

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: November 5, 2015

CASE NOS.:

PL101128
PL101238

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellants: See Attachment "1"
Subject: Proposed Official Plan for the Regional Municipality of York
Municipality: Regional Municipality of York
OMB Case No.: PL101128
OMB File No.: PL101128
OMB Case Name: Angus Glen North West Inc. and Angus Glen Holdings Inc. v. York (Regional Municipality)

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellants: Minotar Holdings Inc., Cor-lots Developments, Cherokee Holdings & Halvan 5.5 Investments Limited (collectively referred to as ("Minotar"))
Appellant: Grace Chinese Gospel Church of North York
Appellant: North Markham Landowners Group
Subject: Proposed Official Plan Amendment No. 3 ("ROPA 3")
Municipality: Regional Municipality of York (Town of Markham)
OMB Case No.: PL101238
OMB File No.: PL101238
OMB Case Name: Grace Chinese Gospel Church of North York v. York (Regional Municipality)

BEFORE:

K.J. HUSSEY)
VICE-CHAIR) Thursday, the 5th day of
)
) November, 2015

THIS MOTION made by the Regional Municipality of York (“York Region”) for an Order approving certain policies in the York Region Official Plan 2010 (“ROP-2010) as further described herein;

AND THE BOARD having received the affidavit evidence of Teresa Cline (sworn August 17, 2015) filed on behalf of York Region pertaining to the approval of certain policies in the ROP – 2010 (the “Cline Affidavit”);

AND THE BOARD previously having approved Orders for Partial Approval with respect to the ROP – 2010 on November 8, 2011, July 11, 2012 (Order issued on August 23, 2012, “August 23, 2012 Order for Partial Approval”), September 19, 2012, October 25, 2012 and a decision made on May 29, 2015 (collectively referred to as “Approval Orders”);

AND WHEREAS Section 6.1, Section 6.2, Section 6.3, save and except the preamble, Policy 6.3.10, and Section 6.4 remain under Region-wide appeal by Memorial Gardens, as identified in Appendix 1 of the August 23, 2012 Order for Partial Approval;

AND WHEREAS Memorial Gardens has agreed to scope its appeal and both York Region and Memorial Gardens consent to the following Order;

THE BOARD ORDERS that:

1. In accordance with Section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, those policies and text attached hereto as **Schedule “A”** to this Order, are hereby approved and brought into force and effect (the “Approved Policies”).
2. As a result of this Order, the Memorial Gardens’ appeal has been partially resolved through the approval herein and is hereby scoped to the following policies of the ROP-2010, which remain under Region-wide appeal:
 - a) Policy 6.4.8.

3. As a further result of this Order, Appendix 1 from the August 23, 2012 Order for Partial Approval (and as amended subsequently through various Board Orders) is hereby amended in the form attached hereto as Appendix 1.
4. Notwithstanding the approval herein, and in accordance with paragraph 13 of the August 23, 2012 Order for Partial Approval, the Board retains jurisdiction to consider and approve additions, modifications and deletions to approved maps, policies, figures, definitions, graphics and associated preambles and sidebar text, as they may relate to the issues then before the Board.
5. The Region will not call evidence, or make submissions to the Board, that the partial resolution of Memorial Gardens' appeal of the ROP-2010, upon the consent of the Memorial Gardens, is, or should be found by the Board to be, an admission or acceptance in itself by Memorial Gardens of the planning merits of the maps, policies, figures, definitions, graphics and associated preambles and sidebar text approved by the Board pursuant to this Order.
6. The appendices which are attached to this Order shall form part of this Order.
7. The Board may be spoken to should any matters arise respecting the implementation of this Order.



SECRETARY

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

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Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Attachment 1 – List of Appellants

York region Official Plan – PL101128 (ROP) Appellants	Counsel
Angus Glen North West Inc. and Angus Glen Holdings Inc. (Appellant 1)	Patricia A. Foran/N. Jane Pepino jpepino@airdberlis.com Andrea Skinner askinner@airdberlis.com
E. Manson Investments (Appellant 2)	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com Andrea Skinner askinner@airdberlis.com
North Leslie Residential Landowners Group Inc. (Appellant 3)	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com Andrea Skinner askinner@airdberlis.com
North Markham Landowners Group (Appellant 4): <ul style="list-style-type: none"> • 1212763 Ontario Limited • 1463069 Ontario Limited • 1512406 Ontario Limited • 1612286 Ontario Inc. • 4551 Elgin Mills Developments Limited • CAVCOE Holdings Ltd. • EL-EN Packaging Company Limited • EL-EN Realty Limited • First Elgin Mills Developments Inc. • Glendower Properties Inc. • Haremar Plastic Manufacturing Limited • Haremar Realty Limited • Mackenzie 48 Investments Limited • Major Kennedy Developments Limited • Major Kennedy South Developments Limited • Frambordeaux Developments Inc. and Kennedy Elgin Developments Limited • Tsialtas, Peter and Cathy • Tung Kee Investment Limited Partnership • Warden Mills Development Limited • ZACORP Ventures Inc. 	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com Andrea Skinner askinner@airdberlis.com
Romandale Farms Ltd. (<i>initially part of Appellant 4 but now separately represented</i>)	Susan Rosenthal susanr@davieshowe.com Meaghan McDermid meaghanm@davieshowe.com Michael Melling michaelm@davieshowe.com Assistant: Jules Calzavara julesc@davieshowe.com
Loblaw Properties Limited (Appellant 5)	Steven A. Zakem szakem@airdberlis.com
Rice Commercial Group of Companies (Non-East Gwillimbury Lands) (Appellant 6)	Ira T. Kagan ikagan@ksllp.ca
Yonge Green Lane Developments Limited (Appellant 7)	Steven A. Zakem szakem@airdberlis.com
Mr. Allen Eng (Appellant 8)	
Mr. John Hayes (Appellant 9)	
Mr. Paul Jadilebovski (Appellant 10)	
Mr. Peter Antonopoulos (Appellant 11)	
Mr. Philip Comartin (Appellant 12)	
Mr. Shai Perlmutter (Appellant 13)	
Mr. Steven DeFreitas (Appellant 14)	
Peat Farmers of Ontario represented by Mr. Phil Comartin (Appellant 15)	
Property Owners with Rights Association represented by	

