

ISSUE DATE:
March 5, 2013



PL101233

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

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

Appellants: See Attachment 1
Subject: Proposed Official Plan Amendment No. 1 ("ROPA 1")
Municipality: Regional Municipality of York (Town of East Gwillimbury)
O.M.B. Case No.: PL101233
O.M.B. File No.: PL101233

B E F O R E:

S. W. LEE)
ASSOCIATE CHAIR) Tuesday, the 5th day of
)
K.J. HUSSEY) March, 2013
VICE-CHAIR)

WHEREAS the Board having heard the submissions of counsel for The Regional Municipality of York ("York Region") and other counsel for the parties to the Minutes of Settlement entered into between York Region and Eden Mills Estates Inc., Martin Pick, Thomas Pick and 1324534 Ontario Inc. (collectively referred to as "Pick"), Rice Commercial Group of Companies, including its corporate entities, being Yonge Green Lane GP Inc., DDR Green Lane Bayview GP Inc., DDR GL West GP Inc., DDR GL East GP Inc., Green Lane North Realty Inc., North Markham 404 GP Ltd., 11160 Woodbine Avenue Limited and DDR Major Mac Richmond GP Inc. (collectively referred to as "Rice Group"), Block 27 Landowners Group Inc., Dorzil Developments (Bayview) Ltd., Fieldgate Developments, TACC Developments, South Sharon Developments Inc., Acorn Development Corporation, Ladyfield Construction Ltd., Farm Cove Holdings Inc. and Fetlar Holdings Limited (the "ROPA 1 and 2 Minutes of Settlement"), relating to the York Region Official Plan – 2010 as modified ("ROP – 2010") and attached hereto as Schedule "A";

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, a Decision made on October 25, 2012 and an Order on January 17, 2013;

AND THE BOARD previously having issued a formal Order on December 13, 2012, approving Regional Official Plan Amendment No. 1 (“ROPA 1”) as modified by the New ROPA 1 Boundary Map marked as Exhibit 82 in these proceedings (the “ROPA 1 Board Order”);

AND WHEREAS paragraph 1 of the ROPA 1 Board Order requires that the Order bringing into force ROPA 1 shall be withheld until certain conveyances in respect of lands owned by Pick and Rice Group are completed;

AND WHEREAS those conveyances referred to in paragraph 1 of the ROPA 1 Board Order are now completed as confirmed by York Region, Pick and Rice Group;

AND WHEREAS paragraph 2 of the ROPA 1 Board Order requires that the Order bringing into force ROPA 1 shall be further withheld until the urban-related policies of the ROP – 2010 have been approved by the Board (save and except for those outstanding appeals which are scoped to site specific application of those policies and maps);

AND WHEREAS the Board previously having issued a formal Order on January 17, 2013, approving, *inter alia*, the majority of the urban-related policies of the ROP – 2010;

AND WHEREAS in accordance with the ROPA 1 and 2 Minutes of Settlement, York Region is satisfied that the condition respecting approval of the urban-related policies of the ROP – 2010 set out in paragraph 2 of the ROPA 1 Board Order has been appropriately addressed;

AND WHEREAS York Region and the other parties to the ROPA 1 and 2 Minutes of Settlement have consented 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, ROPA 1, as modified and as approved by the Order of the Board dated December 13, 2012, is hereby in force and effect.

