



# Town of East Gwillimbury

## **DEVELOPMENT & LEGAL SERVICES REPORT P2008-54**

To: Committee of the Whole Council  
(Development and Legal Services Committee)

Date: August 18, 2008

Subject: "What We've Heard" Report - Summary of Comments and Submissions  
Consolidated Official Plan Review and Update

Origin: Development and Legal Services  
Policy Planning Branch

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### **RECOMMENDATIONS**

1. THAT Development and Legal Services, Planning Branch Report P2008-54, dated August 18, 2008, regarding the Consolidated Official Plan Review and Update, Summary of What We've Heard to Date, be received;
2. THAT a copy of this Report be posted on the Town's Official Plan Review website with notification to all those who have made submissions as registered interested parties,
3. THAT a copy of this report be forwarded to the Town's Official Plan Review consulting team and the Official Plan Review Executive Steering Committee, including the Region of York.

### **PURPOSE**

The purpose of this report is to update Council and provide a summary of comments and input received to date from the general public, public agencies, developers, landowners, and interested parties regarding the Town's Official Plan (OP) Review process. In addition, this report outlines staff's response and recommendation for each of the comments and input received as part of the overall OP Review.

### **BACKGROUND**

The Town's OP Review commenced in late 2006 and is considered to be the Town's key initiative for 2008 and one of the most significant initiatives undertaken by the Town.

The OP Review process is an extensive policy initiative which involves the consolidation of the Town's various Official Plan documents and also includes bringing the Plan into conformity with recent Provincial legislation, including the Provincial Growth Plan, the Provincial Policy Statement, 2005 and the Greenbelt Plan. The Town's process is being undertaken concurrently with York Region's Planning for Tomorrow initiative, but is

likely to conclude prior to the adoption of the new Region of York Official Plan by mid-2009.

The Terms of Reference and work plan for the comprehensive OP Review & Update incorporated an extensive public and stakeholder consultation process. The Town has encouraged the involvement of the public throughout this process as they are the stakeholders that will be affected by these changes.

The Town also established an Executive Steering Committee, comprised of representatives from key Provincial Ministries, the Region of York and the Lake Simcoe Region Conservation Authority (LSRCA), to provide updates on the Town's OP Review process and gather input. It is anticipated that this consultation will contribute to a more timely approval of the new OP by the Region once adopted by Council.

## **DISCUSSION**

The Ontario Planning Act outlines requirements and minimum obligations for Council to follow to ensure public engagement and adequate opportunity for feedback and input. The Act requires at least one public meeting to be held for the purpose of giving the public notice of the Town's intent to undertake an OP review. In addition, the Act requires that notice be provided to interested parties prior to the adoption of the new OP by Council and that a statutory public open house and public meeting be held to provide an opportunity for the public to review, ask questions and provide comments on the new proposed OP.

To date, the Town's OP Review process has involved the following events designed to facilitate and encourage public consultation and engagement:

- Public Open House #1 – June 26, 2007
- Public Open House # 2 – January 29, 2008
- Statutory Public Meeting of Council – April 7, 2008
- Public Open House #3 – June 24, 2008

Online commenting forms have been provided through the Town's website with a special section devoted entirely to the OP Review, where interested parties are invited to submit comments online. This section of the Town's website also provides updates on the Town's overall OP Review process and the various background studies, where interested parties can access reports, presentations and other materials.

To date, there are approximately 450 persons included on the Town's Interested Party List and staff have received significant input through the following forms:

- Written submissions - 85
- Online commenting forms - 30
- Open House commenting forms - 15

Several submissions have been received from landowners and developers requesting to be included within the urban boundary. Town staff will consider these submissions as part of the Town's growth management strategy, with respect to identifying the best location for an urban expansion.

The attachments to this report outline Public and Landowner Submissions (Appendix 1), as well as External Agency and Government comments (Appendix 2). Town staff have summarized the comments, concerns or questions from each submission and outlined a brief response. Where necessary, the staff response has been reviewed and discussed with other relevant Town staff or consultant involved in the OP review. A complete set of original submissions has been provided to each member of Council on a CD.

In addition to the tables attached, staff have identified the following theme areas which represent the general comments that have been received from several groups and individuals:

#### *General OP Review*

- Applaud Town for trying to plan properly for growth
- Prefer Town Hall style meeting to provide comments in front of Council
- Place more emphasis on environmental/sustainable vision

#### *Sustainable Development*

- Support EG's "green" initiative and encourage sustainable development work
- More emphasis needed on social planning
- Consider energy scarcity and peak oil crisis

#### *Cultural Heritage*

- Strong support for heritage preservation and promotion

#### *Natural Heritage (Environment) System*

- Protect and enhance the environment

#### *Transportation*

- Concern regarding Green Lane's function as arterial by-pass
- Too much emphasis on automobiles and roads – focus on alternative/active transportation networks - emphasize pedestrian and cycling networks
  - Consider rail to play a larger transportation role
- Some concerns with Mount Albert Rd, Colonel Wayling and Doane Rd extensions
- Significant concern for the Bradford Bypass (Hwy 404/400 link) at proposed location with suggestions to consider alternatives, including build a bridge and widen Ravenshoe Rd to act as a major east/west collector

### *Land Use*

- Requests for urban expansion into the whitebelt areas outside of existing settlement areas
- More employment needed to ensure live/work environment
- Support higher densities and mixed use development around GO station
- Recognize and maintain existing development/property rights as part of Greenbelt conformity exercise

### *Countryside/Rural Area*

- Golf courses/driving ranges not permitted in prime agricultural or specialty crop areas
- Explore secondary and value-added uses to help support the rural area

### *Parks, Recreation and Community Facilities*

- Provide trails to link the communities and residential areas to shopping destinations
- Need more parks, consider large scale parks
- Encourage schools adjacent to parkland in central areas & permit child care facilities

Several submissions have been received outlining an interest to be involved in the process and to be added to the Interested Party List. These submissions have not been outlined in the appendices, as no comments were provided and the submission does not offer anything to consider as part of the review process.

It is important to note, that the attached documents outline the comments received to date and that staff will report back to Council with a complete summary of submissions that will outline how each submission has been considered as part of the proposed draft OP. Town staff continue to encourage the public and interested parties to provide comments, which staff will continue to review and consider as part of the Consolidated OP.

Staff also want to note that any comments or submissions directly received by Council or other Town departments regarding the Town's OP Review should be circulated to the Policy Planning Branch, in order to be properly logged as part of the comprehensive summary of OP Review submissions and to maintain an up-to-date Interested Party List.

It is recommended that a copy of this report be forwarded to the Town's Official Plan Review consulting team and the Executive Steering Committee, including the Region of York.

## **NEED FOR PUBLIC CONSULTATION**

The Town's OP Review process includes an extensive public consultation process. Notice of this report was provided to the OP Review Interested Party List.

**ALIGNMENT WITH STRATEGIC PLAN**

This report is aligned with the fourth and fifth Strategic Pillars of the Strategic Plan, for Managing Growth to Ensure a Sustainable Community and Supporting a Municipal Organization Focused on Excellence. It specifically refers to involving the public to ensure growth occurs in a way that benefits the Town and its residents and initiating regular consultation with the community on issues of importance.

**FINANCIAL IMPLICATIONS**

None

**ATTACHMENTS**

Appendix 1 - Summary of Comments from the Public and Landowners  
Appendix 2 - Summary of Comments from External Agencies

Prepared by:



Michael Walker  
Planning Student



John O'Reilly  
Planning Student

Reviewed & Recommended by:

Reviewed & Recommended by:



Robin Skinner, BES  
Environmental Planner



For Dan Stone, MCIP, RPP  
Manager of Policy Planning

Reviewed & Approved by:

Approved for Submission:



Don Sinclair, General Manager  
Development & Legal Services



For Thomas R. Webster  
Chief Administrative Officer

**APPENDIX 1: SUMMARY OF PUBLIC, DEVELOPER & LANDOWNER COMMENTS ON OFFICIAL PLAN REVIEW**

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>May 6 07</b> Jim Sullivan <i>Email</i></p>	<ul style="list-style-type: none"> <li>• Provided notes from a Municipal Heritage Conference</li> <li>• Place emphasis on cultural heritage landscape planning</li> <li>• Could a Master Cultural Heritage Landscape Plan be incorporated into the OP Review?</li> </ul>	<ul style="list-style-type: none"> <li>• Cultural heritage considered as part of the Parks, Recreation and Culture Master Plan (PRC MP)</li> </ul>
<p><b>May 29 07</b>  Laura Bowman (York Simcoe Naturalists)  <i>Written Letter – Correspondence for Council (Jun 18 07)</i></p>	<ul style="list-style-type: none"> <li>• Concerned with natural environment (NHS) and wastewater</li> <li>• Proposed employment corridors do not conform to Greenbelt or transportation policies</li> <li>• EA for the YDSS threatens Rogers Reservoir, a provincially significant wetland, because potential for infiltration &amp; seepage</li> <li>• YDSS will facilitate sprawl and intrabasin transfer, therefore, does not conform to Bill 198</li> <li>• Request to be included in stakeholder consultation</li> </ul>	<ul style="list-style-type: none"> <li>• MOE approved YDSS extension in consideration of several areas of concern, including intrabasin transfer</li> <li>• Conditions of approval require undertaking to address environmental impacts, including Rogers Reservoir</li> <li>• Acknowledge importance of environment &amp; the need to conform to Greenbelt &amp; PPS</li> <li>• Any urban expansion must conform to all provincial and local policies</li> </ul>
<p><b>Jun 26 07</b>  Anonymous  <i>Transportation Master Plan Questionnaire</i></p>	<ul style="list-style-type: none"> <li>• Want Holland River Trail paved from Newmarket to Rogers Reservoir</li> <li>• Parkette/garden at Leslie St &amp; Mt. Albert should be a short term priority</li> <li>• Integrate trails between communities and with shopping destinations should be a long term priority</li> <li>• Spend more money on trails and parks</li> <li>• Have smaller transit buses because mostly empty</li> <li>• Need to revamp transit system</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff have consulted with the Trails Committee and will incorporate policies for a Town-wide trail system to connect communities</li> <li>• Surface treatment of trails is subject to LSRCA approval where trails exist in valley systems</li> <li>• Comments have been referred to the CPI Department and Monteith Brown Planning Consultants to consider as part of the PRC MP</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Jun 26 07</b></p> <p>Anonymous</p> <p><i>Open House Questionnaires</i></p>	<p><i>Transportation:</i></p> <ul style="list-style-type: none"> <li>• Concerned with traffic congestion</li> <li>• Want ways to walk to work, shopping and rec areas</li> <li>• Want transportation linking Holland Landing, Sharon, Mount Albert and Queensville</li> <li>• Rapid transit to south should have more frequent service</li> <li>• Do not pursue big highways that encourage commuters</li> </ul> <p><i>Recreation &amp; Culture:</i></p> <ul style="list-style-type: none"> <li>• Improve Town's trail system</li> <li>• Provide more meeting rooms for civic groups</li> <li>• Ease of access important in community facility design</li> </ul> <p><i>Water and Wastewater:</i></p> <ul style="list-style-type: none"> <li>• Sustainable supply of safe water, no restrictions and proper wastewater operation, more supply or less development</li> <li>• Want servicing supplied to all urban areas for safety in near future</li> <li>• Would like to see proper planning and supply for future growth and retention of wetlands, green areas and rivers</li> <li>• Do not pursue loss of water table, ORM and wetlands</li> </ul> <p><i>Official Plan Review and Update:</i></p> <ul style="list-style-type: none"> <li>• Maintain rural and natural character and a green ORM</li> <li>• Promote tree planting for shade and oxygen</li> <li>• Holland Landing should have a commercial area that could "centre and unite area"</li> <li>• Vision for Town = nice, friendly, productive community where people can live, work and play safely</li> </ul>	<ul style="list-style-type: none"> <li>• TMP exploring a system of road connections throughout Town and Central Growth Area to ensure adequate road capacity and linkages between communities</li> <li>• WWW Master Plan designed to ensure capacity for full servicing for all existing settlements and new growth</li> <li>• NHS and related policy designed to ensure the retention and maintenance of all significant natural features, including wetlands</li> <li>• Town's proposed urban structure intended to identify and protect future highway corridors for industrial uses and significant employment opportunities</li> <li>• Town structure and land use policies will encourage and promote transit supportive densities along regional arterial &amp; transit corridors</li> <li>• Principles for urban design and land uses along Green Lane will ensure maintenance of traffic movement in conjunction with the proposed east-west collector north of Green Lane</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jun 26 07</b></p> <p>Anonymous</p> <p><i>Open House Questionnaires</i></p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>• Develop urban areas, but keep open green areas</li> <li>• Medium-high density residential uses should be located on Yonge St., Mt. Albert Rd. west of King St., and Leslie St. around Green Lane in Sharon to support transit</li> <li>• Green Lane should be commercial or light industrial, with few road connections – don't want stop lights every 50 m</li> <li>• Business and industrial uses best suited for Hwy 404 and Bradford Bypass corridors with access to transportation</li> <li>•</li> </ul>	<p><i>(See previous page)</i></p>
<p><b>Jun 26 07</b></p> <p>Anonymous</p> <p><i>Transportation Master Plan Questionnaire</i></p>	<ul style="list-style-type: none"> <li>• Primary concern is proposed service road (Colonel Wayling) crossing over Mt. Albert Rd &amp; continuing north</li> <li>• What is the actual need for a service road going north?</li> <li>• Town should not pursue service road parallel to Hwy 404 from housing to Doane Rd.</li> </ul>	<ul style="list-style-type: none"> <li>• TMP has identified north-south link between Sharon &amp; Queensville east of Leslie Street as necessary</li> <li>• The location and design of the road connection will need to be carefully considered as part of future development review</li> </ul>
<p><b>Jun 26 07</b></p> <p>Anonymous</p> <p><i>Water &amp; Wastewater Master Plan Questionnaire</i></p>	<ul style="list-style-type: none"> <li>• Concerned with not providing servicing to existing residents</li> <li>• Recommend sewer service to Queensville in short term</li> <li>• Recommend sewer service to Sharon in the long term</li> <li>• Town shouldn't pursue the trunk across Farr Avenue</li> <li>• Current residents oppose growth &amp; suggest Town limit growth</li> </ul>	<ul style="list-style-type: none"> <li>• WWW Master Plan designed to ensure capacity for full servicing for all existing settlements and new growth in the Central Growth Area</li> <li>• Queensville, Sharon and Holland Landing will start to get concurrent servicing around 2010, once the YDSS is constructed</li> <li>• Growth currently contemplated in existing OP</li> <li>• Additional growth allocated to Town from YR in accordance with the Provincial Growth Plan</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jun 26 07</b> Jim Sullivan <i>Written comments</i></p>	<ul style="list-style-type: none"> <li>• Would like to see cultural/heritage mapping</li> <li>• Include “shall” in heritage policies</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage an important component of the OP</li> <li>• Town staff working with Heritage Committee and have developed draft heritage policies</li> </ul>
<p><b>Jun 27 07</b>  Bill O’Donnell (Liberty Development)  <i>Water &amp; Wastewater Master Plan questionnaire</i></p>	<ul style="list-style-type: none"> <li>• Concerned about servicing employment lands in Queensville</li> <li>• Would like to see Woodbine/404 corridor serviced in next 5 yrs</li> <li>• Would like the east side of Woodbine removed from the Greenbelt</li> </ul>	<ul style="list-style-type: none"> <li>• WWW MP identified Queensville employment lands in initial phase of growth subject to supporting infrastructure (ie. pumping station)</li> <li>• Staff don’t support urban growth east of Woodbine as such doesn’t conform to Greenbelt</li> <li>• Future long term employment lands identified subject to future planning &amp; review of Greenbelt Plan in 2015</li> </ul>
<p><b>Jun 27 07</b>  Margaret Wetzel (David Wilson Trail)  <i>E-mail in response to Transportation Master Plan questionnaire</i></p>	<ul style="list-style-type: none"> <li>• Primary concerns are devaluation of property and that her street will become a through street to new traffic, thereby ruining the peacefulness of the neighbourhood</li> <li>• Would like to see completion of Hwy 404 to remove traffic from Leslie Street, benefiting local neighbourhoods</li> <li>• Concerned Sharon will turn into a “suburb of Toronto”</li> <li>• Town should preserve the qualities that make Sharon unique, such as peacefulness, privacy, and a sense of the country because that’s why people move to EG</li> <li>• Town should consider existing residents</li> </ul>	<ul style="list-style-type: none"> <li>• Town mindful of impact of growth on existing residents and try to minimize such impacts through compatible uses and transitional policies</li> <li>• Existing and proposed policies require new development be sensitive to existing communities and design shall incorporate features that provide a transition between existing and future growth</li> <li>• Recommend a meeting with Town staff to discuss concerns and current policies within Sharon Community Plan</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jun 27 07</b></p> <p>Allan Bowman (18924 2<sup>nd</sup> Conc)</p> <p><i>Website – Online Commenting Form</i></p>	<ul style="list-style-type: none"> <li>• Believes many aspects presented at June 26 Open House pure fantasy</li> <li>• Carpooling unlikely to solve commuter traffic problems and is not an alternative to roads - where has it been successful?</li> <li>• Public transit unlikely to improve commuter experience except for those traveling locally or downtown via train</li> <li>• Good roads are imperative – Hwy 404 is 10 years later than originally announced</li> </ul>	<ul style="list-style-type: none"> <li>• Good roads are imperative, but goal to promote other forms of transportation as well, such as bike lanes, transit, etc.</li> <li>• Provided link to Smart Commute website for successful carpool initiatives</li> </ul>
<p><b>Jun 27 07</b></p> <p>Lisa Witherspoon (20212 Leslie St, Queensville)</p> <p><i>Website – Online Commenting Form</i></p>	<ul style="list-style-type: none"> <li>• Concerned about subdivision in behind property and associated local road network</li> <li>• What does proposed road network look like?</li> <li>• Will there be green space separating new roads from existing backyards?</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed road network (collectors and arterials) established as part of Queensville Plan (1998)</li> <li>• Local roads dealt with through subdivision process</li> <li>• Staff provided draft plan of subdivision in Queensville (first phase with additional concepts)</li> <li>• Road network behind property requires additional public process through subdivision application</li> </ul>
<p><b>Jul 17 07</b></p> <p>Mike McConville (60 Colony Trail Blvd.)</p> <p><i>Website – Online Commenting Form</i></p>	<ul style="list-style-type: none"> <li>• Commends proposed cycling network</li> <li>• Concerned about Town's implementation scheme &amp; how bridges &amp; trails will be funded</li> <li>• Link communities in EG with nearby towns like Newmarket</li> </ul>	<ul style="list-style-type: none"> <li>• Town acknowledges importance of connectivity</li> <li>• Trails incorporated into the Parks, Recreation and Culture Master Plan, as well as the TMP</li> <li>• Funding provided through DCs and other funding opportunities such as YR Pedestrian and Cycling Master Plan Municipal Partnership Policy</li> <li>• Provided Nokiidaa Trail System report</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jul 23 07</b> Howard Friedman (HBR Planning) on behalf of Dorothy Tidman (1150 Green Lane) <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Reviewed preliminary land use proposal</li> <li>• ‘Open Space’ woodlot designation shown on property ‘overstated’ and may prevent appropriate form of development for property</li> <li>• Retained SAAR Environmental to analyze property and determine appropriate development limits</li> <li>• Expect environmental analysis to be forwarded to Town in following weeks</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff discussed matter with LSRCA and Beacon</li> <li>• Any revisions necessary as a result of individual work will be incorporated into the ongoing development of the Town’s NHS mapping and policy work</li> </ul>
<p><b>Jul 26 07</b>  Maxine Widemeyer- Jafine  <i>Emailed Letter</i></p>	<ul style="list-style-type: none"> <li>• New development should consider historical elements</li> <li>• Development should start in existing disturbed areas</li> <li>• Design should capture atmosphere of communities</li> <li>• Recommended design features: <ul style="list-style-type: none"> <li>○ Trees, parquets, spacious front lawns, houses with porches and windows, more community control over design of buildings/houses, well design street light fixtures, wrought iron street furniture</li> <li>○ Streets wide enough for cyclists – dedicated bike lanes</li> <li>○ Cycling and walking trails throughout community</li> <li>○ Industry and commerce mixed within community</li> <li>○ Transportation hubs located on major thoroughfares</li> <li>○ Traffic calming measures on local residential streets</li> </ul> </li> <li>• Features to be discouraged: <ul style="list-style-type: none"> <li>○ Homes with garages out in front &amp; that all look the same (prefer variety of sizes and designs)</li> <li>○ Big box stores &amp; dead space in town at night</li> <li>○ Development in ecologically sensitive areas</li> <li>○ Bedroom communities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Town mindful of impact of growth on existing residents and try to minimize such impacts through compatible uses and transitional policies</li> <li>• Existing and proposed policies require new development be sensitive to existing communities and design shall incorporate features that provide a transition between existing and future growth</li> <li>• Town priority to provide live/work environment and promote alternative modes of transportation</li> <li>• Town staff will consider recommendations as part of the urban design work</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Aug 22 07</b></p> <p>Jim Okawa (BRUTTO Consulting)</p> <p><i>E-mail</i></p>	<ul style="list-style-type: none"> <li>Request information regarding possible future land uses outside the boundaries of the Yonge St corridor</li> </ul>	<ul style="list-style-type: none"> <li>Corridor work focusing on lands fronting onto major Regional arterials to certain depth</li> <li>Everything outside of corridors, existing Community Plan Areas and Greenbelt being considered future whitebelt development lands</li> <li>Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> </ul>
<p><b>Aug 28 07</b></p> <p>Bill Beaton (W.E. Beaton Developments) for Northmarket Holdings Inc</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>26 acre golf driving range on west side of Yonge St</li> <li>Wish to become directly involved with OP process</li> <li>Part of developer group for area represented by iPlan Corp and endorse proposed block plan</li> </ul>	<ul style="list-style-type: none"> <li>Contact added to the Town's Interested Party List</li> <li>Submission will be considered as part of the employment corridor work</li> </ul>
<p><b>Sept 6 07</b></p> <p>Randy Alcorn (Alcorn &amp; Associated Ltd.) on behalf of the Miller Group (Part Lts 28 &amp; 29, Con 6)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>Proposing golf course on property currently zoned Rural and Extractive Industrial</li> <li>Previous meetings w Town, YR &amp; LSRCA to discuss proposal</li> <li>Commencing support studies and file applications in near future</li> </ul>	<ul style="list-style-type: none"> <li>Town will consider as part of the Greenbelt Plan conformity exercise, with respect to permitted land uses</li> <li>Development applications will be handled through the Community Planning and Development Branch</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Nov 6 07</b></p> <p>Chris Parent (Ecoplans) on behalf of Metrus</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Ecoplans retained to review LSRCA NHS for 2 Metrus properties within Green Lane Corridor</li> <li>• Surveyed the properties to inventory plant species and classify vegetation communities</li> <li>• Spent 22 hours in the field</li> <li>• Ecoplans surveys generally support preliminary application of NHS to 2 Metrus properties</li> <li>• Ecoplans recommends a number of revisions to the preliminary boundaries and/or attributes/designations of the NHS units as defined by the July 2007 LSRCA NHS</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff met with Ecoplans and Metrus to discuss submission</li> <li>• Referred submission to LSRCA for review and consideration</li> <li>• LSRCA's and Town's proposed NHS mapping modified in some areas to reflect Ecoplans' EIS submission and detailed field work</li> <li>• LSRCA asked Ecoplans to clarify some of the EIS details</li> </ul>
<p><b>Nov 8 07</b></p> <p>Howard Friedman (HBR Planning) on behalf of Dorothy Tidman (1150 Green Lane)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Concerned proposed NHS overstated on subject property and that such a designation would inhibit the Town from optimizing its Green Lane corridor strategy</li> <li>• SAAR Environmental retained to complete an environmental analysis of the property to determine the appropriate development limits</li> <li>• Request designate lands Mixed Medium Density Residential, consistent with proposed land use designations for adjacent lands and deemed appropriate given proximity to GO station</li> <li>• The core woodlot outlined in submission may be designated Open Space or such other designation to ensure its long term protection</li> <li>• Provided Feasibility Investigation Natural Heritage report</li> </ul>	<ul style="list-style-type: none"> <li>• Submission referred to LSRCA for review</li> <li>• LSRCA conducted review and provided a response</li> <li>• While there's a general agreement between the recommendations of SAAR's report and the NHS, there are 2 areas of difference: <ul style="list-style-type: none"> <li>○ Report recommends a 15m buffer on watercourses, whereas the NHS recommends a 30m buffer</li> <li>○ Actual boundary of the woodland and buffer must be determined through an EIS, which the feasibility report is not</li> </ul> </li> <li>• Recommend SAAR complete an EIS in accordance with LSRCA's TOR</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Nov 25 07</b> Henry Lise (55 Mount Albert)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Appreciate green initiative underlining Official Plan</li> <li>• Involves picking up garbage, keeping sidewalks clean, putting up signs that littering not compatible with living in EG</li> </ul>	<ul style="list-style-type: none"> <li>• Town's priority to focus OP on 3 pillars of sustainability; environment, economy and social</li> <li>• Town developing an Anti-Litter Campaign as part of the <i>Thinking Green!</i> Strategy</li> </ul>
<p><b>Nov 29 07</b></p> <p>Ted Chong (29 Cartwright)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• When is the University going in?</li> </ul>	<ul style="list-style-type: none"> <li>• approximately 65 acres currently designated for university in Queensville Community Plan</li> <li>• Town will continue to protect lands for a post-secondary institution</li> <li>• Town committed to establishing an Economic Development Strategy with focus on the university</li> <li>• premature to outline timing of university</li> </ul>
<p><b>Dec 3 07</b></p> <p>Gord Mahoney (Michael Smith Planning Consultants) on behalf of Sannithy Group (3152 Davis Dr)</p> <p><i>Faxed Letter</i></p>	<ul style="list-style-type: none"> <li>• Proposing multi-use facility, including recreation centre, computer facility, banquet hall and prayer centre</li> <li>• January 2007 – Town staff said that provided proposed uses permitted in current designation (Rural Commercial Industrial) and zoning (C1), development would require site plan approval</li> <li>• Property within provincial Greenbelt, under s.5.2.1 site specific land use designations and zonings may continue to be recognized through conformity exercise</li> <li>• Request that Town continue to recognize existing land use designation and zoning on property</li> </ul>	<ul style="list-style-type: none"> <li>• One of Town's primary objectives to promote employment uses in appropriate locations</li> <li>• Acknowledge s.5.2.1 of Greenbelt Plan with respect to recognizing site specific land use designations and zoning</li> <li>• Town staff will refer comments to MGP</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Dec 21 07</b></p> <p>Sylvia Bowman (York Simcoe Naturalists)</p> <p><i>Written Letter – Correspondence to Council (Jan 7 08)</i></p>	<ul style="list-style-type: none"> <li>• Read latest report from ON Environmental Commissioner released Dec 4, 2007</li> <li>• YSN would like to participate in NHS update and request more detailed information about current designations</li> <li>• Request NHS presentation for club members</li> <li>• Concerned about under-designation of wetland areas and absence of clear policies on buffer zones</li> <li>• Incorporate LSRCA wetland buffer zone bylaws into OP</li> <li>• Consider wetland evaluation procedures to ensure consistency in wetland identification</li> <li>• Planning decisions must be consistent with 2005 PPS</li> <li>• How will NHS enhance connectivity between natural corridors?</li> <li>• How will improve water quantity and quality?</li> <li>• Make efforts to ensure preservation or replanting of trees lost to Hwy 404 extension</li> <li>• Concerned about protection and remediation of the Maskinonge – a provincially significant wetland</li> </ul>	<ul style="list-style-type: none"> <li>• Town must bring OP into conformity with all applicable provincial legislation, including PPS</li> <li>• Beacon retained to complete NHS update – based on LSRCA work</li> <li>• Phase 2 to establish a Restoration, Enhancement and Securement Strategy</li> <li>• Acknowledge importance of Maskinonge, will incorporate policies to protect its features and functions</li> <li>• Hwy 404 specifics dealt with a provincial level, but mitigation being explored as part of detailed design stage</li> <li>• Town referred comments to Beacon also</li> <li>• Staff met with YSN president and attended YSN meeting to present proposed NHS (Jun 10 08)</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Dec 21 07</b> New Leaf (19601 Leslie) <i>Written Letter</i></p> <p><b>Mar 5 08</b> Ron McCauley – New Leaf (19601 Leslie St) <i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Property is site of New Leaf head office, farm program, pool and recreation centre and 3 residential sites</li> <li>• Intention to maintain operations as currently exist – including rural functions of farming</li> <li>• Support plan to designate land south of property as no growth</li> <li>• Support continued designation of area north of Doane Rd extension as low density housing</li> <li>• Request Doane Rd realignment moved further north away from property</li> <li>• Interested in modest commercial development along front of property on east side of Leslie</li> <li>• Look forward to working in partnership with Town</li> </ul>	<ul style="list-style-type: none"> <li>• One of Town's primary objectives to promote employment uses in appropriate locations</li> <li>• Land uses in area approved through the existing Queensville Community Plan, with exception of the lands to the south</li> <li>• Doane Rd realignment still under review – YR currently undertaking EA process</li> </ul>
<p><b>Jan 4 08</b> Thomas Pick – Pickseed (18624 2<sup>nd</sup> Conc)  <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Request properties be included in Green Lane Corridor Study Area</li> <li>• Development plans for land to south form natural extension into property</li> <li>• CN tracks and Holland River to north of property form natural northern boundary to planning area</li> </ul>	<ul style="list-style-type: none"> <li>• One primary objective is to promote employment uses in appropriate areas and locations</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Town's emerging land use structure identified nodes and corridors – 2<sup>nd</sup> Conc is a proposed major corridor within Central Growth Area</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jan 14 08</b></p> <p>Gord Mahoney (Michael Smith Planning Consultants) on behalf of Helen Oosterholt (5503 Mount Albert Rd)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Subject land currently designated suburban residential &amp; open space</li> <li>• Client exploring potential business development possibilities, ie. bed and breakfast, health space, private club, etc.</li> <li>• Request to be listed as interested party for OP Review</li> </ul>	<ul style="list-style-type: none"> <li>• Comments referred to MGP for review</li> <li>• General approach to OP to identify community land use designation for areas covered by existing secondary plans</li> <li>• Town yet to finalize policy approach, but anticipate a range of appropriate land uses</li> <li>• If wish to pursue development of site, contact Community Planning and Development Branch</li> </ul>
<p><b>Jan 14 08</b></p> <p>Richard Calvert (19836 &amp; 2156 Queensville Sdrd)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Properties within Queensville Community boundaries</li> <li>• Request update as to what's happening with the Queensville Plan</li> <li>• Do land use designations reflect the approved Hwy 404 route or do they need to be changed?</li> <li>• When will MTO acquire/expropriate land for Hwy 404</li> </ul>	<ul style="list-style-type: none"> <li>• Queensville Plan being consolidated into one comprehensive OP as part of OP Review</li> <li>• Land use designations were modified to reflect the approved 404 route as part of OPA 115</li> <li>• Unsure of when MTO will expropriate land</li> </ul>