York region Official Plan – PL101128 (ROP) Appellants	Counsel
Paul Jadilebovski (Appellant 16)	
Kau & Associates L.P. (Appellant 17)	
Block 27 Landowners Group (Appellant 18)	
Dorzil Developments (Bayview) Ltd. (Appellant 19)	John M. Alati johna@davieshowe.com
Westlin Farms (Appellant 20)	Michael Melling michaelm@davieshowe.com
Lucia Milani and Rizmi Holdings Limited (Appellant 21)	Michael Melling michaelm@davieshowe.com
	Assistant: Jules Calzavara julesc@davieshowe.com
Daraban Holdings Limited (Appellant 22)	Mark Flowers Email : markf@davieshowe.com
SmartCentres and Calloway Real Estate Investment Trust (Appellant 23)	Mark Flowers markf@davieshowe.com
Yonge Bayview Holdings Inc. (Appellant 24)	Mark Flowers markf@davieshowe.com
583753 Ontario Ltd. (Appellant 25 and 40)	Susan Rosenthal susanr@davieshowe.com
775377 Ontario Ltd. (Appellant 26)	Susan Rosenthal susanr@davieshowe.com
Helmhorst Investments Ltd. (Appellant 27)	Susan Rosenthal susanr@davieshowe.com
Aurora 2C Landowners Group Inc. (Appellant 28)	Chris Barnett / Laura Bisset cbarnett@davis.ca / lbisset@davis.ca
	Assistant: Simone Oliveira soliveira@davis.ca
W. J. Smith Gardens Limited (Appellant 29)	Neil G. Davis neil.davis@daviswebb.com
Metrus Development Inc. (Appellant 30)	David Bronskill dbronskill@goodmans.ca
Upper City Corporation and Clear Point Developments (Appellant 31)	Reslyn Houser rhouser@goodmans.ca
Minotar Holdings Inc, Cor-lots Development, Cherokee Holdings and Halvan 5.5 Investments Limited (Appellant 32)	Catherine A. Lyons clyons@goodmans.ca
Dalton and Alan Faris and Eden Mills Estates Inc. (Appellant 33)	Susan Rosenthal susanr@davieshowe.com
Eden Mills Estates Inc. (initially part of Appellant 33)	Bobby Bhoola bobby@ballantryhomes.com
John Carlisle Robert G. Sikura (Appellant 34)	Patricia Foran / Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com
	Andrea Skinner askinner@airdberlis.com
Aurora Leslie Developments Inc. (Appellant 35)	Ira T. Kagan ikagan@ksllp.ca
Fieldgate Developments and TACC Developments (Appellant 36)	Ira T. Kagan ikagan@ksllp.ca
Times Group Corporation (Appellant 37)	Ira T. Kagan ikagan@ksllp.ca
Memorial Gardens Canada Limited (Appellant 38)	W. Thomas Barlow tbarlow@fasken.com
Amir Hessam Limited and 668152 Ontario Ltd. (Appellant 41)	Susan Rosenthal susanr@davieshowe.com
Arten Developments Inc. (Appellant 42)	
Sanmike Construction Ltd. (Appellant 43)	John A.R. Dawson jdawson@mccarthy.ca
Canadian Mortgage and Housing Corporation (Appellant 44)	
Mahamevna Bhavana Asapuwa Toronto (Appellant 46)	
The Mandarin Golf and Country Club Inc. and AV Investments II Inc. (Appellant 47)	Richard R. Arblaster rick@arblasterlaw.com
Cornerstone Christian Community Church (Appellant 48)	
Tesmar Holdings Inc. (Appellant 49)	Michael Melling michaelm@davieshowe.com
	Assistant: Jules Calzavara julesc@davieshowe.com

York region Official Plan – PL101128 (ROP) Appellants	Counsel
Sustainable Vaughan (Appellant 50)	Satinder Rai sustainablevaughan@gmail.com
Markham Gateway Inc. (Appellant 51)	
CHFMS aka Trinison (Appellant 52): <ul style="list-style-type: none"> • Colebay Investments Inc. • Firwood Holdings Inc. • Highcove Investment Inc. • Major McCowan Developments Limited • Summerlane Realty Corp <i>(initially part of Appellant 4 but now separately represented)</i>	Roger T. Beaman rbeaman@thomsonrogers.com Stephen J. D'Agostino sdagostino@thomsonrogers.com

Amendment 1 – Urban Expansion in the Town of East Gwillimbury – OMB Case No. PL101233 (ROPA 1)	
Appellant	Counsel
Dalton and Alan Faris	Susan Rosenthal susanr@davieshowe.com
Eden Mills Estates Inc.	Bobby Bhoola bobby@ballantryhomes.com
Martin Pick, Thomas Pick and 132463 Ontario Inc.	Mark Flowers markf@davieshowe.com
Rice Commercial Group of Companies	Susan Rosenthal susanr@davieshowe.com

Amendment 2 – Urban Expansion in the City of Vaughan – OMB Case No. PL101237 (ROPA 2)	
Appellant	Counsel
Sustainable Vaughan	Satinder Rai sustainablevaughan@gmail.com

