

November 24, 2021

HPGI File: 17491

Clerk's Office

Region of York, Corporate Services Department

York Region Administration Building

17250 Yonge Street

Newmarket, ON L3Y 6Z1

**Attn: Mr. Christopher Raynor, Regional Clerk**

**Re: Comment Letter – Ann Lee Chong and Teddy Chong  
Five-Year Municipal Comprehensive Review and Regional Official Plan update  
November 25, 2021 Council Meeting – Item F.2 Updated Draft ROP  
641 Queensville Sideroad, Town of East Gwillimbury**

Humphries Planning Group Inc. (HPGI) represents Ann Lee Chong and Teddy Chong owners of the property that is approximately 12.45 ha (30.76 ac) in size and municipally known as 641 Queensville Sideroad, Town of East Gwillimbury (the "Subject Site"). The Subject Site is located at the southwest corner of Queensville Sideroad and 2<sup>nd</sup> Concession Road, west of Highway 404. Further to comment letter submitted to the Region July 20, 2021, HPGI herein provides additional comments to York Region in relation to the ongoing Municipal Comprehensive Review (MCR).

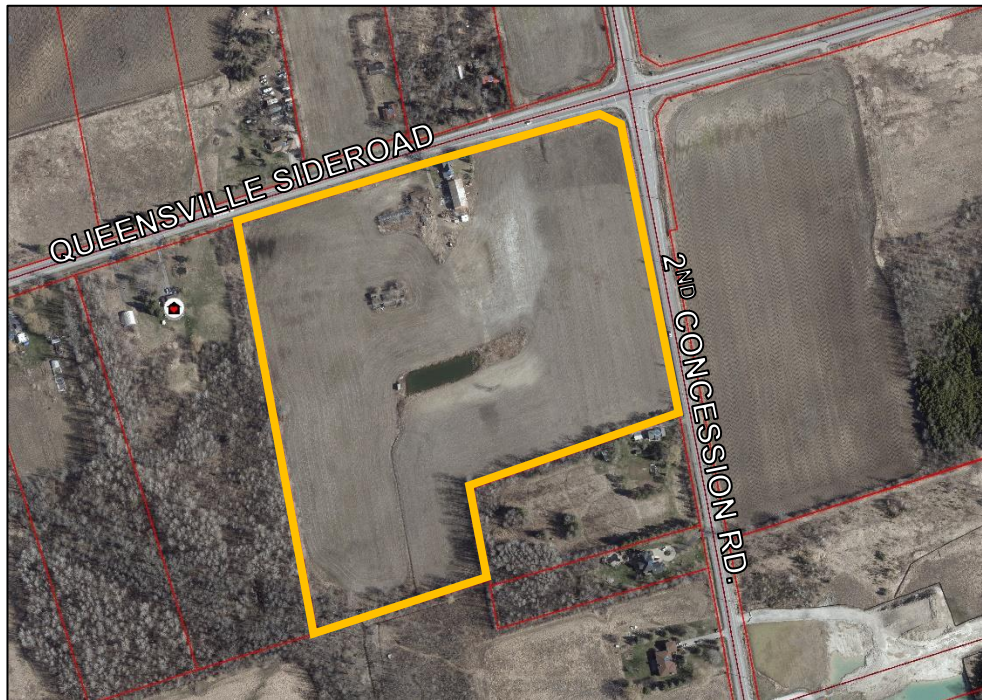


Figure 1 - Aerial Photograph – 641 Queensville Sideroad (----)

In the November 25, 2021 Draft of the Region Official Plan (ROP), Map 1A – Land Use Designations identifies Map 1A – Land Use Designations identifies the Subject Site as “Agricultural Area” and further designates the Subject Site as partly “Future Urban Area” on Map 1B – Urban Systems, refer to Figure 2 & 3.

