

Sept 23, 2020.

Atten: York Region Council,

On behalf of the property owners for 675 Kettleby Rd, in the Hamlet of Kettleby and Township of King, we submit this letter to reiterate our concerns regarding the draft Our King Official Plan being considered for adoption on Sept 24, 2020.

We have been engaged throughout this Township of King's Official Plan Review process we have attended the open house meetings, public meetings, submitted letters and also hired a Planner to assist us with discussions, letters and deputations with township and region.

We once again ask Council to modify this new Official Plan to include a site specific policy for the subject land with permissions for limited residential development as well as small-scale commercial, industrial and institutional uses in accordance with the policies previously approved under OPAs 23, 230 and 79.

The new Official Plan will require us to make an Official Plan Amendment application in order to allow for uses that have been previously approved under OPAs 23, 230 and 79. The argument Township and York Region Staff provided council was overstated referring to "given the amount of land" or "significant lands" within Hamlet Rural Area designation. Most lands designated as Hamlet Rural Area designation are less than 10 Ha in area and a majority are even smaller. Most lands designated as Hamlet Rural Area have significant environmental constraints. 675 Kettleby Rd has minor environmental constraints as compared to other properties with the Hamlet Rural Area designation.

Furthermore York Region should not be inserting objectives for this new Hamlet Rural Area Designation. How does the Township and Region justify the policies for Hamlet Rural Area designation when there was no objective for this designation to begin with? The current designation and policies of **Oak Ridges Moraine Countryside Area within a Rural Settlement**, previously approved by York Region under OPAs 23, 230 and 79, allows for the multitude of options to develop this property in a manner that would complement and not keep it fragmented from the Hamlet.

We have reviewed the draft proposed policies, schedules and appendices of the Our King Official Plan that is to be considered for adoption by York Region Council. The property owners of 675 Kettleby Rd are concerned that these proposed policies, schedules and appendices are inconsistent with the Provincial Policy Statement (2020), fails to conform with or conflicts with provincial plans such as a Growth Plan for the Greater Golden Horseshoe (2019), Oak Ridges Moraine Conservation Plan (2017), The Greenbelt Plan (2017) and the Lake Simcoe Protection Plan and fails to conform with the York Region Official Plan (2010).

Sincerely
Tony Nicoletti