2. As a result of this Order, Appendices 1, 2A, 2B and 3 from the January 17, 2013 Order are hereby amended in the forms attached hereto as Appendices "1", "2A", "2B" and "3", respectively.
3. The following appeals are completely resolved (including where applicable through Minutes of Settlement that have been entered into) and these appeals are accordingly allowed in part with respect to mapping modified on appeal, and are otherwise dismissed in their entirety:
 - a. Pick; and
 - b. Eden Mills (including its appeal of the ROP – 2010).
4. The following appeal is partially resolved (and/or through Minutes of Settlement that have been entered into) and this appeal is hereby allowed in part with respect to policies, provisions and mapping modified on appeal and is otherwise scoped to the following portions of the ROP – 2010 which remains under appeal:
 - a. Rice Group - remaining site specific appeal relating to the Major Mac Lands, as defined in paragraph 14 of Exhibit 79: Section 4.3, Section 4.4, Policy 5.5.3(b), Policy, 7.2.73 (formerly Policy 7.2.72) and Policies 8.4.15 to 8.20 and all related definitions, maps, schedules and appendices.
5. 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 to approved maps, policies, figures, definitions, graphics and associated preambles and sidebar text, as they may relate to the issues then before the Board.
6. York Region will not call evidence, or make submissions to the Board, that the partial resolution of the ROP – 2010 upon the consent of the affected parties is, or should be found by the Board to be, an admission or acceptance in itself by the parties 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.

7. The appendices which are attached to this Order shall form part of this Order.

The Board may be spoken to should any matters arise respecting the implementation of this Order.

A handwritten signature in black ink, appearing to read "Jenne H. H. H." with a period at the end. The signature is written in a cursive, flowing style.

SECRETARY

Attachment 1 – List of Appellants and Parties

Amendment 1 – Urban Expansion in the Town of East Gwillimbury – OMB Case No. PL101233 (ROPA 1)	
Appellant	Counsel
1596630 Ontario Limited	
Dalton and Alan Faris	Susan Rosenthal susanr@davieshowe.com
Eden Mills Estates Inc.	Bobby Bhoola bobby@ballantryhomes.com Sheldon Spring sspring@goldmanspring.com
Martin Pick, Thomas Pick and 1324534 Ontario Inc.	Mark Flowers markf@davieshowe.com
Rice Commercial Group of Companies	Susan Rosenthal susanr@davieshowe.com
Parties	Counsel
Dorzil Developments (Bayview) Ltd.	John Alati johna@davieshowe.com Raj Kehar raj@davieshowe.com
South Sharon Developments Inc.	Jason Park jason.park@fmc-law.com
Acorn Development Corporation Ladyfield Construction Ltd. Farm Cove Holdings Inc. Fetlar Holdings Limited	Roslyn Houser rhouser@goodmans.ca Jennifer Drake jdrake@goodmans.ca

Schedule "A"

O.M.B. File No.: PL101233
PL101237

ONTARIO MUNICIPAL BOARD

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 & 1324534 Ontario Inc.
Appellant: Rice Commercial Group of Companies
Subject: Proposed Official Plan Amendment No. 1 (ROPA 1)
Municipality: Regional Municipality of York (Town of East Gwillimbury)
O.M.B. Case No.: PL101233
O.M.B. File No.: PL101233

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

Appellants: Sustainable Vaughan
Subject: Proposed Official Plan Amendment No. 2 (ROPA 2)
Municipality: Regional Municipality of York (City of Vaughan)
O.M.B. Case No.: PL101237
O.M.B. File No.: PL101237

MINUTES OF SETTLEMENT

BETWEEN:

THE REGIONAL MUNICIPALITY OF YORK
(hereinafter referred to as "York Region")

- and -

EDEN MILLS ESTATES INC., MARTIN PICK, THOMAS PICK AND 1324534 ONTARIO INC.,
RICE COMMERCIAL GROUP OF COMPANIES, including its various corporate entities listed in
Exhibit 1 attached hereto ("RICE GROUP"), BLOCK 27 LANDOWNERS GROUP INC., DORZIL
DEVELOPMENTS (BAYVIEW) LTD., FIELDGATE DEVELOPMENTS, TACC
DEVELOPMENTS, SOUTH SHARON DEVELOPMENTS INC., ACORN DEVELOPMENT
CORPORATION, LADYFIELD CONSTRUCTION LTD., FARM COVE HOLDINGS INC.
and FETLAR HOLDINGS LIMITED

WHEREAS on December 16, 2009 York Region adopted the York Region Official Plan – 2010
("ROP – 2010");

