



Majorwood Developments Inc.

200 Bridgeland Avenue
Toronto, Ontario
M6A 1Z4

April 28, 2010

Tel: (416) 785-8172
Fax: (416) 781-2981

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

**Re: The Regional Municipality of York – Development Charges
Draft 2010 Development Charge By-Law Amendment Background Study April 21, 2010
(Majorwood Development Inc.)**

On behalf of Majorwood Development Inc. we are writing to express our concerns with the *Draft 2010 Development Charges By-Law Amendment Background Study (April 21, 2010)* and respectfully submit the following comments for the Committee's consideration at the May 6th Finance and Administration Committee Meeting.

We are very concerned with the proposed changes in the background study and the significant increases in the development charges that would impact our current developments within the Region. As outlined in the BILD letter dated April 28, 2010 we appreciate York Region Staff's continued consultation with BILD and its members and we support BILD's position that more time is required to produce a comprehensive review and allow the industry meaningful input into the process.

We concur with the BILD position that the timeline to adopt the recommendations of this background study are very narrow and the Region should delay the anticipated June 18th adoption date. We also take the position that the process should be delayed until September 2010. We would also request that the Region provide a phase-in strategy for the increases which would be more palatable for projects currently being processed. Finally, we request that the prepayment option be made available for all development types including low-rise developments.

We appreciate the opportunity to provide input into this process and that you will take our comments and concerns into consideration. We look forward to continue working with Region Staff on this issue. Please do not hesitate to contact me if you have any questions or concerns.

Regards,
MAJORWOOD DEVELOPMENT INC.

Frank Marchio, MCIP, RPP
Director of Land Development

cc: Denis Kelly, Regional Clerk (Region of York)
Danielle Chin, BILD