

September 23, 2020

Chris Raynor
Regional Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

submitted by email to: regionalclerk@york.ca

Dear Mr. Raynor:

**RE: REQUEST FOR A SITE-SPECIFIC DEFERRAL
TOWNSHIP OF KING OFFICIAL PLAN
1380 WELLINGTON STREET WEST, HAMLET OF SNOWBALL, TOWNSHIP OF KING
1186675 ONTARIO LTD.
OUR FILE: Y0700**

We are retained by 1186675 Ontario Ltd., the owner of 1380 Wellington Street West (hereinafter the "subject lands" or "property").

The owner made submissions expressing concern with the adopted Official Plan.

This submission is intended to provide additional background and planning rationale to the concerns raised by the owner.

In summary, the concerns are as follows:

1. Change in Land Use Designation – from Industrial to Residential

The owner recently completed a lengthy approval process that ultimately was appealed to the LPAT. The LPAT, as recent as February 2019, approved Restricted Industrial designation and zoning on the subject lands (as shown on **Figure 1**).

The adopted Township of King Official Plan, recommended by the Region for approval, will fundamentally change the land use designation of the subject lands from "Restricted Industrial" to "Hamlet Residential" and "Hamlet Rural Area" (see **Figure 2**).

To be clear, the owner is generally agreeable with a redesignation of the subject lands which will ultimately allow for a long term vision of the industrial lands transitioning towards a residential designation.

With that said, the Official Plan must also appropriately recognize through a site-specific policy the site-specific industrial permissions that were recently approved through a detailed and extensive review of the subject lands, only 19 months ago, the LPAT issued its decision deeming the industrial land use as being appropriate for the subject lands and set in place numerous controls to address compatibility.

2. Change in Land Use Designation – does not reflect recent Environmental designation

In addition, through the extensive review and study of the site, the LPAT in 2019 approved modifications to the Natural Heritage System (NHS) designation to more accurately protect features where they actually exist on the subject lands (see **Figures 1 and 3**).

The adopted Official Plan before the Region for approval would revert those more specific amendments back to outdated NHS mapping (see Figure 2). Therefore, it is our opinion that Schedule E7 of the Official Plan appropriately recognize the more recent mapping of the Natural Heritage System that was approved through the detailed review of the 2019 LPAT decision.

3. Split Designation

Through the LPAT decision, a ‘split designation’ of the subject lands was removed and corrected so that all of the lands within the Hamlet boundary (and outside of the Natural Heritage System) were designated ‘Restricted Industrial’. The LPAT agreed this allows for a comprehensive development to be achieved on the entire property.

The adopted Official Plan before the Region for approval would similarly revert back to a split designation (that existed prior to the LPAT decision). Therefore, it is our opinion that Schedule E7 of the Official Plan have one designation apply to the entirety of the subject lands that are within the Hamlet boundary (and outside of the Natural Heritage System approved by the LPAT).

4. Yield / Density Permissions need to allow for feasible redevelopment

Under the provisions of Policy 6.2.3.3 of the adopted Official Plan, limited lot creation for residential purposes is permitted in the ‘Hamlet Residential’ designation provided “the frontage of the new lot and the retained lot is generally similar to the average lot frontages in the immediate neighbourhood to maximize, to the greatest extent possible, the separation between new and existing dwellings”. In this case, the lots in Snowball have large frontages, restricting the ability to create new lots despite the area and depth of the subject lands.

Further discussions on an appropriate density yields and redevelopment potential are necessary in order to reach agreement on a proposed redesignation of the subject lands from an existing industrial use (given recent site specific land use permissions granted) to a potentially viable residential use. For example, potential redevelopment of the 4.7 ha property (11.6 acres) into 1-2 lots will not allow the current owner to support the proposed redesignation of the subject lands, particularly given the significant amount of resources recently invested in order to protect and enhance its existing industrial use.

We view the concerns raised by the owner as being very significant. In essence, the LPAT decision, issued as recently as February 2019, has been largely overlooked by the adopted Official Plan. There appears to be some potential 'middle ground' that may be explored with the Township if given the opportunity. **For these reasons, we respectfully request that a site-specific deferral be granted by Regional Council relative to the proposed designations and policies that apply to the subject lands.**