AND WHEREAS on September 7, 2010 the Minister of Municipal Affairs and Housing approved with modifications the ROP – 2010;

AND WHEREAS on September 23, 2010, York Region adopted Regional Official Plan Amendments 1 and 2 ("ROPAs 1 and 2");

AND WHEREAS Dalton and Alan Faris, Eden Mills Estates Inc., Martin Pick, Thomas Pick and 1324534 Ontario Inc., and Rice Group (together, the "ROPA 1 Appellants") and 1596630 Ontario Limited filed appeals of ROPA 1, identified by the Ontario Municipal Board (the "Board") as OMB File No. PL101233;

AND WHEREAS a Rice Group appellant purchased lands from Dalton and Alan Faris and assumed their appeal;

AND WHEREAS 1596630 Ontario Limited withdrew its appeal of ROPA 1 by letter to the Board dated April 27, 2011, which withdrawal was confirmed in Board Order dated September 9, 2011;

AND WHEREAS Dorzil Developments (Bayview) Ltd. was granted party status to ROPA 1 pursuant to a Board Order dated July 15, 2011;

AND WHEREAS South Sharon Developments Inc., Acorn Development Corporation, Ladyfield Construction Ltd., Farm Cove Holding Inc. and Fetlar Holdings Limited were granted party status to ROPA 1 pursuant to a Board Order dated August 15, 2012;

AND WHEREAS Sustainable Vaughan filed an appeal of ROPA 2, identified as OMB File No. PL101237;

AND WHEREAS Block 27 Landowners Group Inc. were made parties with respect to Sustainable Vaughan's appeal of ROPA 2, which status was confirmed in Board Order dated September 9, 2011;

AND WHEREAS Sustainable Vaughan withdrew its appeal of ROPA 2 by delivery of a letter to the Board on May 22, 2012, which withdrawal was also confirmed in a Board Order dated June 22, 2012;

AND WHEREAS Fieldgate Developments and TACC Developments (being members of Block 41 Landowners Group Inc.) were granted party status to Sustainable Vaughan's appeal of ROPA 2 and withdrew their party status request in relation to ROPA 2, which withdrawal was confirmed in a Board Order dated June 22, 2012;

AND WHEREAS by Order of the Board, dated August 23, 2012 (the "Order of August 23, 2012"), the ROPA 1 Appellants' appeal was partially resolved on consent of the parties;

AND WHEREAS the Board received the following ROPA 1 Minutes of Settlement, filed in these proceedings:

- a. Minutes of Settlement between York Region and Yonge Green Lane GP Inc., DDR Green Lane Bayview GP Inc., DDR GL West GP Inc., DDR GL East GP Inc., Green Lane North Realty Inc., North Markham 404 GP Ltd., 11160 Woodbine Avenue Limited, and DDR Major Mac Richmond GP Inc., known as Rice Commercial Group of Companies ("Rice Group"), executed September 20, 2012, filed as Exhibit 79;
- b. Minutes of Settlement between York Region and Eden Mills Estates Inc., ("Eden Mills") executed September 19, 2012, filed as Exhibit 80; and
- c. Minutes of Settlement between York Region and Martin Pick, Thomas Pick and 1324534 Ontario Inc., (collectively referred to as "Pick"), executed September 20, 2012, filed as Exhibit 81.

AND WHEREAS as a consequence of the preceding list of Minutes of Settlement, the Board issued a formal Order on December 13, 2012, approving ROPA 1 as modified by the New ROPA 1 Boundary Map marked as Exhibit 82 in these proceedings (the "ROPA 1 Board Order"). This Order provides for certain conditions respecting the approval coming into force, which is a matter addressed by these Minutes of Settlement;

AND WHEREAS the Appeal of ROPA 2 was addressed by the Board pursuant to a letter from the Secretary of the Board dated June 6, 2012, but whereas by agreement between the parties, the Board has not ordered that the lands set out in ROPA 2 be added to the Regional urban boundary because, as of this date, the underlying Urban Related Policies in ROPA – 2010 have not yet been approved, which is a matter also addressed by these Minutes of Settlement;