<p><b>Jan 29 08</b></p> <p>Rudy Lippens (20841 2<sup>nd</sup> Conc)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Concerned about flooding and drainage on property from proposed surrounding growth</li> <li>• Request improved surface drainage and stormwater management to prevent flooding</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff met with Mr. and Mrs. Lippens on April 28, 2008 to discuss concerns and Town's OP Review process</li> <li>• Stormwater management will be dealt with during the development approvals process for that area</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jan 30 08</b></p> <p>Graham Purvis (Sutton Group Realty)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>Request explanation of reasoning behind Level 3 NHS protection for 66 Park Ave</li> <li>Request description of Levels A, B, and C and how they differ from the LSRCA's four level plan</li> </ul>	<ul style="list-style-type: none"> <li>Town staff outlined the 3 NHS levels and how the Town's NHS corresponds &amp; differs from the LSRCA's</li> <li>Town staff noted the features being identified on the subject property and that an EIS required to further refine the NHS boundaries</li> </ul>
<p><b>Feb 2 08</b></p> <p>Ron Goegan (Royal-Lifestyles Campus Corp - 18645 Woodbine)</p> <p><i>Verbal Comment at Open House</i></p>	<ul style="list-style-type: none"> <li>Request meaning of "flexible" status [NHS Level C] imposed on western part of property because there are no environmental features there</li> <li>Would like further discussions with Town concerning the property and its NHS designation</li> </ul>	<ul style="list-style-type: none"> <li>Town staff outlined the 3 NHS levels</li> <li>Beacon's draft NHS report now available for review and comment</li> <li>Town staff noted the features being identified on the subject property and that an EIS is required to further refine the NHS boundaries</li> </ul>
<p><b>Feb 3 08</b></p> <p>Robert Hancock (25 McQuaid Crt)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>Concerned about increasing water restrictions</li> <li>Feel future development will add pressure on water supply</li> </ul>	<ul style="list-style-type: none"> <li>WWW MP addressing servicing capacity and intent is to service the entire Central Growth Area</li> <li>Town will also look to promote water conservation through sustainable development policies</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Feb 6 08</b></p> <p>Wendy Nott (Walker, Nott) on behalf of Tribute Communities (NE Sharon)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• 50 ha parcel currently under review for Zoning By-law amendment, OP amendment and Draft Plan of Subdivision</li> <li>• Concerned about Street A in Draft Plan of Subdivision &amp; linkage with Colonel Wayling Blvd. as proposed by TMP – extension would interrupt the planned noise attenuation barrier and cause noise from Hwy 404</li> <li>• Delete connection between Street A &amp; Colonel Wayling Blvd</li> <li>• Request right-of-way for Colonel Wayling Blvd extension be located outside of Tribute property</li> </ul>	<ul style="list-style-type: none"> <li>• TMP has identified the Colonel Wayling extension as a high priority within the 2031 planning horizon to support local traffic needs and provide connection between Queensville and Sharon</li> <li>• The location and design of the road connection will need to be carefully considered as part of future development review</li> </ul>
<p><b>Feb 13 08</b></p> <p>Lisa Witherspoon (20212 Leslie St)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Are there any newer road plans available?</li> </ul>	<ul style="list-style-type: none"> <li>• TMP outlines arterial and collector roads – maps available to review</li> <li>• Local roads dealt with through subdivision process, which is a separate process that will take place in the future</li> <li>• The road network behind subject property requires additional public process through subdivision application, which resident will be notified of</li> </ul>
<p><b>Feb 15 08</b></p> <p>David Rogers (86 May Ave.)</p> <p><i>Written Suggestion – Counter Inquiry</i></p>	<ul style="list-style-type: none"> <li>• Suggests gridlock could be mitigated along north-south and east-west major access roads if service roads were built alongside</li> </ul>	<ul style="list-style-type: none"> <li>• TMP is exploring system of arterial and collector roads to provide sufficient transportation capacity</li> <li>• Local roads and potential service roads will be dealt with as part of the Development Planning Area process</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Feb 17 08</b></p> <p>Murray Lloyd (Sharon)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Concern with proposed mixed use land use designation identified on MGP urban structure plan given approved park area designation under Sharon Plan OPA 122</li> </ul>	<ul style="list-style-type: none"> <li>• Sharon block plan submissions for the development area west of Leslie St. proposed a mixed use designation for the area and will require amendments to OPA 122</li> <li>• Block plan and individual OPA applications to be considered at public meetings scheduled for Fall 2008</li> <li>• Staff currently reviewing the appropriateness of these applications and park requirements for the Sharon community</li> </ul>
<p><b>Feb 18 08</b></p> <p>John Pierson (21725 Leslie St)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Will OP Review include the 404 corridor between proposed Bradford Bypass and Boag Road?</li> <li>• If not, when will this area be addressed?</li> </ul>	<ul style="list-style-type: none"> <li>• 404 corridor between proposed Bradford Bypass and Boag Rd is part of the Provincial Greenbelt</li> <li>• Area will be dealt with as part of the Town's Greenbelt Plan conformity exercise and will address appropriate rural land uses for area</li> <li>• Growth not contemplated for this area at this time</li> </ul>
<p><b>Feb 20 08</b></p> <p>Nick McDonald and Scott Birchall (Meridian Planning) on behalf of Southdown Institute</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• 18798 Old Yonge St is preferred site to relocate institute</li> <li>• Concerned about transition policies related to proposed Future Urban Area designation on site</li> <li>• Recommend Yonge St corridor extend onto portion of lands and portion be designated Institutional with NHS</li> <li>• Provided submission outlining: <ul style="list-style-type: none"> <li>○ How Aurora site no longer appropriate</li> <li>○ Need open space setting on large lot buffered from adjacent uses and future development</li> <li>○ Site provides pastoral setting close to urban services</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Town in process of providing formal response</li> <li>• Refer submission to MGP to consider as part of employment corridor &amp; growth management work</li> <li>• Difficult location to consider as part of employment corridor given lack of functional frontage along Yonge St</li> <li>• Lands may be difficult to service from sanitary perspective</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Feb 20 08</b> Nick McDonald and Scott Birchall (Meridian Planning) on behalf of Southdown Institute</p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>○ proposal conforms to the Growth Plan and the PPS <ul style="list-style-type: none"> <li>▪ will provide mix of densities and public services</li> <li>▪ not in Greenbelt, intent to develop over long term</li> <li>▪ lands fully serviceable</li> <li>▪ proposed facility would not prevent additional high density uses from locating on site in future</li> <li>▪ Growth Plan recognizes institutional uses as employment uses</li> </ul> </li> <li>● economic benefits: <ul style="list-style-type: none"> <li>○ local employment</li> <li>○ increased local expenditures</li> <li>○ additional tax revenue</li> </ul> </li> <li>● institutional designation will ensure no issues with respect to population allocation through urban expansion</li> <li>● natural heritage features on site would be protected for the long term – consistent with proposed NHS</li> <li>● while portion of property contains Class 1 soils suitable for the growing of crops, unlikely that significant agricultural activities could occur on site in future</li> </ul>	<ul style="list-style-type: none"> <li>● Development concept may be supportable from land use perspective given existing permitted uses in surrounding area</li> <li>● Use considered appropriate with respect for need to be situated in rural setting with open space and natural vegetation</li> <li>● There is a basis in planning to consider interim uses within future urban area designation</li> <li>● Policies for rural institutional uses to be developed for both the Protected Countryside as well as long term Future Urban Area</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Feb 23 08</b></p> <p>Ron &amp; Cathy Stein (18823 Old Yonge St)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Beneficial owners of 18823 Old Yonge St</li> <li>• Concerned property excluded from Yonge St corridor</li> <li>• Will be making planning submission shortly</li> <li>• Hope Town sees there is a strong argument to make Yonge St corridor from Green Lane to Holland River valley at south end of Holland Landing the highest priority for new mixed use development</li> <li>• Builds on existing infrastructure &amp; consistent with YR OP</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff will await submission</li> <li>• Town’s growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Subject lands will be dealt with and considered as part of the Yonge St North Development Planning Area</li> <li>• The range of uses and timing of development will be subject to the larger development area exercise</li> </ul>
<p><b>Feb 25 08</b></p> <p>Deborah Alexander (Humphries Planning) on behalf of Pt Lot 10, Conc 2 (previously 19T-89008)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Lands previously draft approved for 20 lot estate residential and currently designated Estate Residential and Natural Core Area</li> <li>• Owner interested in developing land for residential purposes</li> <li>• Pleased Town considering portion of lands for future residential development, but propose Low Density Residential designation be applied to site</li> <li>• Proposing to submit new draft plan of subdivision based on full municipal services</li> <li>• Request meeting to discuss lands</li> </ul>	<ul style="list-style-type: none"> <li>• The existing estate residential designation cannot be sustained in conformity with the Growth Plan and PPS as part of this process</li> <li>• Town’s growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• The need for residential development in this area is not anticipated in the 2031 planning horizon</li> <li>• Staff have met with Humphries Planning and their client on 2 occasions</li> </ul>
<p><b>Mar 2 08</b></p> <p>Andria Louca (Toronto)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Who is the developer?</li> <li>• When can we review site plans for homes?</li> </ul>	<ul style="list-style-type: none"> <li>• Town dealing with a number of developers with various landholdings</li> <li>• More detailed plans will be presented as part of the development application process for approval by the Town</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Mar 3 08</b></p> <p>Scott Birchall (Meridian Planning Consultants) <i>Email</i></p>	<ul style="list-style-type: none"> <li>• Has any draft Official Plan mapping been prepared for Holland Landing?</li> <li>• Is Town proposing to keep existing designations within Holland Landing?</li> <li>• Are there any significant changes proposed as part of Official Plan review?</li> </ul>	<ul style="list-style-type: none"> <li>• Town proposing to maintain the land uses within the Community Plan Areas but will consolidate and update the policies to be consistent Town-wide</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion &amp; identify appropriate locations for urban expansion</li> </ul>
<p><b>Mar 5 08</b></p> <p>Tribute Communities &amp; Vogue Development Group</p> <p><i>Report Submission</i></p>	<ul style="list-style-type: none"> <li>• Submitted growth management analysis report prepared by Walker, Nott, Dragicevic Associates; IBI Group; and Cole Engineering</li> <li>• Analysis of land needs assessment of EG</li> <li>• Assumed 90,000 people and 45,000 jobs by 2031</li> <li>• Estimates <math>\pm 880</math> gross ha of residential land and <math>\pm 300</math> ha of employment lands available in greenfields</li> <li>• Assumed PtG density target of 50 people &amp; jobs per ha</li> <li>• Overall EG density of 46 ppl/jobs per gross ha achieved</li> <li>• Estimated Town will require approx. 905 ha of residential land &amp; 305 ha of employment land, results in an estimate of 1,210 gross ha of whitebelt lands to 2031</li> <li>• Proposed future development scenario to 2031 with Community Plan Areas built out and an urban expansion into the Green Lane corridor, Hwy 404 corridor and central planning district</li> </ul>	<ul style="list-style-type: none"> <li>• Submission referred to MGP for review and comment</li> <li>• MGP has initially identified significant concerns with the methodology and assumptions of the report</li> <li>• MGP growth management work will consider submission and will be presented to Council in September 2008</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Mar 5 08</b></p> <p>Bill Foster (20989 Yonge St)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Recommend Town engage University to document major historical activities and landmarks in Town to be used as basis for heritage preservation and promotion</li> <li>• Strong objection for Hwy 404 and Bradford Bypass corridors</li> <li>• Under Places to Grow - priority for provincial highways is movement of goods</li> <li>• employment corridors would need to focus on manufacturing types of uses, which conflicts with the objectives of the surrounding Greenbelt</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage is an important component of the OP</li> <li>• Historical archives could be separate document maintained by the Heritage Committee</li> <li>• Hwy 404 construction to Ravenshoe approved by MTO and under construction to be open by 2012</li> <li>• Bradford Bypass EA approved</li> <li>• TMP identified the need for the Bradford Bypass</li> <li>• Council has expressed some concern with the location of the proposed Bradford Bypass</li> <li>• Greenbelt Plan and Places to Grow identify growth areas, such as the CGA in EG</li> </ul>
<p><b>Mar 5 08</b></p> <p>Donna Nason <i>Email</i></p>	<ul style="list-style-type: none"> <li>• Request existing and proposed land use maps with classifications and descriptions</li> <li>• Do OP maps include land use designations defined by LSRCA?</li> </ul>	<ul style="list-style-type: none"> <li>• Spoke with Donna in person and provided maps</li> <li>• Proposed NHS consistent with the LSRCA NHS</li> </ul>
<p><b>Mar 11 08</b></p> <p>Jamie Bennett (MMM Group) on behalf of EG Holdings (Bowes Development Corp)</p> <p>Written Letter</p>	<ul style="list-style-type: none"> <li>• Represent 243 acres between Leslie and 2<sup>nd</sup> Concession, south of Holborn Rd</li> <li>• Client coordinating with Royal Park Homes in visioning exercise to create sustainable community</li> <li>• June 2007 lands shown as Future Urban Area, January 2008 lands shown as Employment</li> <li>• Request background information for proposed employment designation, including forecasts and land use needs analysis</li> <li>• Request land use designations be done in consideration of Royal Park Homes/Bowes Development sustainable community initiative</li> </ul>	<ul style="list-style-type: none"> <li>• Submission referred to MGP as part of employment corridor and growth management work</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Town priority to protect appropriate locations for employment along proposed provincial highway corridors over the long term</li> <li>• Draft growth management report will be available for review and comment in the Fall 2008</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Mar 14 08</b> Gord Mahoney (Michael Smith Planning Consultants) on behalf of Helen Oosterholt (5503 Mount Albert Rd) <i>Email</i></p>	<ul style="list-style-type: none"> <li>• Will Arnill property on south side of Mount Albert Rd be proposed for re-designation to Residential prior to Apr 7 meeting?</li> </ul>	<ul style="list-style-type: none"> <li>• Town proposing to maintain the land uses within the Mount Albert Community Plan, but will be consolidating and updating the policies to be consistent Town-wide</li> <li>• Staff support broadening range of uses in subject area</li> </ul>
<p><b>Mar 15 08</b>  Bob Leech (on behalf of the EG Trails Committee)  <i>Email</i></p>	<p><i>Short Term Priorities (2006-2012)</i></p> <ul style="list-style-type: none"> <li>• Peggy's Woods to establish links with Newmarket and King City trails</li> <li>• Formalize Radial Trail from Green Lane to Mt Albert Rd</li> <li>• Complete trail link from Sharon to Queensville</li> <li>• Mt Albert Rail Line – recommend trail be completed as 2 projects- Mt Albert to Holborn and Davis Dr to Mt Albert</li> <li>• Sharon Hills Park to Sharon arena</li> <li>• Nokiidaa Trail from Mt. Albert Road to Thompson Drive</li> </ul> <p><i>Long Term Priorities (2013 – 2016)</i></p> <ul style="list-style-type: none"> <li>• Boag Rd trail, east from Leslie to Mt. Albert Rd</li> <li>• Finish Nokiidaa trail from Queensville Sdrd to Ravenshoe</li> <li>• Central East Gwillimbury, east – west trail; and</li> <li>• North – south trail to Newmarket from “old scout camp” west of 2<sup>nd</sup> Concession</li> </ul>	<ul style="list-style-type: none"> <li>• Submission referred to CPI, MMM and Monteith Brown, as part of the TMP and PRC MP</li> <li>• Town may wish to establish a Trails Master Plan to identify locations and timing for trails</li> <li>• OP will identify proposed trail locations, but will not necessarily address timing</li> <li>• Staff propose to establish an open space system within the Central Growth Area and secure trails through development applications</li> <li>• Town will continue to work with the Trails Committee for input on trails policies</li> <li>• Region and MTO agreed to include sidewalk as part of the Mount Albert Rd reconstruction for the Hwy 404 flyover</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Mar 15 08</b> Bob Leech</p> <p><i>Cont.</i></p>	<p><i>Other recommendations:</i></p> <ul style="list-style-type: none"> <li>• A pedestrian footpath constructed under the new Hwy 404 bridge at Mt. Albert Rd in Sharon</li> <li>• Reevaluate Trails Master Plan every 3 years to assess progress and change options or priorities</li> </ul>	<p><i>(See previous page)</i></p>
<p><b>Mar 22 08</b></p> <p>B Hancock</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Request info regarding future plans for water and sewer</li> <li>• How will Town accommodate large developments planned in Queensville and Holland Landing?</li> </ul>	<ul style="list-style-type: none"> <li>• WWW Master Plan available for review and comment in Fall 2008</li> <li>• WWW MP designed to ensure capacity to service the entire Central Growth Area</li> </ul>
<p><b>Mar 24 08</b></p> <p>MMM Group on behalf of Royal Park Homes (NE corner of Queensville and 2<sup>nd</sup> Concession)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Queensville sustainable development initiative offers opportunity to test sustainability policies proposed by Town</li> <li>• Request recognition of potential to model sustainable development on property in OP</li> <li>• Suggest a design charette be held in coordination with Town to help prepare concept design</li> </ul>	<ul style="list-style-type: none"> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Town priority to establish sustainable development policies Town-wide</li> <li>• Town has suggested that the design charette idea be reviewed with YR as part of their "New Communities" work, as well as LSRCA</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Mar 26 08</b></p> <p>Rudy Lippens (20841 2<sup>nd</sup> Conc)</p> <p><i>Emailed Letter to Council – Correspondence on Council Agenda (Apr 7 08)</i></p>	<ul style="list-style-type: none"> <li>• Proposed employment lands north of Queensville Sdrd in lowlands prone to flooding</li> <li>• Request master drainage plan for area prior to development</li> <li>• Recommend multi-storey and elevated building designs with flood protection</li> <li>• Want employment developers to respect adjacent residential properties</li> <li>• Developers should compensate existing residences by covering relocation costs</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff met with Mr. and Mrs. Lippens on April 28, 2008 to discuss concerns and Town's OP Review process</li> <li>• Intention to provide long term protection for future employment uses subject to the Province's commitment to the 400-404 east-west link</li> <li>• Stormwater management will be dealt with during the development approvals process for that area</li> </ul>
<p><b>Apr 4 08</b></p> <p>Tom Kurtz (Mount Albert)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Concerned about 'green' [NHS] designation on property</li> <li>• Met with Town staff in July 2007 to discuss property and no environmental concerns were raised</li> <li>• Shared consultants' reports with LSRCA, as well as site visit</li> <li>• Request meeting with Town and LSRCA</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff met with Mr. Kurtz and subsequently MNR and LSRCA</li> <li>• NHS exercise conducted to standardize environmental policies Town-wide</li> <li>• Exception is the ORM, which includes subject property</li> <li>• Town's proposed NHS will defer policies in ORM to the existing approved ORM OP amendments, which were approved by the Province</li> </ul>
<p><b>Apr 5 08</b></p> <p>Daniel Playfair (20 Olive St)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Not supportive of proposal to build road/bridge from Queen to Yonge St in Holland Landing</li> <li>• Would most likely create another steep grade road that causes havoc in winter weather</li> <li>• Not supportive of Mount Albert Rd extension</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian and trail connections referred to CPI report and the ongoing work with the PRC MP</li> <li>• Town's TMP does not identify the need for the Mount Albert Rd extension within the 2031 planning horizon</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Apr 7 08</b> Mark Pavkovic - Venturon Development (20946 Woodbine) <i>Hand Delivered</i> Letter received at Statutory Special Meeting of Council</p>	<ul style="list-style-type: none"> <li>• Believe Town's OP Review process has been transparent, informative and customer-friendly</li> <li>• Subject property proposed for employment designation by MGP and Town</li> <li>• Look forward to reviewing OP policies</li> <li>• Town must focus on employment to ensure balanced growth</li> <li>• Town must ensure employment progresses at same pace, if not faster than residential growth</li> <li>• Hwy 404 extension offers exposure and location to major commercial and industrial companies</li> </ul>	<ul style="list-style-type: none"> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Intention to provide long term protection for future employment uses subject to the Province's commitment to the 400-404 east-west link</li> <li>• Staff agree and support points made regarding balanced growth and phasing of employment</li> </ul>
<p><b>Apr 7 08</b>  Ron Stein (18823 Old Yonge St)  <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Concerned property excluded from Yonge St corridor <ul style="list-style-type: none"> <li>○ Configuration of corridor should be based on well defined boundaries (natural features, roads, etc)</li> </ul> </li> <li>• NHS level A not correctly shown for property <ul style="list-style-type: none"> <li>○ Jan 08 NHS figures not consistent with draft OP Concept Plan or YR Greenlands boundaries</li> <li>○ Boundary should be based on the edge of the main wooded area near east property line</li> <li>○ OP policies should allow for a limited crossing of natural heritage areas to access developable area</li> </ul> </li> <li>• Implementation of overall corridor needs to be reviewed <ul style="list-style-type: none"> <li>○ Previous intent to create buffer zones between Newmarket and between communities</li> <li>○ If wish to maintain system of buffers, define boundaries of corridor using natural corridors</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Beacon's draft NHS report available for review and comment</li> <li>• EIS work required to further define NHS boundaries</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Apr 7 08</b></p> <p>Deborah Alexander (Humphries Planning) on behalf of Pt Lot 10, Conc 2 (previously 19T-89008)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Want to develop lands for residential purposes on full municipal services</li> <li>• Proposed Future Urban designation fails to acknowledge status of lands having been draft approved for residential development</li> <li>• Request designation be reviewed and changed to Low Density Residential (LDR) in new OP</li> <li>• Met with Town staff on April 1, 2008</li> <li>• Clear that Town will not consider redesignation to LDR</li> <li>• Status of lands should not be dismissed</li> <li>• Object to redesignation of lands from Estate Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate form and density of use should be considered in context of the larger Development Planning Area exercise for the CGA</li> <li>• The existing estate residential designation cannot be sustained in conformity with the Growth Plan and PPS as part of this process</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• The need for residential development in this area is not anticipated in the 2031 planning horizon</li> </ul>
<p><b>Apr 7 08</b></p> <p>Ryan Guetter (Weston Consulting) on behalf of 18879 &amp; 18917 Woodbine</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Currently designated Rural Commercial Industrial</li> <li>• Presently zoned Commercial Highway C2-12A, C2-12B</li> <li>• Within Protected Countryside of Greenbelt Plan <ul style="list-style-type: none"> <li>◦ S.5.2.1 of Greenbelt Plan recognizes existing site-specific approvals</li> </ul> </li> <li>• Request existing OP permissions be recognized in text and schedules of new OP</li> <li>• Factor lands into Town's employment land supply analysis</li> <li>• Should adjacent lands on west side of Woodbine be considered for future employment uses, appropriate to include subject lands within urban employment area</li> </ul>	<ul style="list-style-type: none"> <li>• One of Town's primary objectives to promote employment uses in appropriate locations</li> <li>• Acknowledge s.5.2.1 of Greenbelt Plan with respect to recognizing site specific land use designations and zoning</li> <li>• Consider as part of the Town's Greenbelt conformity exercise and land supply work</li> <li>• Submission referred to MGP as part of employment corridor and growth management work</li> </ul>

