



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1116

September 6, 2017

Committee of the Whole  
Planning and Economic Development  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

Attention: Regional Clerk's Office, Corporate Services Department

and to:

Ms. Valerie Shuttleworth, Chief Planner  
Community Planning and Development Services

Regarding: DRAFT PROVINCIAL GUIDANCE ON NATURAL HERITAGE SYSTEM AND  
AGRICULTURAL SYSTEM  
REPORT OF THE COMMISSIONER OF CORPORATE SERVICES AND  
CHIEF PLANNER  
DATED SEPTEMBER 7, 2017

Dear Sirs and Madams:

I am writing on behalf of the Berczy Glen Landowner Group (the "BGLG") who collectively owns the lands in the concession block referred to as 'Berczy Glen' in the City of Markham. Berczy Glen is located west of Warden Avenue, south of Elgin Mills Road, north of Major Mackenzie Drive / the estate residential and open space lands on its north side, and east of the hydro corridor / east of Woodbine Avenue.

Berczy Glen contains a north-south valley corridor that contains the Berczy Creek and associated natural environmental features, and designed as 'Greenway' in the City of Markham Official Plan.

The BGLG lands are contained within the Region's ROPA 3 Urban Boundary expansion and within the City of Markham's Future Urban Area, which is designated "Future Neighbourhood Area". Markham's Future Urban Area is the subject of a nearly complete, multi-million dollar landowner funded subwatershed study and related studies intended to support the development of the lands (outside of the Berczy Creek Greenway) for a new residential community, thereby implementing the City of Markham's Official Plan, the Region's Official Plan, and the Province's provincial policies intended to accommodate residential growth on these lands.

The purpose of this letter is to comment on the AGRICULTURAL SYSTEM as addressed in the above-noted Report, specifically as proposed to apply to the Berczy Creek Greenway in the Berczy Glen neighbourhood area.

For reference, we include the following Attachments:

- 1: Map from Province of Ontario Agricultural System Portal (Sept 5, 2017)
- 2: York Region Official Plan Map 8 – Agricultural and Rural Area.
- 3: Markham Official Plan Map 9 – Countryside Agricultural Area.
- 4: York Region Official Plan Map 1- Regional Structure.
- 5: Markham Official Plan Map 3 – Land Use.
- 6: Markham Official Plan Map 12 – Urban Area and Built-Up Area.

In general, we point out that there is an inherent inconsistency in land use direction for the Berczy Creek Greenway as amongst various land use policy directions from the Province, the Region and the City, described as follows.

Attachment 1 being the Province’s Agricultural System draft mapping shows “Prime Agricultural Areas designated in municipal official plans and/or identified by OMAFRA” in the brown tone coincident with the Greenbelt Plan Area Boundary for the Berczy Creek Greenway.

Attachment 2 being Region of York Official Plan Map 8 illustrates “Agricultural Area” in green tone and once again coincident with the Greenbelt Plan Area Boundary for the Berczy Creek Greenway.

Attachment 3 being City of Markham Official Plan Map 9 illustrates an orange line “Countryside Agriculture Area Boundary”, and an orange hatching “Greenbelt Protected Countryside” shade as well, once again both coincident with the Greenbelt Plan Area Boundary for the Berczy Creek Greenway.

In summary, all three of Provincial and Regional document Attachments 1, 2 and 3 indicate that the Berczy Creek Greenway through the future Berczy Glen residential community has an ‘agriculture’ land use and/or land use policies associated with it.

In contrast, turning to Attachment 4 being Region of York Official Plan Map 1 Regional Structure, we note that the Berczy Glen area, outside of the Berczy Creek Greenway, is “Urban Area”, confirming the lands status as urban lands.

Attachment 5 being City of Markham Official Plan Map 3 – Land Use confirms that the Berczy Creek is designated “Greenway”, and the balance of the Berczy Glen lands are “Future Neighbourhood Area”, confirming their status of the location of a pending residential community. We note that the City’s Official Plan contains land use policies for the Greenway designation, which focus on the natural heritage and environmental features of these areas, including preservation, enhancement and the establishment of natural buffers to various environmental features contained in the Greenway.

Attachment 6 being City of Markham Official Plan Map 12 – Urban Area and Built-Up Area confirms that the entire Berczy Glen area is in the “Future Urban Area”.

In summary, all three of Attachments 4, 5 and 6 indicate that the Berczy Glen lands are intended for urban uses, and also that the Berczy Creek Greenway is governed by the Greenway designation policies of Markham's Official Plan, in an urban context.

