

**By E-Mail Only to *regional.clerk@york.ca***

RJ Forhan and Associates Inc.  
29 Queens Quay East Suite 607  
Toronto, Ontario, M5E 0A4

October 13, 2021

Chairman Wayne Emmerson and Members of Regional Council  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario, L3Y 6Z1

**Attention: Mr. Christopher Raynor, Regional Clerk**

Dear Chairman Emmerson and Members of Council:

**Re: Proposed ROPA 7  
Conversion of land designated "Agriculture" to "Rural"  
3975 Elgin Mills Road East (the "Home Farm")  
City of Markham (the "City")  
Romandale Farms Limited ("Romandale")**

RJ Forhan and Associates (RJFA) are the land use planning consultants for Romandale, which owns 130 acres referred to as the Home Farm (see attached maps). The Home Farm contains over 80 acres of land that is located within the Greenbelt Plan Area. The lands within the Greenbelt Plan Area are designated Natural Heritage System within the Protected Countryside. Romandale's Home Farm has been wrongly included in ROPA 7. Romandale is not a participating landowner to the ROPA 7 application.

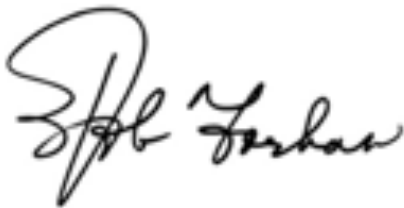
In letters dated June 2/21 to York Region Planning staff, and June 18/21 to York Regional Council (both appended below), Romandale informed York Region that it was not a participating landowner to the ROPA 7 application and requested that York Region Planning staff remove Romandale's Home Farm from the application. In addition, Romandale stated its objection to the ROPA 7 application based in large part due to the lack of planning analysis provided by the Region in its preliminary planning report.

York Region Planning staff has now provided their planning report including their analysis and recommendations. Romandale offers the following comments:

1. Romandale does not support the application and objects to the recommendations contained in the York Region Planning staff report.
2. Romandale does not support any concept, or process to achieve that concept, that would result in a change or alter the uses currently permitted in the Greenbelt Plan. The possibility to change or alter the uses currently permitted in the Greenbelt Plan would simply undermine the integrity of the Greenbelt Plan as the foundation for the urban structure that exists within the Greater Golden Horseshoe Area, and specifically the Greenbelt Plan Area identified in ROPA 7 application.

If you have any questions with respect to the foregoing, please contact me.

