

ISSUE DATE:

October 25, 2012



PL101128
PL101233
PL101238

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF 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

IN THE MATTER OF subsection 17(24) of the *Planning Act*, R.S.O. 1990 c. P. 13, as amended

Appellant: 1596630 Ontario Limited
Appellant: Dalton & Alan Faris
Appellant: Eden Mills Estates Inc.
Appellant: Martin Pick, Thomas Pick & 132463 Ontario Inc.
Appellant: Rice Commercial Group of Companies
Subject: Proposed Regional Official Plan Amendment No. 1 (ROPA 1)
Municipality: Regional Municipality of York (Town of East Gwillimbury)
OMB Case No.: PL101233
OMB File No.: PL101233

IN THE MATTER OF subsection 17(24) of the *Planning Act*, R.S.O. 1990 c. P. 13, as amended

Appellant: 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 Regional Official Plan Amendment No. 3 (ROPA 3)
Municipality: Regional Municipality of York (Town of Markham)
OMB Case No.: PL101238
OMB File No.: PL101238

APPEARANCES:

Please refer to Attachment 2

**MEMORANDUM OF ORAL DECISIONS AND ORDERS OF THE BOARD
ARISING FROM THE PREHEARING CONFERENCES ON SEPTEMBER 21,
2012 AND OCTOBER 12, 2012**

[1] Two important milestones for these proceedings have been reached during these prehearing conferences (PHCs).

[2] Firstly, the Region's motion for partial approval of its transit/transportational policies was addressed on September 21, 2012. The Board gave approval in principle subject to the three caveats delineated and with the exception of one policy, being policy 7.2.50, which remains under region-wide appeal. The requisite orders were sought at the PHC session on October 12, 2012. On that date, the Region's request for approval of ROPA 3 transit/transportation companion policies in the form of Exhibits 92 A, and the Region's request for approval of transit/transportation policies in the form and as set out in Exhibit 92 were granted by the Board. Based on the submission of counsel and the requisite affidavits filed, the Board is satisfied that they should be so granted. Stand-alone Board orders will be issued by the Board separately in these formats as its wont.

[3] Secondly, with the assistance of the Board's mediator, the Region had been able to reach settlements with all five of the ROPA 1 appellants. These settlements are reflected in Minutes of Settlement that were submitted to the Board as exhibits at the PHC on September 21, 2012. The proposed order for approval of Amendment 1 has been circulated and served. No objection has come forth. An affidavit for service has been filed with the Board as Exhibit 88. The only responses submitted to the Board to the proposed order are positive in nature. The amendment has had inputs and assent from the Town of East Gwillimbury. The affidavit materials also set out in full the planning opinions that the proposed Urban Expansion, specifically in the two areas identified are appropriate, accord with good planning principle and consistent with the ROP-2010 and the adopted, but unapproved, Town of East Gwillimbury Official Plan. Above all, it complies with and is consistent with the Provincial Policy Statements and all the relevant provincial plans, including the Growth Plan and the Lake Simcoe Conservation Plan. The Board in principle approved the amendment to ROPA 1 as requested on October 12, 2012.

[4] However, before the requisite order can be issued, a number of nuanced and detailed matters need to be ironed out and specific conveyances attended to. Accordingly, the requisite order will be brought forth for approval at the next PHC on November 19, 2012, if these details are satisfied. Again the Board will issue separate stand-alone order if all the requisite matters are satisfactorily attended to.

[5] Organization of the up-coming hearing was canvassed with the Board.

[6] It is now clear that given the mediation efforts thus far and what is anticipated to be completed, the hearing time needed for Phase 1 will be shrunk and Phases 2 & 3 may be shortened and perhaps merged. The hearing for Phase 1 will commence on **January 14, 2013 at 10 a.m.** at:

**655 Bay Street,
16th Floor
Toronto, ON**

Four(4) weeks have been set aside.

[7] A more up-to-date procedural order is expected to be filed with the Board either on the November 19, 2012 PHC or on consent subsequently. The procedural order will indicate the agreed exchange dates for Phase 1 as well as other sundry matters that are necessary. Because of its importance, the procedural order will be a stand-alone order. As these proceedings continue, subsequent amendment orders may follow as the needs arise.