We believe that the inclusion of the Berczy Creek Greenway in the Province's Agricultural System draft mapping, and continuing to be included within the Region's Agriculture area is inappropriate and in fact conflicts with the various policies providing a natural environmental land use policy regime for the Greenway.

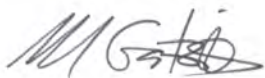
As a result, we suggest that the various Provincial, Regional and City documents and policies be revised to ensure that agricultural policies no longer apply to the Berczy Creek Greenway, and we support the status of the Province's mapping remaining 'draft' until such time as the Region has the opportunity to fully assess the implications and policy modifications that we suggest are required in this matter. Finally, we support the Region revising their Official Plan Map 8 to exclude the Berczy Creek Greenway from the 'Agricultural Area'.

A submission on this matter being made to the Region today by Malone Given Parsons Ltd. on behalf of various City of Markham landowners is also fully supported and endorsed by Berczy Glen.

We are by copy of this letter forwarding our submission to the Province and the City for their consideration of this matter, and we are available to work with the Province, the Region and the City to produce appropriate revisions to these various documents and plans.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'M Gatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to: Ms. Jocelyn Beatty, OMAFRA  
Ms. Marg Wouters, City of Markham  
Mr. Robert Webb, BGLG Manager



Search: Find address or place

Layers

6.1.2 Prime Agricultural Areas designated in municipal official plans and/or identified by OMAFRA

6.2 Candidate areas for the Agricultural Land Base (AAFC and OMAFRA)

7.0 Crop Production - Land Under Agricultural Cover (AAFC)

7.1 Crop Production - Spatial Density of Vegetable, 2015 (AAFC)

7.2 Crop Production - Spatial Density of Fruit, 2015 (AAFC)

7.3 Crop Production - Spatial Density of Cereals (AAFC)

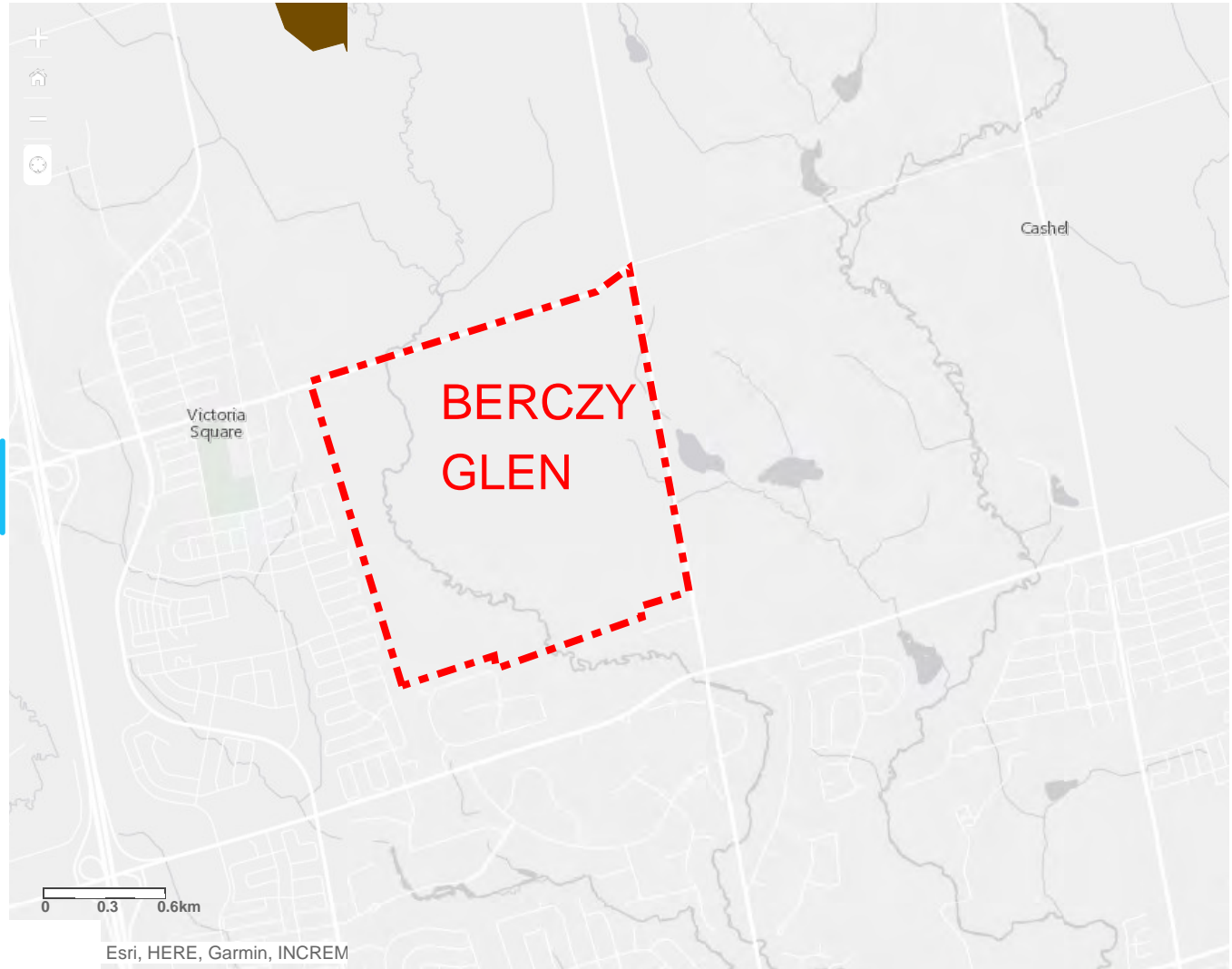
7.4 Crop Production - Spatial Density of Wheat (AAFC)

