

From: roscoe <[REDACTED]>

Date: Feb. 5, 2021 8:30 p.m.

Subject: LETTER TO MARKHAM COUNCIL AND MAYOR:

To: [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org), Mayor & Councillors

<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, "Councillor, Keith Irish - Markham" <[KIrish@markham.ca](mailto:KIrish@markham.ca)>, "Councillor, Alan Ho - Markham"

<[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, "Councillor, Reid McAlpine - Markham"

<[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>, "Councillor, Karen Rea - Markham"

<[KRea@markham.ca](mailto:KRea@markham.ca)>, "Councillor, Andrew Keyes - Markham"

<[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, "Councillor, Amanda Collucci - Markham"

<[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, "Councillor, Khalid Usman - Markham"

<[KUsman@markham.ca](mailto:KUsman@markham.ca)>, "Councillor, Isa Lee - Markham" <[ILee@markham.ca](mailto:ILee@markham.ca)>

Cc:

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

Dear Mayor and Council,

I urge you \*not to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Cookie Roscoe  
Farmers Market Manager

From: Linda McIntosh <[REDACTED]>  
Date: Feb. 5, 2021 9:45 p.m.  
Subject: PLEASE DON'T SUPPORT the MZO  
To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Clerks Public  
<[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, "Councillor, Keith Irish - Markham"  
<[KIrish@markham.ca](mailto:KIrish@markham.ca)>, "Councillor, Alan Ho - Markham"  
<[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, "Councillor, Reid McAlpine - Markham"  
<[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>, "Councillor, Karen Rea - Markham"  
<[KRea@markham.ca](mailto:KRea@markham.ca)>, "Councillor, Andrew Keyes - Markham"  
<[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, "Councillor, Amanda Collucci - Markham"  
<[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, "Councillor, Khalid Usman - Markham"  
<[KUsman@markham.ca](mailto:KUsman@markham.ca)>, "Councillor, Isa Lee - Markham"  
<[ILee@markham.ca](mailto:ILee@markham.ca)>, paul.calandra@pc.ola.org  
Cc:

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Dear Mayor and Council,

I urge you \*not to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Linda McIntosh

From: Trish K <[REDACTED]>  
Date: Feb. 5, 2021 10:08 p.m.  
Subject: Information for Monday's meeting  
To:  
Cc: [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)

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Dear Mayor and Council,

Thank you for your efforts in the past year during the pandemic. I am writing to you today in regards to a matter that is urgently important, the Flato development.

I urge you **\*NOT to endorse\*** the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Trishna Kamath

From: Alexander Wolf <[REDACTED]>  
Date: Feb. 5, 2021 10:17 p.m.  
Subject: Rural Internet Speed issues - Stouffville  
To:  
Cc: [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)

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Dear Mayor and Council,

Thank you for your efforts in the past year during the pandemic. I am writing to you today in regards to a matter that is urgently important, the Flato development.

**I urge you \*NOT to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed.**

These MZO's are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZO's to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Best Regards,

Alexander Wolf, Dipl.-Ing.  
Product and Solutions Engineer

From: Jean Rennie <[REDACTED]>  
Date: Feb. 6, 2021 12:13 p.m.  
Subject: Proposed Destruction of Farmland by MZO  
To: Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, paul.calandra@pc.ola.org, "Councillor, Karen Rea - Markham" <[KRea@markham.ca](mailto:KRea@markham.ca)>  
Cc:

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Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Jean Rennie  
[REDACTED]

**From:** Katrina Basso <[REDACTED]>

**Date:** February 6, 2021 at 12:47:07 PM EST

**Subject:** MZO Request & Protecting Wetlands

**To:** Councillor, Amanda Collucci - Markham <[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, Councillor, Andrew Keyes - Markham <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, Councillor, Alan Ho - Markham <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, Councillor, Isa Lee - Markham <[ILee@markham.ca](mailto:ILee@markham.ca)>, Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>, Councillor, Karen Rea - Markham <[KRea@markham.ca](mailto:KRea@markham.ca)>, Councillor, Khalid Usman - Markham <[KUzman@markham.ca](mailto:KUzman@markham.ca)>, Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, paul.calandra@pc.ola.org, Councillor, Reid McAlpine - Markham <[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>

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The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

As our politicians, we all hope you are putting your citizen's futures above capital gain, for it is not just us who will be negatively affected, but you, your children and grandchildren.

Sincerely,

Katrina Basso

**From:** Hitesh Parmar <[REDACTED]>

**Date:** February 6, 2021 at 12:46:46 PM EST

**Subject:** RE: Not to endorse MZO Request

**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>, Councillor, Alan Ho - Markham <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, Councillor, Reid McAlpine - Markham <[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>, Councillor, Karen Rea - Markham <[KRea@markham.ca](mailto:KRea@markham.ca)>, Councillor, Andrew Keyes - Markham <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, Councillor, Amanda Collucci - Markham <[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, Councillor, Khalid Usman - Markham <[KUsman@markham.ca](mailto:KUsman@markham.ca)>, Councillor, Isa Lee - Markham <[ILee@markham.ca](mailto:ILee@markham.ca)>, paul.calandra@pc.ola.org

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LETTER TO MARKHAM COUNCIL AND MAYOR:

Please copy and paste this into the body of your email

Dear Mayor and Council,

I urge you \*not to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Hitesh Parmar  
Markham Resident

**From:** Michael, High Perspective Hang Gliding <[REDACTED]>

**Date:** February 6, 2021 at 12:39:35 PM EST

**Subject:** NO MZO

**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>, Councillor, Alan Ho - Markham <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, Councillor, Reid McAlpine - Markham <[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>, Councillor, Karen Rea - Markham <[KRea@markham.ca](mailto:KRea@markham.ca)>, Councillor, Andrew Keyes - Markham <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, Councillor, Amanda Collucci - Markham <[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, Councillor, Khalid Usman - Markham <[KUsman@markham.ca](mailto:KUsman@markham.ca)>, Councillor, Isa Lee - Markham <[ILee@markham.ca](mailto:ILee@markham.ca)>, paul.calandra@pc.ola.org

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Dear Mayor and Council,

I beg you, please \*do **not** to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

I thank you as do my children and grandchildren

Sincerely,

Michael Robertson

[REDACTED]

[REDACTED]

**From:** J moore <[REDACTED]>

**Date:** February 6, 2021 at 12:22:40 PM EST

**Subject:** Stop farmland loss ... DONOT SUPPORT THE MZO

**To:** Councillor, Amanda Collucci - Markham <[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, paul.calandra@pc.ola.org, Councillor, Karen Rea - Markham <[KRea@markham.ca](mailto:KRea@markham.ca)>, Councillor, Reid McAlpine - Markham <[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>, Councillor, Alan Ho - Markham <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>, Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Councillor, Andrew Keyes - Markham <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, Councillor, Khalid Usman - Markham <[KUsman@markham.ca](mailto:KUsman@markham.ca)>, Councillor, Isa Lee - Markham <[ILee@markham.ca](mailto:ILee@markham.ca)>

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The area in question is between Markham Road and McCowan Road, from 19th Ave north to Stouffville Road.

LETTER TO MARKHAM COUNCIL AND MAYOR:

Please copy and paste this into the body of your email

Dear Mayor and Council,

I urge you \*not to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Joan Moore ... Markham Resident

From: Karen Grimshaw <[REDACTED]>  
Date: Feb. 6, 2021 2:33 p.m.  
Subject: MZO request  
To: Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, paul.calandra@pc.ola.org, "Councillor, Alan Ho - Markham" <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>  
Cc:

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Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Karen Grimshaw

From: Susan Reesor [REDACTED] >  
Date: Feb. 6, 2021 6:17 p.m.  
Subject: vote no to MZO request on Monday  
To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
Cc:

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Dear Mayor and Councillors,

I urge you **not to endorse** the MZO request by Flato Developments along the 19th Ave east of McCowan. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community". The plans don't represent anything resembling a walkable community and are distant from feasible mass transit.

- Policies and procedures are in place to consider the greater good beyond what land developers desire. These procedures are being ignored. Please listen to the advice of your Planning Dept.
- If you vote yes to this MZO to me it appears that as elected leaders you are putting the interests of private, for-profit companies ahead of the needs of the community. Flato has jumped the queue ahead of other developers by requesting this MZO. What makes this so urgent that a decision should be made during the COVID pandemic when citizens cannot properly engage in this process?

- Please separate your decision-making from the Flato name and from all of the donations and naming they have done in Markham. Those donations are from the profit they make from the citizens who buy those houses.

If the Conservation Authority were still in place and effective it is my understanding it would not approve either.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and wetlands. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Susan Reesor

[REDACTED]

**From:** Susan Reesor <[REDACTED]>  
**Sent:** February 06, 2021 6:14 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Subject:** submission re. Flato's request for an MZO

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Dear Mayor and Council,

I urge you **not to endorse** the MZO request by Flato Developments along the 19th Ave east of McCowan. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community". The plans don't represent anything resembling a walkable community and are distant from feasible mass transit.

Approval goes against the recommendations of Markham Planning Dept. staff. Why do you have staff if you do not follow their guidance?

Please separate your decision-making from the Flato name and from all of the donations and naming they have done in Markham. Those donations are from the profit they make from the citizens who buy those houses.

If the Conservation Authority were still in place and effective it is my understanding it would not approve either.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and wetlands. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Susan Reesor

[REDACTED]

From: Margaret Calver <[REDACTED]>

Date: Feb. 6, 2021 5:34 p.m.

Subject: MZO's

To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, "Councillor, Keith Irish - Markham" <[KIrish@markham.ca](mailto:KIrish@markham.ca)>, "Councillor, Alan Ho - Markham" <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, "Councillor, Reid McAlpine - Markham" <[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>, "Councillor, Karen Rea - Markham" <[KRea@markham.ca](mailto:KRea@markham.ca)>, "Councillor, Andrew Keyes - Markham" <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, "Councillor, Amanda Collucci - Markham" <[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, "Councillor, Khalid Usman - Markham" <[KUsman@markham.ca](mailto:KUsman@markham.ca)>, "Councillor, Isa Lee - Markham" <[ILee@markham.ca](mailto:ILee@markham.ca)>, "Calandra, Paul" <[paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)>  
Cc:

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Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Margaret Calver

**From:** Peeter Vanker <[REDACTED]>  
**Sent:** Saturday, February 06, 2021 9:00 PM  
**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Cc:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)  
**Subject:** FW: MZO request by Flato Developments

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February 6, 2021.

