

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 26, 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 Mr. Emmerson and Members of Council:

**Re: Proposed Region Official Plan Amendment 7
3975 Elgin Mills Road East (the "Home Farm")
City of Markham (the "City")
Romandale Farms Limited ("Romandale")**

RJ Forhan and Associates Inc. (RJFA) are the land use planning consultants for Romandale, which owns properties in Markham. The Home Farm is one of the properties Romandale owns in Markham, it is 130 acres located along the south side of Elgin Mills Road East, between Warden Avenue and Kennedy Road. The Home Farm is located within the Rouge River Watershed Planning Area and contains 80 acres within the Provincial Greenbelt Plan.

The lands within the Greenbelt Plan Area on the Home Farm are within the Protected Countryside- Natural Heritage System. There are *key natural heritage features* and *key hydrologic features* within the Greenbelt Plan Area on the Home Farm including *habitat of endangered and threatened species, fish habitat, wetlands* (including a provincially significant wetland), *significant vallylands, significant woodlands, significant wildlife habitat, and permanent and intermittent streams*, including the Bruce Creek.

In previous correspondence, we informed the Region, that Romandale's lands are wrongly included in ROPA 7, and that Romandale is not a participating landowner to this application.

Further to our letter dated October 13, 2021, and having observed the Committee of the Whole meeting dated October 14, 2021, Romandale reaffirms its objection to ROPA 7.

In previous correspondence, Romandale has informed that ROPA 7 seriously undermines the integrity of the Greenbelt Plan. The proposed amendment goes against the policies currently in place in the Growth Plan, the Region of York Official Plan, and the Markham Official Plan for planning lands within and immediately adjacent to the Protected Countryside. The Protected Countryside contains lands that form part of the region's Agricultural System and Natural Heritage System of the Greenbelt Plan Area. The Greenbelt Plan was established as a matter of

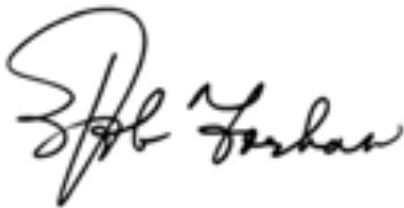
Provincial Interest, under the Planning Act, to provide for the permanent protection of the Agricultural System and Natural Heritage System across the Greater Golden Horseshoe Area (GGHA). Specifically, the Greenbelt Plan was established as the foundation for the urban structure of the GGHA which means where urban development cannot occur. Upper-tier and Lower-tier Official Plans are required to enforce the policies of the Greenbelt Plan, and where appropriate, apply more restrictive policies.

The applicants to Region Official Plan Amendment 7 are seeking relief from the policies of the Provincial Plans and Official Plans in place, to permit the encroachment of urban uses, public facilities, and public infrastructure that would otherwise be required in the developable area of a development plan. The encroachment of these uses erodes the vegetative protective zones established within and adjacent to the Protected Countryside of the Greenbelt Plan Area. To suggest that these details can be addressed during the development approvals process should be a strong indicator to the Committee that there are strategies that the development community continues to use that diminish the value of the policies established to protect the vulnerable elements of the Greenbelt Plan Area across the GGHA landscape.

Planning staff have not provided Council with all of the information it requires to make an informed decision. It is our view that York Region Planning staff have failed to carry out a detailed planning analysis, which would consider among other things, a complete review and analysis of the Agricultural System and the Natural Heritage System in the context of the Planning Act, Provincial Plans, and the York Region Official Plan, as well as a review of the Planning Act requirements for parkland dedication and related fiscal responsibility. When this review and analysis is carried out, and presented to Council, it will become very clear that the proposed amendment is not good planning and is not in the public interest.

Should you have any questions or comments regarding this letter, please contact the undersigned.

Yours Truly,



Bob Forhan, RPP

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



TOWN OF
WHITCHURCH-
STOUFFVILLE

19TH AVENUE

McGrisken Farm
4044 Elgin Mills Road E
Area = 184.2 ac (74.56 ha)

ELGIN MILLS ROAD EAST

KENNEDY ROAD

HIGHWAY 404

Snider Farm
3450 Elgin Mills Road E
Area = 96.0 ac (38.85 ha)

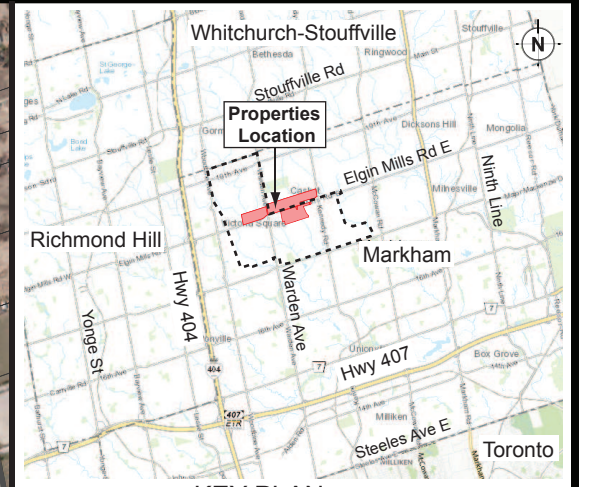
WARDEN AVENUE

Home Farm
3975 Elgin Mills Road E
Area = 128.6 ac (52.05 ha)

MAJOR MACKENZIE DRIVE EAST

WOODBINE AVENUE

TOWN OF
RICHMOND HILL



KEY PLAN (NTS)

LEGEND

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

Romandale Farms Ltd
Properties Location

Figure 1

UTM Zone 17 N, NAD 83



York Region Mapping
2013 Orthophotography

Scale: NTS
November 2014

DISCLAIMER: The information displayed on this plan shall be considered approximate and is for general reference only. Supplementary data sources may vary.

