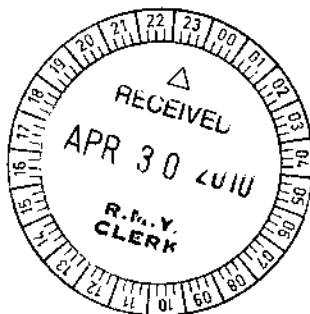




REGION OF YORK
CLERK'S OFFICE

FILE No. - 204

April 30, 2010

Mr. Lloyd Russel
Commissioner of Finance and Treasurer
York Region
17250 Yonge Street
Newmarket ON
L3Y 6Z1

BY FAX NO. 1-905-954-4605 & BY POST

Dear Mr. Russel:

**Re: Draft Development Charges By-Law and Lebovic Enterprises;
Town of Whitchurch-Stouffville, Phases 3A and 3D**

I have recently received the Draft 2010 Development Charge By-Law Amendment Background Study (April 21, 2010) and I am shocked to think that the Region of York would consider this increase on our site considering the following:

1. We funded the sewer construction to Stouffville some time ago based on substantially lower development charges and we were subject to phasing our project which has been interrupted by a major recession and loss of value.
2. We faced increased construction costs due to ground conditions, and we were required to pay the increased costs to the Region.
3. The Region still has not provided us with all of our development charge credits.
4. The site is being serviced and houses have been sold, so it is too late to increase prices.
5. Our financing was based on lower development charges and we should not be required to pay new development charges for services completed some time ago and paid for by the developer group.

We therefore request that the increase be delayed until September to permit our lands to pay the existing rate for development charges and that we be grandfathered or allowed to prepay any development charges owing at the current rate.

BILD
MEMBER

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I believe this is the only fair way to deal with our situation considering the time and processing required by the Region to prepare an agreement which would likely not be available in time for our registration prior to the proposed increase even though our subdivisions are ready to register.

Yours truly,

A handwritten signature in black ink, appearing to read "Lloyd Cherniak". The signature is stylized with a large, looped "L" and a cursive "Cherniak".

Lloyd Cherniak, B.A., P.L.E.
Executive Vice President

LC/rs