Respectfully submitted,

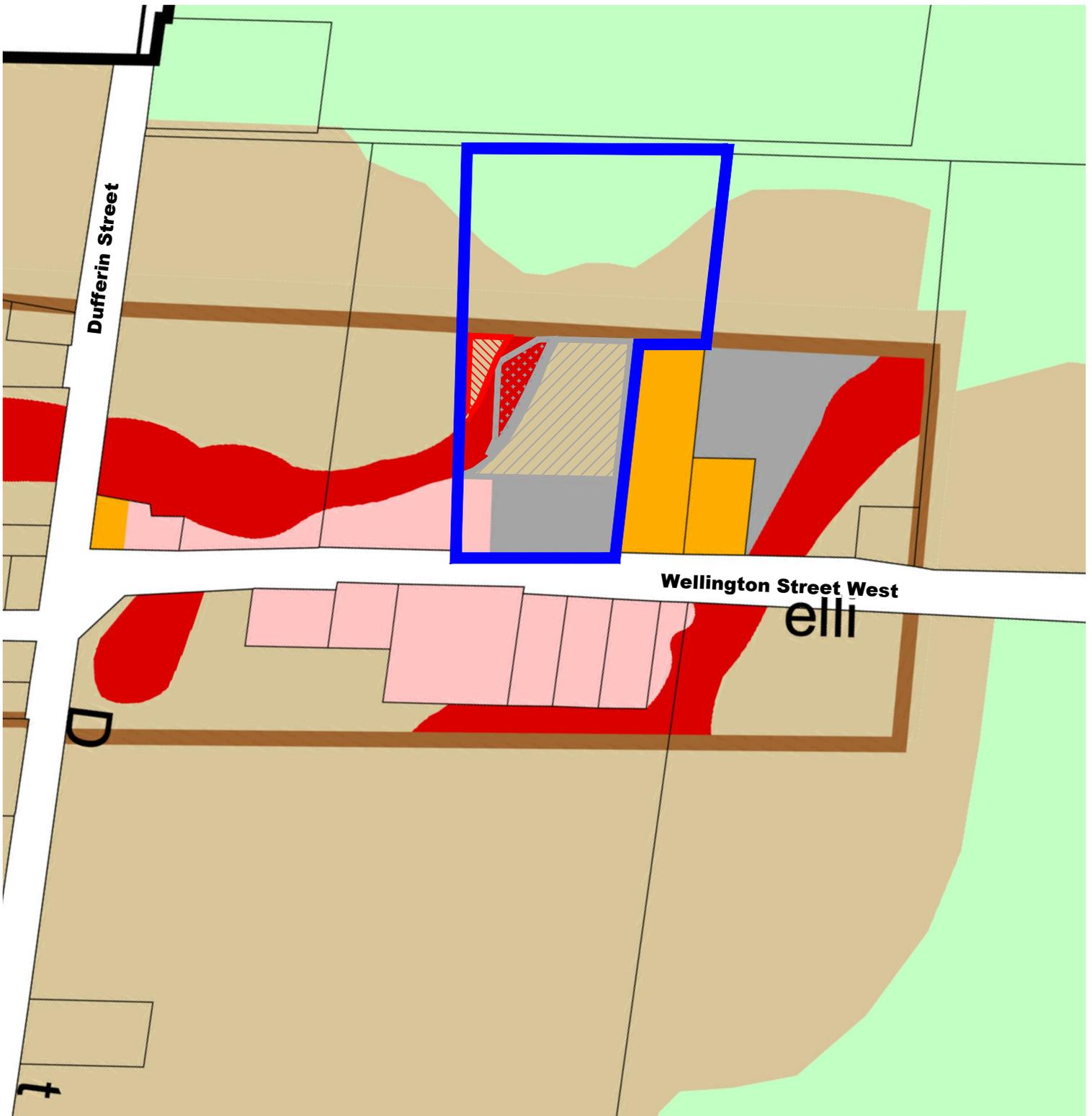
MHBC



Debra Walker, MBA, MCIP, RPP
Partner



Celeste Salvagna B.U.R.P.I
Senior Planner



Data Source: Township of King Official Plan Amendment No. 230- Schedule 5: Snowball Hamlet Plan Land Use Plan (2003)

Figure 1
Schedule 1: Amendment to Township of King Official Plan Amendment No. 230, Snowball Hamlet Plan Land Use Plan (as amended by LPAT decision on February 4th, 2019)

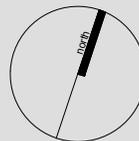
1380 Wellington Street West,
 Snowball, King Township, Ontario

LEGEND

- Subject Lands
- Lands to be Redesignated from Oak Ridges Moraine Countryside Area to Hazard Lands
- Lands to be Redesignated from Hazard Lands to Restricted Industrial
- Lands to be Redesignated from Oak Ridges Moraine Countryside Area to Restricted Industrial
- Hamlet Commercial
- Hamlet Residential
- Hazard Lands
- Restricted Industrial
- Oak Ridges Moraine Countryside Area
- Oak Ridges Moraine Natural Linkage Area
- Snowball Study Area/ Amendment Boundary
- Oak Ridges Moraine Rural Settlement Area