[8] Thus far, the Region has filed with the Board two versions of the consolidated Official Plans as partial approvals progress respectively on these two dates of the PHCs. It is a wondrous house-keeping practice as these versions will become accurate time-markers for the future users. Future planning life will be made less argumentative as a result of such a practice.

[9] If there is a need for further mediation, the Board encourages all parties to make their requests before the end of November, so that counsel for the Region can respond. The Board wants to emphasise the importance of this last call as the preparation for hearing will be geared up on every front and in very short order. As soon as the requisite mobilisation is to start, the conciliation climate will end. Every counsel, not

having resolved or considered settlement, is directed by the Board to consult its client urgently for a last check with reality: a bird in hand is always worth more than those dreamy ones in the bush.

[10] There will be two(2) more PHCs:

1. **October 23, 2012** for the CMHC motion at **10:00 a.m.** at

**655 Bay Street,
16th Floor
Toronto, ON**

2. **November 19, 2012** at **10 a.m.** at

**655 Bay Street,
16th Floor
Toronto, ON**

“S.W. Lee”

S.W.LEE
ASSOCIATE CHAIR

“K. Hussey”

K. HUSSEY
VICE-CHAIR

ATTACHMENT 1

List of Appellants

1. Angus Glen North West Inc. and Angus Glen Holdings Inc.
2. E. Manson Investments
3. North Leslie Residential Landowners Group Inc.
4. North Markham Landowners Group
 - 1212763 Ontario Limited
 - 1463069 Ontario Limited
 - 1512406 Ontario Limited
 - 1612286 Ontario Inc.
 - 4551 Elgin Mills Developments Limited
 - CAVCOE Holding Ltd.
 - Colebay Investments Inc.
 - First Elgin Mills Developments Inc.
 - Firwood Holdings Inc.
 - Glendower Properties Inc.
 - Highcove Investments Inc.
 - Mackenzie 48 Investments Limited
 - Kennedy Elgin Developments Limited
 - Major Kennedy Developments Limited
 - Major Kennedy South Developments Limited
 - Major McCowan Developments Limited
 - Romandale Farms Limited; Frambordeaux Developments Inc.
 - Summerlane Realty Corp.
 - Tsialtas, Peter and Cathy
 - Tung Kee Investment Limited Partnership
 - Warden Mills Developments Limited
 - ZACORP Ventures Inc.

Romandale Farms Limited (previously part of Appellant 4)

5. Loblaw Properties Limited
6. Rice Commercial Group of Companies
7. Yonge Green Lane Developments Limited
8. Mr. Allen Eng
9. Mr. John Hayes
10. Mr. Paul Jadilebovski
11. Mr. Peter Antonopoulos
12. Mr. Philip Comartin

13. Mr. Shai Perlmutter
14. Mr. Steven DeFreitas
15. Peat Farmers of Ontario represented by Mr. Phil Comartin
16. Property Owners with Rights Association represented by Paul Jadilebovski
17. Kau & Associates L.P.
18. Block 27 Landowners Group
19. Dorzil Developments (Bayview) Ltd.
20. Westlin Farms
21. Lucia Milani and Rizmi Holdings Limited
22. Daraban Holdings Limited
23. Smart Centres and Calloway Real Estate Investment Trust
24. Yonge Bayview Holdings Inc.
25. 583753 Ontario Ltd.
26. 775377 Ontario Ltd.
27. Helmhorst Investments Ltd.
28. Aurora 2C Landowners Group Inc.
29. W. J. Smith Gardens Limited
30. Metrus Development Inc.
31. Upper City Corporation and Clear Point Developments
32. Minotar Holdings Inc, Cor-lots Development, Cherokee Holdings and Halvan 5.5 Investments Limited
33. Dalton and Alan Faris and Eden Mills Estates Inc.
34. Robert G. Sikura
35. Aurora-Leslie Developments Inc.
36. Fieldgate Developments and TACC Developments
37. Times Group Corporation
38. Memorial Gardens Canada Limited
40. 583753 Ontario Ltd.
41. Amir Hessam Limited and 668152 Ontario Ltd.
42. Arten Developments Inc.
43. Sanmike Construction Ltd.
44. Canadian Mortgage and Housing Corporation
46. Mahamevna Bhavana Asapuwa Toronto
47. The Mandarin Golf and Country Club Inc. and AV Investments II Inc.
48. Cornerstone Christian Community Church
49. Tesmar Holdings Inc.
50. Sustainable Vaughan
51. Markham Gateway Inc.
52. CHFMS, also referred to as Trinison (previously part of Appellant 4)
 - Colebay Investments Inc.
 - Highcove Investments Inc.
 - Firwood Holdings Inc.
 - Major McCowan Developments Limited
 - Summerlane Realty Corp.