Amendment 3 - Urban Expansion in the City of Markham – OMB Case No. PL101238 (ROPA 3)	
Appellant	Counsel
Minotar Holdings Inc., Cor-lots Developments, Cherokee Holdings and Halvan 5.5 Investments Ltd	Catherine A. Lyons clyons@goodmans.ca
Grace Chinese Gospel Church of North York	Richard R. Arblaster, rick@arblasterlaw.com
North Markham Landowners Group: <ul style="list-style-type: none"> ▪ 1212763 Ontario Limited ▪ 1463069 Ontario Limited ▪ 1512406 Ontario Limited ▪ 1612286 Ontario Inc. ▪ 4551 Elgin Mills Developments Limited ▪ CAVCOE Holding Ltd. ▪ First Elgin Mills Developments Inc. ▪ Glendower Properties Inc. ▪ Kennedy Elgin Developments Limited ▪ Mackenzie 48 Investments Limited ▪ Major Kennedy Developments Limited ▪ Major Kennedy South Developments Limited ▪ Frambordeaux Developments Inc. ▪ Tsialtas, Peter and Cathy ▪ Tung Kee Investment Limited Partnership ▪ Warden Mills Developments Limited ▪ ZACORP Ventures Inc. 	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com Andrea Skinner askinner@airdberlis.com AND Ira T. Kagan ikagan@ksllp.ca is co-counsel with respect to the following: 4551 Elgin Mills Developments Limited Kennedy Elgin Developments Limited Mackenzie 48 Investments Limited Major Kennedy Developments Limited Major Kennedy South Developments Limited Warden Mills Development Limited
Romandale Farms Limited	Susan Rosenthal susanr@davieshowe.com Meaghan McDermid meaghanm@davieshowe.com

Amendment 3 - Urban Expansion in the City of Markham – OMB Case No. PL101238 (ROPA 3)	
Appellant	Counsel
	Michael Melling // Tanya Nayler michaelm@davieshowe.com tanyan@davieshowe.com
CHFMS aka Trinison: <ul style="list-style-type: none"> • Colebay Investments Inc. • Firwood Holdings Inc. • Highcove Investment Inc. • Major McCowan Developments Limited • Summerlane Realty Corp 	Roger T. Beaman rbeaman@thomsonrogers.com Stephen J. D'Agostino: sdagostino@thomsonrogers.com

Parties and Participants

Public Sector Party Status		
Municipality or other public agency / <u>Party</u>	Counsel	OMB proceeding in which <u>Party</u> status is granted
Township of King	Josephine A. Matera jmater@airdberlis.com	PL101128
City of Markham	Chris Barnett cbarnett@davis.ca Laura Bisset lbisset@davis.ca Andrea Wilson-Peebles AWilson-Peebles@markham.ca Catherine Conrad cconrad@markham.ca Margaret Wouters mwouters@markham.ca Tim Lambe tlambe@markham.ca	PL101128 PL101233 PL101237 PL101238
City of Vaughan	Claudia A. Storto Claudia.Storto@vaughan.ca	PL101128 PL101233 PL101237 PL101238
MMAH	Ken Hare, Counsel, Ministry of AG ken.hare@ontario.ca 416-585-6404 Claire Young Claire.Young@ontario.ca Jonathan Sydor (Crown Law Office–Civil, MAG) Jonathan.Sydor@ontario.ca Mark Christie, Manager MMAH, Mark.christie@ontario.ca	
Town of East Gwillimbury	Bruce Ketcheson bketcheson@ritchieketcheson.com Andrew Biggart abiggart@ritchieketcheson.com Effie Lidakis elidakis@ritchieketcheson.com Don Sinclair dsinclair@eastgwillimbury.ca Hajnalka Hartwick hhartwick@eastgwillimbury.ca	PL101128 PL101233 PL101237 PL101238
Town of Richmond Hill	Antonio Dimilta adimilta@richmondhill.ca	PL101128 PL101233 PL101237 PL101238

Public Sector Participant Status		
Municipality or other public agency / <u>Participant</u>	Counsel	OMB proceeding in which <u>Participant</u> status is granted
Town of Newmarket	Esther Armchuk-Ball earmchuk-ball@newmarket.ca	PL101128
Town of Georgina	Signe Leisk / Raivo Uukkivi sleisk@casselsbrock.com ruukkiv@casselsbrock.com	PL101233
TRCA	Quentin Hanchard	PL101128

Public Sector Participant Status		
Municipality or other public agency / <u>Participant</u>	Counsel	OMB proceeding in which <u>Participant</u> status is granted
	ghanchard@trca.on.ca	PL101233 PL101237 PL101238

Landowner Party Status				
Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted	<u>Policies to Which Party Status Relates</u>
Angus Glen Developments Ltd. Angus Glen Golf Club Ltd.	Signe Leisk sleisk@casselsbrock.com Raivo Uukkivi ruukkivi@casselsbrock.com	PL101238 (ROPA 3)	ROPA 3 – North Markham Landowners Group	ROPA 3 - Policies and mapping raised by North Markham Landowners Group appeal respecting the urban boundary expansion as delineated by ROPA 3 and the alternative urban boundary line
Haulover Investments Ltd.	Jeffrey E. Streisfield jeffrey@landplanlaw.com	PL101128 (ROP)	PL101128 – 1, 2, 18, 19, 23, 28, 36, 37	5.2.20 and 5.2.21, 3.5.7, 7.2.31, 7.2.32, 7.2.52, 7.5.3, 7.5.4
William H. Worden and Yvonne W. Worden, Montanaro Estates Limited	Jeffrey E. Streisfield jeffrey@landplanlaw.com	PL101128 (ROP)	N/A	Amendments to Maps 1, 2 and 8 of ROP - 2010 for the Worden/Montanaro lands to carry forward the approved ROPA 41 land use designations for those lands.
Vaughan 400 Landowners Group Inc.	Michael Melling michaelm@davieshowe.com	PL101128 (ROP)	N/A	Lifting of deferral area 2 in ROPA 52
Harry John Lewis and Murray Allin Lewis, Donald Millar	Donald Hindson donald@cattanach.ca	PL101128 (ROP) PL101238 (ROPA 3)	PL101128 – 47 ROPA 3	Chapter 2 policies and related maps, figures and definitions, as set out in Mr. Hindson's letter of May 4, 2011 ROPA 3 –Map 2