Dear Mayor Frank Scarpitti and Members of Markham Council:

In a phone conversation with Paul Calandra just a short time ago I expressed my great concern with the Ontario Provincial Government's recent radical reduction of the authority of the Conservation Authorities role in protecting precious farmlands, wetlands etc. from the insistent pressures of developers. The "playing field" is being increasingly tilted in their favour against the legitimate concerns of citizens who have urged caution, a process of thorough environmental assessment, as well as robust public engagement.

Along with many others I am shocked by the recent MZO request by Flato Developments in the vital Rouge Watershed. It appears that MZO's are presently being used by developers in increasingly larger numbers to circumvent public engagement and thorough review.

**I would therefore urge you **not** to endorse the request by Flato Developments regarding the parcel of land between Markham Road and McCowan Road from 19<sup>th</sup> Ave. north to Stouffville Road, at your upcoming Council meeting.**

I recognize that communities in this rapidly growing region are in need for additional land for residential and industrial purposes. However, any development must be in keeping with Markham's growth strategy.

Sincerely,

Peeter Vanker  
[REDACTED]

cc. Paul Calandra, MPP (Markham-Stouffville)

**From:** mygins mygins <[REDACTED]>  
**Sent:** Saturday, February 06, 2021 10:06 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Subject:** Development Services Committee, Feb. 8, 2021, Flato MZO Application

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Deputation for Development Services Committee, Feb. 8, 2021

RE: Flato Development MZO Application, 5474, and 5662 19<sup>th</sup> Ave.

My name is Marilyn Ginsburg and I have lived in Thornhill for 39 years.

I am opposed to the Flato Development application for an MZO for the properties on 19<sup>th</sup> avenue, Markham.

In my view there is one reason, and only one reason, that any member of Markham Council would vote in favour of this application. That is because Flato Development is a local, upstanding developer and is owned by a local, civic minded, nice guy. That is all this application has going for it.

Is that enough to upend, diminish and degrade the entire planning process of the City of Markham? I hope not because there are quite a few upstanding, local developers who are civic minded, nice guys just waiting in the wings to see how this application is handled before they get on the bandwagon and submit their own.

So what does this application have against it? Everything else.

To begin with it doesn't comply with the basic requirements of a Minister's Zoning Order. This MZO would not be used to protect or facilitate matters of provincial interest any more than any other housing development anywhere in Markham or in the rest of Ontario. Furthermore, there is no way it could be built in a timely manner since there is no sewer or water allocation from the Region and likely will not be for years.

After recognizing that the application simply does not comply with the basic elements of an MZO, we move on to some of the other reasons it should not be approved.

As Matt Rock, a Markham farmer, stated in his submission, the constant destruction of agricultural land for housing is endangering Canada's food security and water quality and supply. We cannot continue to go blithely down this path and ignore the effects it will have on future generations. At some point we have to begin to live up to our responsibilities to them. Why not now?

Mr. Rock also raised another excellent point. When Council approves an MZO for this kind of project it serves the developer but ignores the planners, the environmental scientists, the conservationists, the agriculturalists, and the rights of ordinary citizens who voted you into office in order to serve our interests and plan our city in a way that is best for all of us...in the long run.

What else would you have to ignore in order to vote in favour of this application?

You would have to ignore the York Region Official Plan 2010, the Markham Official Plan, 2014, the local zoning by-law, and the recommendations of your own planning staff.

Furthermore, you would have to ignore the very definition of “planning.”

Webster’s dictionary defines planning as *“the act or process of making or carrying out plans specifically: the establishment of goals, policies, and procedures for a social or economic unit, as in city planning”*.

The application you have before you has nothing to do with planning. That is what your planning staff is telling you. This is reacting. The residents of Markham elected you to plan responsibility for our future, not to react favourably to every MZO application that every nice developer brings before you. As the deputation by the Unionville Residents Association says, this is spot zoning and, I might add, spot zoning of the worst kind.

Over the past several years Markham Council, and many other municipalities, have strongly objected when the Province increased the use of MZO’s, when it increased the authority of the Local Planning Appeals Tribunal, when it diminished the authority of the Toronto Regional Conservation Authority, and when the Province decreased the required parkland allotment for each new housing development. Why did you object to these changes? Because they all decreased your ability to plan your own city’s future.

If you approve this new Flato MZO you diminish your own authority to plan. You then lose credibility with your residents and Markham’s residence associations because we see the inconsistency. You cannot object when the Province diminishes your authority to plan and then intentionally and publicly do it yourself.

(I want to add that this application is not in any way similar to the other MZO on this agenda, nor is it the same as the other Flato MZO that you previously approved, but which was mainly in Whitchurch Stouffville and included seniors and affordable housing).

Make no mistake. This application is the thin edge of the wedge of future MZO applications from developers who want to avoid the cost, hassle and delay that is involved in allowing you to actually use your authority, and exercise your responsibility as elected officials, to plan for the future of our city.

I urge you to stick with the plan.