7.5 Crop Production - Spatial Density of Barley (AAFC)

7.2 Crop Production - Spatial Density of Soybean (AAFC)

7.6 Crop Production - Spatial Density of Canola (AAFC)

7.7 Crop Production - Spatial Density of Corn (AAFC)



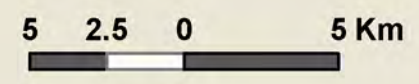
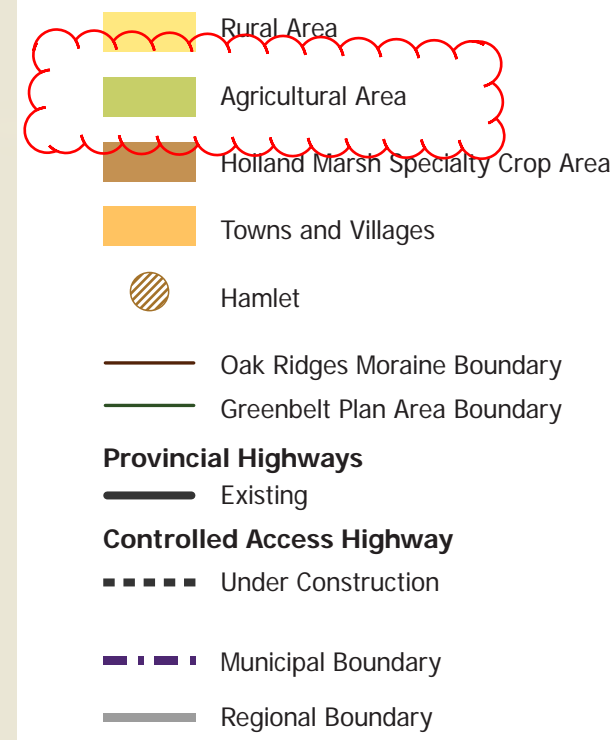
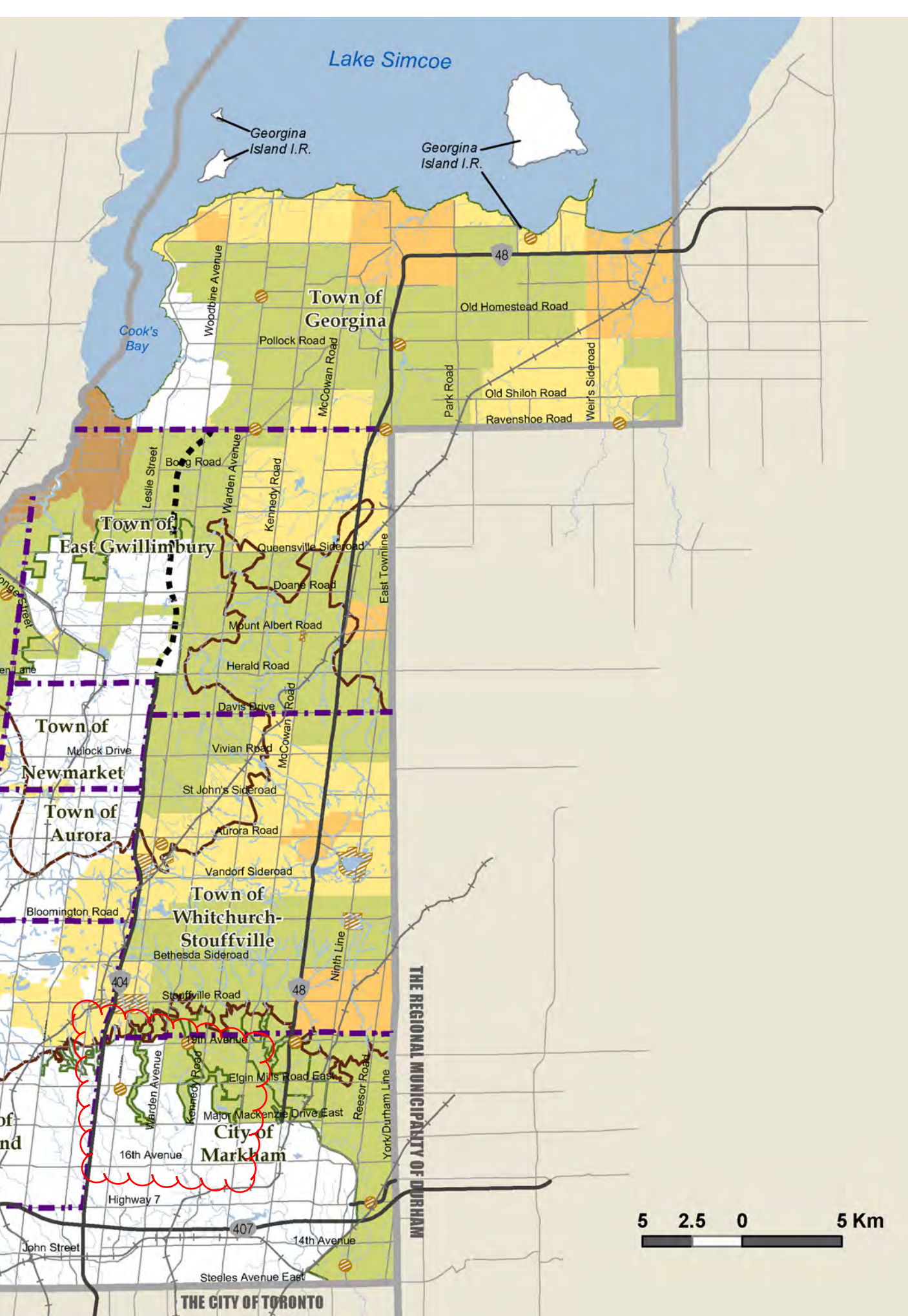
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PRINTED FROM AGRICULTURAL SYSTEM PORTAL ON SEPTEMBER 5, 2017



# MAP 8

## AGRICULTURAL and RURAL AREA



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 © Queen's Printer for Ontario 2003-2013, Includes Greenbelt and Oak Ridges Moraine Boundaries and Water Features





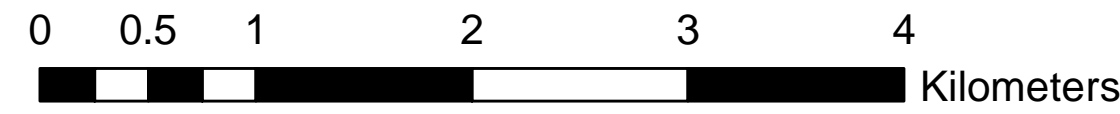
# OFFICIAL PLAN

## MAP 9 - COUNTRYSIDE AGRICULTURE AREA

as modified and approved by York Region June 12/14

JUNE 2014

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### COUNTRYSIDE AGRICULTURE AREA COMPONENTS

- Countryside Agriculture Area Boundary
- Countryside Area (YR Mod. 148)
- Oak Ridges Moraine Countryside and Natural Linkage Area (YR Mod. 148)
- Greenbelt Protected Countryside (YR Mod. 148)