Landowner Party Status				
Landowner / Party	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted	Policies to Which Party Status Relates
Berczy Glen Landowners Group Inc. Ruth Elizabeth Brock Lois Marguerite Frisby Charlotte Marie Frisby Marguerite Alice Gallone Gerhard Schickendanz Elma Schickendanz Wagema Holdings Limited Lorna Mary Passafiume Walmark Holdings Inc.	Lyn Townsend ltownsend@weirfoulds.com Jennifer Meader jmeader@weirfoulds.com	PL101238 (ROPA 3)	ROPA 3 – North Markham Landowners Group	ROPA 3 - Policies and mapping raised by North Markham Landowners Group appeal respecting the urban boundary expansion as delineated by ROPA 3 and the alternative urban boundary line
MI Developments Inc.	Steven A. Zakem szakem@airdberlis.com	PL101128 (ROP)	PL101128 – 49	Policies which may be raised by Tesmar appeal
Delisle Properties Limited	Cathy Facciolo cfacciolo@bratty.com	PL101128 (ROP)	PL101128 – 49	Policies which may be raised by Tesmar appeal
Block 34 East Landowners Group Inc.	Reslyn Houser rhouser@goodmans.ca	PL101128 (ROP)	N/A	Lifting of deferral area 1 in ROPA 52
Dorzil Developments (Bayview) Ltd.	John M. Alati johna@davieshowe.com	PL101233 (ROPA 1)	PL101233 (ROPA 1)	ROPA 1
Canada Mortgage and Housing Corporation (“CMHC”) and Quaestus Corporation	Patrick Devine/Mark Piel Patrick.devine@fmc-law.com mark.piel@fmc-law.com	PL101128 (ROP)	PL101128 – 23 and 37	Policy identified as “old 4.3.8” on Exhibit 4
Halvan 5.5 Investments Limited	Catherine A. Lyons clyons@goodmans.ca	PL101128 (ROP)	PL101128 - 32	Policies at issue in Minotaur et. al appeals
Kau and Associates	Cathy Facciolo cfacciolo@bratty.com	PL101128 (ROP)	PL101128 – 5, 6, 23, and 37	4.3.3; 4.3.4; 4.3.7; 4.3.9; 4.3.12; 4.4.6; definition of “Major Retail”
Mahamevna Bhavana Asapuwa Toronto	Mark Flowers markf@davieshowe.com	PL101128 (ROP)	PL101128 - 47	6.3.2, 6.3.3, 6.3.10 and Map 8
Block 27 Landowners Group Inc.	Michael Melling michaelm@davieshowe.com	PL101128 (ROP) PL101237 (ROPA 2)	PL101128 – 4, 19, 30 PL101237 (ROPA 2)	Appeals and policies as set out in correspondence between D. Klacko and M. Melling on June 13 and 14, 2011 and July 8 and 18, 2011 (filed as Exhibit 23)
Huron-Wendat Nation	Simon Picard simon.picard@cnhw.qc.ca	PL101128 (ROP)	PL101128 – 4, 27	3.4.11 and 3.4.14

Landowner Party Status				
Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted	<u>Policies to Which Party Status Relates</u>
	a			
Block 40/47 Developers Group Inc.	Michael Melling michaelm@davieshowe.com	PL101128 (ROP)	PL101128 (ROP)	Chapter 2; section 3.5; policies 5.6.23 - 5.6.32; policies 8.4.15 to 8.4.20; Maps 1 – 5, 6 and 8 Figure 3
1539253 Ontario Inc.	Michael Melling michaelm@davieshowe.com	PL101128 (ROP)	PL101128 (ROP)	2.1.10 (re: recreation uses); 6.1.6.3 and 6.4 (re: recreation uses); 8.4.16 – 8.4.20: Maps 1,2, 8 and Figure 3
445158 Ontario Inc. (Meldan), Mr. Tracy Ellis and Ms. Kelly Ellis	Michael Melling michaelm@davieshowe.com	PL101128 (ROP)	PL101128 (ROP)	Site Specific: 8.4.15 to 8.4.20
Karma Tekchen Zabsal Ling		PL101128 (ROP)	PL101128 (ROP)	Site Specific: 8.4.15 to 8.4.20
878211 Ontario Ltd.		PL101128 (ROP)	PL101128 (ROP)	Site Specific: 8.4.15 to 8.4.20
Mr. Borden Kent		PL101128 (ROP)	PL101128 (ROP)	Site Specific: 8.4.15 to 8.4.20
Wholesale Forest Products Ltd.		PL101128 (ROP)	PL101128 (ROP)	Site Specific: 8.4.15 to 8.4.20
Ms. Sheryl Kotzer, Mr. Howie Kotzer, Mr. Michael Kotzer	Chad B. John-Baptiste, MCIP, RPP Senior Planner, MMM Group Limited John-BaptisteC@mmm.ca	PL101128 (ROP)	PL101128 (ROP)	<i>Site specific: 8.4.15 and 8.4.20</i>
Mr. Gary Foch	Gary Foch garyfoch@rogers.com	PL101128 (ROP)	PL101128 (ROP)	Site specific: 8.4.15 and 8.4.20
South Sharon Developments Inc.	Jason Park jason.park@devinepark.com jason.park@dentons.com	PL101233 (ROPA 1)	PL101233 (ROPA 1)	ROPA 1
Acorn Development Corporation Ladyfield Construction Ltd., Farm Cove Holdings Inc., Fetlar Holdings Ltd.	Roslyn Houser rhouser@goodmans.ca	PL101233 (ROPA 1)	PL101233 (ROPA 1)	ROPA 1

