

December 15, 2009

Mr. Bryan Tuckey, MCIP, RPP
Commissioner of Planning and Development Services
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

09-1888

Dear Mr. Tuckey:

**Re: York Region Official Plan Review
Submission Regarding Draft Official Plan**

Malone Given Parsons Ltd. are the planning consultants to Neamsby Investments and Fulton Homes (Rodeo Fine Homes), the owners of several parcels with frontage on 14th Avenue, east of Middlefield Road in the Town of Markham. We have been retained to review York Region's Draft Official Plan and understand the impacts the proposed policies may have on our client's development options in the future.

We have concerns with the additions and amendments made to the employment land policies in draft Section "4.3 Protecting Employment Lands". Of particular concern is new policy 4.3.2 which states; "To protect all employment lands identified in local municipal official plans. These lands are strategic and vital to the Regional economy and are to be protected for employment land uses." We also have an issue with policy 4.3.7 where the word 'Regional' was added before the term 'municipal comprehensive review'.

These amendments in policy from the first draft of the Regional OP to the final draft serve to impact our client's intentions in a negative way and compromise discussions that have been held with the local municipality on the future development of our client's lands in southeast Markham.

Thank you for allowing us the opportunity to comment on the Region's Draft Official Plan. Please do not hesitate to contact me at 905-513-0170 ext. 109 should you have any questions or comments with respect to our submission.

Yours very truly,
MALONE GIVEN PARSONS LTD.

A handwritten signature in black ink, appearing to read 'Don Given', is positioned above the printed name and title.

Don Given, MCIP, RPP
President

cc: Bruce Macgregor, *Chief Administrative Officer, York Region*
John Waller, *Director, Long Range and Strategic Planning Branch, York Region*
Barbara Jeffrey, *Manager, Land Use Policy and Environment, York Region*
Region of York Clerks Department
Randy Peddigrew, *Neamsby Investments*
Frank Mauro, *Fulton Homes*