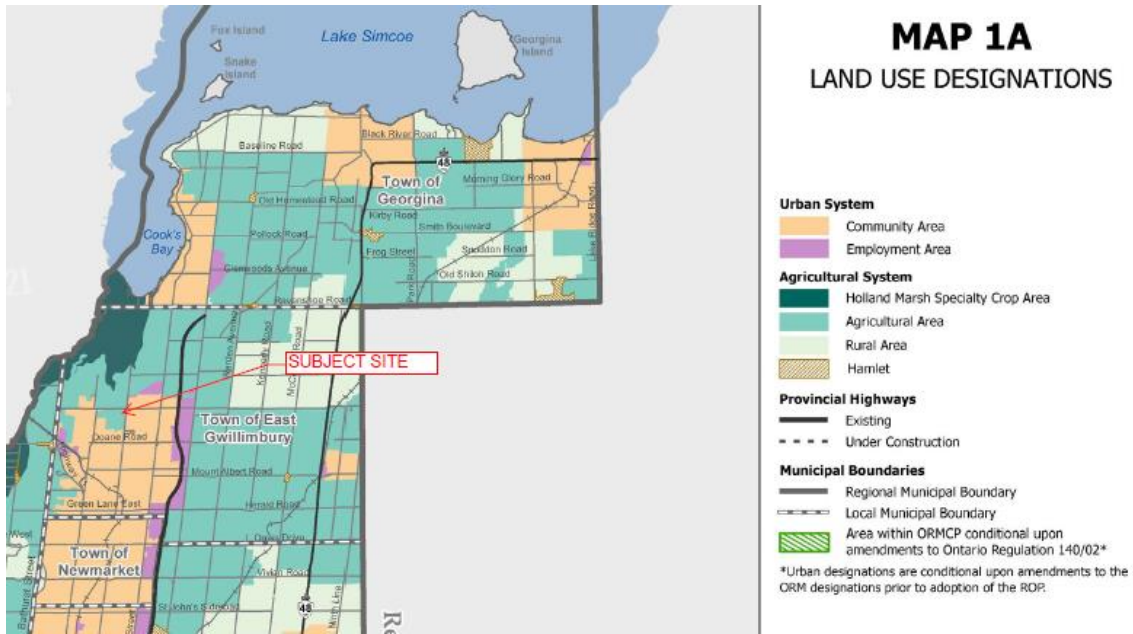


Figure 2 - Extract of Map 1A – Proposed Land Use Designations, York Region Draft OP