AND WHEREAS York Region brought a Motion before the Board seeking, *inter alia*, to bring into force various policies and the removal of the restriction on the Urban Area Designation for ROPA 2 that was heard before the Board on December 10, 2012 (the "Omnibus Order");

AND WHEREAS the Consolidated Official Plan for The Regional Municipality of York, marked in these proceedings as Exhibit 116, ROPA 1 and ROPA 2, are further amended by the following Board Orders:

- a. Board Order issued December 13, 2012 amending Policy 8.4.20;
- b. Board Order issued December 13, 2012 approving ROPA 1, as modified by the New ROPA 1 Boundary map;
- c. Board Order issued December 17, 2012 amending the ROP-2010 by adding new Policy 8.4.22;
- d. Board Order issued December 17, 2012 approving certain Transit/Transportation policies and maps for inclusion in the ROP-2010;
- e. Board Order issued December 19, 2012 approving and bringing into force a set of Retail and Employment Policies; and
- f. Board Order issued January 17, 2013 approving the Omnibus Order (together, the "Amended Consolidated Official Plan").

AND WHEREAS York Region would like development to proceed in the areas that have been added to the Regional Urban Boundary under ROPA 1 (as the lands are described in paragraph 1 of the ROPA 1 Board Order) and ROPA 2 (collectively referred to as the "ROPA 1 and ROPA 2 New Urban Areas");

NOW THEREFORE the parties in consideration of the mutual covenants set out below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. The parties agree that development applications submitted in the ROPA 1 and ROPA 2 New Urban Areas shall be subject to the Amended Consolidated Official Plan. The parties further agree that if the Board issues a decision/order amending any of those policies currently under Region-wide appeal, specifically, Policy 3.1.8, Policy 5.1.6, Policy 5.1.7, Policy 5.1.13, Section 5.6 sidebar (two paragraphs commencing with "Places to Grow..."), Policy 5.6.3, Section 6.1, Section 6.2, Section 6.3 (save and except the preamble and Policy 6.3.10), Section 6.4, Policy 7.2.50 and definitions of "Developable Area" and "Municipal Comprehensive Review", development applications in the ROPA 1 and/or ROPA 2 New Urban Areas would thereafter be subject to the amended policies as approved by the Board through these proceedings.
2. For purposes of clarity, the parties acknowledge that any development applications submitted shall be subject to the policies provided for in paragraph 1, regardless of whether those policies are approved, approved in principle but order withheld and/or remaining under Region-wide appeal as of the date herein.
3. In agreeing to paragraphs 1 and 2 above, the parties recognize that York Region has no authority over additional requirements of federal, provincial and conservation authority jurisdictions that may affect the implementation of any development applications.
4. The parties agree that upon execution of these Minutes of Settlement, the parties will not raise transition/Clergy issues with respect to the ROP – 2010 or ROPAs 1 or 2, as those documents are defined in paragraph 1 herein. For greater certainty, the parties agree that for any development applications submitted prior to ROP – 2010 or ROPAs 1 or 2 being brought into force and effect, parties will not rely on an earlier Regional Official Plan or Regional Official Plan Amendment to interpret the policies relating to that application.
5. Upon execution of these Minutes of Settlement by all parties, the Region will advise the Board that it is satisfied that the condition respecting approval of the Urban Related Policies set out in paragraph 2 of the ROPA 1 Order of December 13, 2012 has been appropriately addressed.