Landowner Participant Status				
<u>Landowner / Participant</u>	<u>Counsel</u>	<u>OMB proceeding in which status is granted</u>	<u>Appeal to Which Status Granted</u>	<u>Policies to Which Participant Status Relates</u>
Trevor Rose	Howard Friedman hbrplanning@bellnet.ca	PL101128 (ROP)	PL101128	Participant status sought to monitor 2.2.19, 2.2.31, 2.2.34, 2.2.35, Map 8,6.3.7(d), 8.3.3. and definition of "Agricultural Uses"
Angelo Antonangeli, Leslie Gardens				
1450968 Ontario Inc. c/o Peter Gorin				
Intracorp Projects Acquisitions Ltd.	Michael Melling michaelm@davieshowe.com	PL101128 (ROP)	PL101128	Participant status sought to monitor and protect interests respecting designation, mapping and policies applicable to subject lands in Richmond Hill as identified in May 9, 2011 email from Mr. Melling.
South Sharon Developments Inc.	Jason Park jason.park@devinepark.com jason.park@dentons.com	PL101128 (ROP) PL101233 (ROPA 1)	PL101128 ROPA 1	Participant status sought to monitor proceedings to ensure no amendments that would impact subject lands set out in May 9, 2011 letter.
William H. Worden and Yvonne W. Worden Montanaro Estates Limited	Jeffrey E. Streisfield jeffrey@landplanlaw.com	PL101128 (ROP)	PL101128	Participant status re Chapter 2 of ROP.
Markham Gateway Inc.	Roger T. Beaman rbeaman@thomsonrogers.com	PL101128 (ROP)	PL101128	
165 Pine Grove Investments Inc.	Adam Brown adam@shermanbrown.com	PL101128 (ROP) PL101237 (ROPA-2)	PL101128 PL101237	Participant status to monitor policies 5.1, 5.2 and 5.3 and ROPA 2.
Devon Lane Construction Ltd.	Lyn Townsend Weir Foulds ltownsend@weirfoulds.com	PL101128 (ROP)	PL101128 (ROP)	Provisions specified and agreed upon as between the Region and Devon Lane Construction Ltd.
Haulover Investments Ltd.	Jeffrey E. Streisfield jeffrey@landplanlaw.com	PL101128 (ROP)	PL101128	Site Specific: 8.4.15 to 8.4.20

<u>Landowner Party Status – Phase 3 of Hearing Only added by Board Order during the Phase 1 Hearing</u>				
Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted	Policies to Which <u>Party</u> Status Relates
Remington Steeles 9 Inc. Barry Glenn Little Robert Brownlee Little	Brattys LLP 7501 Keele Street, Suite 200 Vaughan, ON L4K 1Y2 Caterina Facciolo cfacciolo@bratty.com 905-760-2600 x 293	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion
Infrastructure Ontario (“IO”), as agent for the Ministry of Infrastructure	John Dawson jdawson@mccarthy.ca	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion
Linvest Properties (Cornell East) Limited	Aird & Berlis LLP Brookfield Place, 181 Bay Street, Suite 1800, Box 754 Toronto, ON M5J 2T9 Patricia A. Foran / Andrea Skinner Pforan@airdberlis.com 416-865-7727 askinner@airdberlis.com	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion
Varlese Brothers Ltd.	Cassels Brock and Blackwell LLP, 2100 Scotia Plaza, 40 King St W Toronto, ON M5H 3C2 Signe B. Leisk sleisk@casselsbrockc.om Tel: 416-869-5411 Raivo Uukkivi ruukkivi@casselsbrock.com Tel: 416-860-6613	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion
Cornell Rouge Development Corporation	Niomie Massey (Project Manager) Cornell Rouge 369 Rimrock Rd., Toronto, ON M3J 3G2 Tel: 414-661-4000 Fax: 416-661-4229 niomie@madisongroup.ca	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion
Norfinch Construction (Toronto) Limited	Cassels Brock and Blackwell LLP, 2100 Scotia Plaza, 40 King St W Toronto, ON M5H 3C2 Signe B. Leisk sleisk@casselsbrockc.om	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion

<u>Landowner Party Status – Phase 3 of Hearing Only added by Board Order during the Phase 1 Hearing</u>				
Landowner / Party	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted	Policies to Which Party Status Relates
	Tel: 416-869-5411 Raivo Uukkivi ruukkivi@casselsbrock.com Tel: 416-860-6613 Julius De Ruyter Planning and development service Tel (416) 694-9011 Email: julius@deruyter.ca			
1269028 Ontario Limited	Gerald T. Miller gerry.miller@gmalaw.ca Gerald T. Miller Gardiner Miller Arnold LLP Barristers and Solicitors 1202 - 390 Bay Street Toronto, Ontario M5H 2Y2 Tel. (416) 363-2614 x228 Fax (416) 363-8451 H. Gerson hdgerson@gersonlawyers.com	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion
4716 Elgin Mills Markham Ltd. Kennedy MM Markham Ltd., Markham MMM North Development Corp. Markham MMM South Development Corp. (collectively "4716 Elgin Mills")	Jason Park jason.park@devinepark.com jason.park@dentons.com Mark Piel mark.piel@dentons.com	PL101128 PL101238 (ROPA 3) Re Phase 3 of the hearing only		Party status is subject to the terms set out in the Sign Back letter executed May 26, 2014 by counsel for 4716 Elgin Mills (Exhibit #257)

<u>Landowner Participant Status – Phase 3 of Hearing Only Added by Board Order during the Phase 1 hearing</u>				
<u>Landowner / Participant</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted	<u>Policies to Which Participant Status Relates</u>
Mark Cleveland McGean and Dianne McGean	Dianne & Mark McGean 7469 Hwy 7 Markham ON L6B 1A8 905-472-4231 diannemc@sympatico.ca	PL101238 (ROPA 3)	PL101238 (ROPA 3)	Boundary of urban area expansion

Schedule “A”

York Region Official Plan – 2010

Chapter 6: Agricultural and Rural Areas

6.1 The Greenbelt Plan

It is the policy of Council:

1. That lands within the Greenbelt Plan are identified as Protected Countryside on Map 1 of this Plan. While the Greenbelt Plan includes the Oak Ridges Moraine Conservation Plan Area, the policies of the Oak Ridges Moraine Conservation Plan prevail in the area of its coverage.
2. That prime agricultural lands and specialty crop lands within the Greenbelt Plan in York Region are designated as Agricultural Area and Holland Marsh Specialty Crop Area, respectively on Map 8.
3. That local municipalities shall identify the Greenbelt Protected Countryside and the Natural Heritage System in local official plans and determine specific permitted uses to meet the requirements of the Greenbelt Plan and this Plan.
4. That lands designated as Agricultural Area, Rural Area or Urban Area in this Plan that are also part of the Natural Heritage System in the Greenbelt Plan are subject to the Regional Greenlands System policies of Section 2.1 of this Plan, and are intended to function as part of the Regional Greenlands System in the long term.
5. That new multiple units or multiple lots, as defined in the Greenbelt Plan, for residential dwellings, such as estate residential developments, adult lifestyle, and retirement communities are prohibited, except in the Serviced Lakeshore Residential Area in the Town of Georgina existing at the date of approval of this Plan.
6. That transportation, infrastructure and utilities are permitted in the Greenbelt Plan Area, in all land use designations shown on Map 8, and *key natural heritage features* and *key hydrologic features*, where the provisions of the Greenbelt Plan have been met. Demonstrated need for a project and conformity with the Greenbelt Plan will be assessed and included as part of an Environmental Assessment Act process. If an Environmental Assessment Act process does not apply, the requirements of the Greenbelt Plan will be met through Planning Act, Condominium Act, Local Improvement Act processes, or other applicable approval processes.
7. That where there is a conflict between policies of this Plan, local official plans and the Greenbelt Plan, the more restrictive policy shall apply, with the exception of lot creation policies as set out in the

