

Martin, Carrie

From: Cam [<mailto:cam.milani@milanigroup.ca>]
Sent: Friday, May 15, 2015 3:49 PM
To: Regional Clerk
Subject: Oak Ridges Moraine/Greenbelt Transitional Rights

Dear Members of Regional Council,

In review of the above noted item, recommendation 29 requests the Province to bring in “sunset” clauses to the various pieces of Legislation for any transitional applications. We are requesting that Regional Council delete recommendation 29 for the following reasons:

1. The Planning process is extremely complicated and lengthy. The amount of hurdles, unknowns, OMB appeals, interim reports and changes throughout the process are impossible to predict. Those reasons do not even include the potential of a market slowdown. To sunset all of the above is to predict the above, which we all know is impossible.
2. If there was some sort of deadline, after which rights were extinguished, the potential for process abuses to cause delay would inevitably creep in from those opposed to the development. Such abuses could increase the potential for litigations that could carry substantial damages in the hundreds of millions of dollars. Residents could get sued by developers.
3. There is no precedent where it is the intent of any government to extinguish established rights. It is not the practise of Regional and Local governments to take away other development rights outside of the Greenbelt/ORM after some arbitrary period of time, so why would Regional Council advocate to take away rights within the Greenbelt/ORM?
4. Deadlines have already been set within each legislation. You are either in or out. It is very simple now, no need to complicate it more.

For the above reasons we request Regional Council to delete the recommendation 29 from the Report.

Yours Truly,
Cam Milani
Milani Group