Marilyn Ginsburg, Thornhill

**From:** Mary Jo Turner <[REDACTED]>

**Sent:** February 07, 2021 9:31 AM

**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>; Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>; Councillor, Alan Ho - Markham <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>; Councillor, Reid McAlpine - Markham <[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>; Councillor, Karen Rea - Markham <[KRea@markham.ca](mailto:KRea@markham.ca)>; Councillor, Andrew Keyes - Markham <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>; Councillor, Amanda Collucci - Markham <[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>; Councillor, Khalid Usman - Markham <[KUsman@markham.ca](mailto:KUsman@markham.ca)>; Councillor, Isa Lee - Markham <[ILee@markham.ca](mailto:ILee@markham.ca)>; [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)

**Subject:** mzo application--flato developments

**CAUTION:** This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you \*not to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizens' voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision-making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Mary Jo Turner

**From:** Corie Bonnaffon <[REDACTED]>  
**Sent:** February 07, 2021 9:39 AM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Subject:** Development Services Committee meeting re Flato MZO application

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RE: Flato Development MZO Application, 5474, and 5662 19<sup>th</sup> Ave.

I am very much opposed to both the plan to build a sizeable residential sub-division on Class One farmland that sits at the headwaters of the Rouge and to the proposed process that would allow it to happen.

The neighbourhood in which my family has lived for the past forty years is about to be changed beyond recognition by policies requiring strategic intensification. I accept this because the farmland and green space surrounding the GTA has to be protected. We must not sprawl our way to oblivion.

Official Plans are important. At best, they represent a democratic consensus rooted in the expertise of professionals as to how, when and where the city should grow. They are based on grassroots democracy and technical know-how. To be effective, citizens must be able to trust them to be consistent and fair. The suggestion that **OUR** Official Plan is to be countermanded by an order from Queens Park with absolutely no valid justification is outrageous. The idea that Markham City Council might choose to be complicit is even more concerning.

I strongly urge Council to accept its staff recommendation and not adopt the Minister's Zoning Order for this area.

Corie Bonnaffon, Thornhill

From: Patricia Rennie <[REDACTED]>  
Date: Feb. 6, 2021 9:29 p.m.  
Subject: issue of concern  
To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
Cc:

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Dear Mayor and Council,

I urge you **not** to endorse the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZO's are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZO's to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

**Patricia J. Rennie, ND**

From: Reid Williamson <[REDACTED]>  
Date: Feb. 7, 2021 10:33 a.m.  
Subject: Misuse of MZO  
To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Clerks Public  
<[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, "Councillor, Keith Irish - Markham"  
<[KIrish@markham.ca](mailto:KIrish@markham.ca)>, "Councillor, Alan Ho - Markham"  
<[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>, "Councillor, Reid McAlpine - Markham"  
<[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>, "Councillor, Karen Rea - Markham"  
<[KRea@markham.ca](mailto:KRea@markham.ca)>, "Councillor, Andrew Keyes - Markham"  
<[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>, "Councillor, Amanda Collucci - Markham"  
<[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>, "Councillor, Khalid Usman - Markham"  
<[KUzman@markham.ca](mailto:KUzman@markham.ca)>, "Councillor, Isa Lee - Markham"  
<[ILee@markham.ca](mailto:ILee@markham.ca)>, paul.calandra@pc.ola.org  
Cc:

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Dear Mayor and Council,

I urge you \*not to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Reid Williamson

**From:** Valerie Burke <[REDACTED]>  
**Date:** February 7, 2021 at 1:09:32 PM EST  
**Subject:** RE: Flato Development MZO Application, 5474, and 5662 19th Avenue, February 8, Development Services Committee  
**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>

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To The Mayor and Members of Development Services Committee

RE: Flato Development MZO Application, 5474, and 5662 19th Ave.

We strongly urge you to support staff recommendations and deny Flato Development's Ministerial Zoning Order (MZO) application in the Rouge Watershed. This request to develop outside of Markham's urban boundary is premature since York Region is in the process of conducting an Official Plan Review for population and employment growth to 2051. This MZO does not align with a complete and thorough planning process or Markham's Official Plan to build Safe, Sustainable and Complete Communities.

It is incumbent upon our elected representatives to follow a fair, holistic and comprehensive planning process, with proper evaluation of studies, scientific environmental analysis and public consultation. It is important to note that the staff report states "Undertaking a land needs assessment at a Region-wide scale ensures a comprehensive approach to growth management in an effort to, among other things, ensure efficient use of existing and future infrastructure." Markham has always endeavoured to be fiducially responsible with taxpayer money. Careful planning helps ensure cost-effective communities and positions us favourably in the global economy. Flato's request for an MZO application does not align with these principles. In conclusion, Markham Council should support staff recommendations and deny the application.

Sincerely,

Valerie and Dave Burke  
Thornhill Residents

**From:** L Tipton <[REDACTED]>  
**Sent:** Sunday, February 07, 2021 2:10 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Subject:** Written Submission - Markham Council, February 8

**CAUTION:** This email originated from a source outside the City of Markham. **DO NOT CLICK** on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Please find my written submission opposing the MZO request by Flato Developments for the February 8 meeting attached to this email. If there is anything further you need from me in order to submit this document, please let me know.

