

HUMPHRIES PLANNING GROUP INC.

November 21, 2011

Corporate Services Department
Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attn: Kimberley Kitteringham
Town Clerk

Re: Letter of Objection
Markham Free Methodist Church
22 Esna Park Drive
(ZA 11 117540) (10.5)

Please be advised that on behalf of Davencourt Investments Limited owners of land located at 15, 25, 35 and 39 Riviera Drive Humphries Planning Group is objecting to approval of the proposed land use application respecting Markham Free Methodist Church located at 22 Esna Park Drive.

Davencourt Investments Limited has developed approximately 340,000 square feet of combined industrial space at the above noted addresses. Davencourt Investments has recently become aware of applications made for 22 Esna Park Drive which propose a place of worship.

Davencourt Investments objects to the proposed zoning application which would permit a place of worship within an industrial building for the following reasons:

- It may create regulatory agency compliance issues for current and future tenants.
- It may destabilize the existing employment area and associated operations.
- Eliminate the use of the existing building for employment uses in the future thereby reducing the Towns employment land base.
- Create conflicts between existing industrial uses and the proposed land use.

In the absence of having these issues properly assessed and addressed we respectfully request that the matter be refused.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'RH', is written over the company name.

Rosemarie L. Humphries BA, MCIP RPP
President

cc. Davencourt Investments Limited
Mayor and Members of Council
Michael Fry, Planner Town of Markham
Richard Kendal, Manager – Central District, Town of Markham

HUMPHRIES PLANNING GROUP INC.

November 17, 2011
HPGI File: 11294

To Mayor + Council

Corporate Services Department
Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attn: Kimberley Kitteringham
Town Clerk

Re: Letter of Objection
Markham Free Methodist Church
22 Esna Park Drive
(ZA 11 117540) (10.5)

Please be advised that on behalf of Descor Limited Partnership "Descor". Humphries Planning Group is objecting to approval of the proposed land use application respecting Markham Free Methodist Church located at 22 Esna Park Drive.

Descor is located north of the subject site at 25-39 Riviera Drive and currently operates a wood office furniture manufacturing company with 160,000 square feet of space and employs 125 people on 2 shifts 5 days per week.

Descor only recently came to know about the proposed place of worship on November 1st as it did not receive formal notice of the application and therefore was not represented at the September 13 Development Services Committee Meeting where the zoning application was presented.

Descor is objecting to the proposed zoning application which would permit a place of worship within an industrial building for the following reasons:

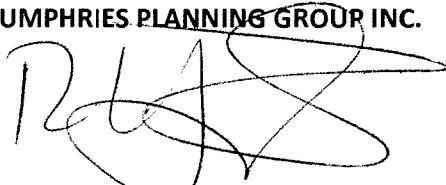
- No indication or consideration has been given by the Town in evaluating this application as related to whether the proposed land use if approved would render adjacent industrial uses including Descor as being non-compliant with its Certificate of Approval;

- The location of the proposed place of worship is deep within an industrial area and may not be appropriate.
- Conflicts between industrial traffic and the proposed use are of concern.
- It is understood that phasing of the proposed land use is being contemplated with potential use of "H" Holding zone provisions. Phasing is required for reasons inclusive of availability of downstream sanitary sewer capacity/flows. If such is the case, the place of worship is premature and should not be approved at this time.
- The proposed place of worship land use is not considered to be an employment use and therefore would constitute a land use conversion. The application should not be considered for approval until such time as a municipal comprehensive review has been undertaken.

We understand from discussions with staff that the zoning application is scheduled to be heard on November 22. In the absence of having these issues properly assessed and addressed we respectfully request that the matter be refused.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP RPP
President

cc. Descor Limited Partnership.
Mayor and Members of Council
Michael Fry, Planner Town of Markham
Richard Kendal, Manager – Central District, Town of Markham