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<p><b>Apr 7 08</b> Ryan Guetter (Weston Consulting) on behalf of 1982 Queensville Sdrd <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Property within current Queensville Community Plan</li> <li>• OPA 115 designates site as Prestige Industrial, Open Space and University and currently zoned Rural</li> <li>• Hwy 404 extension expected to traverse portion of property</li> </ul>	<ul style="list-style-type: none"> <li>• Town's intent to maintain the land uses within the Queensville Community Plan, but will be consolidating and updating the policies to be consistent Town-wide</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence short term land needs</li> </ul>
<p><b>Apr 7 08</b> Daniella Grosvenor (iPlanCorp) for Dalton Faris <i>Correspondence to Council</i></p>	<ul style="list-style-type: none"> <li>• Attended open houses and landowner meetings hosted by Town</li> <li>• Met with planning staff and presented preliminary concept plan</li> <li>• Support proposed land use designation for land (mix of residential and employment uses) identified by MGP</li> </ul>	<ul style="list-style-type: none"> <li>• No Comment</li> </ul>
<p><b>Apr 7 08</b> David Charezenko (iPlanCorp) on behalf of Conseil Scolaire de District Catholique Centre-Sud (Hillcrest Drive) <i>Correspondence to Council</i></p>	<ul style="list-style-type: none"> <li>• Proposed elementary school to serve EG, Bradford/WG, Georgina and Newmarket</li> <li>• Pre-application consultation with Town staff on June 18, 2007</li> <li>• Property currently designated Suburban Residential in Holland Landing/River Drive Park Community Plan and minor institutional facilities, such as elementary schools are permitted</li> <li>• Request lands be redesignated as Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed corridor policies under development for 2<sup>nd</sup> Concession</li> <li>• Suggest revisiting the current land use permissions under the existing Official Plan</li> <li>• General area is proposed to emerge as a central community focal point including a central park feature as well as a public high school. The proposed use may be considered complimentary and appropriate</li> </ul>

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<p><b>Apr 8 08</b></p> <p>Jim Sullivan on behalf of the Heritage Committee <i>Email</i></p>	<ul style="list-style-type: none"> <li>• PPS section 2.6 outlines cultural heritage and archaeological policies</li> <li>• Heritage Committee would like to see added 'strong statement of support from Council for heritage preservation – that it <b>shall</b> be included in the development of EG' at beginning of heritage policies in the OP</li> </ul>	<ul style="list-style-type: none"> <li>• Preservation and promotion of heritage an important component of the Town's OP</li> <li>• Will consider comment as part of the heritage policy work, being undertaken in consultation with the Heritage Committee</li> </ul>
<p><b>Apr 9 08</b></p> <p>Philip Dobbs (253 Morning Sdrd) <i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Claims to represent Morning Sdrd residents to explore possibility of becoming part of OP</li> <li>• How do we start the process?</li> </ul>	<ul style="list-style-type: none"> <li>• The future assembly and redevelopment of existing rural lots along Morning Sdrd will be considered as part of the future planning for the Yonge St. North Development Plan Area</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence short term land needs, but it is not anticipated that these lands will be required in the 2031 planning horizon</li> </ul>
<p><b>Apr 10 08</b></p> <p>Michael Larkin (Larkin + Associates) on behalf of Technicore Underground Inc (102 Bales, 2740 &amp; 2696 Davis Dr) <i>Written Letter &amp; Website - online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Properties designated Rural Commercial Industrial</li> <li>• Zoned Industrial Restricted (M1) &amp; Industrial General (M2)</li> <li>• Recognize existing employment area</li> <li>• Places to Grow encourages employment adjacent to transportation networks (ie. Davis Dr and Hwy 404)</li> <li>• Conceptual community structure addresses balance while considering existing built form</li> <li>• Supportive of continued identification of Bales Drive employment area in new OP</li> </ul>	<ul style="list-style-type: none"> <li>• Existing zoned and designated employment lands associated with the Bales area will be recognized through the OP, as part of the Town's Greenbelt conformity exercise</li> </ul>