Sincerely,  
Laura Tipton

Comments Public Meeting February 8, 2021

I oppose this MZO request by Flato Developments in the vital Rouge Watershed. Please adopt the staff recommendation.

**(1) MZO's are meant to be a tool for extraordinary cases**

Minister's Zoning Orders undermine public participation and circumvent the planning process. These have been rarely used in past as they are considered a tool for only extraordinary cases. MZO's were introduced to make decisions over land that has no official plan and when a provincial issue was in question. There is nothing about this development that necessitates sidestepping the development process. It is especially grievous to do so during a pandemic when many residents are already in crisis and unable to respond to these plans.

**(2) Markham should not be using MZO's to circumvent planning processes**

None of the recent MZO's in Stouffville and Markham are part of walkable communities. They are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community," and circumvent planning processes. This rush to urbanize our remaining precious farmlands is unjustified. These developments will bring traffic, damage wetlands and bring flooding in Markham as the Rouge River is overwhelmed. Furthermore, it is York Region taxpayers that will have to fund the pipe and water waste sewage.

**(3) Agricultural lands are finite and should be protected**

The proposed development lands are currently designated agricultural lands. Ontario's agri-food sector is the largest economic sector in the province, employing more than 820,000 Ontarians and contributing \$39 billion to the province's GDP. Only 0.5% of Canada's agricultural soil is classified as Class 1. In order to preserve the viability of Ontario's agri-food sector, it is critical to protect our finite supply of agricultural land.

**(4) Markham should be embracing smart and sustainable growth as stated in its Official Plan**

When governments do not abide by land-use plans, they create sprawl which increases car dependence, traffic congestions, disrupts watershed management and more. Smart growth has a host of benefits which range from healthier municipal finances to healthier residents. Efficient growth has a lower financial cost for municipalities than low-density towns. More than 40% of the costs of sprawl are passed onto taxpayers. By growing smarter, we are also protecting farmland and natural heritage areas, so residents continue to have access to fresh, local food and clean water sources. By choosing to develop greenfield lands, Markham is degrading the future of our region and the well-being of my family and fellow citizens.

**From:** Ajda El-Zabet <[REDACTED]>

**Sent:** Sunday, February 07, 2021 2:40 PM

**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>; Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>; Councillor, Alan Ho - Markham <[Alan.ho@markham.ca](mailto:Alan.ho@markham.ca)>; Councillor, Reid McAlpine - Markham <[RMcAlpine@markham.ca](mailto:RMcAlpine@markham.ca)>; Councillor, Karen Rea - Markham <[KRea@markham.ca](mailto:KRea@markham.ca)>; Councillor, Andrew Keyes - Markham <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>; Councillor, Amanda Collucci - Markham <[ACollucci@markham.ca](mailto:ACollucci@markham.ca)>; Councillor, Khalid Usman - Markham <[KUsman@markham.ca](mailto:KUsman@markham.ca)>; Councillor, Isa Lee - Markham <[ILee@markham.ca](mailto:ILee@markham.ca)>; [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)

**Subject:** Vote NO to the request by Flato Developments

**CAUTION:** This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you \*not to endorse\* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Ajda El-Zabet

**From:** Kimberly Seymour <[REDACTED]>  
**Sent:** Sunday, February 07, 2021 2:59 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Subject:** Flato Development MZO Application, 5474, and 5662 19th Ave

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To: The Mayor and Members of Development Services Committee

**RE: Flato Development MZO Application, 5474, and 5662 19th Ave**

Dear Mayor and members of the Development Services Committee,

As citizens of Markham we are very supportive of the Markham staff recommendations to deny Flato Developments Ministerial Zoning Order (MZO) application in the Stouffville.

Unfortunately, the Ford Government has put some temporary short- sited policies in place that deteriorate democratic and scientific systems and side-step complex urban planning that strikes a balance between the community, environment and development.

Markham is a great city to live, work and play because of the planning, public meetings, infrastructure and environmental involvement. This development does not follow this philosophy. We need to carefully plan to protect watersheds, environmentally sensitive areas, control density, park lands and maintain agricultural areas. This application does not strike this balance.

In conclusion, please support staff recommendations to deny this application.

Thank you for your time,

Kimberly Seymour and Michael Oberpichler

Thornhill Residents.

**From:** Carey Yeoman <[REDACTED]>  
**Date:** February 7, 2021 at 2:32:15 PM EST  
**Subject:** MZO's  
**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>

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Dear Mayor and Council,

I urge you not to endorse the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and circumvent wholistic planning practices. The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,  
Carey Yeoman

**From:** Leslie Girdharry [REDACTED] >  
**Date:** February 7, 2021 at 3:46:18 PM EST  
**Subject:** Development Services Committee, Feb. 8, 2021, Flato MZO Application  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>, Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>, Mayor Frank Scarpitti - Markham  
<[FScarpitti@markham.ca](mailto:FScarpitti@markham.ca)>, Deputy Mayor, Don Hamilton – Markham  
<[DHamilton@markham.ca](mailto:DHamilton@markham.ca)>, Regional Councillor, Jack Heath - Markham  
<[jheath@markham.ca](mailto:jheath@markham.ca)>, Regional Councillor, Jim Jones - Markham  
<[jjones@markham.ca](mailto:jjones@markham.ca)>, Regional Councillor, Joe Li - Markham  
<[JLi3@markham.ca](mailto:JLi3@markham.ca)>, Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>

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Deputation for Development Services Committee, Feb. 8, 2021

RE: Flato Development MZO Application, 5474, and 5662 19<sup>th</sup> Ave.

