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File: P-3172

September 23, 2020

(via e-mail)

Attention: Regional Clerk

York Region Administrative Centre
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

RE: Proposed York Region Modifications to the Our King Official Plan

Dear Regional Clerk and Regional Council,

We write on behalf of the property owner, B&D Love Inc. at 1265 and 1405 19th Sideroad in the Township of King ("Subject Lands"). There is an existing dog kennel (Dog Tales) located on the portion of land under the 1405 19th Sideroad address and an Animal Hospital Facility currently under construction on the portion of land under the 1265 19th Sideroad address. They are distinct and separate legally existing uses.

Further to their previous submissions on this matter, we have concerns with the following policies:

Lot Creation Provisions under Section 9.2.2.9 and Section 6.3.4.4, as modified

While both policies provide for the permission of minor lot adjustments to be granted for legal or technical reasons to correct properties that have inadvertently merged on title, the policies are overly restrictive and unnecessarily go beyond the restrictions set out in applicable Provincial and Regional Policy. In particular, the policies require conformity with applicable Provincial Plans, which does not appropriately accommodate legal non-conforming use nor appropriately address non-conformity arising from an inadvertent legal merger.

Section 6.3.2 Permitted Uses in Agricultural Area and Section 6.5.2 Permitted Uses in ORM Core Area

Our client is concerned the permission policies as written would create a non-conformity issue with the existing (and recently approved) dog kennel and the under-construction (and recently approved) animal hospital, which are described as permitted "Agricultural Uses" under Oak Ridges Moraine Area Zoning By-law 2005-23. Specifically, kennels and animal hospitals are not described as agricultural uses but are explicitly described as non-agricultural uses under the Rural designation policies of Section 6.4.2. Our

client requires this to be corrected to recognize the existing use permissions. Alternatively, our client would request that policy 9.1.1 be revised to provide clarity and ensure that the continuance of the uses on the subject property remain permitted uses.

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 to permit time for our client to continue discussions with Regional and Township staff to address the concerns raised herein.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to be 'Billy Tung', written over a faint grid or background.

Billy Tung, BES, MCIP, RPP

Partner

Cc: B&D Love Inc.