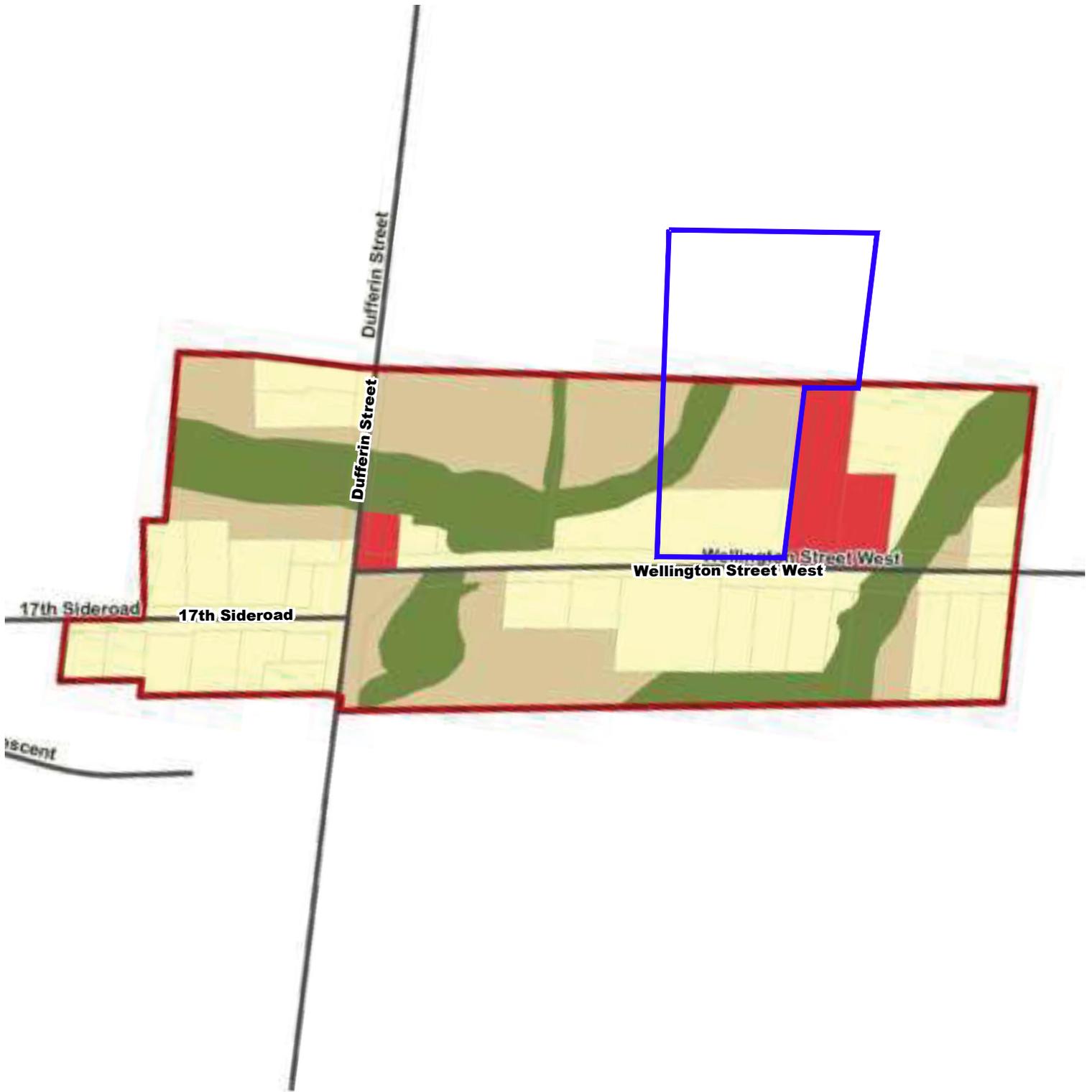
DATE: September 22, 2020

SCALE 1:4000



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**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**
 230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
 P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM



Data Source: Township of King Official Plan Schedule 'E7'

Figure 2
Township of King
Official Plan
(as adopted)

Schedule E7
 Hamlet of Snowball
 Land Use Designations

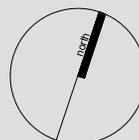
1380 Wellington Street West,
 Snowball, King Township, Ontario

LEGEND

- | | | | |
|---|--------------------|---|--------------------------------|
|  | Subject Lands |  | Hamlet Commercial |
|  | Hamlet Boundary |  | Hamlet Rural Area |
|  | Hamlet Residential |  | Hamlet Natural Heritage System |