List of Appellants

York region Official Plan – PL101128 (ROP) Appellants	Counsel
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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 Paul Jadilebovski (Appellant 16)	
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Sustainable Vaughan (Appellant 50)	
Markham Gateway Inc.	

<p align="center">York region Official Plan – PL101128 (ROP) Appellants</p>	<p align="center">Counsel</p>
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Sustainable Vaughan	

Amendment 3 - Urban Expansion in the Town of Markham – OMB Case No. PL101238 (ROPA 3) Appellant	Counsel
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Party and Participant Status

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Municipality or other public agency / <u>Party</u>	Counsel	OMB proceeding in which <u>Party</u> status is granted
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Municipality or other public agency / <u>Participant</u>	Counsel	OMB proceeding in which <u>Participant</u> status is granted
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TRCA	Quentin Hanchard Manager, Development, Planning and Regulation Toronto & Region Conservation Authority 5 Shoreham Drive Downsview, ON M3N 1S4 Tel: (416) 661-6600 x 5324 Fax: (416) 661-6898 E-mail: qhanchard@trca.on.ca	PL101128 PL101233 PL101237 PL101238

Landowner Party Status:

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
Angus Glen Developments Ltd. Angus Glen Golf Club Ltd.	Signe Leisk Cassels Brock & Blackwell LLP Scotia Plaza 40 King Street West, Suite 2100 Toronto, ON M5H 3C2 Tel: (416) 869-5411 Fax: (416) 640-3218 Email: sleisk@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 Land Law 310 Hillhurst Blvd. Toronto, ON M6B 1N1 Tel: (416) 460-2518 Email: 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 Land Law 310 Hillhurst Blvd. Toronto, ON M6B 1N1 Tel: (416) 460-2518 Email: 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.

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
Vaughan 400 Landowners Group Inc.	Michael Melling Davies Howe Partners LLP The Fifth Floor 99 Spadina Avenue Toronto, ON M5V 3P8 Tel: (416) 977-7088 Fax: (416) 977-8931 Email : michaelm@davieshowe.com	PL101128 (ROP)	N/A	Lifting of deferral area 2 in ROPA 52
Harry John Lewis and Murray Allin Lewis, Donald Miller	Donald Hindson Cattanach Hindson Sutton VanVeldhuizen 52 Main Street Markham North Markham, ON L3P 1X5 Tel: (905) 294-0666 Fax: (905) 294-5688 Email: 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
Ruth Elizabeth Brock Lois Marguerite Frisby Ruth Elizabeth Brock Charlotte Marie Frisby Marguerite Alice Gallone Gerhard Schickendanz	Donald Hindson Cattanach Hindson Sutton VanVeldhuizen 52 Main Street Markham North Markham, ON L3P 1X5 Tel: (905) 294-0666 Fax: (905) 294-5688 Email: donald@cattanach.ca	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

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
Elma Schickendanz				
Wagama Holdings Limited				
Lorna Mary Passafiume				
Walmark Holdings Inc.				
MI Developments Inc.	Steven A. Zakem Aird & Berlis LLP Brookfield Place, 181 Bay Street Suite 1800, Box 754 Toronto, ON M5J 2T9 Tel: (416) 865-3440 Fax: (416) 863-1515 Email: szakem@airdberlis.com	PL101128 (ROP)	PL101128 – 49	Policies which may be raised by Tesmar appeal
Delisle Properties Limited	Barry Horosko/Cathy Facciolo Bratty and Partners LLP 7501 Keele Street, Suite 200 Vaughan, ON L4K 1Y2 Tel: (905) 760-2600 Fax: (905) 760-2900 Email: bhorosko@bratty.com/cfacciolo@bratty.com	PL101128 (ROP)	PL101128 – 49	Policies which may be raised by Tesmar appeal

