

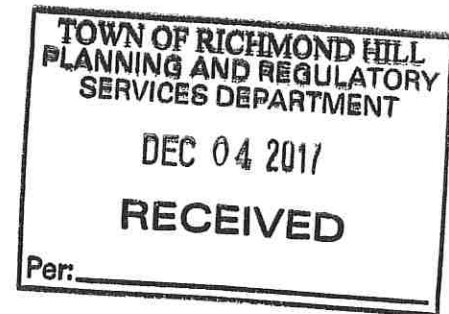


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| Appendix | "F" |
| SRPRS | 19,081 |
| File(s) | D01-17004, D02-17004 D03-17004 |

Corporate Services

November 29, 2017

Mr. Kelvin Kwan
Planning and Regulatory Services Department
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4



Attention: Bruce Robb, Senior Planner

**RE: Request for Exemption from Regional Approval
Proposed Official Plan Amendment D01-17004 (LOPA.17.R.0006)
930 Elgin Mills Road
(Elbay Developments Inc.)
Town of Richmond Hill**

York Region has received a request for exemption from Regional approval of the above-captioned Official Plan Amendment (OPA) application. This letter provides comments on the exemption request. The subject site is municipally known as 930 Elgin Mills Road, located east of Bayview Avenue and north of Elgin Mills Road, in the Town of Richmond Hill. The subject site is 4.28 ha in size.

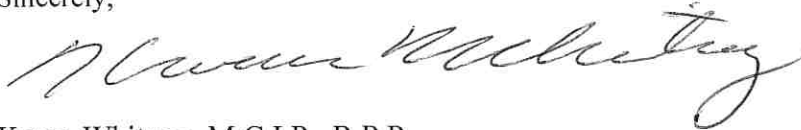
The subject lands are designated "Low Density Residential," "Stormwater Pond" and "Natural Heritage System" by the North Leslie Secondary Plan (OPA 257). The proposed OPA will amend the North Leslie Secondary Plan by redesignating the residential portion of the subject lands from "Low Density Residential" to "Medium Density Residential" to permit the development of 220 stacked townhouse units.

The subject site is designated "Urban Area" by the York Region Official Plan (2010), which permits a wide range of residential, commercial, industrial and institutional uses. This application was considered by Regional staff. Based on our review, the proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Council. This allows the Amendment to come into effect following its adoption by the Town of Richmond Hill and the expiration of the required appeal period.

We respectfully request a copy of the Notice of Decision be forwarded to this office. Staff reserves the right to provide detailed technical comments and conditions at the subdivision and/or site plan stage on matters including, but not limited to, transit and road requirements, and vehicular access. Please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen Whitney". The signature is fluid and cursive, with the first name "Karen" and last name "Whitney" clearly distinguishable.

Karen Whitney, M.C.I.P., R.P.P
Director of Community Planning and Development Services

JW/

YORK-#8003259-v1-D01-17004_-_Regional_Exemption_Letter