



iPLANcorp

211 Main Street South
Newmarket, ON
L3Y 3Y9

V: 905.895.0011 ext. 324
F: 905.895.0070
E: david.charezenko@iplancorp.com

Award winning professional planning services and software since 1997.

Professional Awards:

York Region Character Business

Winner: 2010 Entrepreneur of the Year

2009 Entrepreneur of the Year Nominee

OPPI Outstanding Planning Achievement
Award for Ballantrae Golf and Country
Club

CIP Outstanding Planning Achievement
Award for Ballantrae Golf and Country
Club

Outstanding Environmental Planning
Achievement

OPPI Professional Merit Award - Province
of Ontario for "New Directions"

Newmarket Chamber of Commerce Hall of
Distinction: Technology Award

Newmarket Chamber of Commerce Hall of
Distinction: Entrepreneur of the Year
Finalist

Professional Affiliations:

Ontario Professional Planners Institute

Canadian Urban Institute

Canadian Institute of Planners

Building Industry and Land Development

American Planning Association

Geomatics Industry Association of Canada

Urban and Regional Information Systems

Association

Municipal Information Systems

Association

CEO Global Network

TEC Canada

York Technical Association

Proud Supporters of:

Resurgence Theatre Company

Lake Simcoe Conservation Foundation

Southlake Regional Health Centre



Visionary planning services for the world.

February 29, 2012

Via: Email

Mr. Bill Hughes

Commissioner of Finance and Treasurer

Regional Municipality of York

17250 Yonge Street

Newmarket, Ontario

L3Y 6Z1

Attn: Dennis Kelly, Regional Clerk

Re: 2012 York Region Development Charges Background Study and By-law Increase

Dear Mr. Hughes;

iPLANcorp on behalf of our clients Pfaff Motors Inc. and 2265153 Ontario Inc., owners of 16775 Leslie Street and Pfaff Motors Inc. and 2312174 Ontario Inc., owners of 415 Bogartown Curve, have reviewed the proposed Development Charges Background Study and By-law and write to express our clients' concern with regards to the proposed increase in non-residential retail development charges.

Our clients are established business owners in York Region and are currently in the process of an extensive reinvestment strategy centered on their continued commitment to the community of the Town of Newmarket.

The Proposed Development Charges Background Study proposes a 52% increase to the retail rate from its current rate of \$26.74 per square foot of GFA to the amount of \$40.59. It appears the proposed percentage of retail rate increase (52%) is NOT consistent with that of the forecasted New Retail Employment Growth (21%) for the period 2012-2021 (as identified in Table 3-6).

The magnitude of the proposed increase to the retail rate threatens our clients' current reinvestment strategy in York Region.

www.iplancorp.com

Our clients' have further significant concerns with the Proposed Development Charges Background Study and By-law. Without limitation, our concerns include:

- i) the proposed Non-Residential Retail Development Charge will not be phased-in with annual increments; and
- ii) the Prepayment Agreements for non-residential developments (while York Region Development Charge By-law is under review) is limited to a period of 6 months which does NOT reflect the timeline for current development approvals which can take up to 12 months to complete.

We request that meetings with Regional Staff take place as soon as possible so that dialogue on our clients' concerns can be adequately addressed before the targeted May 17, 2012 Regional Council approval date.

We appreciate your consideration of our concerns and look forward to meeting with you in the near future to better discuss these matters. If you require additional information or clarity please contact me.

Sincerely,



David Charezenko, MCIP, RPP
Chief Planning Officer

cc Pfaff Motors Inc.
2265153 Ontario Inc.
2312174 Ontario Inc.