Greenbelt Plan. Local official plans and zoning by-laws shall not be more restrictive than the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources.

8. That the Rouge Park connecting Lake Ontario to the Oak Ridges Moraine in eastern Markham, Whitchurch-Stouffville, and Richmond Hill is contained within the Greenbelt Plan and the Regional Greenlands System. Within the Rouge Park, land uses shall be permitted in accordance with the Greenbelt Plan and the Rouge North Management Plan.
9. That within the Town of Richmond Hill, the Greenbelt Plan policies apply only to those lands within major river valleys and as defined by provincial regulations. Local municipal land use designations and special provisions within these portions of the Greenbelt Plan have been identified through the approval of the North Leslie Secondary Plan by the Ontario Municipal Board in 2006 and 2010.
10. That the Keswick Business Park Study Area is subject to Section 3.4.4 of the Greenbelt Plan and special provisions in the Official Plan of the Town of Georgina. Any development of these lands will require an amendment to this Plan and the local official plan.

6.2 The Oak Ridges Moraine Conservation Plan

It is the policy of Council:

1. To recognize the boundary and land use designations of the Oak Ridges Moraine Conservation Plan Area as shown on Map 1. Along the southern boundary of the Moraine, east of Bathurst Street, the Oak Ridges Moraine Conservation Plan applies to lands within that Plan boundary and above the 245 metre above sea level Canadian Geodetic Datum contour line. In the event of a question regarding plan applicability in this area, the Region will require a topographic survey certified by an Ontario Land Surveyor, and based on field surveys tied to Ontario Geodetic Datum before planning decisions are made on specific applications.

Where lands are within the Oak Ridges Moraine Conservation Plan boundary, but below the elevation of 245 metre above sea level Canadian Geodetic Datum, the lands are deemed to be within the Protected Countryside of the Greenbelt Plan and all of the policies of the Greenbelt Plan apply.

2. That the Oak Ridges Moraine Conservation Plan, identifies land use designations and permitted uses, including the following:
 - a. Natural Core Areas have a high concentration of key natural heritage features, key hydrologic features, and/or landform conservation areas and are critical to maintaining the integrity of the Moraine as a whole. New permitted uses are very limited and may include conservation and resource management, low intensity-recreation, or *agricultural uses*, as detailed in the Oak Ridges Moraine Conservation Plan.
 - b. Natural Linkage Areas form part of a central corridor system that supports or has the potential to support movement of plants and animals between the Natural Core Areas, Natural Linkage

Areas, river valleys and stream corridors. Limited new uses may include those permitted in the Natural Core Area designation, as well as mineral aggregate operations and wayside pits, as detailed in the Oak Ridges Moraine Conservation Plan.

- c. Countryside Areas contain rural land uses, which may include agriculture, land extensive *major recreational uses*, major institutional, Hamlets, mineral aggregate operations, recreational and open space. Small-scale industrial, commercial, institutional and recreational uses shall be directed to Hamlets, Towns and Villages and the Urban Area.

Hamlets, designated within local official plans and located within the Countryside Area are generally depicted on Map 1 and are intended to provide opportunities for minor residential infill and small-scale industrial, commercial and institutional and recreational uses in accordance with the policies of this Plan and local official plans.

Land extensive *major recreational uses*, and small scale industrial, commercial and institutional uses are not permitted to locate in the Agricultural Area shown on Map 8.

- d. The Urban Area and Towns and Villages are intended to be the focus of growth. These areas permit a full range of residential, commercial, industrial, and institutional uses.
3. That the Oak Ridges Moraine Conservation Plan designation of Settlement Areas includes portions of the Urban Area (Aurora, Newmarket, Richmond Hill, and Vaughan) and Towns and Villages (Ballantrae, King City, Mount Albert, Nobleton, and Stouffville). In these areas, policies contained in Chapter 5 of this Plan and local official plans shall guide permitted development. Where the local official plan is more restrictive than this Plan, the more restrictive policies shall apply.
 4. To work with local municipalities, adjacent Regions, the Province and stakeholders in implementing the Oak Ridges Moraine Conservation Plan.
 5. To require local official plans and zoning by-laws to include appropriate policies to implement the requirements of the Oak Ridges Moraine Conservation Plan.
 6. To support local municipalities in adopting innovative approaches to implementing the Oak Ridges Moraine Conservation Plan, including but not limited to the use of development permits or zoning.
 7. That local municipalities shall adopt site alteration and tree-cutting by-laws in conformity with the Municipal Act in accordance with provisions of the Oak Ridges Moraine Conservation Act, 2001.
 8. That applications for *development* or *site alteration* within the Oak Ridges Moraine Conservation Plan Area will only be considered where they comply with the provisions of the Oak Ridges Moraine Conservation Plan.
 9. That existing institutional uses and expansions are permitted subject to the Existing Use provisions of the Oak Ridges Moraine Conservation Plan and local official plans and zoning by-laws. When expansion of such uses is applied for, the applicant shall demonstrate that the expansion will not adversely affect

the ecological integrity of the Oak Ridges Moraine Conservation Plan Area. Additional studies as identified in Parts III and IV of the Oak Ridges Moraine Conservation Plan may be required.