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
Block 34 East Landowners Group Inc.	Roslyn Houser Goodmans LLP Barristers and Solicitors Bay Adelaide Centre 333 Bay Street Suite 3400 Toronto, ON M5H 2S7 Tel: (416) 597-4119 Fax: (416) 979-1234 Email: rhouser@goodmans.ca	PL101128 (ROP)	N/A	Lifting of deferral area 1 in ROPA 52
Dorzil Developments (Bayview) Ltd.	John M. Alati Davies Howe Partners LLP The Fifth Floor 99 Spadina Avenue Toronto, ON M5V 3P8 Tel: (416) 977-7088 Fax: (416) 977-8931 Email : johna@davieshowe.com	PL101233 (ROPA 1)	PL101233 (ROPA 1)	ROPA 1
Canada Mortgage and Housing Corporation ("CMHC") and Quaestus Corporation	Patrick Devine/Mark Piel Fraser Milner Casgrain LLP Toronto Dominion Centre 77 King Street Wets, Suite 400 Toronto, ON M5K 0A1 Tel: (416) 863-4515/(416) 863-4744	PL101128 (ROP)	PL101128 – 23 and 37	Policy identified as "old 4.3.8" on Exhibit 4

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
	Fax: (416) 863-4592 Email: Patrick.devine@fmc-law.com / mark.piel@fmc-law.com			
Halvan 5.5 Investments Limited	Catherine A. Lyons Goodmans LLP Barristers and Solicitors Bay Adelaide Centre 333 Bay Street Suite 3400 Toronto, ON M5H 2S7 Tel: (416) 597-4183 Fax: (416) 979-1234 Email: clyons@goodmans.ca	PL101128 (ROP)	PL101128 - 32	Policies at issue in Minotaur et. al appeals
Kau and Associates	Barry Horosko/Cathy Facciolo Bratty and Partners LLP 7501 Keele Street, Suite 200 Vaughan, ON L4K 1Y2 Tel: (905) 760-2600 Fax: (905) 760-2900 Email: bhorosko@bratty.com/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 Davies Howe Partners LLP	PL101128 (ROP)	PL101128 - 47	6.3.2, 6.3.3, 6.3.10 and Map 8

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
	<p>The Fifth Floor 99 Spadina Avenue Toronto, ON M5V 3P8</p> <p>Tel: (416) 977-7088 Fax: (416) 977-8931 Email : markf@davieshowe.com</p>			
Block 27 Landowners Group Inc.	<p>Michael Melling/Raj Kehar Davies Howe Partners LLP The Fifth Floor 99 Spadina Avenue Toronto, ON M5V 3P8</p> <p>Tel: (416) 977-7088 Fax: (416) 977-8931 Email : michaelm@davieshowe.com / rajk@davieshowe.com</p> <p>Assistant: Jules Calzavara Tel: (416) 977-7088 Email: julesc@davieshowe.com</p>	<p>PL101128 (ROP) PL101237 (ROPA 2)</p>	<p>PL101128 – 4, 19, 30 PL101237 (ROPA 2)</p>	<p>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)</p>
Huron-Wendat Nation	<p>David Donnelly Donnelly Law 576 Carlaw Avenue, Suite 203 Toronto, ON M4M 3L1</p> <p>Tel: (416) 572-0464</p>	<p>PL101128 (ROP)</p>	<p>PL101128 – 4, 27</p>	<p>3.4.11 and 3.4.14</p>

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
	Fax: (416) 572-0465 Email: david@donnellylaw.ca			
Block 40/47 Developers Group Inc.	Raj Kehar Davies Howe Partners LLP The Fifth Floor 99 Spadina Avenue Toronto, ON M5V 3P8 Tel: (416) 977-7088 Fax: (416) 977-8931 Email : rajk@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.	Raj Kehar Davies Howe Partners LLP The Fifth Floor 99 Spadina Avenue Toronto, ON M5V 3P8 Tel: (416) 977-7088 Fax: (416) 977-8931 Email : rajk@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	Raj Kehar Davies Howe Partners LLP The Fifth Floor 99 Spadina Avenue Toronto, ON M5V 3P8	PL101128 (ROP)	PL101128 (ROP)	Site Specific: 8.4.15 to 8.4.20
Karma Tekchen Zabsal Ling	Tel: (416) 977-7088	PL101128 (ROP)	PL101128 (ROP)	Site Specific: 8.4.15 to 8.4.20