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SCALE 1:5000

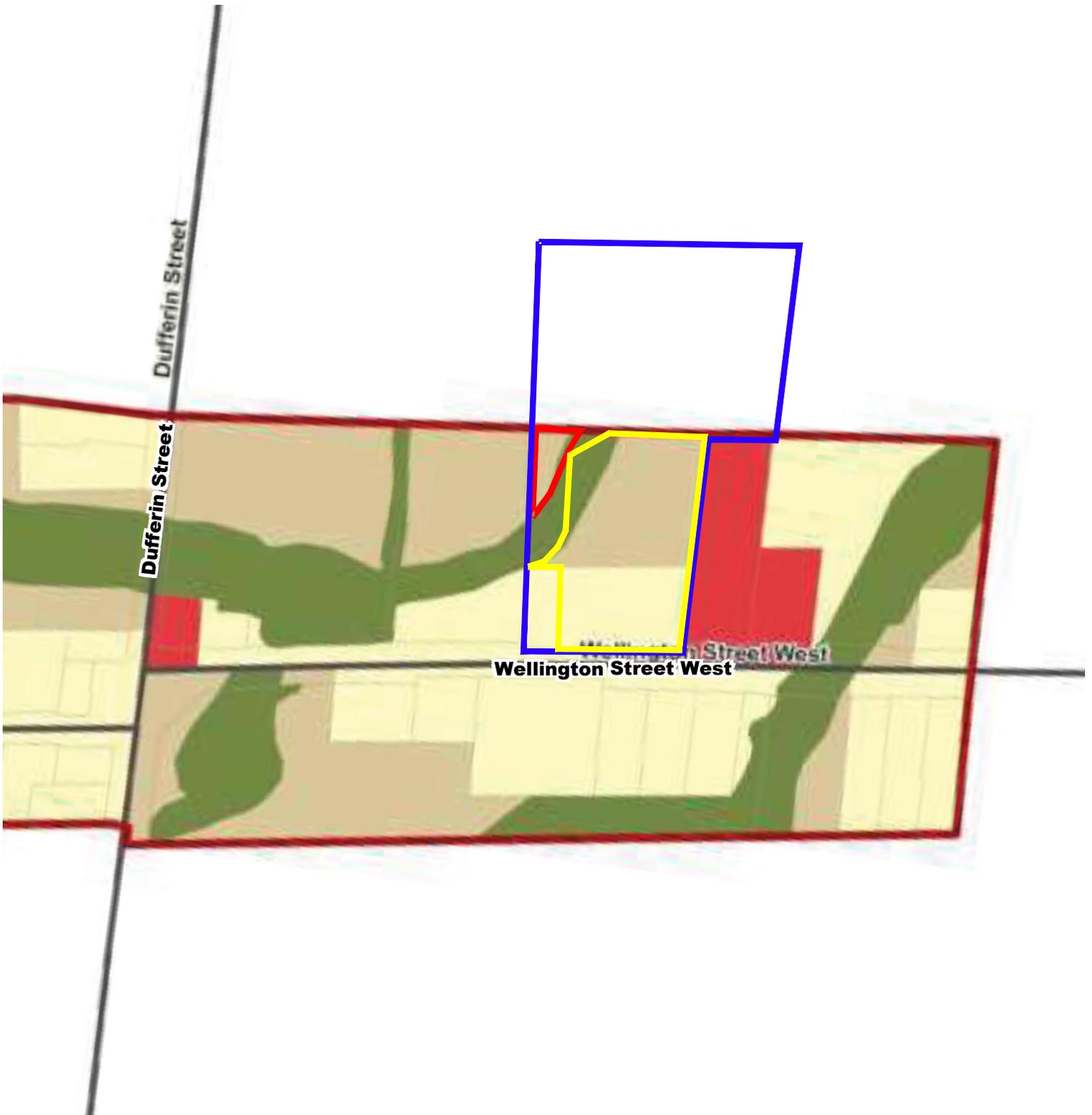


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Data Source: Township of King Official Plan Schedule 'E7'

Figure 3
Township of King
Official Plan
(as adopted)

Schedule E7
 Hamlet of Snowball
 Land Use Designations

1380 Wellington Street West,
 Snowball, King Township, Ontario

LEGEND

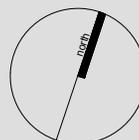
- Subject Lands
- Hamlet Boundary
- Hamlet Residential

- Hamlet Commercial
- Hamlet Rural Area
- Hamlet Natural Heritage System

- Lands to be Redesignated from Hazard Lands to Hamlet Rural Area
- Lands to be Redesignated from Restricted Industrial to Hamlet Residential, Hamlet Rural Area and Hamlet Natural Heritage System

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