



## **S. C. LAND MANAGEMENT CORPORATION**

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### **DEVELOPMENT CONSULTANTS**

May 4, 2010

Delivered via e-mail

Mr. Denis Kelly  
Regional Clerk,

The Regional Municipality of York  
17250 Yonge Street, P.O. Box 147  
Newmarket, Ontario L3Y 6Z1

Re: Country Wide Homes at Victoria Square Ltd.  
Draft Plan: 19TM-95075 – Phase II  
Regional Development Charges Increase  
Town of Markham

Dear Mr. Kelly:

Country Wide Homes at Victoria Square Ltd. is in receipt of the Draft 2010 Development Charge By-Law Amendment Background study (April 21, 2010) and submits the following comments for the committee's consideration at the May 6<sup>th</sup> Finance and Administration Committee Meeting.

Country Wide Homes at Victoria Square Ltd. is a 92 unit subdivision plan within the Cathedral Community in Markham.

My client has been diligently working towards processing its approvals for building permits, however because of the established trigger dates set out by the Region for the release of servicing allocation we have been unable to efficiently process our plan, hence will likely be delayed beyond the proposed implementation date of June 24, 2010 for the new Regional Development Charges increase, which increases are substantial.

Based on the implementation time lines set-out by the Regional trigger date Country Wide Homes at Victoria Square Ltd. has locked in their servicing cost, completed the sale of their units in the project, all based on the release dates established by the Region current development charges.

The substantial Development Charges increase could not have been anticipated by my client; hence they do not make provisions in the individual purchase & sale agreements for increase the purchase price of the homes equivalent to the additional DC charges. Given that Country Wide has already gone to market and sold its homes, and that the servicing costs are locked in, they cannot absorb the increase in the Regional Development Charge without serious financial consequences.

Country Wide Homes at Victoria Square Ltd. herein requests' that the implementation of the new Development Charges by-law be delayed long enough to be able to allow them, and other builders in a similar circumstances, to register their plans of subdivision at the current Regional Development Charge rates.

We request that the new by-law not be implemented until December 15, 2010; and after that date have some phase-in policies to allow for the absorption of the increase into the housing market. In the alternative, we ask that the Region allow the same pre-payment privileges to the low-rise sector that has been afforded to the high-rise sector.

I trust that the committee will take into consideration these comments before making their decision.

Sincerely yours,



Sal Crimi, P.Eng.