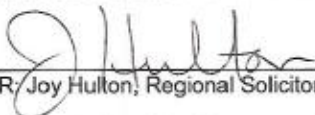
- 6. The parties agree that nothing in these Minutes of Settlement shall fetter the discretion of the local municipality to adopt amendments to the applicable Official Plan or to adopt a new Official Plan as it would apply to the ROPA 1 and ROPA 2 lands, and that nothing in these Minutes of Settlement abrogates from the parties' rights pursuant to the *Planning Act* to appeal such local amendments.
- 7. Nothing in these Minutes of Settlement shall prohibit the filing by any party of a Regional Official Plan Amendment application under Section 22 of the *Planning Act* as part of any future development application submitted in the ROPA 1 and/or ROPA 2 New Urban Areas or the processing of such application by the Region or the appeal of such application to the Board.
- 8. Nothing in these Minutes of Settlement shall prejudice the rights of York Region from adopting a new Official Plan or Official Plan Amendment pursuant to the 5 year review or other comprehensive process, and nothing in these Minutes of Settlement abrogates the parties' rights pursuant to the *Planning Act* to appeal such new Regional Official Plan or Official Plan Amendments.
- 9. The parties agree that these Minutes of Settlement shall bind their successors and assigns.
- 10. The parties acknowledge and agree that these Minutes of Settlement may be executed by their solicitors, respectively, in counterpart, and if so executed, these Minutes of Settlement shall be of the same force and effect as if executed by the parties themselves.

DATED this 1st day of February, 2013

Authorized by Private Report of the
Commissioner of Planning and
Development Services and Regional Solicitor
dated January 12, 2011.

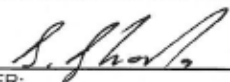
Approved as to form and content
<u>RM</u>
Legal Services

THE REGIONAL MUNICIPALITY OF YORK


 PER: Joy Hullton, Regional Solicitor

I have authority to bind the corporation.

EDEN MILLS ESTATES INC.


PER: _____

I have authority to bind the corporation.

MARTIN PICK

PER: _____

THOMAS PICK

PER: _____

132463 ONTARIO INC.

PER: _____

I have authority to bind the corporation.

RICE COMMERCIAL GROUP OF
COMPANIES

PER: _____

I have authority to bind the corporation.

WITNESS:

WITNESS:

EDEN MILLS ESTATES INC.

PER:

I have authority to bind the corporation.

MARTIN PICK



PER:

THOMAS PICK



PER:

1324534 ONTARIO INC.



PER:

I have authority to bind the corporation.

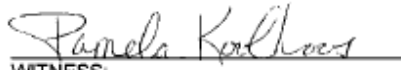
RICE COMMERCIAL GROUP OF
COMPANIES

PER:

I have authority to bind the corporation.



WITNESS:



WITNESS:

EDEN MILLS ESTATES INC.

PER: _____

I have authority to bind the corporation.

MARTIN PICK

PER: _____

THOMAS PICK

WITNESS: _____

WITNESS: _____

PER: _____

1324534 ONTARIO INC.

PER: _____

I have authority to bind the corporation.

RICE COMMERCIAL GROUP OF
COMPANIES BY THEIR SOLICITOR



PER: DANIEL HOWE PARTNERS
LLP

I have authority to bind the corporation.

BLOCK 27 LANDOWNERS GROUP INC.

PER: 

I have authority to bind the corporation.

DORZIL DEVELOPMENTS (BAYVIEW)
LTD.

PER: _____

I have authority to bind the corporation.

FIELDGATE DEVELOPMENTS

PER: _____

I have authority to bind the corporation.

TACC DEVELOPMENTS

PER: _____

I have authority to bind the corporation.

SOUTH SHARON DEVELOPMENTS INC.

PER: _____

I have authority to bind the corporation

BLOCK 27 LANDOWNERS GROUP INC.

PER:

I have authority to bind the corporation.

DORZIL DEVELOPMENTS (BAYVIEW)
LTD.


PER: PAUL BATELY EDWARD CHOW

I have authority to bind the corporation.

FIELDGATE DEVELOPMENTS

PER:

I have authority to bind the corporation.

TACC DEVELOPMENTS

PER:

I have authority to bind the corporation.

SOUTH SHARON DEVELOPMENTS INC.

PER:

I have authority to bind the corporation

BLOCK 27 LANDOWNERS GROUP INC.

PER:


I have authority to bind the corporation.

DORZIL DEVELOPMENTS (BAYVIEW)
LTD.