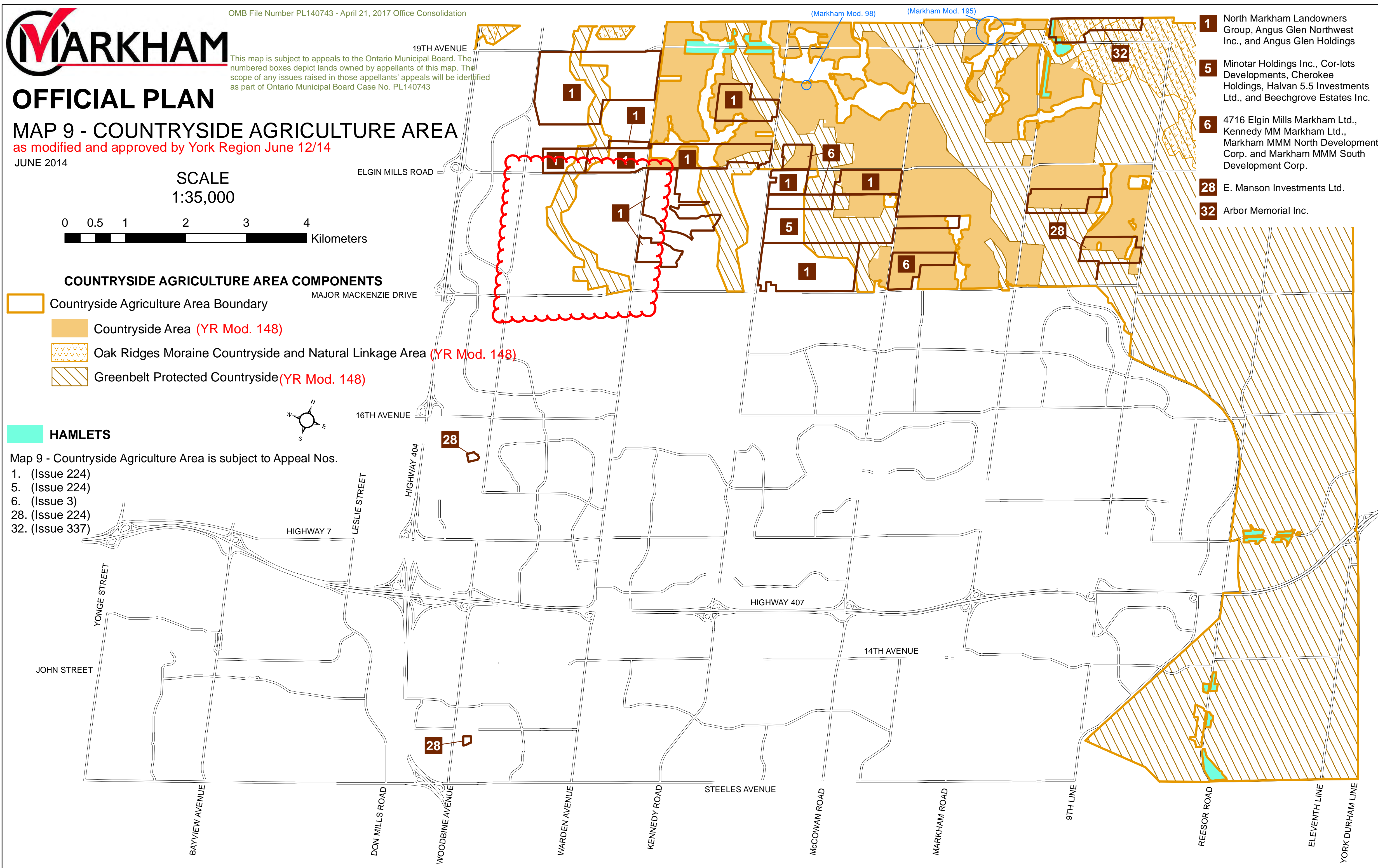
### HAMLETS

Map 9 - Countryside Agriculture Area is subject to Appeal Nos.

- 1. (Issue 224)
- 5. (Issue 224)
- 6. (Issue 3)
- 28. (Issue 224)
- 32. (Issue 337)

This map is subject to appeals to the Ontario Municipal Board. The numbered boxes depict lands owned by appellants of this map. The scope of any issues raised in those appellants' appeals will be identified as part of Ontario Municipal Board Case No. PL140743