My name is Leslie Girdharry and I have lived in Thornhill for 39+ years. I am writing to indicate my opposition to the Flato Development application for an MZO for the properties on 19<sup>th</sup> avenue, Markham.

There are existing official plans, processes and procedures in place for handling all such development applications coming before City Council for approval. The existing process is clear, the decisions are meant to be based on the facts of the application, zoning by-laws in place, environmental and other legal considerations. The decision is meant to reflect jurisprudence regarding the integrity of the process, safeguard those working on the decision itself and assuage the overall impact and concerns of the general public.

It's when these processes breakdown by those who wish to capitalize on certain existing legal aspects of the law that give rise to question why this should not conform to existing practices. If this isn't spot zoning, the reaching out to another level of government to allow a developer by-pass existing local processes, then what is? This is not what Markham City Council is about! Rulings made before have been above reproach and the expectation is that one should continue to see this reflected in Council's deliberations.

Secondly, why do we need a Minister's Zoning Order (MZO)? We know from experience that the Provincial Government is pro-development, having back-tracked on decisions it made before to develop land that was protected. With such a reputation, why would Markham City Council want its own process be overtaken by allowing the Province to intervene in a situation they have little or no reason to be involved in?

To approve this Plato Development would be to seriously harm the integrity of a system already in place that is meant to be fair and equitable; such a system is the prized possession that the people of Markham and York region cherish. It is the hallmark of the Markham City Council. It would negate the plans and direction of what the people had hoped for, had voted for, thereby creating a lack of confidence that has been placed on elected officials to judiciously carry out their duties on behalf of the people of Markham.

I strongly advocate that this developer be denied its application for an MZO and that Council carry out its obligation to the people of Markham by following its own rules and regulations concerning any and all land development applications.

Sincerely,

Leslie Girdharry.

**From:** Judy Marshall <[REDACTED]>  
**Date:** February 7, 2021 at 4:09:36 PM EST  
**Subject:** Please do not endorse the Flato MZO  
**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Cc:** [dave.smith@pc.ola.org](mailto:dave.smith@pc.ola.org), [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)

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Dear Mayor and Council,

I respectfully urge you to not endorse the most recent MZO request by Flato Developments in the environmentally important Rouge Watershed. These MZOs are not aligned with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community". They ignore your staff recommendations and your policies to consider the greater good, looking beyond what land developers would like.

The well-being of our fellow citizens is being put at risk in the rush, during a crisis, to approve building on precious farmland. It has become very apparent that we Canadians must be as self-sufficient as possible with regard to our food supply. Covering prime farmland with housing developments in the Markham area and elsewhere in the province does not support this goal. These hasty MZOs could have a very wide-reaching impact throughout the province with regard to food supply. They do not just impact residents in Markham and Stouffville who will be living with possible damage to wetlands, increased traffic and the potential for flooding.

It is very inappropriate to push through these MZOs during a pandemic, when so many citizens in Markham and elsewhere are preoccupied with maintaining their health and livelihood. We can't be expected to closely follow zoning changes in our communities at such a time, yet will be forced to live with the impact of these changes for decades.

Please adopt your Markham staff recommendation and also notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this Flato MZO is inappropriate and not aligned with Markham's growth strategy.

Since this is an issue that potentially impacts the entire province, I'm copying my own MPP, Dave Smith MPP Peterborough-Kawartha.

Sincerely,  
Judith Marshall  
Peterborough

**From:** DIANE BERWICK [REDACTED] >  
**Sent:** Sunday, February 07, 2021 4:46 PM  
**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>; Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Subject:** Development Services Comm. Feb. 8, 2021 - Flato MZO Application: 5474 & 5662 19th Ave.

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To: Development Services Committee Members:

**Flato Development MZO Application, 5474 and 5662 19th Ave.**

I will make my comments short and to the point. Please deny Flato's application.

I agree with Markham staff recommendations to deny Flato's MZO application for all the reasons outlined by city staff in their report for tomorrow's meeting.

Please be on the right side of history and do what is right for our community.

Sincerely,

Diane Berwick  
Thornhill Resident for 20 years

**From:** Kimberly Seymour <[REDACTED]>  
**Sent:** Sunday, February 07, 2021 6:47 PM  
**To:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>; Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Subject:** Flato Development MZO Application, 5474, and 5662 19th Ave.

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To: The Mayor and Members of Development Services Committee

Re: **Flato Development MZO Application, 5474, and 5662 19<sup>th</sup> Ave.**

On behalf of Settler's Park Residence Association, we would like to endorse Markham staff's recommendations to deny this Flato development application.

We are concerned as the process is not democratic or sensitive to Markham's visions and goals.

Currently this is agricultural land with significant wetlands and Flato's proposal does not comply with any zoning by-laws for official plans at this time.