PER:


I have authority to bind the corporation.

FIELDGATE DEVELOPMENTS



PER: *Ira T. Kagan as counsel for*
I have authority to bind the corporation.

TACC DEVELOPMENTS



PER: *Ira T. Kagan as counsel for*
I have authority to bind the corporation.

SOUTH SHARON DEVELOPMENTS INC.

PER:

I have authority to bind the corporation

BLOCK 27 LANDOWNERS GROUP INC.

PER:

I have authority to bind the corporation.

DORZIL DEVELOPMENTS (BAYVIEW)
LTD.

PER:

I have authority to bind the corporation.

FIELDGATE DEVELOPMENTS

PER:

I have authority to bind the corporation.

TACC DEVELOPMENTS

PER:

I have authority to bind the corporation.

SOUTH SHARON DEVELOPMENTS INC.


PER: *2026 by sds solicitor*

I have authority to bind the corporation

ACORN DEVELOPMENT CORPORATION

PER:


Paul Minz

I have authority to bind the corporation

LADYFIELD CONSTRUCTION LTD.

PER:

I have authority to bind the corporation.

FARM COVE HOLDINGS INC.

PER:

I have authority to bind the corporation

FETLAR HOLDINGS LIMITED

PER:


I have authority to bind the corporation

ACORN DEVELOPMENT CORPORATION

PER:


I have authority to bind the corporation

LADYFIELD CONSTRUCTION LTD.


PER: F Nelson Asst


I have authority to bind the corporation.

FARM COVE HOLDINGS INC.


PER: F Nelson Asst

I have authority to bind the corporation

FETLAR HOLDINGS LIMITED


PER: F Nelson Asst

I have authority to bind the corporation

Exhibit 1

Rice Commercial Group of Companies: List of Corporate Entities

Yonge Green Lane GP Inc.
DDR Green Lane Bayview GP Inc.
DDR GL West GP Inc.
DDR GL East GP Inc.
Green Lane North Realty Inc.
North Markham 404 GP Ltd.
11160 Woodbine Avenue Limited
DDR Major Mac Richmond GP Inc.

TOR01: 5077432: v14

Appendix 1
Portions of the Modified ROP – 2010 Remaining Under Appeal on a Region-Wide Basis
February 26, 2013

Policy or Other Part of Plan Under Region-wide Appeal
Policy 3.1.8 Policy 5.1.6 Policy 5.1.7 Policy 5.1.13 Section 5.6 sidebar - two paragraphs commencing with "Places to Grow..." Policy 5.6.3 Section 6.1 Section 6.2 Section 6.3 Save and except the preamble and policy 6.3.10 Section 6.4 Policy 7.2.50 Definition of Developable area

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 5.1.12.

Appendix 2A
Portions of the Modified ROP – 2010 Remaining
Under Appeal on a Site Specific or Area Specific Basis
February 26, 2013

See Appendix 2B which identifies each of the below noted sites/areas geographically.

