regional pick-up process. Suggest that the Venn diagram to show sustainability should be recast. Provided a link to the Town of Aurora's Stormwater Management report. LEED standards should be applied throughout the Region, including in Towns, Villages and Hamlets.
D05.2009.2.005	2009-09-24	G	Jackson, J.	Secondary suites should not be permitted in Georgina, especially when bylaws are already not properly enforced.
D05.2009.2.006; D05.2009.2.009	2009-09-30; 2009-10-07	V	Barrens, H.	Nashville should be included in list the of Hamlets. Need more east-west roads north of Kleinburg and Nobleton. Much attention has been given to future growth; concern over congestion, sprawl, and quality of life.
D05.2009.2.008	2009-10-06	YR	Piersol, Peter	The LEED program is not sufficient or applicable in Ontario. Existing codes across Canada already exceed LEED. Natural heritage protection should also include "grasslands". Region should create an inventory of grasslands. Policies of the ROP need to have more quantifiable targets.
D05.2009.2.010; D05.2009.2.015	2009-10-07; 2009-11-10	YR	Goodwin, Terry	The transit modal split targets of 30% in urban areas and 50% in Regional Centres and Corridors is unrealistic. Need to impress people that the most feasible way to get people out of their cars is to save them time and be convenient. Gridlock is a huge problem.
D05.2009.2.012	2009-10-13	YR	Miasek, Peter	Support secondary suites 'as of right'. Region should explore use of mobile home parks for affordable housing. Region should study incentives for residents to live close to where they work. Highway 404 extension is not justified by travel demand. Policy 7.2.52 is not clearly worded, while the benefit of policy 7.2.72 is nebulous.
D05.2009.2.013	2009-10-08	EG	Wight, Karen	Property owners should be able to sever their lots to build retirement homes.
D05.2009.2.014	2009-11-02	YR	White, J.	The Region should investigate "Scotobiology" and create a Light Pollution Abatement Strategy.
D05.2009.2.016	2009-11-16	M	Zarzycki, Robert	Request that the ROP not be adopted until further public consultation can occur. Want to limit the population growth to occur in Markham, protect the Markham whitebelt for agriculture and greenspace, and create a 40,000 acre Rouge National Park. Protect existing communities from over-intensification.

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<b>Governments and Public Agencies</b>				
D05.2009.3.001; D05.2009.3.008	2009-04-03; 2009-09-25	YR	Chippewas of RAMA First Nation	Acknowledges receipt of correspondence. Letters are forwarded to K. Sandy-Mackenzie, Barrister and Solicitor for the Williams Treaty First Nations for further review.
D05.2009.3.002 D05.2009.3.022	2009-04-07 2009-09-21	YR	Bell Canada	Letter proposes several revisions to the current 1994 Plan to properly reflect all of the facets of communications/telecommunications system. Recommend the inclusion of a definition for 'infrastructure' and 'utility/utilities'. ROP requires additional policies to ensure that adequate services are in place to meet the demands of associated with growth. ROP should recommend, not require, the burying of utilities in new community areas and Centres and Corridors. Request notification of meetings/adoption of the ROP.
D05.2009.3.004	2009-07-23	YR	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	2009-08-17	YR	Town of New Tecumseth	No comments.
D05.2009.3.006	2009-08-27	YR	Beausoleil First Nation	Acknowledges receipt of correspondence. Letters are forwarded to K. Sandy-Mackenzie, Barrister and Solicitor for the Williams Treaty First Nations for further review.
D05.2009.3.007	2009-09-14	YR	CN Rail	Policies 7.2.76 and 7.2.77 are not feasible for existing rail corridors. The Federal Transportation of Dangerous Goods Regulation already governs these issues. Map 11 should be more correctly titled Transportation Network.
D05.2009.3.010	2009-09-29	YR	Region of Peel	Recommend that policy 7.2.53.a be revised to include extending Highway 427 beyond Highway 9. Suggest including a policy that provides a buffer between the protected GTA West Corridor alignment and future residential uses.
D05.2009.3.011	2009-09-29	YR	County of Simcoe	Support policy 2.3.28 and the identification of the Bradford By-pass on Map 12. Request notification of meetings/adoption of the ROP.
D05.2009.3.012	2009-09-30	YR	Lehman & Associates (on behalf of TransCanada PipeLines Ltd)	Within York Region, natural gas pipelines are located along two main corridors: on a north-south axis just west of Highway 400 and in an east-west direction north of Elgin Mills Road. A major compressor station is located north of Teston Road, west of Weston Road; Vaughan. The compressor station is located within an area being considered for urban expansion, and thus specific policies are required to recognize the facility and minimum separation distances. Recommend that the alignment of the pipelines be shown on a Regional Map.