This area needs to be comprehensively looked at from an environmental perspective with a longer-term vision from the municipality.

We are supportive of Markham Council in denying this application.

Regards,

Kimberly Seymour  
V.P. Settlers Park Residents Association

On behalf of Settler's Park Residence Association



**From:** Valerie Tate <[REDACTED]>  
**Sent:** Sunday, February 07, 2021 6:57 PM  
**To:** [Mayor&councilors@markham.ca](mailto:Mayor&councilors@markham.ca); Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Subject:** Flato Development MZO Application, 5474 and 5662 19th Ave.

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To The Mayor and Members of Development Services Committee

RE: Flato Development MZO Application, 5474, and 5662 19th Ave.

My name is Valerie Tate and I am a resident of Thornhill. For many decades I have regularly driven north through Markham and Whitchurch Stouffville. In the past number of years, I have been increasingly concerned about the loss of our farmland to urban development. This latest proposal for 18<sup>th</sup> Ave. and Hwy 48 would mean yet more loss of agricultural land and it would be done without meeting any of the normal development requirements. The use of an MZO would by-pass procedures that have been put in place to control growth and protect our environment and sets a dangerous precedent for future development. I strongly urge you to support staff recommendations and deny Flato Development's Ministerial Zoning Order (MZO) application in the Rouge Watershed.

Sincerely,  
Valerie Tate

[REDACTED]

**From:** jo.honsie jo.honsie <[REDACTED]>  
**Sent:** Sunday, February 07, 2021 7:02 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Subject:** Feb 8th 2021 Development Services Committee

**CAUTION:** This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Deputation:

Dear Sir and Madam,

As a resident of over 50 years I am alarmed that Markham might allow itself to become like cats attracted to the next shining bauble like a MZO order made by Flato developments for property on 19th Avenue in Markham.

MZO orders are a new thing that bypasses all planning made at the local level. Does this mean that Markham Councillors wish to abdicate their roles in planning? It is like the Councillors are seeking out the nearest jack hammer operator when they need a cavity removed from their mouths?

Councillors were elected to seek advice from farmers to tell them of how to create local foods for our consumption. Councillors were elected to listen to water managers to ensure that all creatures have access to potable water. Councillors were elected to seek information from people with greater knowledge than themselves.

If the Mayor and the Councillors agree to a MZO from the province than they are admitting that they don't need planners, nor do they need to follow the York Region Plan of 2010 or the Markham Plan of 2014. That means that Markham is willingly entering into a 'seat of the pants' planning structure, swayed by the shiny baubles of short term money gain and long term pain of paying for the development of sewers and other infrastructure. Who benefits this MZO? Is this the best use of the property to the benefit of all residents of Markham?

The Premier himself has said that they listen to the scientists when making decisions during the pandemic. Surely Markham wishes to follow the 'science' of their planners.

I urge the Mayor and the Councillors to follow the 'science' of their planners and their plan and reject the MZO request by Flato developments.

Sincerely,

Joan Honsberger,

Thornhill resident

**From:** Rhonda D <[REDACTED]>  
**Sent:** Sunday, February 07, 2021 8:16 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Subject:** Re: Flato Development MZO 5474 and 5662 19th Ave.

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I am a Thornhill residence for 30 years. I have been involved with many residence developments in our area.

This development is being built on existing farm land. We need as much farm land as we can get at this time.

I feel that they are trying to push this development through without any input from the community.

In addition, nothing is being looked at including traffic management, waste disposal and existing infrastructure.

I feel Markham council should reject this proposal under the MZO as there is no support studies and information available to make an informed decision.

Markham staff have made a recommendation not to support this request. This should be respected and their decision supported to the maximum.

Rhonda Duma

From: Classic Furniture Restoration <[REDACTED]>  
Date: Feb. 7, 2021 6:42 p.m.  
Subject: Please vote no to MZO request  
To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
Cc: [peter.bethlenfalvy@pc.ola.org](mailto:peter.bethlenfalvy@pc.ola.org)

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

Dear Mayor and Council,

I respectfully urge you to not endorse the most recent MZO request by Flato Developments in the environmentally important Rouge Watershed. These MZOs are not aligned with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community". They ignore your staff recommendations and your policies to consider the greater good, looking beyond what land developers would like.

The well-being of our fellow citizens is being put at risk in the rush, during a crisis, to approve building on precious farmland. It has become very apparent that we Canadians must be as self-sufficient as possible with regard to our food supply. Covering prime farmland with housing developments in the Markham area and elsewhere in the province does not support this goal. These hasty MZOs could have a very wide-reaching impact throughout the province with regard to food supply. They do not just impact residents in Markham and Stouffville who will be living with possible damage to wetlands, increased traffic and the potential for flooding.

It is very inappropriate to push through these MZOs during a pandemic, when so many citizens in Markham and elsewhere are preoccupied with maintaining their health and livelihood. We can't be expected to closely follow zoning changes in our communities at such a time, yet will be forced to live with the impact of these changes for decades.

Please adopt your Markham staff recommendation and also notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this Flato MZO is inappropriate and not aligned with Markham's growth strategy.

Since this is an issue that potentially impacts the entire province, I'm copying my own MPP Peter Bethlenfalvy.