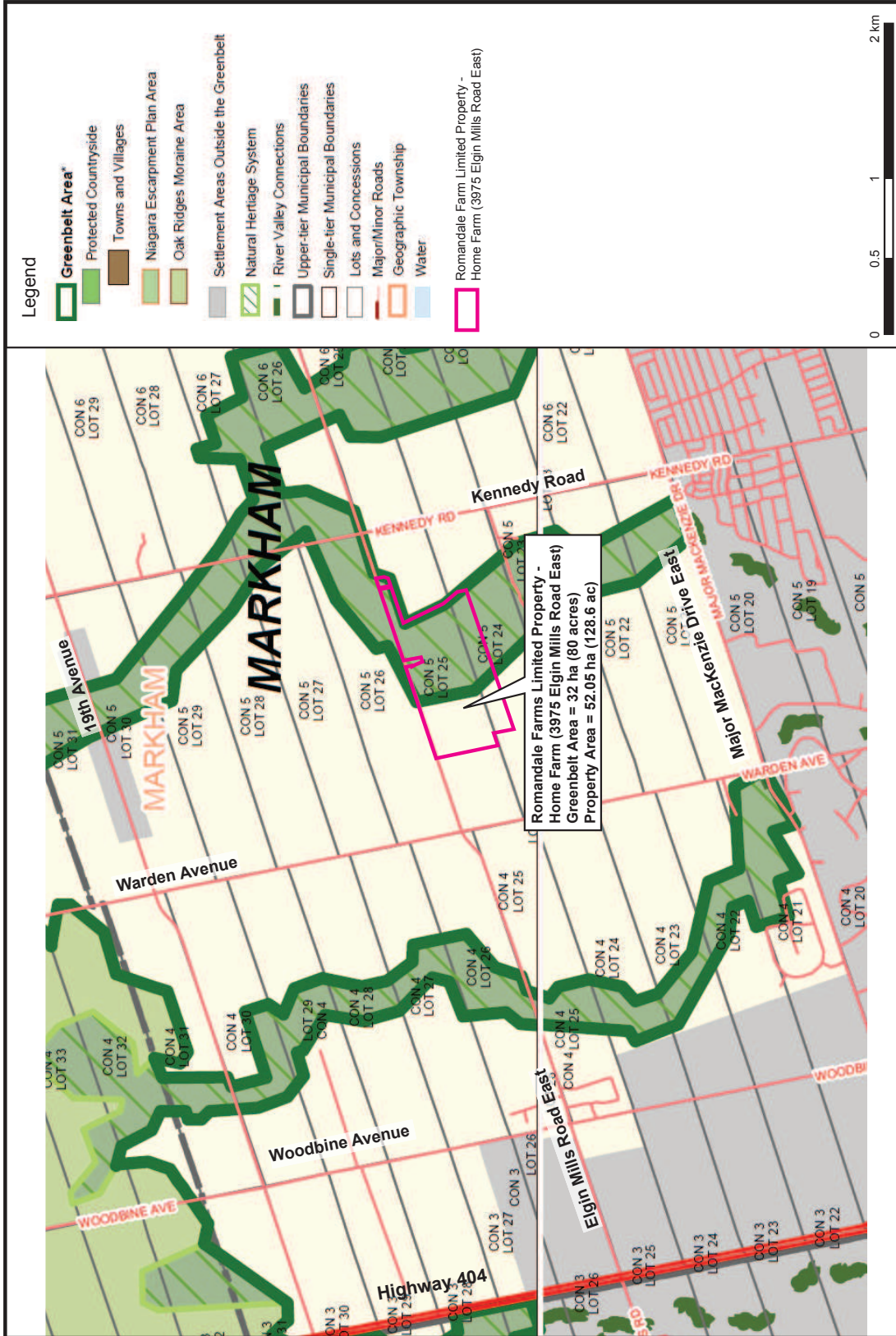
Regards,



Bob Forhan, RPP

c.c.     Helen Roman-Barber  
         Paul Freeman  
         Marg Wouters

**Figure 1**

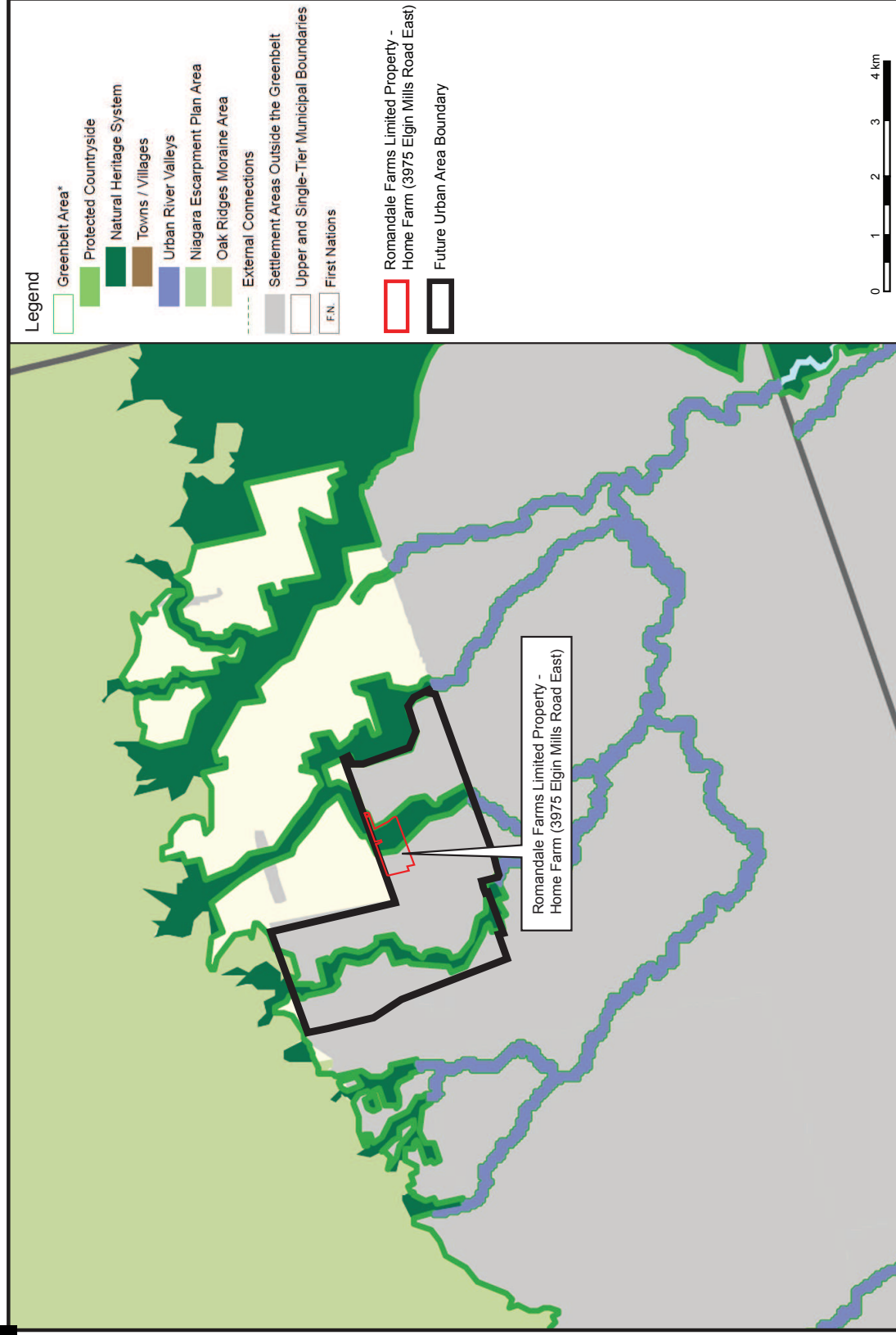


**Disclaimer:** The information displayed on this plan shall be considered approximate and is for general reference only. Original source data has been acquired from Ministry of Municipal Affairs and Housing - Detailed Mapping of the Greenbelt Plan Area - Map 46 & 61 (February 2005). Supplementary data source may vary.

**Part of Map 46 & 61 - Greenbelt Plan Area  
 Provincial Greenbelt Plan (February 2005)  
 Home Farm - 3975 Elgin Mills Road East  
 Romandale Farms Limited, City of Markham**

Image Date: 2005  
 Scale: NTS  
 Prepared by: SY  
 Date: Oct. 8, 2020  
**RJ Forhan**  
 and Associates Inc.

**Figure 2**



**Disclaimer:** The information displayed on this plan shall be considered approximate and is for general reference only. Original source data has been acquired from Greenbelt Plan (2017), Schedule 4 - Natural Heritage System (2017). Supplementary data source may vary.

## Part of Schedule 4 - Natural Heritage System Greenbelt Plan (2017) Romandale Farms Limited, City of Markham

Image Date: 2017  
Scale: NTS  
Prepared by: SY  
Date: Oct. 8, 2020

**RJ Forhan**  
and Associates Inc.



**By E-Mail Only**

RJ Forhan and Associates  
29 Queens Quay East Suite 607  
Toronto, Ontario, M5E 0A4

June 2, 2021

Paul Freeman  
Chief Planner, Planning and Economic Development,  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario, L3Y 6Z1

Dear Mr. Freeman:

**Re: Proposed ROPA 7  
Conversion of land designated "Agriculture" to "Rural"  
3975 Elgin Mills Road East (the "Home Farm")  
City of Markham (the "City")  
Romandale Farms Limited ("Romandale")**

RJ Forhan and Associates (RJFA) are the land use planning consultants for Romandale, which owns the Home Farm and the Snider Farm located in Markham's Future Urban Area. Romandale also owns the McGrisken Farm located outside of Markham's Future Urban Area (shown on Figure 1). Each of Romandale's properties contain lands that are located within the Provincial Greenbelt Plan Area.

