

D. J. K. Land Use Planning

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May 17, 2022

Attn: Chair Wayne Emmerson and Members of Regional Council

17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**Re: Draft York Region Official Plan**

**Special Committee of the Whole, May 19, 2022**

**Statutory Public Meeting**

26346 Park Road, Town of Georgina

D.J.K. Land Use Planning represents Fifth Avenue Group. We had previously provided comments with regard to the Draft Official Plan released on November 25, 2021 (*letter dated March 30, 2022, attached*).

Unfortunately, our policy request was dismissed with no communication from staff to allow for a clear understanding of the policy request.

The excerpt from the staff response chart report is as follows:

**Site Specific Requests on the Draft York Region Official Plan**

**ATTACHMENT 2**

13	D.J.K Land Use Planning	26346 Park Road	Georgina	Request to remove subject property from the Regional Greenlands System designation on Map 2. Seems to be a technical error, YRP 2010 did not include or reference the Greenlands System on these lands	No change – Map based on best available information at Regional scale/ROP policies allows for more detailed refinement through local plans and studies
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Our March 30, 2022, letter clearly provides history that this site has never had a “Greenland Systems” designation in the existing Official Plan and further, the letter provided air photos clearly showing that this site has an outside storage area in the location the “Greenland System” designation has been added. This area is, and has been for many years, zoned for outside storage. The air photo clearly shows that the property is a gravel parking area, allowing for storage.

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There are no technical, scientific, or and physical evidence provided by staff that this area should now be designated as “Greenland Systems”. To arbitrarily designate a landowner’s property with a land use that would require onerous studies, planning processes, and time, to allow for development in the future, is unfair to the landowner and counterproductive to Region of York development objectives.

We would respectfully request that the **Draft Map 2 – Regional Greenlands Systems** be revised to remove the *Greenland System* designation from the property at 26346 Park Road, Town of Georgina to recognise the existing physical features and existing permitted uses.

We would be pleased to discuss it further with staff or Council.

We request that we be given notice of all future considerations of these matters by Council, including the adoption of the new Official Plan.

Respectfully submitted,

**Dan Kraszewski**

Dan Kraszewski, R.P.P. M.C.I.P., OALA  
D.J.K. Land Use Planning  
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cc. Fifth Avenue Group

Attached: March 10, 2022, letter

D. J. K. Land Use Planning

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March 30, 2022

Attn: Chair Wayne Emmerson and Members of Regional Council

17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

Re: **Draft York Region Official Plan**  
26346 Park Road, Town of Georgina

D.J.K. Land Use Planning represents Fifth Avenue Group, who are in the process of purchasing 26346 Park Road, Georgina, in York Region. When reviewing the Draft Regional Official Plan Mapping Schedules, I noticed that there seems to be a technical drafting error on the mapping that affects my client's property. (*See my notes on the Maps*)

The error results in part of my client's property being designated *Greenland System*, which the existing Official Plan does not include or reference on these lands. This change in designation is an obvious concern and is not warranted given the area designated is a zoned gravel outside storage area. It also is detrimental to my client's interests, as the Draft policy 3.2.3 for Regional Greenlands System states: "That *development* and *site alteration* be prohibited within the Regional Greenlands System."

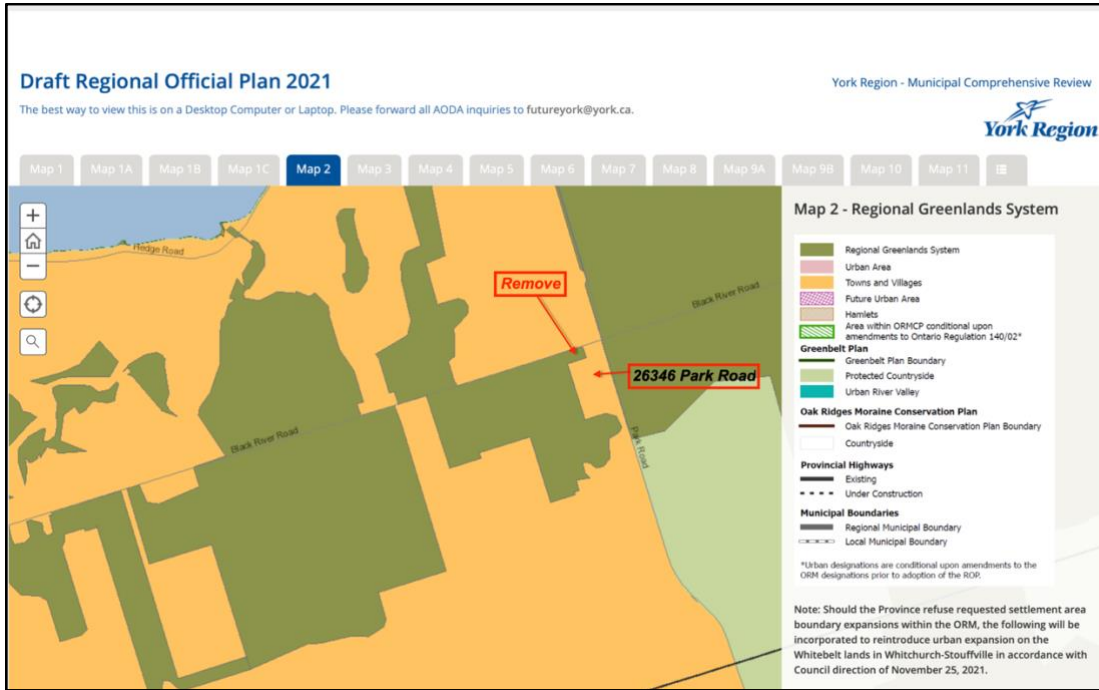
The existing **Official Plan Office Consolidation 2019, Map 2** (see below) clearly shows no encroachment of the *Greenland System* into the property and shows these lands designated **entirely** as "Towns and Villages"