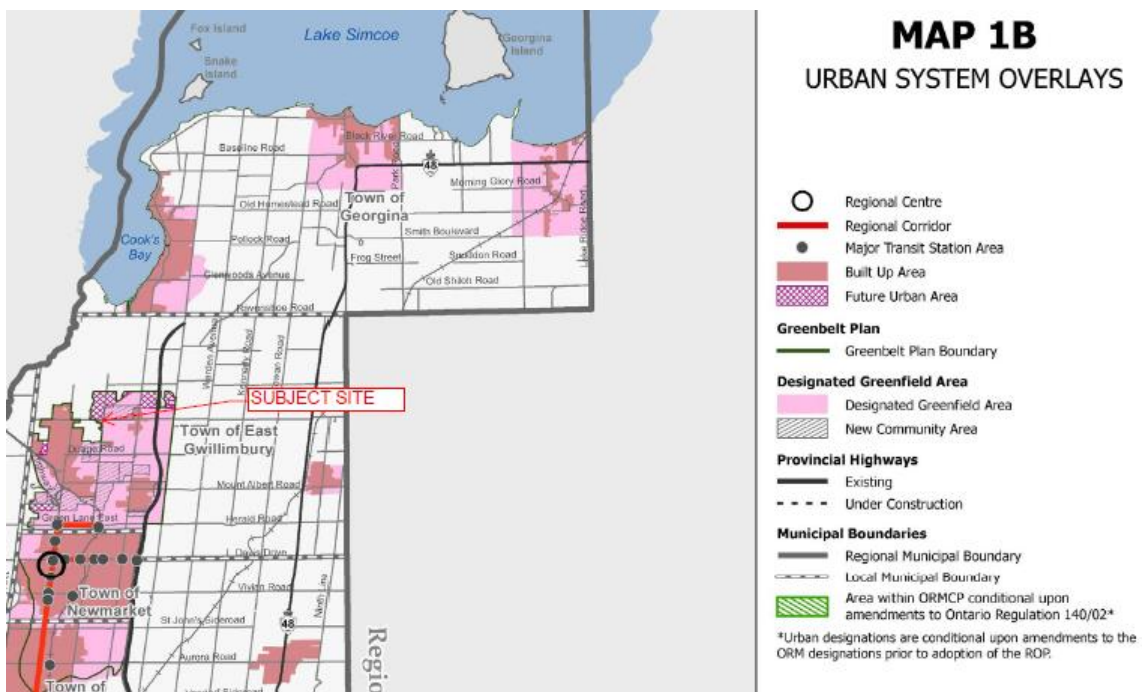


Figure 3 - Extract of Map 1B – Urban System Overlays, York Region Draft OP

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The Owner is respectfully requesting Regional Planning Staff to bring the Subject Site into the Urban Boundary and designate the Subject Site as “Community Area” within Map 1A and to designate the Subject Site as “Designated Greenfield Area” within Map 1B.

The Subject Site is located adjacent to the Town of East Gwillimbury’s Urban Area with the lands on east side of 2<sup>nd</sup> Concession Road being identified as Community Area in the Region’s Official Plan. Bringing the Subject Site within the Urban Boundary and identifying as Community Area will logically forming the new Urban Area edge south of Queensville Sideroad that includes this small portion of land outside the Greenbelt Plan area. It also is an ideal site to include in the Urban Area, as the Subject Site is not ideal agricultural lands. According to the Ministry of Agriculture, Food and Rural Affairs mapping, the Subject Site and the surrounding lands are not located within a designated specialty crop area and is not designated as Class 1 soil per the Ministry’s AgMaps. Further, the surrounding lands contain various public service facilitates that would service future residential uses on the Subject Site, such as the York Region Paramedic Services (Station 13), Queensville Fire Station 28, Queensville Community Centre, Park Avenue Public School, Our Lady of Good Counsel Catholic Elementary School, Sharon Public Elementary School, and the Good Shepard Catholic Elementary School, as outlined in Appendix A.

Regional Council has direct staff to designate a minimum of 70% of the Whitebelt lands in East Gwillimbury as Community and Employment Areas and include appropriate phasing and front-funding policies in the Regional Official Plan through this Municipal Comprehensive Review. We note that 70% is a minimum and there is an opportunity to include additional Whitebelt lands in East Gwillimbury as Community Area designation.

In our opinion, the Subject Site should be included within the Urban Area of the Town of East Gwillimbury and should be identified as “Community Area” in the Region’s MCR as the Subject Site is located adjacent to the proposed Urban Area boundary, on the east side of 2<sup>nd</sup> Concession Road that is designated Community Area and is supported by existing infrastructure, does not impact local agricultural operations and is supported by existing public service facilitates.

Should you have any questions or require clarification on the contents of this letter, please contact the undersigned at extension 246.

Yours sincerely,

**HUMPHRIES PLANNING GROUP INC.**



Mark McConville, MCIP, RPP, M.Sc.Pl.  
Associate

cc: Ann Lee Chong and Teddy Chong



### 641 Queensville Sideroad . Context Map



**Legend**

- Hospital
- Library
- Child and Family Program
- Long Term Care Facility
- Food Bank
- Social Housing
- Social Services Office
- Public School
- Catholic School
- French Public School
- French Catholic School
- Private School
- Post Secondary Institution
- Police Station
- Fire Station
- Paramedic Station
- Drugstore
- Employment Services
- Financial Institution
- Place Of Worship
- Food and Grocery
- Welcome Centre Immigration Services
- Service Canada
- Service Ontario
- Regional Office
- Municipal Office
- Recreation Facility
- Child Care Centre

**Trail**

- Asphalt/Concrete
- Bark
- Boardwalk
- Crushed Limestone
- Natural