10. That all applications, matters or proceedings as defined under the Oak Ridges Moraine Conservation Act, 2001, commenced on or after November 17, 2001 are required to conform with the Oak Ridges Moraine Conservation Plan.
11. That applications in Natural Core, Natural Linkage and/or Countryside Areas that were commenced but were not decided prior to November 17, 2001, as defined in the Oak Ridges Moraine Conservation Act, 2001, are required to conform with the prescribed provisions of the Oak Ridges Moraine Conservation Plan.
12. That applications in the Natural Core and/or Natural Linkage Areas that were commenced and decided before November 17, 2001 as defined in the Oak Ridges Moraine Conservation Act, 2001 are not subject to the provisions of the Oak Ridges Moraine Conservation Plan provided that the use, building or structure for which the application was intended is legally existing as of March 27, 2003.
13. That estate residential developments, adult lifestyle and retirement communities created by plans of subdivision or condominium are prohibited in the Natural Core, Natural Linkage and Countryside designations of the Oak Ridges Moraine unless all required applications meet the transitional provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended.
14. That applications for *major development* are required to meet the provisions of the Oak Ridges Moraine Conservation Plan.
15. That transportation infrastructure and utilities are permitted in all Oak Ridges Moraine land use designations, and *key natural heritage features* and *key hydrologic features*, where the Infrastructure provisions of the Oak Ridges Moraine Conservation Plan have been met. Demonstrated need for a project and conformity with the Oak Ridges Moraine Conservation Plan will be assessed and included as part of an Environmental Assessment Act process. If an Environmental Assessment Act process does not apply, the requirements of the Oak Ridges Moraine Conservation Plan will be met through Planning Act, Condominium Act, Local Improvement Act, or other applicable approval processes. The opening of a street within an unopened street allowance is prohibited unless all other requirements of the Oak Ridges Moraine Conservation Plan are met.
16. To request that the Province clarify the provisions of the Oak Ridges Moraine Conservation Plan with respect to *alternative energy systems* and *renewable energy systems*, either prior to or as part of the 2015 review of the Oak Ridges Moraine Conservation Plan.
17. That where a term is defined in the Oak Ridges Moraine Conservation Plan, those definitions shall prevail over those contained in this Plan.
18. That where there is a conflict between this Plan, local official plans and the Oak Ridges Moraine Conservation Plan, the more restrictive policies shall apply.

6.3 Agricultural and Holland Marsh Specialty Crop Areas

It is the policy of Council:

1. To recognize and protect the Agricultural Area and the Holland Marsh Specialty Crop Area, designated on Map 8, as natural resources of major importance to the economic and social viability of the Region.
2. That within the Agricultural Area and Holland Marsh Specialty Crop Area, *normal farm practices* and a full range of *agricultural uses, agriculture-related uses* and *secondary agricultural uses* are supported and permitted.
3. That outside of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, refinements to either the Agricultural Area or the Rural Area, shown on Map 8, are not permitted unless undertaken through a *Regional municipal comprehensive review*.
4. That the Agricultural Area and Holland Marsh Specialty Crop Area shall be designated and protected in local municipal official plans and zoning by-laws.
5. That temporary farm related uses such as farm-gate sales of produce or goods primarily grown or made on the farm shall be permitted subject to local municipal requirements.
6. That new permitted land uses, consents, and new or expanding livestock operations shall comply with the Province's *Minimum Distance Separation Formulae*.
7. That consents will only be permitted in the Agricultural Area and Holland Marsh Specialty Crop Area in the following instances:
 - a. acquisition of land by a public body for infrastructure projects;
 - b. conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created;
 - c. minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in *specialty crop* or *prime agricultural areas* and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*;
 - d. agricultural uses where both the subject and retained lands are a minimum size of 16 hectares (40 acres) in the Holland Marsh Specialty Crop Area and 40 hectares (100 acres) in the Agricultural Area;
 - e. existing or new *agriculture-related uses*, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; or,
 - f. severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, providing no additional residence can be constructed on the retained farmland.

8. That notwithstanding policy 6.3.7.e of this Plan, a consent for an *agriculture-related use* is not permitted on the Oak Ridges Moraine.
9. That additional residential structures for farm help required for *agricultural uses* on the farm, may be permitted, subject to local municipal requirements and if grouped with existing farm structures. A consent to sever these structures from the main *agricultural use* is prohibited.
11. To work with the farm community, agricultural organizations and conservation authorities to implement best management practices for integrated pest management, phosphorus reduction, nutrient management and soil and water conservation on agricultural lands.
12. To promote agricultural practices which minimize impacts on air quality and climate change, such as no-till farming.
13. To discourage the removal of topsoil and encourage local municipalities to enact by-laws, under the Municipal Act, to regulate the removal of topsoil.
14. That *alternative energy systems* and *renewable energy systems* shall be permitted within the Agricultural Area, but not within the Holland Marsh Specialty Crop Area except in accordance with provincial and federal requirements. Any such systems not exempt from Planning Act approvals within the Greenbelt shall be subject to the policies of the Greenbelt Plan and shall be designed to minimize disturbance on agricultural operations.
15. That in addition to uses permitted in policy 6.3.2 of this Plan, on those lands identified on Map 5 as Conservation Area/Regional Forest or Provincial Park/Nature Reserve, a full range of public open space uses, including environmental education and demonstration projects, passive and active recreation, and associated facilities are permitted.

Local Agriculture

It is the policy of Council:

16. To support local food production and procurement through means such as a Local Food Charter, buying and production co-operatives, farm-to-table programs, and farmers' markets at key locations in York Region communities.
17. To support York Region's agricultural industry and assist the industry in responding to changing conditions and markets, by considering:
 - a. Supporting local farm organizations in promoting the availability of local food and value-added products, including the development of local farm markets and farm-gate sales, subject to public health and safety standards;
 - b. promoting a variety of agricultural products originating within the Region and where possible assisting local farmers in diversifying agricultural products;

- c. encouraging continuing agriculture on lands adjacent to all communities in York Region as a source of local food;
 - d. encouraging the provision of community gardens and other urban agriculture practices, but not including animal agriculture in new and existing communities;
 - e. developing local food-sourcing policies for Regional facilities and encouraging other public sector agencies within the Region to adopt similar policies; and,
 - f. encouraging dialogue with other levels of government, local farmers and farm organizations in York Region to ensure that the agricultural industry remains competitive, sustainable and viable in the long term.
18. To support the Greater Toronto Area Agricultural Action Plan as a blueprint to strengthen the agricultural economy in the Greater Toronto Area.
19. To encourage the Province to proactively assess, encourage and promote policies and programs directed to the production, distribution and use of local food by residents and business.