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
878211 Ontario Ltd.	Fax: (416) 977-8931 Email : rajk@davieshowe.com	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	Diana Santo MMM Group 100 Commerce Valley Drive West Thornhill, ON L3T 0A1 Tel: (905) 882-1100 Fax: (905) 882-0055 E: santod@mmm.ca	PL101128 (ROP)	PL101128 (ROP)	Site specific: 8.4.15 and 8.4.20
Mr. Gary Foch		PL101128 (ROP)	PL101128 (ROP)	Site specific: 8.4.15 and 8.4.20
South Sharon Developments Inc.	Jason Park Fraser Milner Casgrain 77 King Street West, Suite 400 Toronto, ON M5K 0A1 Tel: (416) 863-4786 Fax: (416) 863-4592 Email: jason.park@fmc-law.com	PL101233 (ROPA 1)	PL101233 (ROPA 1)	ROPA 1
Acorn Development Corporation	Roslyn Houser Goodmans LLP Barristers and Solicitors	PL101233 (ROPA 1)	PL101233 (ROPA 1)	ROPA 1

Landowner / <u>Party</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Party</u> Status Relates
Ladyfield Construction Ltd., Farm Cove Holdings Inc., Fetlar Holdings Ltd.	Bay Adelaide Centre 333 Bay Street Suite 3400 Toronto, ON M5H 2S7 Tel: (416) 597-4119 Fax: (416) 979-1234 Email: rhouser@goodmans.ca			

Landowner / Participant Status

<u>Landowner/ Participant</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	Policies to Which <u>Participant</u> Status Relates
Trevor Rose Angelo Antonangeli, Leslie Gardens 1450968 Ontario Inc. c/o Peter Gorin	Howard Friedman HBR Planning Centre Inc. 66 Prospect Street Unit "A", Suite 2 Newmarket, ON L3Y 3S9 Tel: (905) 853-1841 Email: 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"
Intracorp Projects Acquisitions Ltd.	Michael Melling Davies Howe Partners LLP The Fifth Floor 99 Spadina Avenue	PL101128 (ROP)	PL101128	Participant status sought to monitor and protect interests respecting designation, mapping and

<u>Landowner/ Participant</u>	<u>Counsel</u>	<u>OMB proceeding in which status is granted</u>	<u>Appeal to Which Status Granted (See Attachment A)</u>	<u>Policies to Which Participant Status Relates</u>
	Toronto, ON M5V 3P8 Tel: (416) 977-7088 Fax: (416) 977-8931 Email : michaelm@davieshowe.com			policies applicable to subject lands in Richmond Hill as identified in May 9, 2011 email from Mr. Melling.
South Sharon Developments Inc.	Jason Park Fraser Milner Casgrain 77 King Street West, Suite 400 Toronto, ON M5K 0A1 Tel: (416) 863-4786 Fax: (416) 863-4592 Email: jason.park@fmc-law.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 Land Law 310 Hillhurst Blvd. Toronto, ON M6B 1N1 Tel: (416) 460-2518 Email: jeffrey@landplanlaw.com	PL101128 (ROP)	PL101128	Participant status with respect to Chapter 2 of ROP.
Markham Gateway Inc.	Roger T. Beaman Thomson Rogers Suite 3100 390 Bay Street Toronto, ON M5H 1W2 Tel: (416) 868-3100 Fax: (416) 868-3134	PL101128 (ROP)	PL101128	

<u>Landowner/ Participant</u>	Counsel	OMB proceeding in which status is granted	Appeal to Which Status Granted (See Attachment A)	<u>Policies to Which Participant Status Relates</u>
	Email: rbeaman@thomsonrogers.com			
165 Pine Grove Investments Inc.	Adam Brown Sherman Brown Barristers & Solicitors 5075 Yonge Street, Suite 900 Toronto, ON M2N 6C6 Tel: (416) 224-9800 Fax: (416) 222-3091 Email: 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 TOWNSEND and ASSOCIATES Barristers and Solicitors 10-1525 Cornwall Road Oakville, Ontario L6J 0B2 Tel: (905) 829 8600 / Fac: (905) 829 2035 E-mail: lyn.townsend@ltownsend.ca	PL101128 (ROP)	PL101128 (ROP)	Provisions specified and agreed upon as between the Region and Devon Lane Construction Ltd.
Haulover Investments Ltd.	Jeffrey E. Streisfield Land Law 310 Hillhurst Blvd. Toronto, ON M6B 1N1 Tel: (416) 460-2518 Email: jeffrey@landplanlaw.com	PL101128 (ROP)	PL101128	Site Specific: 8.4.15 to 8.4.20