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<p><b>Apr 11 08</b></p> <p>Ian Eggleston (91 Balmoral Heights)</p> <p><i>Website – online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Cannot find consistent land use map</li> <li>• Lands directly west and north of Queensville Cemetery</li> <li>• One map shows future urban development, another partial greenbelt</li> <li>• Request explanation of the ‘official’ future plans for area</li> <li>• What parts of Bradford Bypass route are an issue and would there be any undesired plan to move it closer to Queensville</li> </ul>	<ul style="list-style-type: none"> <li>• Town’s growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Lands west of Balmoral, north of Queensville Sdrd outside of the Greenbelt are not anticipated for development within the 2031 planning horizon</li> <li>• Council has identified a need for the Bradford Bypass, but wishes to revisit the exact route/location given impacts on cultural heritage and rural recreational land uses</li> </ul>
<p><b>Apr 15 08</b></p> <p>Dan Leeming (Planning Partnership) on behalf of Minto Communities (NW corner of Yonge/GL)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• 113 acre property proposed as a primary node suited for retail, mixed-high density residential, mixed medium density residential, future urban area, &amp; Greenbelt/ORM</li> <li>• Integrate residential land uses within ‘retail’ and mixed medium and high-density residential areas to create a vibrant mixed-use community</li> <li>• Include entire property with exception of Greenbelt lands in Yonge St Corridor to permit complete community</li> <li>• introduce LEED-ND rating system to guide plan</li> </ul>	<ul style="list-style-type: none"> <li>• Town’s growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Subject lands will be considered as part of the Yonge St. North Development Planning Area</li> <li>• Staff generally support the introduction of suitable densities, mixed use and integration of uses for future retail use on Yonge Street North</li> </ul>
<p><b>Apr 15 08</b></p> <p>Thomas Pick – Pickseed (5 properties)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• All lands north of Green Lane up to railway tracks should be within the development boundary and phased for development in accordance with an appropriate servicing strategy</li> <li>• Would appreciate consideration of these lands in formulation of new Official Plan and servicing schedules</li> </ul>	<ul style="list-style-type: none"> <li>• The future 2<sup>nd</sup> Concession/ GO station Development Plan Area will consider all lands north of Green Lane to the extent of the NHS</li> <li>• WWW Master Plan designed to accommodate servicing of all developable lands in the CGA</li> <li>• Town’s growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> </ul>

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<p><b>Apr 16 08</b> Myron Pestaluky (Delta Urban) on behalf of the Sharon West Landowner Group <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Sharon village part of Town's current urban boundaries as approved by OPA 122</li> <li>• Appreciate efforts to complete OP Review in timely manner</li> <li>• Look forward to ultimate approval of the OP by council in June 2008</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff will continue to consult with Sharon developer group</li> <li>• OP Review is the Town's main priority for 2008</li> <li>• Timeline has been revised to accommodate more consultation</li> </ul>
<p><b>Apr 29 08</b> Howard Friedman (HBR Planning) on behalf of Angelo Antonangeli (22517 Leslie St – Leslie Gardens Nursery and Greenhouse)  <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Property under site plan agreement which permits operation on existing non-agricultural use</li> <li>• Subject lands within Protected Countryside of Greenbelt</li> <li>• Wish to continue existing use and be able to undertake a modest expansion consistent with and supportive of rural character</li> <li>• Consider suitable policies that deal with agricultural and rural related secondary uses such as nurseries and garden centres, as part of Greenbelt conformity and provide some flexibility</li> <li>• Property not functioned as prime agricultural land for some time</li> <li>• Request property be redesignated to Rural from Agricultural to reflect existing land use</li> <li>• Property not a specialty crop area, or within the Holland Marsh or ORM or YR Greenlands System</li> <li>• Soil is not classified for agricultural use</li> <li>• No KNHFs and not within LSRCA reg. limits</li> </ul>	<ul style="list-style-type: none"> <li>• Staff generally support the broadening of agricultural-related uses to support farm operations, secondary uses and uses which promote the Town's rural character</li> <li>• The range and scale of such activities need to be considered against the potential undermining of the role, functions, and vitality of local service centres within identified settlement areas</li> <li>• The range and type of non farm-related and secondary uses needs to consider the policies of the Greenbelt Plan as well as the YR OP and consider land use compatibility with adjacent and surrounding lands</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Apr 29 08</b></p> <p>Howard Friedman (HBR Planning) on behalf of Angelo Antonangeli (22517 Leslie St – Leslie Gardens Nursery and Greenhouse)</p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>• Request nursery and greenhouse continue as lawful use &amp; that Rural zoning code be broadened to include: <ul style="list-style-type: none"> <li>○ Nursery garden centre greenhouses</li> <li>○ Garden furniture and implements</li> <li>○ Farm implement sales and supply establishments</li> <li>○ Farmers markets</li> <li>○ Wine-making establishment</li> <li>○ Antique shops</li> <li>○ Craft shops</li> <li>○ A country market consisting of a dairy outlet, cheese store, the sale of fresh produce and specialty food items</li> <li>○ A bakery and bake shop</li> <li>○ A veterinary clinic</li> <li>○ An ice cream parlour</li> <li>○ Seasonal events and activities that would promote agricultural products and encourage local buying and selling of farm-related products</li> </ul> </li> <li>• Prepared to have limitations placed on floor area to ensure rural character of site and surrounding area maintained</li> <li>• No municipal services required or proposed</li> <li>• Believe submission conforms to Greenbelt Plan and use appropriate in Protected Countryside</li> </ul>	<p><i>(See previous page)</i></p>

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<p><b>Apr 29 08</b></p> <p>Rudy Lippens (20841 2<sup>nd</sup> Conc)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Understand comprehensive drainage plan will be undertaken when timeline for development closer</li> <li>• Promote EG to colleges and universities focusing on agri-business, biology and engineering – seek affiliation with existing institution (eg. Guelph University)</li> <li>• Promote EG farms for organic crops, allowing private label onsite packaging for ON market</li> <li>• Establish algae farming industry for biofuel production and wind power along Bradford Bypass corridor</li> <li>• Incorporate policies for construction, maintenance and usage of service roads</li> <li>• Improve policies for surface water management for irrigation and drainage</li> <li>• Seek unique private indoor and outdoor recreational opportunities for Bradford Bypass corridor, with large hill and adjacent flat lands</li> <li>• Encourage establishment of small engine manufacturing in EG</li> </ul>	<ul style="list-style-type: none"> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• The lands North of Queensville Sdrd. outside the Greenbelt Plan are not anticipated for growth in the 2031 planning horizon</li> <li>• Interesting and thought provoking ideas for economic development and the rural economy should be considered as part of the Town's future Economic Development Strategy</li> <li>• The proposed OP Policy work will provide opportunities for open, renewable energy options to be promoted and supported</li> </ul>
<p><b>May 5 08</b></p> <p>Donna (Peat Farmers Ontario)</p> <p><i>E-mail</i></p>	<ul style="list-style-type: none"> <li>• How was the countryside workshop announced and who was invited?</li> <li>• Request for meeting minutes</li> <li>• Any future meetings?</li> </ul>	<ul style="list-style-type: none"> <li>• Select countryside representatives and stakeholders were invited to the workshop</li> <li>• Will provide workshop follow-up report</li> <li>• Staff encourage comments from all countryside stakeholders</li> </ul>

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<p><b>May 5 08</b></p> <p>Jim Dymont &amp; Scott Birchall (Meridian Planning) on behalf of Kilpatrick Family (66 Park Ave)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Include property in Holland Landing Community Plan boundary</li> <li>• Recommend Town consider amending proposed NHS designation</li> <li>• Presently designated Rural in Town's OP</li> <li>• Current proposed designation = Future Urban Area</li> <li>• Recommend land be designated residential</li> <li>• Conforms to the PPS and Places to Grow: <ul style="list-style-type: none"> <li>○ property adjacent to built up area, allowing for efficient use of land, infrastructure &amp; facilities</li> <li>○ Extending urban designation and developing property would optimize existing and planned infrastructure</li> <li>○ Subject lands are serviceable and development would not compromise any specialty cropland</li> <li>○ Such an expansion would not hinder the achievement of intensification targets.</li> </ul> </li> <li>• By excluding lands from Greenbelt Plan, Province has demonstrated intent for these lands to develop over long term</li> <li>• Conforms to the Region of York Official Plan</li> <li>• Retained environmental consultant to assess boundaries of features and potential impacts of including subject lands within the urban boundary</li> </ul>	<ul style="list-style-type: none"> <li>• Staff agree that any potential development on these lands should be considered in the context of the Holland Landing Planning Area</li> <li>• Staff recommend that the NHS identification for the lands be reviewed by the qualified persons and subsequent consultation with the Town's NHS consultant and the LSRCA</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Full servicing for this area of Holland Landing is not anticipated in the early stages of the 2031 planning horizon</li> </ul>