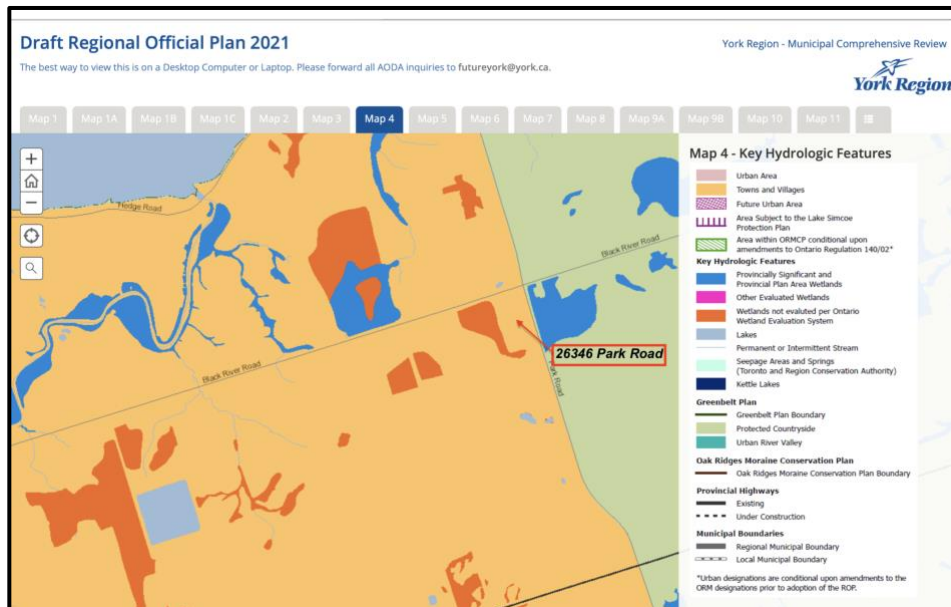
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**Draft Map 2 – Regional Greenlands Systems**, shows an extension of the *Greenland System* into my client’s property (as shown on the excerpt below), that is not correct or warranted.



It should also be noted that **Draft Map 4 – Key Hydrological Features**, of Draft Regional Official Plan Mapping Schedules, does not show any encroachment of wetlands into the property, further demonstrating no technical reason for the *Greenland System* to encroach into the property.



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The air photo below, shows the existing property uses, including a Go Cart track that covers the bulk of the lands, and an area of outside storage at the north end of the property. Both of these uses are permitted in the existing Commercial Tourist, C5-1 and C5-4, zoning for the Town of Georgina. The air photo shows that there is no *Greenland System* on the northerly part of the property.



Given that the existing Official Plan shows the lands designated entirely as *Towns and Villages*, and the lands do not include any physical greenland features and are in fact used and zoned for outside storage and a Go Cart business, it makes sense that these lands be designated in the Draft York Region Official Plan entirely as *Towns and Villages*. We would respectfully request that the **Draft Map 2 – Regional Greenlands Systems** be revised to remove the *Greenland System* designation from the property at 26346 Park Road, Town of Georgina.

We respectfully request that we be given notice of all future considerations of these matters by Council, including the adoption of the new Official Plan.

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Thank you for your consideration.

Respectfully submitted,

**Dan Kraszewski**

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cc. Fifth Avenue Group