

June 14, 2022

Office of the Regional Clerk
The Regional Municipality of York
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**RE: 12490 Mill Road, King Township — Region of York Official Plan Review — Draft ROP
Written Comments**

I am the land-use planning consultant retained by Vito Pacifico, the owner of the lands legally described as Part 3, Plan 65R-24448, Part of Lots 2 and 3, Concession 7, Township of King in the Regional Municipality of York (the “Region”), and known municipally as 12490 Mill Road (the “Subject Lands”). I am submitting these Written Comments with respect to the Regional Official Plan Review (Draft ROP).

So far, we have reviewed some of the materials available on-line and have some concerns. We have submitted a revised planning application to the Township of King for an official plan amendment to expand the existing rural residential area into a rural area to facilitate the development of an age-in-place community project (the “Project”). The proposed Project is an “Age-in-Place Community” where an independent-living environment for seniors is supported by an array of services. We do not want the Draft ROP to jeopardize the application in process, nor any future applications that would follow.

An amended application in respect of the Pacifico lands was submitted to the Township on November 14, 2017, in keeping with the Decision of the Board at the previous Pre-Hearing Conference. The revised submitted application has not been considered by the Township or the Tribunal. We submit that the Draft ROP should address the 2017 revised application on a site-specific basis, which would enable this proposed development to finally happen.

Further, Policy 6.4.8 should be amended to add residential uses in addition to employment uses:

6.4.8 That employment uses *and residential uses* may be permitted on an interim basis to use private communal water and sewage services, where full municipal services are planned, subject to the following:

...

The Subject Lands are 34.97 ha in size (86 acres) with a frontage of 197.10 meters (650 feet) along Elmpine Trail, and a frontage of 404.25 meters (1322.99 feet) along Mill Road. The Subject Lands are located on the west side of Mill Road, south of King Road, immediately south of Elmpine Trail and north of King Vaughan Road. The existing cluster of rural residential homes on Elmpine Trail dates as far back as the beginning of the 19th century.

In the Draft ROP, the Subject Lands are designated as “Agricultural Area” on Map 1A. We submit that the proposed designation and relevant policies should reflect the site-specific planning application that we have submitted to the Township of King for the above property. The proposed expansion of the rural residential designation into a section of the subject lands is consistent with the PPS. It conforms with the policies of the Growth Plan. Through the transitional policies of the *Greenbelt Act*, it is exempt from the Greenbelt Plan. The Proposal conforms to the relevant official plans. In my planning opinion and for the reasons stated above, the proposal represents good planning and should be finally approved. We would like to ensure that the Draft ROP does not jeopardize the applications already in process. Accordingly, we would also request changes to be made to Policy 6.4.8 as described above.

If you have any questions regarding the above, please contact me.

Regards,

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