

Please refer to: **Jason Lewis**
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File No. 702185

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Dear Mr. Kelly:

**Re: Proposed City of Markham Official Plan
Written Submissions Pursuant to s. 17(20) of the Planning Act
Romandale Farms Ltd.**

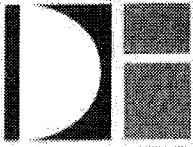
We are counsel to Romandale Farms Limited ("Romandale"), the owners of 409.3 acres (165.7 hectares) of land along Elgin Mills Road East between Woodbine Avenue and Kennedy Road in the City of Markham (the "Romandale Lands"). Romandale's lands are split into three parcels referred to as the Snider Farm, the Home Farm and the McGrisken Farm. A map of the Romandale Lands is attached as Appendix 1 to this letter.

The Snider Farm and the Home Farm are also located in Markham's "Future Urban Area" which is currently before the Ontario Municipal Board (ROPA 3). The McGrisken Farm is located immediately adjacent to the Future Urban Area.

Romandale has submitted an application for an official plan amendment to redesignate the Snider Farm lands to permit a mix of land uses including residential and employment-related uses (the "Snider Application"). A decision has not yet been made on the Snider Application by the Council for the City of Markham ("City Council"). Since a decision has not yet been made by City Council for the Snider Application, Romandale objects to the approval of the new Markham Official Plan (the "New OP").

The appropriate course for the Region would be to defer consideration of the lands from the approval of the New OP, until a decision has been made by City Council on the Snider Application.

Romandale has three primary concerns with the New OP:



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- Section 3 – Environmental Systems; regarding the Greenway System and the accompanying maps and appendices;
- Designation of Snider Farm as Future Employment Area; and
- Designation of McGrisken Farm as agriculture outside the ROPA 3 Lands.

Section 3 – Environmental Systems

Through previous correspondence to the City, Romandale has expressed its concerns with Section 3, the accompanying Maps 1, 3, 4, 5, 6 and Appendix C to the New OP.

The City's staff have been clear that the Greenway System, as it appears in the Maps and Appendix, are conceptual only and subject to the current planning activities for the Future Urban Area inclusive of the Subwatershed Study.

Romandale is actively engaged with the City, Region, Ministry of Natural Resources, and Toronto and Region Conservation Authority to evaluate environmental features on each of its properties to determine the location of Natural Heritage Features and to determine the boundaries of the Greenway System, as part of the studies for the Future Urban Area.

Snider Farm

The Snider Application was filed by RJ Forhan and Associates in May 2013. The City's Development Services Committee received the Snider Application at its meeting October 1, 2013 and referred it to the Future Urban Area secondary plan process.

The New OP shows the Snider Farm as located within the Future Urban Area. Its proposed designation (as depicted in Maps 1 and 3) is "Future Employment Area". This proposed designation is not supported by Romandale.

Romandale continues its participation at the Steering Committee level and the Technical Advisory Committee level in the Future Urban Area planning processes, which includes a Conceptual Master Planning exercise that will further determine land use within the Future Urban Area.

Home Farm

The Home Farm is currently identified within the Future Urban Area of the Region of York Official Plan (ROPA 3 lands) which is subject to an ongoing Ontario



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Municipal Board Hearing. The New OP identifies the Home Farm as *Neighbourhood Lands*, as part of a larger contiguous block of lands proposed for neighbourhood lands.

McGrisken Farm

The McGrisken Farm is currently identified immediately outside the Future Urban Area of ROPA 3 lands which is subject to an ongoing Ontario Municipal Board hearing. The New OP identifies the McGrisken Farm as agricultural lands. Given that the ROPA 3 hearing will determine the City's urban expansion area requirements, it is premature to apply the agricultural designation to the McGrisken Farm lands. The appropriate course for the Region would be to defer consideration of all lands within the Future Urban Area as well as the Romandale Lands including the McGrisken Farm, from the approval of the New OP, until a decision has been made by the Ontario Municipal Board in connection with the ROPA 3 hearing.

Should you have any concerns or require any additional information, please do not hesitate to contact us.

Yours truly,

DAVIES HOWE PARTNERS LLP



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copy: Client

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Appendix 1 – Romandale Lands