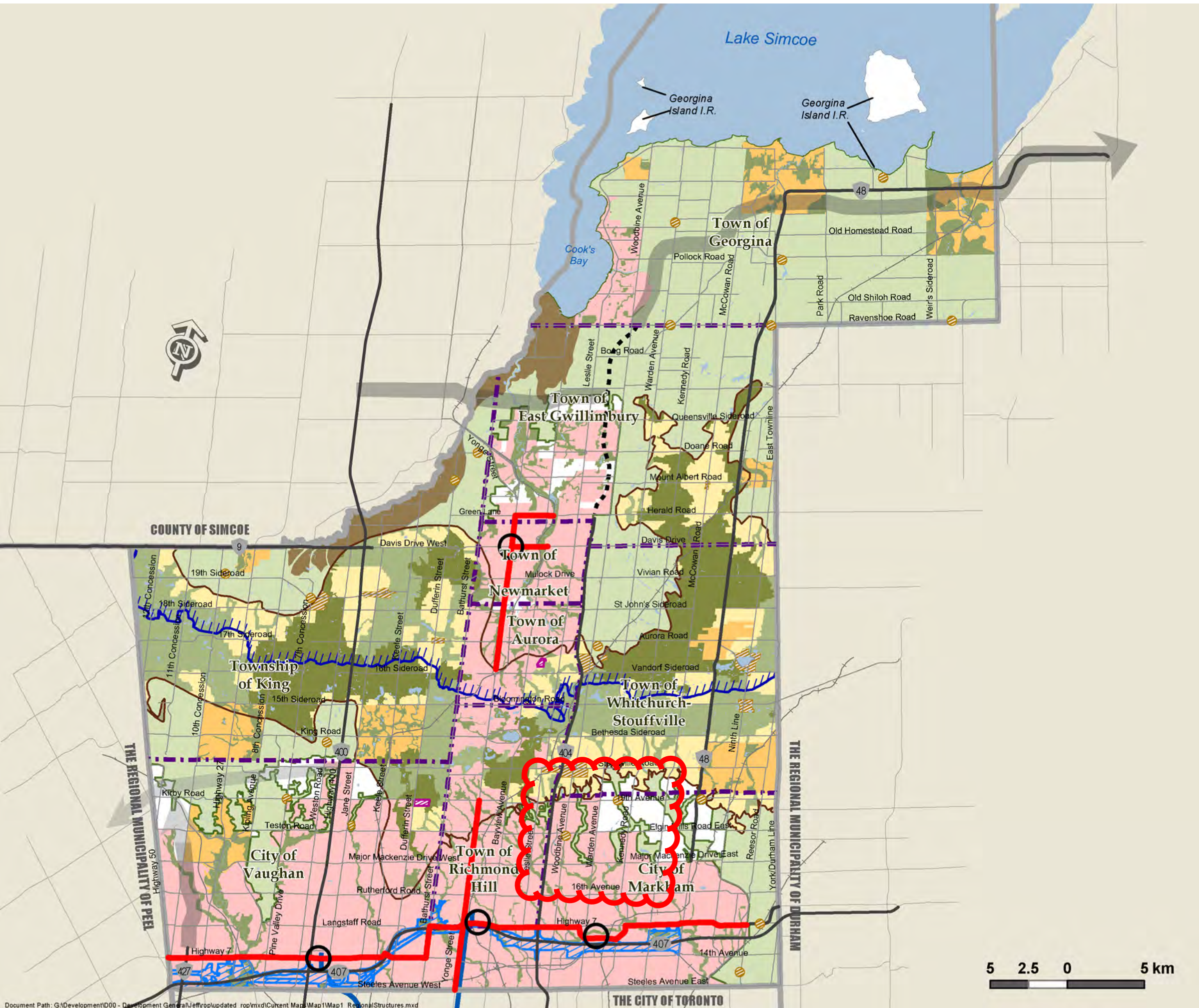
- 1** North Markham Landowners Group, Angus Glen Northwest Inc., and Angus Glen Holdings
- 5** Minotar Holdings Inc., Cor-lots Developments, Cherokee Holdings, Halvan 5.5 Investments Ltd., and Beechgrove Estates Inc.
- 6** 4716 Elgin Mills Markham Ltd., Kennedy MM Markham Ltd., Markham MMM North Development Corp. and Markham MMM South Development Corp.
- 28** E. Manson Investments Ltd.
- 32** Arbor Memorial Inc.






