

**Appendix D to SRPI.21.051**

**Letter of Endorsement from the Region of York regarding the  
Lake Wilcox Special Policy Area (2018)**



January 23, 2018

Mr. Kelvin Kwan  
Commissioner of Planning &  
Regulatory Services  
Town of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario  
L4B 3P4

Attention: Ms. Sybelle von Kursell, Manager of Policy Planning

**Re: Lake Wilcox Special Policy Area  
Comprehensive Policy and Boundary Update  
York Region Endorsement**

The Town of Richmond Hill has conducted a comprehensive Official Plan policy review and boundary update of the Lake Wilcox Special Policy Area. This review was based on a comprehensive flood risk management and planning analysis in accordance with provincial guidelines. York Region is requested to endorse the proposed Official Plan Amendment and Zoning By-law Amendment that will implement the updated Special Policy Area (“SPA”) policies and boundary.

The Lake Wilcox SPA review updates the existing Official Plan policies and SPA boundary to ensure consistency with the 2014 Provincial Policy Statement and Toronto and Region Conservation Authority’s (“TRCA”) updated flood plain mapping for the area. The proposed Official Plan Amendment and zoning by-law amendment is a result of this comprehensive and technical review.

The proposed Official Plan Amendment amends the “Natural Hazards” and “Special Policy Area” designations, on a Town wide basis, by clarifying that modifications to SPA boundaries, land use designations and/or policies require the approval of the Ministers of Municipal Affairs and Natural Resources and Forestry, and also updates the range of permitted and prohibited uses and technical/flood proofing standards and safe access requirements.

The proposed Official Plan Amendment also amends the “Neighbourhood” designation for lands within the Lake Wilcox SPA area, by only permitting single detached dwellings. The 2010 Richmond Hill Official Plan Schedule A2 “Land Use” and Schedule A7 “Flood Plain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas” are modified to reflect TRCA’s current flood plain mapping of the Lake Wilcox SPA area.

The proposed Zoning By-law Amendment contains more detailed provisions and standards to implement the proposed Official Plan Amendment.

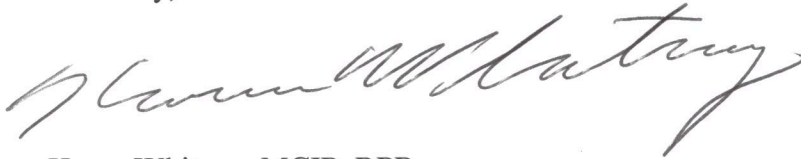
The Town of Richmond Hill's Council endorsed the approval of the draft Official Plan Amendment and Zoning By-law Amendment for the Lake Wilcox SPA on October 10, 2017. The Toronto and Region Conservation Authority's Board endorsed the approval on January 5, 2018.

York Region Council has delegated approval of local routine Official Plan Amendments to the Director of Community Planning and Development Services. When the Ministers of Municipal Affairs and Natural Resources and Forestry approve the Official Plan Amendment, Regional staff will exercise our delegated approval authority and issue our Notice of Decision.

Based on the foregoing, York Region staff hereby endorse the approval of the Lake Wilcox Special Policy Area Official Plan Amendment and Zoning By-law Amendment by the Ministers of Municipal Affairs and Natural Resources and Forestry.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524 or at [augustine.ko@york.ca](mailto:augustine.ko@york.ca) should you have any questions or require further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen Whitney', is written over a light blue horizontal line.

Karen Whitney, MCIP, RPP  
Director of Community Planning and  
Development Services

AK