6.4 Rural Area

It is the policy of Council:

1. To recognize and protect the Rural Area on Map 8, as a natural resource of major importance to the economic and social viability of the Region.
2. The Rural Area designation of this Plan and local official plans establish the permitted uses within the Greenbelt Plan and acts as an overlay within the Oak Ridges Moraine Conservation Plan to inform the permitted uses within the Countryside designation of the Oak Ridges Moraine Conservation Plan.
3. That existing and new *agricultural uses, agriculture-related uses, normal farm practices*, forestry, conservation, land extensive recreational uses, and resource-based commercial and industrial uses are permitted in the Rural Area, consistent with the policies of the Provincial Plans and local municipal official plans and zoning by-laws.
4. That new land uses, consents, and new and expanding livestock operations shall comply with the Province's *Minimum Distance Separation Formulae*.
5. That within the Rural Area, applications for redesignation of lands for non-agricultural uses are only permitted if they comply with the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and local municipal official plans.

Such applications may require an amendment to this Plan and the local official plan and zoning by-law, demonstrating:

- a. that the proposed use is appropriate in the Rural Area when considered in the context of Provincial Plans and local official plans;

- b. that the proposed use will not adversely impact the ability of adjacent agricultural activities to undertake normal farm practices;
 - c. that the proposed water and wastewater servicing is appropriate for the type of use; and,
 - d. that there are no negative impacts on key natural heritage or hydrologic features and functions, biodiversity or connectivity of the Regional Greenlands System.
6. That non-resource-based industrial and commercial uses and institutional uses shall be directed to the Urban Areas, Towns and Villages and Hamlets.
7. That new land extensive *major recreational uses*, such as golf courses and outdoor playing fields, or expansion to these uses, may be permitted in the Rural Area subject to an amendment to the local official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality:
 - a. the size of the use is appropriate for the area and will not further fragment the Rural Area;
 - b. the proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas;
 - c. there is a plan to enhance and improve connections between *key natural heritage features* and *key hydrologic features*;
 - d. there is an integrated pesticide and fertilizer management plan that minimizes or excludes applications;
 - e. water conservation, wastewater and stormwater management plans that ensure adequate water quality and quantity are submitted; and,
 - f. the provisions of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan or the Lake Simcoe Protection Plan are met, where applicable.
9. That consents may be permitted in the Rural Area subject to the criteria contained in policy 6.3.7, and local official plans and zoning by-laws.

To work with the Town of Georgina and others in formulating additional local official plan policies to recognize the unique aspects of the municipally serviced lakeshore areas between the urban area of Keswick and Sutton/Jackson's Point. Such policies will conform with the Greenbelt Plan and the Lake Simcoe Protection Plan and the policy direction of this Plan.

11. That lands within the Rural Area generally to the west of the community of Sutton along the Lake Simcoe shoreline are subject to the Lakeshore Residential Policies of the Georgina Official Plan.

12. That *alternative energy systems* and *renewable energy systems* shall be permitted within the Rural Area in accordance with provincial and federal requirements. Any such systems within the Greenbelt Plan Area shall be subject to the policies of the Greenbelt Plan.
13. That within the Oak Ridges Moraine Conservation Plan Countryside Designation in the Town of Aurora, on lands described as Part 2 of Plan 65R-11866 and Plan 65R-15508, a cluster residential development in condominium ownership is permitted subject to the following:
 - a. servicing shall be by a privately owned and operated communal wastewater treatment system and a privately owned and operated communal water system, approved through a Class Environmental Assessment or equivalent process which includes the following:
 - i. an inventory of the existing environment and possible impacts;
 - ii. an evaluation of alternatives in consultation with affected agencies;
 - iii. preliminary design of the preferred alternative, which will ensure construction of collection and distribution systems to municipal standards;
 - iv. specifications of the interrelationship with the adjacent recreational use; and,
 - v. preparation of a maintenance, monitoring and system failure contingency plan.
 - b. a Responsibility Agreement(s) being executed for the communal wastewater treatment and water systems, identifying among other things the following:
 - i. operation and maintenance standards;
 - ii. the definition of default and required remediation;
 - iii. financial guarantees that no public funds will be required in the case of a malfunction;
 - iv. easements, rights of entry and inspection; and,
 - v. monitoring systems.
 - c. an economic/fiscal impact analysis shall be completed to confirm the financial viability of the proposal, the proposed economic benefits to the Region and to ensure that the local and Regional financial impacts are accounted for in keeping with policy 4.5.14;
 - d. prior to any development taking place, approval shall have been given to an amendment to the local official plan, supported at a minimum by the following:
 - i. a market support study;
 - ii. an engineering report;
 - iii. an environment and landscaping analysis; and,
 - iv. an economic/fiscal impact analysis confirming the viability of the proposal and the proposed economic benefits to the municipality.

- e. overall density of development shall generally be compatible to that achieved through estate residential policies of the local municipal plan and shall be determined through supporting environmental and servicing studies; and,
- f. design shall effectively screen development from arterial roads and existing uses through sensitive siting and landscaping. Access shall be from internal paved streets constructed to municipal standards and designed to discourage through traffic.

Appendix 1
Portions of the Modified ROP – 2010 Remaining Under Appeal on a Region-Wide Basis
February, 2015

Policy or Other Part of Plan Under Region-wide Appeal
Policy 6.4.8

- Note 1: Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal Region-wide.
- Note 2: The approval of the definition of Municipal Comprehensive Review is without prejudice to the jurisdiction of the Board to consider an alternate definition of Municipal Comprehensive Review for the purposes of urban expansion and implementation of policy 5.1.1