

March 17, 2021

MGP Files: 15-2414

York Region Chairman Wayne Emmerson and
Members of Regional Council
17250 Yonge Street,
Newmarket, ON L3Y 6Z1

via email: regional.clerk@york.ca

Dear Chairman and Members of Regional Council:

**RE: Regional Special Council Meeting – March 18, 2021
Item F.1 Proposed 2051 Forecast and Land Needs Assessment
Preliminary Recommended Locations for Urban Expansion**

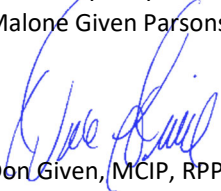
Malone Given Parsons Ltd. (“MGP”) is submitting this letter on behalf of various landowners who own land in the “Whitebelt” area in North Markham.

We are writing to request that Regional Council direct staff to generalize the Urban Expansion boundary to include all Non-developable areas to allow for future determination and refinement of components such as the Regional Greenlands System through local study.

MGP has reviewed Item F.1 Proposed 2051 Forecast and Land Needs Assessment Report and Attachments, dated March 2021. We note Attachment 4 “Map 3 City of Markham and Town of Whitchurch-Stouffville Preliminary Recommended Locations for Urban Expansion” appears to exclude the Regional Greenlands System and other “Non-developable” lands from the Urban Expansion boundary. We understand the need to exclude “Non-developable” areas for the purposes of the Land Needs Assessment methodology in determining land requirements for urban expansion. However, the mapping should be generalized to encompass all expansion lands within the Urban Expansion Boundary, including “Non-developable” areas. The *Regional Official Plan (April 2019 Office Consolidation)* allows refinements to the boundaries of the Regional Greenlands System through planning applications supported by technical studies including Subwatershed studies, master environmental servicing plans or environmental impact studies (Section 2.1.7). At the local level, the *City of Markham Official Plan (April 9, 2018 Office Consolidation)* allows boundaries to be confirmed through fieldwork, in consultation with appropriate agencies, and refinements and/or modifications made pursuant to a development application (Section 3.1.1.3). Generalizing the Urban Expansion boundary will allow boundaries of “Non-developable” areas to be determined and refined through the development approvals process in accordance with Official Plan policies.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170.

Yours very truly,
Malone Given Parsons Ltd.


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