It recently came to our attention, **without notice provided to us by either the Region, Markham, or the applicant's planner Don Given**, that the Region is considering an application filed by Malone Given Parsons representing various landowners and landowner groups in Markham and Vaughan, that would redesignate the Greenbelt Plan Protected Countryside Areas within the New Community Areas from "Agriculture" to "Rural." The May 13, 2021 Region staff report, "Information Report for Public Meeting - Proposed Amendment No. 7 to the York Region Official Plan" and presentation to Committee of the Whole, illustrate properties in Markham and Vaughan that are subject to this application. Shockingly, Romandale is shown as a participating landowner to ROPA 7, and Romandale's Home Farm is shown as lands that would be subject to the ROPA 7 application.

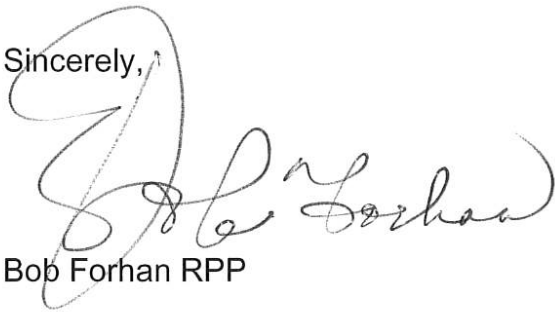
In a professional context, I am concerned that my planning colleague Don Given, knowing full well that I am the land use planner for Romandale, **did not inform me** of the application, and **without consent from Romandale**, would make such a misrepresentation of my client's lands. It is equally concerning to me that my planning colleagues at the Region accepted this application without verifying the landowners that are the applicants to ROPA 7. Planning staff at the Region and at Markham, know full



well that Romandale is not a participant in the Angus Glen Landowner's Group, and does not support the current planning status and land uses being imposed by Markham on Romandale's Home Farm, including on the Greenbelt Plan Area on Romandale's Home Farm. Further, planning staff at the Region and Markham are fully aware that Romandale and Markham are in litigation on these specific planning matters.