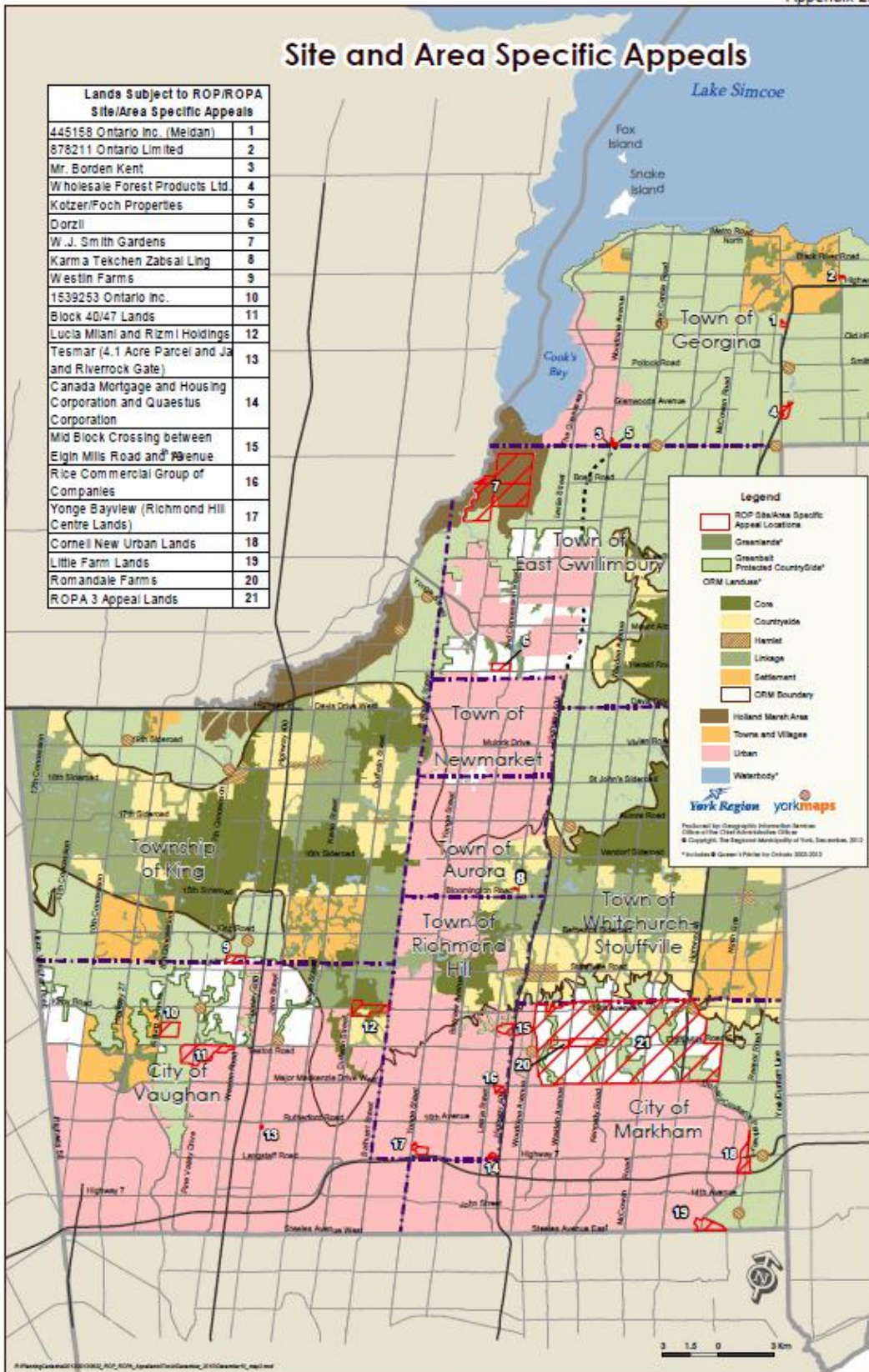
Policy, Amendment, or Other Part of Plan Under Appeal on Site/Area Specific Basis Only	Site or Area to Which Appeal is Restricted (Depicted on Appendix 2B)
ROP 2010 – entirety	Lucia Milani and Rizmi Holdings Lands
Chapter 2	Block 40/47 in the City of Vaughan (the “Block 40/47 Lands”) Smith Farm lands in Town of East Gwillimbury, west of 2 nd Concession Road, south of Ravenshoe Road, north of Holborn Road, east of the Holland River (“Smith Farm Lands”)
Policy 2.1.10	Part of Lots 27 and 28, Concession 7 at 10951 Kipling Avenue, City of Vaughan (the “1539253 Lands”)
Policies 2.2.44, 2.2.45, 2.2.46 and 2.2.48	Romandale Farms located at 3450 and 4044 Elgin Mills Road East in the City of Markham (“Romandale Farms”)
Section 3.5	Block 40/47 Lands Romandale Farms
Section 4.2	4.1 Acre Parcel – Northwest Corner of Jane St. and Riverrock Gate, City of Vaughan (“Tesmar Lands”)
Policies 4.2.1, 4.2.2 and 4.2.4	Yonge Bayview - Richmond Hill Centre Lands (“Yonge Bayview Lands”)
Sections 4.3 and 4.4	Rice Commercial Group of Companies (Major Mackenzie Lands)
Section 5.2	Block 40/47 Lands
Policy 5.2.10(d)	Yonge Bayview Lands
Policies 5.2.19 to 5.2.42	Romandale Farms
Policy 5.2.26	Tesmar Lands
Policy 5.3.3	Tesmar Lands
Section 5.4	Tesmar Lands
Policies 5.4.1, 5.4.2, 5.4.5 and 5.4.6	Yonge Bayview Lands
Policy 5.4.8(c)	Yonge Bayview Lands
Policy 5.4.9	Yonge Bayview Lands
Policies 5.4.12, 5.4.19 and 5.4.20	Yonge Bayview Lands
Policies 5.4.23 and 5.4.24	Yonge Bayview Lands
Policy 5.4.29	Tesmar Lands
Policy 5.4.34	Approx. 40 hectares at northwest corner of 2 nd Concession Road and Green Lane, Town of East Gwillimbury (Dorzil)
Policy 5.5.3	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 5.6.9, 5.6.10, 5.6.16 and 5.6.17	Romandale Farms
Policies 5.6.24 to 5.6.33 (formerly 5.6.23 to 5.6.32)	Block 40/47 Lands