# MAP 1

## REGIONAL STRUCTURE

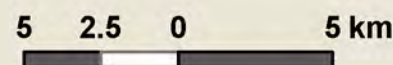


-  Regional Centre
-  Regional Corridor
-  Subway Extension
-  Urban Area
-  Towns and Villages
-  Regional Greenlands System (Schematic, See Map 2 for details)
- Oak Ridges Moraine Conservation Plan**
  -  Oak Ridges Moraine Boundary
  -  Natural Core Area Designation
  -  Natural Linkage Area Designation
  -  Countryside Area Designation/Hamlet
- Greenbelt Plan**
  -  Greenbelt Plan Area Boundary
  -  Greenbelt Protected Countryside/Hamlet
  -  Holland Marsh Specialty Crop Area
  -  Area Subject to the Lake Simcoe Protection Plan
  -  Parkway Belt West Plan
  -  Ministers Decision on ORMCP Designation Deferred
- Provincial Highways**
  -  Existing
- Controlled Access Highway**
  -  Under Construction
- Planned Corridors - Transportation**
  -  Proposed - EA approved
  -  Conceptual - Alignment Not Defined
  -  Municipal Boundary
  -  Regional Boundary

**Note:** For detailed land use designations outside of the Urban Area, Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan see Map 8 - Agricultural and Rural Area and policy 5.1.12



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# OFFICIAL PLAN MAP 3 - LAND USE

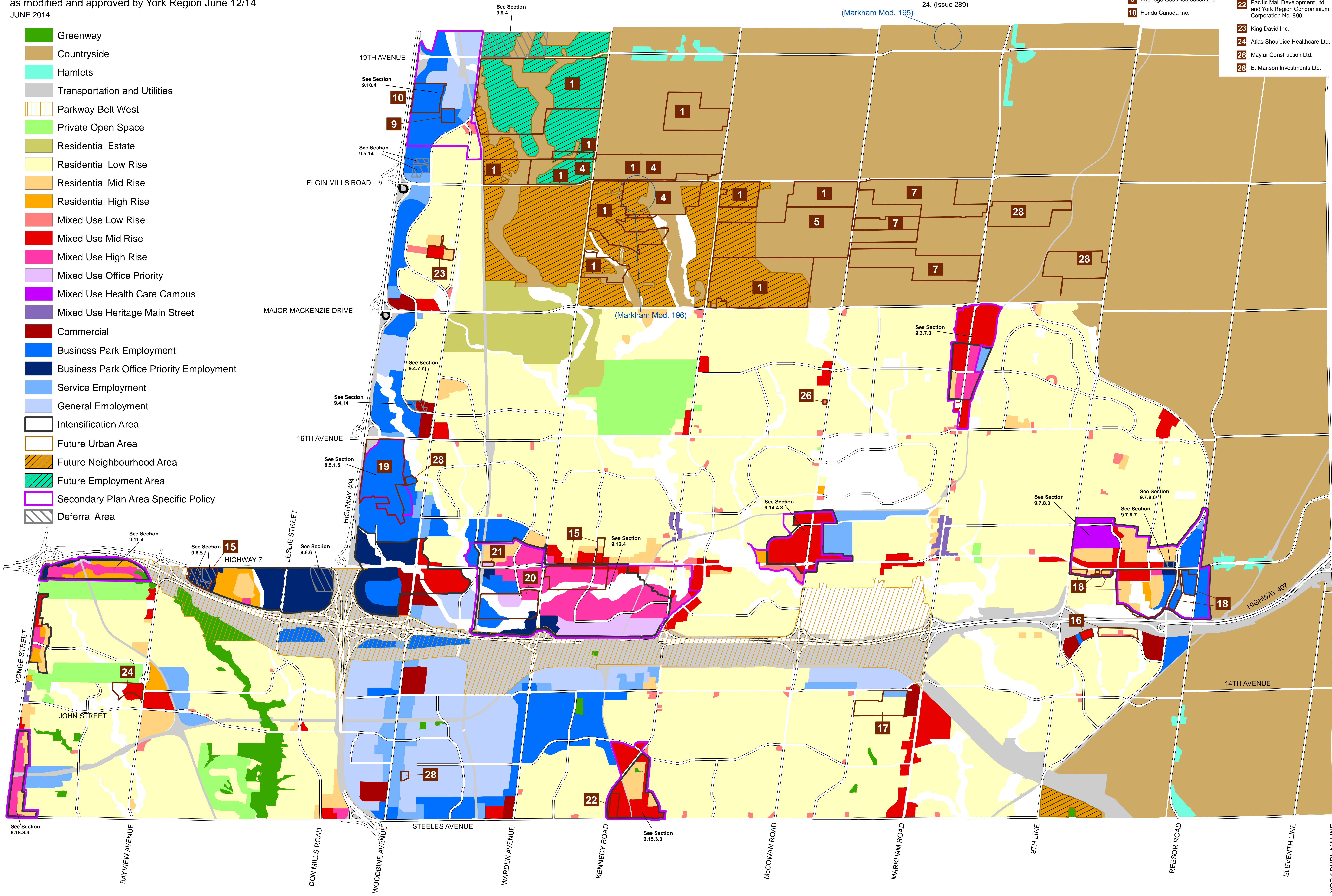
as modified and approved by York Region June 12/14  
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OMB File Number PL140743 - April 21, 2017 Office Consolidation  
This map is subject to appeals to the Ontario Municipal Board. The numbered boxes depict lands owned by appellants of this map. The scope of any issues raised in those appellants' appeals will be identified as part of Ontario Municipal Board Case No. PL140743