Please remove immediately any reference to Romandale's lands from any schedule to ROPA 7, and any reference to Romandale as a participating landowner in ROPA 7.

Sincerely, ↑

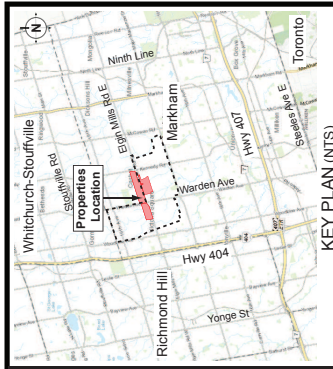


Bob Forhan RPP

C.c. client  
Rodney Northey (Gowling)  
Hannah Evans  
Laurie Miller  
Sandra Malcic  
Don Given  
Margaret Wouters



# Figure 1



## LEGEND

- Romandale Farms Limited Properties
- - - Future Urban Area Boundary
- - - Municipal Boundary
- = Provincial Highway

## Figure 1

### Romandale Farms Ltd Properties Location

UTM Zone 17 N, NAD 83	
York Region Mapping 2013 Orthophotography	Scale: NTS November 2014

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RJ Forhan and Associates Inc.  
29 Queens Quay East, Suite 607  
Toronto, Ontario, M5E 0A4

June 18, 2021

Kimberley Kitteringham,  
City Clerk Markham Civic Centre, 101 Town Centre Blvd.  
Markham, ON L3R 9W3

Dear Ms. Kitteringham:

**Re:** Proposed ROPA 7 - Conversion of land designated "Agriculture" to "Rural"  
3975 Elgin Mills Road East (the "Home Farm"), City of Markham  
Romandale Farms Limited ("Romandale")

RJ Forhan and Associates Inc. (RJFA) are the land use planning consultants for Romandale, which owns the Home Farm and the Snider Farm located in Markham's Future Urban Area. Romandale also owns the McGrisken Farm located outside of Markham's Future Urban Area (Figure 1). Each of Romandale's properties contain lands that are located within the Provincial Greenbelt Plan Area.

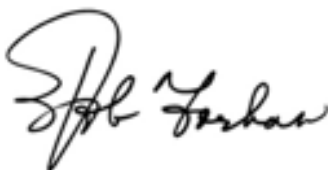
This letter is a response to the Markham Planning staff report regarding the Regional Official Plan Amendment No. 7 ("ROPA 7") application, being considered by Development Services Committee at its meeting June 21/21.

In a letter dated June 2/21 to York Region Planning staff, copied to Markham Planning staff, and referenced in the Markham Planning staff report, Romandale informed staff that misrepresentations were made about Romandale being a participating landowner in the ROPA 7 application. Romandale requested the Region remove all references to Romandale's lands from all ROPA 7 schedules and remove all references to Romandale as a participating landowner in ROPA 7. To be clear **Romandale is not a participating landowner in the ROPA 7 application. Further, Romandale OBJECTS to ROPA 7.**

In our review of the Markham Planning staff report we observed that the **report failed to mention York Region planning staff's tacit support for ROPA 7.** Attachment 2 to York Region Planning staff report, "Regional Official Plan Update Policy Directions Report" includes a proposed land use map for the Region's new Official Plan. The map shows the proposed ROPA 7 subject area in Markham designated as "Rural Area" and not the Provincial Greenbelt Plan Area. This area includes lands on all three Romandale farms. **The proposed "Rural Area" designation is shown without planning analysis or a planning opinion from the Region.**

We recommend that Markham Planning staff amend their report to address this particular matter.

Sincerely,

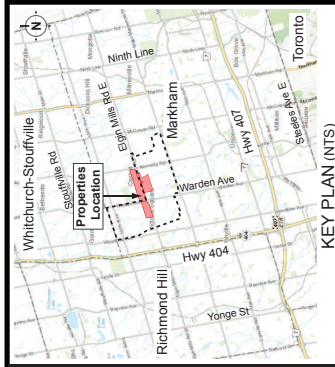


Bob Forhan RPP

C.c. Lilli Duoba and Marg Wouters (Markham)  
Paul Freeman, Paul Bottomley and Sandra Malcic (York Region)




**Figure 1**



**LEGEND**

- Romandale Farms Limited Properties
- - - Future Urban Area Boundary
- - - Municipal Boundary
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<b>Romandale Farms Ltd Properties Location</b>	<b>Figure 1</b>	
UTM Zone 17 N, NAD 83		
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