Attachment A: List of Appellants

(**Note:** ~~Strikethrough~~ denotes either a withdrawal of appeal, dismissal of appeal and/or settlement of appeal)

York Region Official Plan – OMB Case No. PL101128

1. Angus Glen North West Inc. and Angus Glen Holdings Inc.
2. E. Manson Investments
3. North Leslie Residential Landowners Group Inc.
4. North Markham Landowners Group
 - 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.

Romandale Farms Limited (previously part of Appellant 4)

5. Loblaw Properties Limited
6. Rice Commercial Group of Companies
7. Yonge Green Lane Developments Limited
8. ~~Mr. Allen Eng~~
9. ~~Mr. John Hayes~~
10. ~~Mr. Paul Jadilebovski~~
11. ~~Mr. Peter Antonopoulos~~
12. ~~Mr. Philip Comartin~~
13. ~~Mr. Shai Perlmutter~~
14. ~~Mr. Steven DeFreitas~~
15. Peat Farmers of Ontario represented by Mr. Phil Comartin
16. Property Owners with Rights Association represented by Paul Jadilebovski
17. ~~Kau & Associates L.P.~~
18. ~~Block 27 Landowners Group~~
19. Dorzil Developments (Bayview) Ltd.
20. Westlin Farms

21. Lucia Milani and Rizmi Holdings Limited
22. Daraban Holdings Limited
23. Smart Centres and Calloway Real Estate Investment Trust
24. Yonge Bayview Holdings Inc.
25. 583753 Ontario Ltd.
26. 775377 Ontario Ltd.
27. ~~Helmhorst Investments Ltd.~~
28. ~~Aurora 2C Landowners Group Inc.~~
29. W. J. Smith Gardens Limited
30. Metrus Development Inc.
31. Upper City Corporation and Clear Point Developments
32. Minotar Holdings Inc, Cor-lots Development, Cherokee Holdings and ~~Halvan 5.5 Investments Limited~~
33. Dalton and Alan Faris and Eden Mills Estates Inc.
34. Robert G. Sikura
35. ~~Aurora Leslie Developments Inc.~~
36. Fieldgate Developments and ~~TACC Developments~~
37. Times Group Corporation
38. Memorial Gardens Canada Limited
40. 583753 Ontario Ltd.
41. Amir Hessam Limited and 668152 Ontario Ltd.
42. ~~Arten Developments Inc.~~
43. Sanmike Construction Ltd.
44. ~~Canada Mortgage and Housing Corporation~~
46. ~~Mahamevna Bhavana Asapuwa Toronto~~
47. ~~The Mandarin Golf and Country Club Inc. and AV Investments II Inc.~~
48. ~~Cornerstone Christian Community Church~~
49. Tesmar Holdings Inc.
50. ~~Sustainable Vaughan~~
51. ~~Markham Gateway Inc.~~
52. CHFMS, also referred to as Trinison (previously part of Appellant 4)
 - Coleby Investments Inc.
 - Highcove Investments Inc.
 - Firwood Holdings Inc.
 - Major McCowan Developments Limited
 - Summerlane Realty Corp.

**Amendment 1 – Urban Expansion in the Town of East Gwillimbury – OMB
Case No. PL101233**

- Dalton and Alan Faris
- Eden Mills Estates Inc.
- Martin Pick, Thomas Pick and 132463 Ontario Inc.
- Rice Commercial Group of Companies

Amendment 2 – Urban Expansion in the City of Vaughan – OMB Case No. PL101237

- Sustainable Vaughan

Amendment 3 - Urban Expansion in the Town of Markham – OMB Case No. PL101238

- Minotar Holdings Inc., Corlots Developments, Cherokee Holdings and Halvan 5.5 Investments Ltd.
- Grace Chinese Gospel Church of North York
- North Markham Landowners Group:
 - 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.
- Romandale Farms Limited
- CHFMS also referred to as Trinison:
 - Colebay Investments Inc.
 - Highcove Investments Inc.
 - Firwood Holdings Inc.
 - Major McCowan Developments Limited
 - Summerlane Realty Corp