Map 3 - Land Use is subject to Appeal Nos. 1. (Issue 36, 224) 26. (Issue 308, 309, 311, 312, 313)  
4. (Issue 237, 238) 28. (Issue 224)  
5. (Issue 62, 224)  
7. (Issue 4, 5, 15)  
9. (Issue 18, 19)  
10. (Issue 18, 19, 20)  
15. (Issue 244)  
16. (Issue 246)  
17. (Issue 250)  
18. (Issue 124, 125)  
19. (Issue 129, 258, 260)  
20. (Issue 267)  
21. (Issue 271, 273, 275, 278)  
22. (Issue 279, 280)  
23. (Issue 282)  
24. (Issue 289)

- 1 North Markham Landowners Group, Angus Glen Northwest Inc., and Angus Glen Holdings
- 4 Romandale Farms Ltd.
- 5 Minotar Holdings Inc., Cor-lots Developments, Cherokee Holdings, Halvan 5.5 Investments Ltd., and Beechgrove Estates Inc.
- 7 Colebay Investments Inc., Highcove Investments Inc., Firwood Holdings Inc., Major McCowan Developments Limited, Summerlane Realty Corp., and Brentwood Estates Inc.
- 9 Enbridge Gas Distribution Inc.
- 10 Honda Canada Inc.
- 15 Times Group Corporation
- 16 Box Grove Hill Developments Inc.
- 17 Neamsby Investments Inc., Rosina Mauro and Fulton Homes Ltd.
- 18 Lindvest Properties (Cornell) Ltd.
- 19 CF/OT Buttonville Properties LP and Armadale Co. Ltd.
- 20 IBM Canada Ltd.
- 24 Dorsay (Residential) Developments Inc.
- 22 Pacific Mail Development Ltd. and York Region Condominium Corporation No. 890
- 23 King David Inc.
- 24 Atlas Shouldice Healthcare Ltd.
- 26 Maylar Construction Ltd.
- 28 E. Manson Investments Ltd.

- Greenway
- Countryside
- Hamlets
- Transportation and Utilities
- Parkway Belt West
- Private Open Space
- Residential Estate
- Residential Low Rise
- Residential Mid Rise
- Residential High Rise
- Mixed Use Low Rise
- Mixed Use Mid Rise
- Mixed Use High Rise
- Mixed Use Office Priority
- Mixed Use Health Care Campus
- Mixed Use Heritage Main Street
- Commercial
- Business Park Employment
- Business Park Office Priority Employment
- Service Employment
- General Employment
- Intensification Area
- Future Urban Area
- Future Neighbourhood Area
- Future Employment Area
- Secondary Plan Area Specific Policy
- Deferral Area







- 1** North Markham Landowners Group, Angus Glen Northwest Inc., and Angus Glen Holdings
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- 28** E. Manson Investments Ltd.

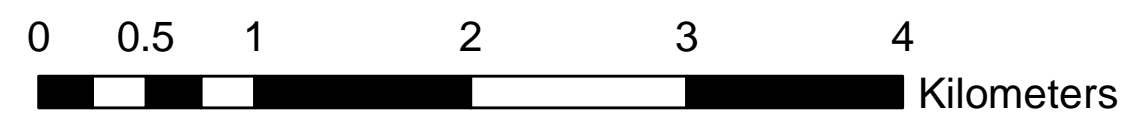
# OFFICIAL PLAN

## MAP 12 - URBAN AREA AND BUILT-UP AREA

as modified and approved by York Region June 12/14

JUNE 2014

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- Provincial Built Boundary
- Urban Area Boundary
- Provincial Urban Growth Centre Boundary
- Future Urban Area
- Urban Area