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D05.2009.3.014	2009-10-07	YR	City of Brampton	<p>Submission summarizes York Region's OP for Brampton City Council. City will continue to monitor development of York Region lands adjacent to the Peel-York Boundary and future transportation improvement projects that may affect growth within Brampton East, as well as Brampton's transportation network.</p> <p>No revisions to the ROP were suggested.</p>
D05.2009.3.015	2009-10-07	YR	Toronto and Region Conservation Authority	<p>Suggest amending policies to ensure consistency with PPS for natural hazards.</p> <p>Provide specific direction for updating hydrologic and hydraulic studies in advance of urban development and boundary expansions.</p> <p>Adopt a strategic approach to development in new communities.</p> <p>Strengthen the commitment to MESP studies.</p> <p>Reconcile the need for an urban boundary expansion in Vaughan through local studies.</p> <p>Section 8.3 should be amended to reflect the requirements for pre-consultation and complete applications.</p> <p>Remove the identification of Teston Road between Dufferin and Keele Street on Map 12.</p>
D05.2009.3.017	2009-10-08	YR	Lake Simcoe Region Conservation Authority	<p>Copy of letter sent to Ministry of Municipal Affairs and Housing, RE: York Region Draft Official Plan.</p> <p>ROP should include additional policies related to the Lake Simcoe Protection Plan.</p> <p>Wetlands should not be restricted to those shown on Map 4.</p> <p>Policy 2.3.15 should be amended to reflect current flood plain management procedures.</p> <p>An additional policy should be added to recognize the circumstances of the Holland Marsh area as it relates to flood plain management.</p> <p>Request notification of meetings/adoption of the ROP.</p> <p>Current funding model does not allow for LEED certification of buildings, however many green features are already being incorporated into buildings. Alternative funding sources will be required to achieve the goals of the urban school model.</p> <p>YRDSB welcomes the opportunity to partner with York Region to promote walking, cycling and transit use.</p>
D05.2009.3.020	2009-10-16	YR	York Region District School Board	<p>The submission contains comments from all provincial ministries through the "One Window Planning Service".</p> <p>The submission includes feedback for the entire ROP, and notes that there were no major fundamental issues identified.</p>
D05.2009.3.023	2009-11-02	YR	Ministry of Municipal Affairs and Housing	

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D05.2009.3.026	2009-10-30	YR	York Catholic District School Board	YCDSB has included LEED type initiatives into buildings and will continue to do so. However, will not formally certify buildings due to a lack of funding. Support intensification, however school funding does not support intensification tools such as structured parking. Questions remain on how LEED requirements will be administered and specifics of the 'urban school' model.
<b>Special Interest Groups</b>				
D05.2009.4.001	2009-09-30	YR	Lakewatch Society and North East Suttton Ratepayers Association	Support the defensible criteria in Significant Woodlands policies. ROP fails to address the inherently biased Environmental Assessment Analyses and Environmental Impact Statement, which are initiated and funded by the proponent. A formal review of these processes should be performed by the Region, local municipalities and public. The 'Precautionary Principle' should be integrated into the ROP, especially the environmental assessment process for wastewater treatment plants. Only support intensification where it is compatible with the built and natural environment of the site. Suggest 'Open Space Residential Development" for Towns and Villages. Suggest ROP require tree bylaws at the local municipal level to regulate the removal of individual trees on private property.
D05.2009.4.002	2009-09-30	YR	York Region Environmental Alliance	Opposed to peaker plant within the Holland Marsh. This runs contrary to any policies to recognize and protect the Agricultural and Specialty Crop Areas. Supports the 90% waste diversion target, however is opposed to incineration. Single story, single use retail plazas are still being erected. These waste energy and are an example of unsustainable design. Buildings should be set back 100 metres from hydro transmission lines. Better east-west transit connectivity is needed. Shuttle buses should run between rail and GO stations, and the Yonge and Bathurst Street bus routes. Need more transit friendly communities.
D05.2009.4.003	2009-10-07	YR	Friends of the Rouge Watershed	The proposed urban expansion and population growth of the ROP is unsustainable and should not be approved. The ROP policies do not protect the quality and quantity of water, and therefore are not consistent with the PPS. Letter includes various recommendations for further studies related to water systems, stormwater management and infrastructure plans. The Region has the right to refuse urban expansions, and developers cannot appeal. The Region should use this power to defer growth until after appropriate studies can be performed.

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D05.2009.4.004	2009-10-07	YR	Oak Ridges Trail Association	<p>ROP should recognize and support the establishment, maintenance and improvement of the Oak Ridges Trail system.</p> <p>Suggest showing the existing and proposed trail on a map.</p>
D05.2009.4.005	2009-10-15	YR	Society of St. Vincent de Paul	<p>We support the Region's targets for affordable housing.</p> <p>Affordable units should be integrated in all communities and with market value units, located near services, and administered by a central Regional Housing Authority. The threshold for defining affordable rents should be set between 50% and 70% of the market rents.</p>
D05.2009.4.006	2009-10-15	YR	Nature Conservancy of Canada	<p>Do not see a reference to the MNR/NCC Conservation Blueprints. Encourage the inclusion of additional Greenlands System on Map 2 in King Township.</p> <p>Strongly support the policies related to land securement and recommend incorporating it into the Water Systems section. Include a reference to the Management Forest Tax Program and Conservation Land Tax Program.</p>
D05.2009.4.007	2009-10-21	EG	Sharon West Homeowners Association	<p>The growth forecasts for East Gwillimbury are too high. Hard and soft infrastructure is already strained - this must be addressed before growth can be considered.</p> <p>Density and affordability targets should not be uniformly applied. Sharon has a unique character and is an inappropriate location for high density and affordable housing.</p>