

June 22, 2021

Sent Via E-mail: regionalclerk@york.ca

Mr. Christopher Raynor
Regional Clerk
Region of York
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

Dear Mr. Raynor:

**Re: Correspondence Related to Committee of the Whole Item H.2.4
Regional Official Plan Update Policy Directions Report
Flato Developments Inc., 2541004 Ontario Ltd., and Wyview Group**

We are counsel to Flato Developments Inc., 2541004 Ontario Ltd., and Wyview Group with respect to the above noted matter.

Enclosed please find our letter of March 17, 2021 regarding York Region's ongoing Municipal Comprehensive Review ("MCR") and Regional Official Plan Update ("ROP Update"), which was not circulated to Regional Council at the March 18, 2021 meeting.

Kindly ensure that this letter and attachments are provided to the Regional Chair and all members of Council in advance of the June 24, 2021 Regional Council meeting, together with the already listed MCR and ROP Update Communications currently listed under Item F.4 on the agenda

Yours truly,
Dentons Canada LLP



Katarzyna Sliwa
Partner

KS/ak

Enclosure

Copy: Mr. Nick Pileggi, Macaulay Shiomi Howson Ltd.
Client

March 17, 2021

Sent Via E-mail: regionalclerk@york.ca

Mr. Christopher Raynor
Regional Clerk
Region of York
17250 Yonge Street, 4th Floor
Newmarket, Ontario L3Y 6Z1

Dear Mr. Raynor:

**Re: Item F.1 Proposed 2051 Forecast and Land Needs Assessment
Preliminary Urban Expansion Mapping – Nobleton
12650 Highway 27 and 13235 10th Concession, Township of King
2541004 Ontario Ltd. and Wyview Group**

Kindly ensure that this letter is provided to the Regional Chair and all members of Council in advance of the March 18, 2021 Regional Council meeting.

We are counsel for 2541004 Ontario Ltd. and Wyview Group (collectively, our “Client”) with respect to the above noted matter. Our Client is the owner of the lands municipally known as 12650 Highway 27 and 13235 10th Concession in the Township of King (the “Lands”).

Both the Highway 27 lands and the 10th Concession lands are immediately adjacent to existing development, and are a logical extension to the Nobleton Community. The Highway 27 lands are located on the west side of Highway 27, south of King Road, and immediately south of the existing urban boundary of the Nobleton Community. The 10th Concession lands are located on the east side of 10th Concession, north of King Road, and abutting the existing Nobleton Community urban boundary to the south and east. The Highway 27 lands abut existing residential development to the north and south. The 10th Concession Lands abut existing residential development to the south and east.

The Lands are within the Towns and Villages designation in the Region of York Official Plan and the Greenbelt Plan, and are thus eligible for urban uses, subject to the Region’s ongoing Municipal Comprehensive Review (“MCR”) process. As you know, we have previously requested that the Lands be considered for urban uses through the MCR to enable the creation of a complete community in Nobleton.

We were therefore concerned to see that, despite the indication what 80% of the whitebelt is needed to accommodate forecasted growth to the year 2051, the preliminary urban expansion mapping does not show any proposed expansion in Nobleton. Servicing challenges are not unique to Nobleton in the Region, and there is already an environmental assessment underway for servicing the community. The Lands could

easily be included in this process, and indeed, could provide a servicing solution for the surrounding community, including the existing adjacent residential neighbourhoods, and address the challenges of the current out of date septic systems.

We look forward to further participating in the MCR process, and would invite discussions with staff to resolve our Client's concerns as the MCR process moves forward.

Please do not hesitate to contact the undersigned should you have any questions regarding the above.

Yours truly,

Dentons Canada LLP



Aaron Kurts
Associate

AK/

Copy: Regional Chairman and Council
Mr. Nick Pileggi, Macaulay Shiomi Howson Ltd.
Ms. Katarzyna Sliwa, Dentons Canada LLP
Client