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<p><b>May 14 08</b></p> <p>Eric Jolliffe</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Requested site plans for block on south side of Green Lane between Yonge and Main St (2<sup>nd</sup> Conc)</li> <li>• What's being proposed behind Billings Cres?</li> </ul>	<ul style="list-style-type: none"> <li>• No specific planning approvals or site plan submissions for lands south of Green Lane</li> <li>• Town interested in mixed uses along Green Lane with appropriate residential uses to transition from low density housing along Newmarket boundary</li> <li>• Existing and proposed policies require new development be sensitive to existing communities and design shall incorporate features that provide a transition between existing and future growth</li> <li>• Some NHS features will also be protected in area</li> </ul>
<p><b>May 26 08</b></p> <p>Ted Cymbaly (Weston Consulting) on behalf of 20946 Woodbine Ave</p> <p><i>Written Letter through email</i></p>	<ul style="list-style-type: none"> <li>• Draft concept plan for 98-acre rural parcel</li> <li>• Concept generally in accordance with industrial land use policies for Queensville Community Plan area, except for proposed senior's housing on Woodbine</li> <li>• commercial industrial complex would support the long-term employment objectives of the Town</li> </ul>	<ul style="list-style-type: none"> <li>• Staff would not support senior's housing in an employment area which would generally be incompatible with other uses and removal from necessary community support features and facilities</li> <li>• Staff generally support the concept of providing protection for future long-term employment lands in strategic locations adjacent the future provincial highway system</li> </ul>
<p><b>June 6 08</b></p> <p>MMM Group on behalf of Sharon West Landowners Group</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Provided summary of NHS information acquired through detailed field investigation in support of Sharon MESP</li> <li>• Natural heritage investigation undertaken by MMM and by Bird and Hale Ltd for lands east of Leslie St</li> <li>• Trust information useful in updating Town's NHS</li> <li>• Tributary doesn't connect Sharon Creek, but discharges into East Holland River marsh</li> </ul>	<ul style="list-style-type: none"> <li>• Refer submission to Beacon and LSRCA to review and modify NHS where appropriate</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>June 10 08</b></p> <p>Brittney Yeats (619 Haines Rd, Newmarket)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• What kind of development planned for area south of Green Lane, near Main (2<sup>nd</sup> Conc) by GO station</li> <li>• Is it more commercial or residential development?</li> <li>• When is development expected to occur?</li> <li>• Area is precious green space and would hate to see it turn into victim of urban sprawl</li> <li>• Hopefully some green space can be saved and incorporated into development through park or possibly a community centre</li> </ul>	<ul style="list-style-type: none"> <li>• Town’s growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion, which will impact the timing of development along Green Lane</li> <li>• Town’s emerging land use structure identified project node around 2<sup>nd</sup> Conc/GL intersection</li> <li>• Intention to provide long term protection for higher density residential and mixed uses for lands surrounding the GO station</li> <li>• Existing and proposed policies require new development be sensitive to existing communities and design shall incorporate features that provide a transition between existing and future growth</li> <li>• Some environmental features being identified in area as part of the proposed NHS</li> </ul>
<p><b>June 10 08</b></p> <p>Gail Della Torre (Sharon)</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Interested to know if zoning of property will change soon?</li> </ul>	<ul style="list-style-type: none"> <li>• Comprehensive Zoning By-law update will be undertaken once the new consolidated OP is approved, in order to bring into conformity with OP</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>June 16 08</b></p> <p>Jim Sullivan</p>	<p>In response to draft heritage policies:</p> <ul style="list-style-type: none"> <li>• Is wording “will be protected” stronger than “shall be?”</li> <li>• Development applications that affect archaeological sites should also be circulated to the Heritage Committee for review and comment</li> <li>• Would the Town set cost allocations for moving heritage structures right in the OP?</li> <li>• Is there a possibility of requiring conservation of heritage materials in a salvage agreement prior to demolition?</li> <li>• Does “heritage area” need to be defined? Is it a district or area of heritage homes?</li> </ul>	<ul style="list-style-type: none"> <li>• Town will consider as part of the heritage policy work</li> <li>• Town will continue to consult with the Heritage Committee throughout the OP Review process</li> </ul>
<p><b>June 25 08</b></p> <p>Ailsa Quann</p> <p><i>Email – Correspondence to Council</i></p>	<ul style="list-style-type: none"> <li>• If Council priority to have Bradford Bypass built, why considering TMP that includes Doane Rd extension?</li> <li>• Doane rd extension proposed to reduce stress on GL?</li> <li>• Building thoroughfare for commuters outside of Town through residential area at expense and inconvenience of Holland Landing residents makes no sense</li> <li>• Allows province opportunity to say Town’s fixed transportation problem and no reason for BB</li> <li>• Leave congestion and force Province to build the BB</li> <li>• Remove items from TMP that would relieve congestion and take pressure off of the BB</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed Doane Rd extension is long term, local road connection proposed to link community of Holland Landing</li> <li>• Doane Rd not intended to relieve congestion on Green Lane and would not be a viable east-west link for commuter traffic along Green Lane</li> <li>• Doane Rd not considered an alternative to the Bradford Bypass</li> <li>• Impacts to affected residents resulting from the Doane Rd extension will be addressed through the necessary EA process</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>June 27 08</b></p> <p>Marion Buckle</p> <p><i>Phone Call</i></p>	<ul style="list-style-type: none"> <li>• Is the Queensville Plan going to be scrapped or overwritten with new OP?</li> <li>• Will green features remain along Hwy 404?</li> </ul>	<ul style="list-style-type: none"> <li>• Town consolidating existing community plans and Official Plan into one consolidated document</li> <li>• Town proposing to maintain the land uses within the Queensville Community, but consolidate and update the policies to be consistent Town-wide</li> <li>• Will try to maintain features that will not be impacted by Hwy 404 – subject to further discussion regarding proposed NHS</li> <li>• Draft NHS report available for review and comment</li> </ul>
<p><b>June 29 08</b></p> <p>Jim Sullivan</p> <p><i>TMP Comment Sheet</i></p>	<ul style="list-style-type: none"> <li>• The Early 20<sup>th</sup> Century radial car line (train) right of way should be included as a transit corridor from Queensville through to the GO Station</li> <li>• Planned corridors now through planned subdivisions for transit ways (exclusively)</li> <li>• Why can't Leslie St. through Sharon be bypassed like Unionville, Victoria Square and Box Grove in Markham</li> </ul>	<ul style="list-style-type: none"> <li>• Town exploring options for the radial car line through the development approval process, but majority of the right-of-way privately owned</li> <li>• Concept for Town Civic Square in Sharon proposing traffic calming measures, while TMP addressing transportation congestion through proposed north-south collector west of Leslie</li> </ul>
<p><b>June 30 08</b></p> <p>Lynne Marie Sullivan</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• New OP only looks progressive, but it embraces old paradigms: transportation improvements are oriented to the traditional use of automobiles</li> <li>• All pedestrian and cycling paths considered recreational uses rather than essential transportation modes</li> <li>• Suggest creating throughways dedicated to the above transportation forms</li> <li>• Transit should be EG's interface with the world</li> <li>• Look towards transportation with a more progressive philosophy</li> </ul>	<ul style="list-style-type: none"> <li>• TMP to promote alternative methods of transportation, from a recreational perspective, but also to promote alternatives for commuters, such as transit, walking and biking</li> <li>• Town trying to address all forms of transportation, with a strong emphasis on active transportation</li> <li>• Town staff working with YR &amp; YRT to secure VIVA service commitments from GL to GO station</li> <li>• Proposed OP policy approach would ensure transit consideration be built into the initial design &amp; construction of all new &amp; expanded Regional roads</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>June 30 08</b></p> <p>Mike Everard- Principal, Augusta National Inc. (On behalf of Catholic Cemeteries Archdiocese of Toronto)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Request revision to the Draft 2031 Land Structure and the Green Lane Corridor</li> <li>• The proposed land use fronting on the West side of Leslie Street should be duplicated along the east side of Leslie Street, north of Green Lane to the extent of the existing residential development in Sharon</li> <li>• The mixed use development on the east side of Leslie Street should be extended to Green Lane to permit medium density residential, commercial, office and prestige industrial lands further East</li> <li>• Remove Hwy 404 flyover, Harry Walker Parkway extension and East/West Collector from the TMP, since the small acreage of the area permits servicing by local and collector streets</li> </ul>	<ul style="list-style-type: none"> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• The lands south of the Sharon Community, east of Leslie Street will be considered as part of the larger South Sharon Development Plan Area</li> <li>• The range of uses and timing of development will be subject to the larger development area exercise</li> <li>• The east-west collector flyover of the 404 has been identified by the Town's TMP consultant and YR as necessary to properly service the proposed development along the Green Lane Corridor and the future employment land east of Hwy 404</li> </ul>
<p><b>June 30 08</b></p> <p>Bill Foster</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Queensville Plan doesn't fit with Places to Grow</li> <li>• Official Plan would benefit from a concise and well-written history of the Town area</li> <li>• Plan is a gross disappointment and likely not in compliance with the Places to Grow Act</li> <li>• EG GO station is a great asset</li> <li>• EG should plan rapid and dedicated public transportation corridors supportive of light rail transit that would connect employment lands and other key areas with the GO station</li> </ul>	<ul style="list-style-type: none"> <li>• OP Review consistent with Places to Grow</li> <li>• GO station is a great asset and the proposed policy approach is to protect for higher densities and mixed uses in that area to support and promote transit</li> <li>• Town working with YRT to plan and promote transit, particularly in the Green Lane corridor</li> <li>• Doane Rd interchange EA being undertaken by YR</li> <li>• Refer possible transportation upgrade ideas to YR and MMM for review and comment</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>June 30 08</b></p> <p>Bill Foster</p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>• Conduct studies on the following possible transportation network upgrades: <ul style="list-style-type: none"> <li>○ Extension of Ravenshoe Rd as regional road across Holland River at foot of Cook's Bay</li> <li>○ Extension of Queensville Sdrd to Regional Road 11 (Yonge Street)</li> <li>○ Extension of Mount Albert Sdrd to Yonge St</li> <li>○ Upgrade of Doane Road</li> <li>○ Implementation of an effective network of dedicated transit corridors as mentioned above</li> <li>○ Impact of the MetroLink Plans which are about to be published</li> <li>○ Impact of planned Lake Simcoe Basin legislation (Planned for introduction this summer or fall to protect Lake Simcoe). This may put further constraints in this and the Bradford/ Simcoe areas</li> <li>○ Gas prices at and above \$2.50 per litre (Stress test at various price levels)</li> </ul> </li> <li>• Doane Road interchange is unnecessary and contradictory to the Province's own goals</li> <li>• The interchange designed to facilitate a new automobile dependent community and will add further strain to an already crowded Highway 404</li> </ul>	<ul style="list-style-type: none"> <li>• Staff are engaged with Metrolink initiative and are monitoring Bill 99 and potential Lake Simcoe Act with YR and LSRCA as it pertains to the development of the new OP</li> <li>• TMP has identified the Doane Rd extension as necessary</li> <li>• The Doane Rd interchange is included in the approved Queensville Community Plan and the YR Development Charges Bylaw</li> <li>• One of the Town's primary objectives is to increase job opportunities to ensure local employment</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>June 30 08</b></p> <p>Maxine Widemeyer</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Recognize pressures from YR, OPA and Province</li> <li>• Purpose is to develop plan that conforms to environmental ideals &amp; addresses a unique community design</li> <li>• Concern for perceived “recycling of development plans”</li> <li>• Plans being developed in isolation from one another</li> <li>• Draft Growth Management Plan does not make clear which type of industry will be in employment lands</li> <li>• Manufacturing at an all time low in Ontario and new manufacturing plants are not likely</li> <li>• Manufacturing does not fit with “Thinking Green”</li> <li>• Light industry like computer software development for these lands would be a better strategy</li> <li>• Cost of fuel and moving goods will be prohibitive</li> <li>• What are the contingency plans?</li> <li>• Need to have idea of who’s interested in lands before infrastructure is in placed</li> <li>• Otherwise Town will pay in advance for development infrastructure that may not occur</li> </ul> <p><u>Transportation Master Plan</u></p> <ul style="list-style-type: none"> <li>• MMM should not be riding on the back of York Region’s statistics and biases</li> <li>• The plan needs more imagination with respect to providing train service and alternative modes</li> <li>• Trails should be more than recreational and provide access to amenities like grocery shopping</li> </ul>	<ul style="list-style-type: none"> <li>• Town’s priority to focus OP on 3 pillars of sustainability; environment, economy and social</li> <li>• Town trying to coordinate all of the background studies and establish one comprehensive and consolidated OP</li> <li>• Growth management work promoting different types of employment, such as industrial, office, &amp; commercial/retail in order to establish a complete community and offer quality employment opportunities to residents</li> <li>• TMP priority to promote alternative methods of transportation, not only from a recreational perspective, but also to promote alternatives for commuters, such as transit, walking and biking</li> <li>• Proposed OP policy approach would ensure that transit consideration be built into the initial design and construction of all new and expanded Regional roads (ie. 2<sup>nd</sup> Concession)</li> <li>• PRC MP promoting parks within 800 m of all residential areas as a minimum design standard for all new residential development</li> <li>• Exact locations for parks will be addressed through more detailed development plan areas</li> <li>• Heritage is an important component to the Town’s OP</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>June 30 08</b></p> <p>Maxine Widemeyer</p> <p><i>Cont.</i></p>	<p><u>Parks, Recreation &amp; Culture Master Plan</u></p> <ul style="list-style-type: none"> <li>• Instead of building housing behind the commercial interests on Green Lane, why not a large park extending North into the river and old canal spillway</li> <li>• There are not even parkettes planned, which makes this plan nearly devoid of creativity</li> </ul> <p><u>Heritage</u></p> <ul style="list-style-type: none"> <li>• Heritage taking a backseat during planning</li> <li>• EG has old, rich history, but no acknowledgement</li> <li>• Heritage Committee should have opportunity to meet with consultants to ensure heritage incorporated</li> </ul>	<p>(See previous page)</p>
<p><b>July 1 08</b></p> <p>Janet &amp; Frank Russell (18694 Leslie St)</p> <p><i>Written Letter – Correspondence to Council</i></p>	<ul style="list-style-type: none"> <li>• Feel 3<sup>rd</sup> Public Open House in June 2008 less a ‘Show &amp; Tell’ and more of a ‘Dog &amp; Pony Show’</li> <li>• Would prefer Town Hall style meeting as hearing others’ questions can often clarify others misunderstandings</li> <li>• Chose to live here away from highly developed towns to the south because we do not want development on scale contemplated for Town</li> <li>• Turnout at 3<sup>rd</sup> POH disappointing, with not many younger people present</li> <li>• Presented “plans” for a massive amount of development in part of Town west of Woodbine</li> <li>• OP should address the whole Town</li> <li>• Beyond PRC MP, no references to social planning</li> <li>• While some items considered Regional planning, if Town doesn’t make local expectations clear, we’ll have to settle for whatever we are given</li> </ul>	<ul style="list-style-type: none"> <li>• Town’s consultation process offers combination of open houses and Town Hall style meetings</li> <li>• At the Town Hall style meeting on April 7, 2008, only a handful of people voiced their comments and questions</li> <li>• Places to Grow has identified EG as a growth area</li> <li>• In accordance with PtG, YR must allocate growth to municipalities &amp; staff are working with YR to determine appropriate growth forecasts for EG</li> <li>• The OP is addressing the entire Town, with respect to balancing the needs of the rural area with the Central Growth Area</li> <li>• Approx. 75% of Town protected from development under the Greenbelt Plan</li> <li>• Protected Countryside being dealt with as part of the Town’s Greenbelt Plan conformity exercise and</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>July 1 08</b></p> <p>Janet &amp; Frank Russell (18694 Leslie St)</p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>• Amused that Col. Wayling extension is a 'high priority'</li> <li>• Town must be aware that it is essentially 'no exit' at both ends</li> <li>• Puzzled that development allowed at both ends of Col. Wayling without requiring that it be a through road</li> <li>• Agree that residents should be aware and appreciative of Council's and staff's hard work and long hours</li> </ul>	<p>the OP will address appropriate rural land uses</p> <ul style="list-style-type: none"> <li>• Town's priority to focus OP on 3 pillars of sustainability; environment, economy and social</li> <li>• In addition to PRC MP, social sustainability also being considered as part of the Sustainable Development Background Study and policy work</li> <li>• Existing Col. Wayling is expected to be linked in the short term and the proposal is to provide a further extension north to provide a connection from Sharon to Queensville</li> </ul>
<p><b>July 4 08</b></p> <p>Dan Kershaw (153 Thompson Dr)</p> <p><i>Website – online commenting form</i></p>	<ul style="list-style-type: none"> <li>• TMP based on assumption that cost of oil will return to normal levels and asphalt will be affordable</li> <li>• OP should account for energy scarcity impacts</li> <li>• Other cities across North America have begun planning for the peak oil crisis</li> <li>• Where does Town consider scenario where oil/energy prices continue to increase</li> <li>• How is this OP handling peak oil?</li> <li>• Strongly recommend that the Town review what other communities are doing</li> <li>• Happy to contribute academic experience and meet with Town staff or Council to discuss</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff met with Mr. Kershaw on July 18</li> <li>• Mr. Kershaw provided information that Town staff will review and consider as part of the OP Review</li> <li>• Town priority to provide live/work environment and promote alternative modes of transportation, such as walking/cycling to reduce the reliance on the automobile</li> <li>• Town will consider comments as part of sustainable development policies</li> <li>• Town also planning to establish a Community Energy Plan to outline how the Town can meet its future energy needs</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>July 7 08</b></p> <p>Richard Calvert</p> <p><i>Meeting with Town staff</i></p>	<ul style="list-style-type: none"> <li>• Indicated he was speaking for the agricultural landowners in Queensville area</li> <li>• Requests Town to respect property rights and prioritize the Queensville employment lands along Hwy 404</li> <li>• Concerned about traffic impact on Queensville Sdrd east of Woodbine as result of planned Hwy 404 interchange</li> </ul>	<ul style="list-style-type: none"> <li>• Staff mindful of existing approved plans and land use designations</li> <li>• Hwy 404 to be open to Ravenshoe Rd by 2012</li> <li>• The existing supply of designated employment lands is insufficient to support the Town's strategic direction for balanced growth (urban expansion required)</li> <li>• Servicing master plans to address phasing, consider cost implications &amp; upfront servicing costs</li> <li>• Current YDSS front-ending agreement includes necessary infrastructure to service Queensville employment lands</li> <li>• TMP at Town and Regional level does not anticipate any increase in traffic volumes east of Woodbine after modeling planned improvements</li> </ul>
<p><b>July 10 08</b></p> <p>Emily Suderman</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Need to advertise open houses more to get more residents to attend</li> <li>• Encourage green buildings – visit <a href="http://www.planetgreen.com">www.planetgreen.com</a> to review ideas to help protect environment</li> </ul>	<ul style="list-style-type: none"> <li>• Town will consider advertisements and promotional strategy for future open house</li> <li>• Energy Star and LEED policies mandate green buildings</li> <li>• Town priority to establish sustainable development policies Town-wide</li> <li>• Town staff will review link and consider as part of sustainable development work</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>July 23 08</b></p> <p>Dianne Preece</p> <p><i>Website – Online commenting form</i></p>	<ul style="list-style-type: none"> <li>• Lack of good fulltime jobs in EG</li> <li>• Traffic congestion is a concern</li> <li>• Lack of facilities for older adults</li> <li>• Bradford Bypass should not be located near Holborn and should be moved to Ravenshoe Rd, just reconstruct the bridge</li> <li>• Queensville should not be allowed to grow as large as planned and population should be capped at 20,000 people</li> </ul>	<ul style="list-style-type: none"> <li>• Town priority to establish a live/work environment by designating more employment lands</li> <li>• TMP recommending transportation options to help relieve traffic congestion &amp; promote alternative modes of transportation, such as walking or biking</li> <li>• Council has expressed some concern with the location of the proposed Bradford Bypass</li> <li>• Existing approved Queensville Plan forecasts a population of 30,000</li> </ul>
<p><b>July 31 08</b></p> <p>Jordon Coates</p> <p><i>Email</i></p>	<p><i>Natural Heritage System Draft Report</i></p> <ul style="list-style-type: none"> <li>• Is there an opportunity for managed woodlots?</li> <li>• Is there an incentive for reduced land value due to impeded land use?</li> <li>• How small of a tree or wooded areas will be protected?</li> <li>• Is there possibility of removing woodlands in area desired to construct building if trees planted in another area of property to compensate?</li> <li>• On small severed lots currently consisting of forest, could a building permit be received?</li> <li>• How is land going to be assessed, simply through GIS?</li> <li>• Is there staff available to assess specific properties, if required?</li> <li>• Is compensation available for “changing land use restrictions”? (ie. tax incentives)</li> </ul> <p><i>Sustainable Development Report</i></p> <ul style="list-style-type: none"> <li>• difficult to direct policy towards enhancing agriculture except through promotion, by removing limitations for</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff will consider as part of the Greenbelt conformity exercise, NHS update, sustainable development policy work and Economic Development Strategy</li> <li>• Intent of NHS to protect and maintain the environment, not to devalue and discourage appropriate agricultural uses</li> <li>• Nothing in existing approved policies would prevent the use of existing zoning rights to construct a dwelling unit on vacant lot of record</li> <li>• Town replacement and compensation policies not necessarily limited to subject property in question</li> <li>• For purposes of the OP mapping, individual field work is not being conducted</li> <li>• Detailed field work would be conducted as part of required EIS or implementing zoning by-law</li> <li>• As it relates to phosphorus and nutrient loading to the environment the Town is required to ensure</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>July 31 08</b></p> <p>Jordon Coates</p> <p><i>Cont.</i></p>	<p>advancement and business changes and providing demand evaluation for business start up</p> <ul style="list-style-type: none"> <li>• environment is important/key factor in sustainability</li> <li>• difficult and unnecessary to put policy in place at municipal level to deal with irrigation &amp; phosphorus loss</li> <li>• <i>Irrigation:</i> Irrigating is expensive, involving high costs in both time and diesel fuel. Irrigation in East Gwillimbury is limited to sod and vegetable farming</li> <li>• <i>Phosphorus:</i> Over-application of chemical fertilizers causes loss of the nutrient to the environment. Soil Testing can help in the analysis of nutrients already available in soils and help farmers to develop better nutrient management plans. Effluent from animals should be an area of concern for the municipality, especially related to hobby horse farms</li> </ul>	<p>that nutrient management plans are followed for all farm operations</p> <ul style="list-style-type: none"> <li>• In addition to the pending Lake Simcoe Protection Plan (Bill 99) will provide further targets for phosphorus loading in the Lake Simcoe watershed from agricultural uses</li> <li>• Town will work with countryside stakeholders on the rural area policies</li> </ul>
<p><b>Jul 31 08</b></p> <p>Linda Hellas (Bird &amp; Hale) on behalf of Tribute</p> <p><i>Emailed Letter</i></p>	<p><i>Draft Natural Heritage System Report:</i></p> <ul style="list-style-type: none"> <li>• Find report well written &amp; support findings &amp; conclusions</li> <li>• Identified drainage fingers on fields to the east of Harrison Creek as NHS-B</li> <li>• Consulting team has walked site with LRCA and during site walk, drainage fingers not noted and no constraints to development identified</li> <li>• Request NHS be amended to eliminate 2 drainage fingers or add a statement in report indicating delineation of features preliminary, requires confirmation in the field and may not require EIS to eliminate features</li> </ul>	<ul style="list-style-type: none"> <li>• Refer submission to Beacon and LSRCA for review and comment</li> <li>• Subject to LSRCA's comments regarding site visit, recommend complete an EIS in accordance with LSRCA's TOR to modify NHS</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Aug 6 08</b></p> <p>Ron Stein (18823 Old Yonge St)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Draft NHS shows incorrect boundary for NHS on lands, including large areas of historically farmed open field</li> <li>• Should only include the woodlot identified by YR map</li> <li>• Green Lane corridor boundary not consistent with YR policies</li> <li>• Good planning sense to plan for entire block bounded by Yonge St/HL rd, Holland Valley, 2<sup>nd</sup> Conc &amp; Green Lane</li> <li>• Would only be adding 160-175 acres of gross developable acres and Town could secure more NHS lands in the areas in the short term</li> </ul>	<ul style="list-style-type: none"> <li>• Refer submission to MGP for review</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Town staff agree that boundaries of the proposed development planning areas should be based on environmental features, as well as topography</li> <li>• Subject lands will be dealt with as part of the Yonge St North Development Planning Area</li> <li>• The range of uses and timing of development will be subject to the larger development area exercise</li> </ul>
<p><b>Aug 11 08</b></p> <p>David Charezenko (iPLANcorp) on behalf of Southlake Regional Health Centre</p> <p><i>Written Letter</i></p>	<p><i>Growth Management:</i></p> <ul style="list-style-type: none"> <li>• SRHC experiencing increasing case volumes &amp; projected to increase by 50% by 2031</li> <li>• Recommend Town engage SRHC in growth management planning through consultation</li> </ul> <p><i>Financial Update:</i></p> <ul style="list-style-type: none"> <li>• Community Capital Contribution (CCC) proposed</li> <li>• SRHC recognized along with physician recruitment as potential service developers contributing towards</li> <li>• SRHC appreciative of Town's CCC commitment, but shortfall anticipated for YR hospitals to 2026</li> <li>• Recommend Town consult with SRHC in determining CCC charge's contribution to SRHC</li> <li>• SRHC enhances economic viability of Town by promoting as desirable place to live and work with quality health care services</li> </ul>	<ul style="list-style-type: none"> <li>• SRHC provides important health services to EG residents</li> <li>• Public health is an important aspect of social sustainability that the Town would like to enhance and promote through OP Review process</li> <li>• Town staff will consult with SRHC regarding the proposed CCC</li> <li>• Town staff will continue to work with YRT with respect to proposed rapid transit along Green Lane and Yonge St</li> <li>• Refer submission to MMM to review and comment on the Bayview Pkwy extension suggestion</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Aug 11 08</b> David Charezenko (iPLANcorp) on behalf of SRHC <i>Cont.</i></p>	<p><i>Transportation Master Plan:</i></p> <ul style="list-style-type: none"> <li>• Commend Town and VIVA on efforts to bring rapid transit to North Yonge St corridor</li> <li>• VIVA plan calls for extensions along Davis Dr &amp; GL, with rapid transit connecting SRHA &amp; the GO station</li> <li>• Extensions are without direct connection to each other which could potentially provide EG residents with direct access between the 2 facilities</li> <li>• Recommend TMP consider extending Bayview Parkway up to Green Lane to facilitate movement of proposed rapid transit service that will extend east from Yonge St</li> <li>• Proposed road improvements would improve EG residents' access to SRHC and increase efficiency of VIVA's rapid transit service</li> <li>• Represents good planning and consistent with Places to Grow and the YR OP</li> </ul>	<p><i>(See previous page)</i></p>
<p><b>Aug 11 08</b> Daniella Grosvenor (iPLANcorp) on behalf of Northmarket Holdings (18444 Yonge) &amp; Dalton Faris (3 properties) <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Represent 2 landowners in Yonge St corridor</li> <li>• Generally supportive of flexible commercial use designations for lands adjacent to Yonge St that would permit office, retail and general commercial uses</li> <li>• Envision mix of employment uses (retail &amp; office) plus medium-high density residential development uses for lands east of proposed Woodspring Dr extension and low-medium density residential uses for lands west of proposed Woodspring extension</li> </ul>	<ul style="list-style-type: none"> <li>• Lands located outside of the existing approved boundaries of the Green Lane Community Plan (OPA 110)</li> <li>• MGP's growth management presentation identified the lands within the larger Green Lane corridor</li> <li>• Town's growth management work undertaken by MGP in consultation with YR will influence land needs for an urban expansion</li> <li>• Subject lands will be dealt with and considered as part of the Yonge St North Development Planning Area</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Aug 11 08</b> Daniella Grosvenor (iPLANcorp) on behalf of Northmarket Holdings &amp; Dalton Faris</p> <p><i>Cont.</i></p>	<p><i>Growth Management:</i></p> <ul style="list-style-type: none"> <li>• Clients' lands within Green Lane Community Plan Area</li> <li>• Growth management plan delineates west boundary of community as western edge of Greenbelt</li> <li>• Growth management study indicates projected forecasts of 12,500 people and 7,000 jobs in the Green Lane corridor to 2031</li> <li>• Based on our preliminary area calculation of the Green Lane Community Plan Area, the forecasts can be increased to reflect the area's development potential</li> <li>• As required by Places to Grow, all new development within Greenfield areas should be built to minimum density of 50 people and/or jobs per hectare</li> <li>• Using this standard, believe secondary plan area can accommodate approximately gross total of 25,000 people and/or jobs at full build-out, compared to Town's projection of 19,500 people and jobs (12,500 +7,000) for 2031</li> <li>• Estimated that Green Lane Community Plan Area approximately 495 ha &amp; if gross density of 50 people and/or jobs applied, community should yield approximately 25,000 people/or jobs</li> </ul>	<ul style="list-style-type: none"> <li>• The range of uses and timing of development will be subject to the larger development area exercise</li> <li>• MGP's projection of 12,500 people and 7,000 jobs in the Green Lane corridor to 2031, does not anticipate build-out of the corridor, but indicates the population and employment numbers that would be accommodated within the corridor in the short term</li> <li>• Full build-out of the Green Lane corridor would occur post-2031</li> <li>• Town staff will refer submission to MGP as part of the growth management work</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p>MMM Group</p> <p><i>Summary of Comments heard at Open Houses</i></p>	<ul style="list-style-type: none"> <li>• Are the 2006-10 trails actually happening?</li> <li>• Holland Landing's focus should be its natural beauty and environmental features</li> <li>• Some opposition to Bradford Bypass – concerned about impact on Fort Gwillimbury</li> <li>• Timing of the Bradford Bypass? Would like to see it sooner</li> <li>• Some opposition to Mt. Albert Rd extension over Holland River</li> <li>• Timing of north-south collector with regard to Sharon build-out? – want Sharon build out allocation in hand before road built</li> <li>• Concerned about potential traffic created by the North-South extension and Colonel Wayling Blvd extension</li> <li>• Mount Albert flyover Hwy 404 of limited use and costly</li> <li>• Oppose Colonel Wayling Boulevard extension north</li> </ul>	<ul style="list-style-type: none"> <li>• TMP does not identify the need for the Mt. Albert Road extension within the 2031 planning horizon</li> <li>• OP to promote, enhance and respect the Town's natural beauty</li> <li>• TMP identified Col. Wayling ext. as necessary</li> <li>• The location and design will be carefully considered as part of future development review</li> <li>• North-south collector identified as a short term priority to ease congestion along Leslie</li> <li>• TMP identified Bradford Bypass as a priority to provide a much-needed east/west linkage</li> <li>• Council has identified a need for the Bradford Bypass, but wishes to revisit the exact route/location</li> </ul>
<p>Genivar</p> <p><i>Summary of Comments heard at Open Houses</i></p>	<ul style="list-style-type: none"> <li>• When will the services be available?</li> <li>• When will required regional facilities be implemented?</li> <li>• Is the Region aware of the growth?</li> <li>• When will services be available in Yonge/Green Lane area?</li> <li>• Growth will make East Gwillimbury like Newmarket and Aurora</li> <li>• Some Sharon residents concerned about switching from septic system and connecting to municipal servicing</li> <li>• Concern about the impact of development on water supply for existing residents (ie. Water restrictions)</li> </ul>	<ul style="list-style-type: none"> <li>• YDSS (a YR project) anticipated to be in place by 2010 to start providing sanitary servicing</li> <li>• Town working with York Region to plan for growth</li> <li>• WWW Master Plan will consider timing of servicing to different areas of Town</li> <li>• Town trying to develop in a sustainable manner and promote its unique character</li> <li>• Long term goal is to have entire Central Growth Area on municipal servicing, but existing residents will not be obligated to switch over right away</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
Dillon Consulting  <i>Summary of Comments heard at Open Houses</i>	<ul style="list-style-type: none"> <li>• General support for sustainable development</li> <li>• Support policies enabling innovative infrastructure solutions and new ideas like on-site stormwater solutions</li> <li>• Emphasize heritage in community development goals</li> <li>• How will Town improve surface drainage to prevent flooding? - increasing size of ditch and culverts on east side of Second Concession is not a good option</li> </ul>	<ul style="list-style-type: none"> <li>• New OP will be based on the 3 pillars of sustainability</li> <li>• WWW MP and OP will promote innovative and sustainable infrastructure solutions</li> <li>• Heritage is an important component of the OP</li> <li>• Town will review stormwater management as part of development approval process</li> </ul>
Beacon Environmental  <i>Summary of Comments heard at Open Houses</i>	<ul style="list-style-type: none"> <li>• Suggestion for more linkage areas</li> <li>• Want Rogers Reservoir Dam restored to resource the reservoir for skating and wildlife</li> <li>• How do 3 NHS levels apply to land owners? What is their meaning?</li> <li>• 3 properties identified in the proposed NHS are being developed into residential subdivisions</li> <li>• Ontario Parks noted a tiny area of the Holland Landing Prairie Provincial Park not included in the proposed NHS</li> <li>• Asked to comment on the Ministry of Natural Resources (MNR) position that Doane Road is a wildlife corridor</li> <li>• A small stormwater pond was erroneously identified as part of NHS along with a proximity linkage</li> </ul>	<ul style="list-style-type: none"> <li>• Beacon's draft NHS report is available to review and comment, and it outlines the Town's 3 level policy approach</li> <li>• Town staff and Beacon to review proposed NHS in light of all approved development</li> <li>• Beacon investigating HL Prairie omission with LSRCA</li> <li>• Town exploring policy options for wildlife corridors</li> </ul>

