

June 9, 2021

MGP File: 21-2983

York Region Chairman Wayne Emmerson
and Members of York Regional Council
17250 Yonge Street,
Newmarket, ON L3Y 6Z1

Via: regional.clerk@york.ca

Dear Chairman and Members of York Regional Council:

**RE: Regional Official Plan Update – Policy Directions Report (June 10, 2021)
Agricultural to Rural Redesignation
Part of Lots 6 to 10, Concession 3, City of Richmond Hill**

Malone Given Parsons Ltd (“MGP”) is the land use planner for Fox Den Farms and 2044232 Ontario Limited (c/o Armadale Company Limited), owners of a portion of part of Lots 6 to 10, Concession 3 in the City of Richmond Hill (“Subject Lands”).

On March 18, 2021, Council considered the Regional Official Plan Update – Policy Directions Report, which included preliminary agricultural mapping that proposed to redesignate Study Area 27 from Rural Policy Area to Agriculture Policy Area. Study Area 27 included the Subject Lands and was bounded by Bloomington Road to the north, Highway 404 to the east, Bethesda Sideroad to the south, and Leslie Street to the west.

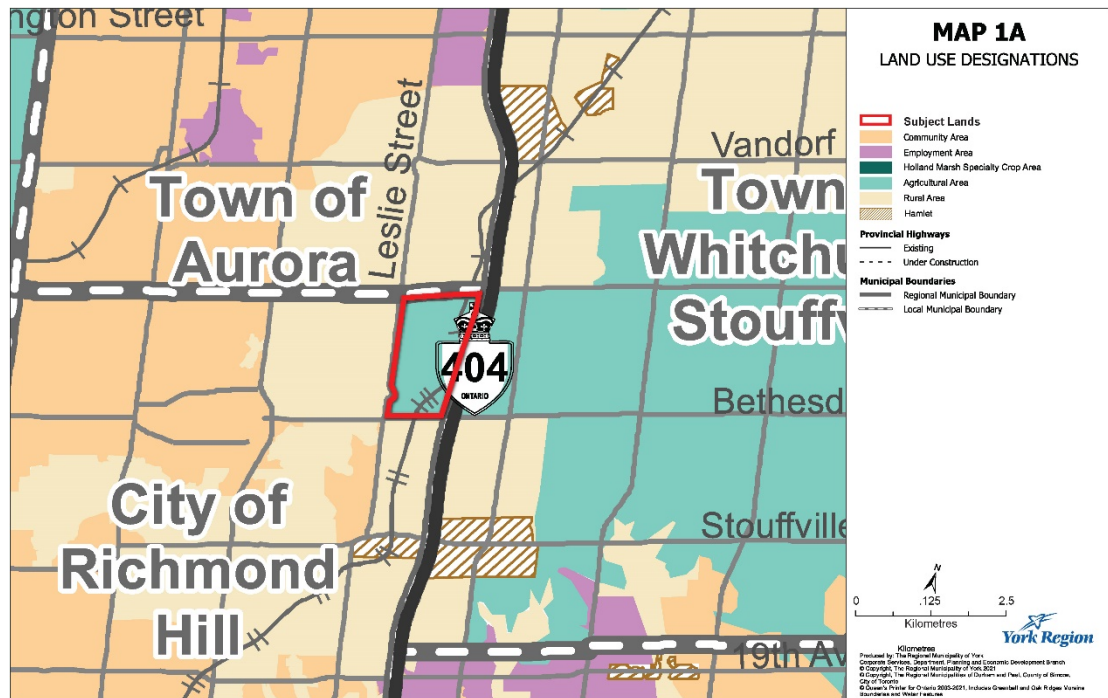
On behalf of the owners, MGP submitted a letter to Council on April 13, 2021, to request that Council not support the redesignation of Study Area 27 from Rural to Agriculture. In our opinion, Study Area 27 should remain designated as Rural in the Regional Official Plan and provincial mapping to reflect existing rural uses, recognize its location adjacent to other Rural lands, and allow for future potential expansion of rural uses. Our letter was intended as input to the preliminary agricultural mapping consultation to support the development of draft mapping presented to Council as part of the Regional Official Plan Update. A copy of our April 13, 2021 letter is attached for your reference.

We have since reviewed the June 10, 2021 Regional Official Plan Update – Policy Directions Report and understand that Map 1A - Land Use Designation of Attachment 2 continues to propose an Agricultural Area designation for Study Area 27.

We continue to request that Council not support the redesignation of Study Area 27 from Rural to Agriculture. For the reasons above and as detailed in our April 13, 2021 letter, in our opinion, Study Area 27 should remain designated as Rural in the Regional Official Plan and provincial mapping.

For your reference, Study Area 27 as shown in Map 1A of the Regional Official Plan Update – Policy Directions Report is outlined in the following figure.

Figure 1 Excerpt of Report Attachment 2



Source: York Region (2021)

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170.

Yours very truly,
Malone Given Parsons Ltd.

Don Given, MCIP, RPP

Att: Letter to York Region RE: Regional Official Plan Update – Policy Directions Report (March 18, 2021), dated April 13, 2021

Cc: Cliff Sifton, Armadale Company Limited
Richmond Hill Mayor and Members of Council
Sandra Malcic, Region of York
Paul Freeman, Region of York
Kelvin Kwan, City of Richmond Hill