Regards,  
Yared Lakew  
[REDACTED]

**From:** Vice-President Thornhill Ward One <[REDACTED]>  
**Sent:** Sunday, February 07, 2021 8:26 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Subject:** Development Services Committee meeting re Flato MZO application, Monday morning 9:

**CAUTION:** This email originated from a source outside the City of Markham. **DO NOT CLICK** on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Members of Development Services Committee

The Ward One (South) Thornhill Residents Inc request Committee to **DENY** the application by Flato Development and support staff recommendations.

The protection of farmland, water sources and natural habitat is essential to the wellbeing of Markham residents.

Food security is very important and agricultural land should not be paved as buildings do not feed people. Agriculture is also very important to our economy providing jobs.

The Flato MZO application circumvents the democratic process and the fundamental planning process,

We recommend that Committee **DENY** this application as it will open the flood gates for all developers to use the MZO application process and we will have little say about how our City develops.

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Sincerely,

The Executive of Ward One (South) Thornhill Residents Inc.

From: Arlene Reesor <[REDACTED]>  
Date: Feb. 7, 2021 4:53 p.m.  
Subject: Please do not endorse the Flato MZO  
To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
Cc: [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org), "Lindo-QP, Laura Mae" <[LLindo-QP@ndp.on.ca](mailto:LLindo-QP@ndp.on.ca)>

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Dear Mayor and Council,

We respectfully urge you to not endorse the most recent MZO request by Flato Developments in the environmentally important Rouge Watershed. These MZOs are not aligned with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community". They ignore your staff recommendations and your policies to consider the greater good, looking beyond what land developers would like.

Although we do not reside in Markham at this time, we have deep roots in the community with many immediate and extended family members and friends living there. Their well-being and that of our fellow citizens is being put at risk in the rush, during a crisis, to approve building on precious farmland. It has become very apparent that we Canadians must be as self-sufficient as possible with regard to our food supply. Covering Class A farmland with housing developments in the Markham area and elsewhere in the province does not support this goal. These hasty MZOs could have a very wide-reaching impact throughout the province with regard to food supply. They do not just impact residents in Markham and Stouffville who will be living with possible damage to wetlands, increased traffic and the potential for flooding.

It is very inappropriate and anti-democratic to push through these MZOs during a pandemic, when so many citizens in Markham and elsewhere are preoccupied with maintaining their health and livelihood. We can't be expected to closely follow zoning changes in our communities at such a time, yet will be forced to live with the impact of these changes for decades.

Please adopt your Markham staff recommendation and also notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this Flato MZO is inappropriate and not aligned with Markham's growth strategy.

Since this is an issue that potentially impacts the entire province, I'm copying my own MPP, Laura Mae Lindo, Kitchener Centre riding.

Sincerely,

Arlene Reesor & Denis Taylor  
Kitchener

**From:** Tarun Dewan [REDACTED]  
**Sent:** Sunday, February 07, 2021 8:51 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Cc:** Councillor, Keith Irish - Markham <[KIrish@markham.ca](mailto:KIrish@markham.ca)>; Mayor & Councillors  
<[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>; [REDACTED]  
[REDACTED]

**Subject:** Deputation for Development Services Committee, Feb 8, 2021, Flato MZO Application

**CAUTION:** This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Deputation for Development Services Committee, Feb 8, 2021

RE: Flato Development MZO Application, 5474, and 5662 19<sup>th</sup> Ave.

My name is Tarun Dewan and I am writing both as a concerned resident of the Thornhill area and also on behalf of the Executive of GARA (Grandview Area Residents Association), that represents just over 1000 households in the Thornhill area.

Flato developments have generally been civic minded, however in this instance there is no reason for a MZO.

The lands that are proposed to be developed are designated agricultural lands and should not be used for residential development.

Urban sprawl competes with the need to keep pace with a growing population. These must be balanced through a careful and thoughtful planning process. We have one in place that does not permit this particular development but has room for growth in many other parts of the city.

An exemption through an MZO would be necessary only if there are matters of provincial interest that need to be protected or facilitated. There are none in this case.

Moreover, there are already processes in place to consider any needed exemptions in the York region planning as pointed out by the staff report.

It is vitally important for our residents to trust the process. We have all seen recently what happens when citizens don't have faith in normal government processes and, since we have a robust planning mechanism in Markham, that is the process that people know and trust and that is what should be used.

As residents directly affected by loss of greenspace we urge members of this committee to vote to note support the MZO.

Sincerely,  
Tarun Dewan

On behalf of Grandview Area Residents Association

[www.thornhillgara.com](http://www.thornhillgara.com)

From: Echo Wood Farm <[REDACTED]>  
Date: Feb. 7, 2021 9:06 p.m.  
Subject:  
To: Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
Cc:

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

Dear Mayor and councillors

Re. the MZO proposal by Flato Developments. This kind of major rezoning during this covid crisis seems rather opportunistic. I firmly believe that our top farmland in Ontario needs permanent protection. Development should occur only on class 4 and lower. My family has been making their living on Markham farmlands for more than 200 years and it is heartbreaking to see a good percentage of it paved over in less than 40 years. Good soils cannot be replaced. Please reject this application.

Sincerely

Art Reesor