**APPENDIX 2: SUMMARY OF AGENCY COMMENTS ON OFFICIAL PLAN REVIEW**

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jun 28 07</b></p> <p>Beth Cragg (Ontario Parks - Central Zone)</p> <p><i>E-mail</i></p>	<ul style="list-style-type: none"> <li>Requested information on Town's NHS and trail planning work, since the Holland Landing Prairie Provincial Nature Reserve within Town's boundaries</li> </ul>	<ul style="list-style-type: none"> <li>Provided Holland Landing OPA 60 Map</li> <li>Outlined MNR's 1995 Interim Management Statement on file at Town</li> <li>Outlined Town's NHS Update and provided proposed NHS Maps (Jun 07)</li> <li>Directed to Town website for Jun 26/07 Open House presentation</li> </ul>
<p><b>Jul 5 07</b></p> <p>Beth Cragg (Ontario Parks - Central Zone)</p> <p><i>E-mail</i></p>	<ul style="list-style-type: none"> <li>NW corner of HL Prairie removed from proposed NHS mapping along with small chunk on the west - curious about omissions</li> <li>Wonders whether trails shown through HL Prairie are formally recognized and promoted by Town, since Ontario Parks has to assess whether trails compatible with park's ecological protection requirements and local community needs</li> </ul>	<ul style="list-style-type: none"> <li>Town to follow-up with Beacon regarding mapping discrepancies within HL Prairie</li> <li>Environmental designation corresponds to hydro corridor in NW corner</li> <li>Town promotes trails within area, and included on current Trails map</li> <li>Trails included as part of 2007-08 TMP and Parks, Recreation and Culture Master Plan</li> </ul>
<p><b>Nov 15 07</b></p> <p>Ray Valaitis (OMAFRA)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>Provided map identifying provincially significant prime agricultural areas as per the PPS</li> <li>Holland Marsh is a specialty crop area in the Greenbelt</li> <li>Outlined some permitted agricultural, agricultural-related, secondary and recreational uses</li> <li>Trails, such as hiking or snowmobile trails are not considered a land use</li> <li>Golf courses and driving ranges not permitted within prime agricultural or specialty crop areas</li> <li>Define eco-tourism</li> </ul>	<ul style="list-style-type: none"> <li>Town will incorporate comments into the policy work associated with the Rural area, as part of the Town's Greenbelt conformity exercise</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Jan 10 08</b></p> <p>Giovanna DeGirolamo (York Catholic District School Board)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Provided school board's transportation requirements for Town to consider as part of policies in order to locate schools to encourage walking/cycling and reduce the number of students that have to be bused to school</li> </ul>	<ul style="list-style-type: none"> <li>• Town will consider requirements as part of the school/institutional policies</li> <li>• Town will encourage schools in residential areas within walking distance to students</li> </ul>
<p><b>Jan 15 08</b></p> <p>Gaye-Donna Young (Newmarket-Tay Power Distribution)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Requested Newmarket-Tay Power Distribution be included as part of utility company consultation</li> </ul>	<ul style="list-style-type: none"> <li>• Newmarket-Tay Power Distribution added to the Interested Party List and will be involved in any utilities consultation</li> </ul>
<p><b>Jan 15 08</b></p> <p>Heather Doyle (Ministry of Transportation)</p> <p><i>E-Mail</i></p>	<ul style="list-style-type: none"> <li>• MTO interested and has a mandate in OP Review processes</li> <li>• Provided MTO Guidelines for OP Preparation and Review</li> </ul>	<ul style="list-style-type: none"> <li>• Town's objective to engage key stakeholders</li> <li>• Outlined Town's Executive Steering Committee</li> <li>• Added Ms. Doyle to the ESC contact list</li> <li>• Staff will review and consider MTO guidelines</li> </ul>
<p><b>Jan. 21 08</b></p> <p>Philip Safos (GO Transit)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Requested info relating to proposed road network around GO Station</li> <li>• Request opportunity to comment on road network and bus routes</li> </ul>	<ul style="list-style-type: none"> <li>• MMM displays from Jan 29 08 PIC provided</li> <li>• Invited GO Transit to Green Lane Corridor Workshop and will include in any further Green Lane consultation</li> </ul>