Policies 7.2.60 and 7.2.74(b)	Mid Block Crossing between Elgin Mills Road and 19 th Avenue (775377 Ontario Ltd)
Policy 7.2.73	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 8.2.3(d) and 8.2.3 (e)	Yonge Bayview Lands
Policies 8.4.15 to 8.4.20	Tesmar Lands
	Block 2, Reference Plan 65M-2287, Town of Richmond Hill (CMHC and Quaestus Corporation)
	1539253 Lands
	Block 40/47 Lands
	Rice Commercial Group of Companies (Major MacKenzie lands)
	445158 Ontario Inc. (Meldan) Lands
	Karma Tekchen Zabsal Ling Lands
	878211 Ontario Limited Lands
	Borden Kent Lands
Wholesale Forest Products Ltd. Lands	
Kotzer / Foch Lands	
All Designations or Identifications on Maps 1 to 6, 8 and 10 and Figure 3	ROPA 3 Appeal Lands being all Markham whitebelt lands as shown on Appendix 2B ("ROPA 3 Appeal Lands")
Urban Area Designation on Maps 1 to 6, and 8	Lands located at the eastern limit of the Cornell Community in the City of Markham not included within the urban boundary in the 1994 Regional Official Plan
	Lands located north of Steeles Avenue, in the vicinity of the Rouge Park in the City of Markham not included within the urban boundary in the 1994 Regional Official Plan
Maps 1 to 6, and 8 and Figure 3	Block 40/47 Lands
Map 1	Tesmar Lands
Maps 1 and 8	Westlin Farms Inc. (Part Lot 2, Concession 6, King Township)
Maps 1, 2 and 8 and Figure 3	1539253 Lands
Maps 2 to 5	Smith Farm Lands
Maps 4 to 6	Romandale Farms
Map 12	Mid Block Crossing between Elgin Mills and 19 th Avenue (775377 Ontario Ltd)
ROPA 3	ROPA 3 Appeal Lands

Note 1: Where any of the above noted Chapters, Sections or Policies make reference to a defined term, the corresponding definition shall also remain under appeal on a site or area specific basis only to the extent that it is not listed on Appendix 1 as being under appeal on a Region-wide basis. Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal on a site or area specific basis only.

Appendix 2B

Appendix 2B



Appendix 3
Portions of the Modified ROP – 2010
Approved but Order Withheld

Policy or Other Part of Plan to be Approved – Order Withheld
Policy or Section
Policy 3.5.3