<b>Date/ Name/ Type of Correspondence</b>	<b>Submission</b>	<b>Staff Comments</b>
<p><b>Jan 22 08</b> Chief Sharon Stinson Henry (Mnjikaning First Nation) <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Acknowledged receipt of Notice of TMP Class EA</li> <li>• Letter forwarded to Karry Sander, Barrister &amp; Solicitor, Coordinator for Williams Treaties First Nations for further review</li> </ul>	<ul style="list-style-type: none"> <li>• Town looks forward to receiving more detailed comments and will look to engage this group in consultation</li> </ul>
<p><b>Jan 28 08</b> Giovanna DeGirolamo (York Catholic District School Board) <i>Email</i></p>	<ul style="list-style-type: none"> <li>• Recommended school policies &amp; current site standards</li> <li>• Policies should address school board site standards, relocation/addition of sites without amendment to OP, adjacent municipal parkland and locate central to communities</li> <li>• Request child care facilities be permitted without amendment to OP/zoning by-law</li> </ul>	<ul style="list-style-type: none"> <li>• Town will consider recommended policies as part of the school/institutional policies and land use policies</li> <li>• Town will encourage schools in residential areas within walking distance to students</li> </ul>
<p><b>Feb 5 08</b> Jason Borwick (MNR – Aurora) <i>Email</i></p>	<ul style="list-style-type: none"> <li>• Request opportunity to review and comment on Town's NHS report and integrated EA process regarding the TMP</li> </ul>	<ul style="list-style-type: none"> <li>• Outlined Town's NHS Update and TMP work</li> <li>• 2<sup>nd</sup> phase to establish a Restoration, Enhancement and Securement Strategy</li> </ul>
<p><b>Apr 4 08</b> John La Chapelle (Bell Canada) <i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Request early involvement in planning process to coordinate telecommunications infrastructure</li> <li>• Replace term 'telephone' with 'telecommunications' or to illustrate changing technology</li> <li>• support continuance of policy permitting utilities in all land use designations (with exception of ORM)</li> <li>• request clarification of term 'quasi-public uses' and recommend add policies to address quasi-public uses</li> <li>• Include definition of infrastructure, consistent with PPS</li> <li>• Consider infrastructure in urban design policies</li> </ul>	<ul style="list-style-type: none"> <li>• Bell is a standard contact on development applications circulation list, as well as OP Review Interested Party List</li> <li>• Bell will be included as part of any utilities consultation</li> <li>• Staff will consider recommended policies and wording as part of the Town's infrastructure and land use policy work for the OP</li> <li>• Staff will also consider utilities as part of urban design work</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Apr 4 08</b></p> <p>R. Nethery - Director of Planning for the Town of Newmarket</p> <p><i>Written Letter - Correspondence to Council (Apr 21 08)</i></p>	<p><i>Natural Heritage System and Trails</i></p> <ul style="list-style-type: none"> <li>• Support NHS lands adjacent to Newmarket's northwest quadrant</li> <li>• Support proposed trail system planned for area to provide connection between communities</li> <li>• Request meeting to discuss proposed linkages along Yonge St, Leslie St and other potential links</li> </ul> <p><i>Transportation</i></p> <ul style="list-style-type: none"> <li>• Wish to maintain Green Lane as arterial road bypass, for traffic management and to respect the Region's investment in Green Lane as a key east-west corridor</li> <li>• Recommend a suitable alternative route be planned to serve development along Green Lane, without placing an emphasis on the Bradford By-pass as a suitable alternative</li> <li>• Do not support proposed local road connections between EG &amp; Newmarket (ie. Bayview Parkway)</li> </ul> <p><i>Servicing Infrastructure</i></p> <ul style="list-style-type: none"> <li>• If extension of Newmarket services required than agreement between municipalities should be revisited</li> </ul>	<ul style="list-style-type: none"> <li>• Town will work with Newmarket to provide appropriate linkages between the 2 communities</li> <li>• Met with Newmarket and YR staff to discuss concepts for Green Lane corridor</li> <li>• MMM to address impacts of development concepts on Green Lane with respect to traffic function</li> <li>• Town proposing an east/west collector just north of Green Lane to provide additional east/west linkages and ease congestion on Green Lane</li> <li>• Principles for urban design and land uses along Green Lane will ensure maintenance of traffic movement in conjunction with the proposed east-west collector north of Green Lane</li> <li>• Town assessing several options for servicing and will review any necessary agreements with Newmarket</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Apr 28 08</b></p> <p>Kim Baker - Senior Natural Heritage Biologist (LSRCA)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Encourage Town to apply intent of NHS policies to all activities in the Town, like building permits</li> <li>• Encourage Town to update Zoning Bylaw to amend zoning to reflect intent of land use to respect NHS</li> <li>• Identify Big Woods Area in the Town's NHS</li> <li>• More clearly distinguish 2 types of valleylands</li> <li>• Suggest strengthen wording re retention of features and replacement</li> <li>• For tables in section 5 of draft report, helpful to reader if hectares of each criterion provided</li> <li>• Suggest rewording some sections of draft NHS report, to prevent reader confusion</li> <li>• State if any Stratum 1 winter deer yards in York Region</li> <li>• Include statement on how many, how much and where rare vegetation communities exist in Town</li> <li>• Add concept of enhancing passage for wildlife under roads where appropriate under 'stream linkages' section</li> <li>• Include names and dates of NHS studies for the community plans to relevant sections of the report</li> </ul>	<ul style="list-style-type: none"> <li>• Town will undertake a Comprehensive Zoning By-law review once the Official Plan is adopted, to bring into conformity with new OP</li> <li>• Big Woods Area in northeast corner of Town has been incorporated into the Town's NHS mapping and policies</li> <li>• Town will refer submission to Beacon as part of NHS update to consider rewording and other suggestions outlined</li> <li>• Town will address and enhance wildlife passages as part of NHS and OP policy work</li> <li>• Town will continue to consult with LSRCA on the NHS update and overall OP Review</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>May 16 08</b></p> <p>Dorothy Moszynski (Ministry of Transportation)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Identify how Town's TMP consistent with YR TMP</li> <li>• Focus on developing policies for transit, bicycle lanes, &amp; TDM to promote alternatives to personal vehicle use</li> <li>• Growth projections should be consistent with provincial legislation (ie. Growth Plan)</li> <li>• TMP must demonstrate how the consultation provisions of Class EA fulfilled, including documentation of all public consultation efforts &amp; how concerns addressed</li> <li>• Plan must follow Phases 1 and 2 of Class EA process</li> <li>• Include a list of all subsequent permits/approvals that may be required for implementation of preferred projects</li> <li>• If seeking approval for any projects through this process, demonstrate all required phases of Class EA satisfied</li> <li>• Impacts to ecosystem must be avoided where possible, and TMP should describe mitigation measures and how Plan will protect and enhance the local ecosystem</li> <li>• Identify all natural heritage features, assess impacts and develop appropriate mitigation measures</li> <li>• Recommend consulting with MNR, LSRCA and DRO regarding protection of environmental features</li> <li>• Reference YR OP ecosystem protection policies</li> <li>• Discuss how Plan addresses proposed growth &amp; how proposed local road improvement will affect local traffic</li> <li>• TMP to demonstrate how project adheres to Places to Grow, ORMCP, and Greenbelt Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff consult with YR on regular basis to ensure consistency with YR's process and with respect to growth forecasts</li> <li>• Town's priority to provide and encourage alternative forms of transportation to discourage automobile use</li> <li>• Submission referred to MMM Group, to consider as part of the TMP and integrated Class EA process</li> <li>• Town working with MMM to satisfy phases 1 and 2 of the Class EA through TMP process</li> <li>• Town will work with LSRCA and MNR to minimize environmental impacts</li> <li>• Town's notified key First Nations contacts of open houses and consultation sessions – may consider more direct approach to consulting with First Nations</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>May 16 08</b></p> <p>Dorothy Moszynski (MTO)</p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>• Local and regional air quality impacts from proposed projects should be discussed &amp; demonstrate no negative impacts on sensitive receptors</li> <li>• Potential impacts on groundwater and surface water and possible mitigation measures should be outlined in TMP</li> <li>• Recommend consultation with MNR, DFO, &amp; LSRCA to solicit input on groundwater/surface water concerns</li> <li>• Plan should discuss potential impacts of projects on noise levels and identify noise impact assessments may be carried out for identified projects</li> <li>• TMP should be based on best management approach centred on improving transportation network while protecting the environment and providing opportunities for rehabilitation and enhancement of impacted areas</li> <li>• Provide provisions identifying TMP will be updated every 5 years in accordance with Class EA process</li> <li>• Listed several ministry guides available to assist and encourage Town to review and reference guides</li> <li>• Town advised to directly notify aboriginal communities who may be affected by project and provide opportunity to participate and comment on the project</li> </ul>	<p><i>(see previous page)</i></p>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Jun 2 08</b></p> <p>Regina Varrin - Wetland Technician (MNR - Aurora District)</p> <p><i>Email</i></p>	<ul style="list-style-type: none"> <li>• Some wetlands in Mount Albert area previously missed in the Ministry's Identified Wetland Data Layer, used for the Town's ORM conformity</li> <li>• MNR now mapped identified wetlands in Mount Albert employment area and added to MNR Aurora District Identified Wetlands Layer</li> <li>• When land use changes or development contemplated for area, site specific study and determination of boundaries should occur</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Town staff met with MNR and LSRCA to discuss the identified wetlands in Mount Albert</li> <li>• Town will not be modifying any mapping associated with the ORM, as this area was approved by MMAH as part of the Town's conformity exercise in 2005</li> <li>• Environmental studies required as part of development approval process will identify boundaries to protect wetlands</li> </ul>
<p><b>Jul 8 08</b></p> <p>Daniel Francey - Manager, Transportation Planning &amp; Development (GO Transit)</p> <p><i>Written Letter</i></p>	<ul style="list-style-type: none"> <li>• Support overall direction of OP, TMP &amp; urban design</li> <li>• GO Transit supports Green Lane and 2<sup>nd</sup> Concession as a key development area and encourage urban expansion along the east-west and north-south corridors intersecting at the GO station</li> <li>• Encourage Town to shift employment to Green Lane corridor from Queensville to promote better access to the GO train and buses for employees</li> <li>• Plans to provide GO Station with off peak service to Barrie ultimately</li> <li>• Mixed uses in proximity to transit hub essential to encourage transit use &amp; justify off-peak service</li> <li>• Support new rapid transit services and expanded local transit service proposed in TMP</li> <li>• The active transportation network shows great potential and integrates well with the regional network of trails and on-road bicycle facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Town would like to protect area surrounding GO station for higher densities and mixed uses to support and promote transit</li> <li>• TMP will consider various linkages (ie. trails, bike lanes, etc) to link the GO station to the rest of the community</li> <li>• Town working with YRT with respect to planning for transit along Green Lane</li> <li>• Town will continue to consult with GO transit, particularly with respect to the TMP and Green Lane corridor</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>Jul 8 08</b></p> <p>Daniel Francey (GO Transit)</p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>• Request bicycle lane be installed on paved shoulder of 2<sup>nd</sup> Concession/Main St to connect to residential community south of the GO station</li> <li>• In next 18 months, GO to introduce sheltered bicycle racks at stations, including EG, as well as on buses</li> <li>• Welcome opportunity to work with Town and YR to enhance amenities and levels of service</li> </ul>	<p><i>(see previous page)</i></p>
<p><b>July 21 08</b></p> <p>Charles Burgess – Manager of Planning (LSRCA)</p> <p><i>Written Letter</i></p>	<p><i>Background Paper on Sustainable Development Policy:</i></p> <ul style="list-style-type: none"> <li>• LSRCA supports Town’s vision to create sustainable communities through appropriate policy framework</li> <li>• Concur with key underlying environmental principles of sustainability – “a health environment leads to healthy people”</li> <li>• LSRCA supports proposed policy approaches in this paper, especially as they relate to water conservation &amp; efficiency, maintaining &amp; improving water quality, proper stormwater management &amp; importance of natural heritage protection</li> <li>• Protecting people &amp; property from hazards such as flooding &amp; contaminated sites is important element in creating &amp; maintaining sustainable communities</li> <li>• Recommend importance of protecting public health and safety be referred to in this document &amp; subsequent policy approach be provided</li> <li>• Identify the Lake Simcoe legislation in section 1.6</li> <li>• Bill 99 (Lake Simcoe Protection Act) likely to become law in 2008</li> </ul>	<ul style="list-style-type: none"> <li>• Public health is an important element to consider when developing communities, &amp; Town staff will incorporate public health and safety into its sustainable development work</li> <li>• Lake Simcoe legislation will have a significant impact on planning within EG, that staff need to consider and incorporate into the new OP</li> <li>• Town working on Phase 2 work in cooperation with the LSRCA and YR</li> <li>• Town will continue to consult with LSRCA on the NHS update, overall OP Review and subsequent planning documents and applications</li> </ul>

Date/ Name/ Type of Correspondence	Submission	Staff Comments
<p><b>July 21 08</b> Charles Burgess (LSRCA)</p> <p><i>Cont.</i></p>	<ul style="list-style-type: none"> <li>• Lake Simcoe Protection Plan will provide a policy framework for land use planning and sustainable development within the Lake Simcoe watershed that EG's OP will have to conform</li> </ul> <p><i>Natural Heritage System Draft Report:</i></p> <ul style="list-style-type: none"> <li>• Pleased with elevated status of East Holland River and Vivian Creek to locally significant river systems</li> <li>• LSRCA supports Town's primary objective with respect to leading-edge, environmental policies</li> <li>• LSRCA will work closely with Town to integrate the NHS through the OP process, Zoning By-law update and subsequent planning, development and building permit applications</li> <li>• Town's NHS will be strengthened through Phase 2 - Restoration, Enhancement &amp; Securement strategy</li> </ul>	<p><i>(See previous page)</i></p>