

**Anthony Usher Planning Consultant**  
146 Laird Drive, Suite 105, Toronto, Ontario M4G 3V7

(416) 425-5964  
auplan@bellnet.ca

April 18, 2016

Mr. Harold Lenters  
Director of Development Services  
Town of Georgina  
Keswick, Ontario  
L4P 3G1

Dear Mr. Lenters:

**Re: Official Plan Review - Maple Lake Estates**

I have reviewed the April 2016 Proposed Official Plan, and on behalf of my client, the North Gwillimbury Forest Alliance (NGFA), would like to express my continued concerns with respect to the prospective designation of and policies for the Maple Lake Estates (MLE) property.

I submitted comments on the April 2016 Draft Plan on July 30, 2015. I am disappointed to see no changes in the Proposed Plan in response to those comments, but I'm not surprised, as clearly, we have developed different perspectives and positions on this matter.

Therefore, I am simply going to reiterate my position, by restating my recommendations to Council from my July 30, 2015 letter, and appending that letter since it substantiates those recommendations.

*I recommend that the Draft Official Plan be modified as follows:*

- ▶ *On Schedule A1, show MLE as Countryside Area.*
- ▶ *On Schedule A2, designate MLE as Environmental Protection Area as appropriate, and any remainder as Rural Area.*
- ▶ *On Schedule A2, include all of MLE in Greenland System based on the criteria in the preamble to section 5.1, and modify the Greenland System accordingly on other schedules.*
- ▶ *In Table 1, remove reference to MLE, and add MLE's population to Keswick.*
- ▶ *Remove sections 7.2 and 9.3.9.1 [section renumbered since Draft Plan], and all other references to MLE.*

I should also draw to your attention a minor error that relates to MLE. Section 7.5.12.1 is the special provision relating to the Lakeshore subdivision, across Metro Road North from MLE. This special provision is correctly referenced on Schedule I. However, in Section 7.2.2(f), it is incorrectly referenced as Section 7.5.13.1.

Mr. Harold Lenters/April 18, 2016

2

Finally, I should once again note that aside from my client's and my serious concerns about MLE, staff and consultants have done a thorough and comprehensive job of revising and updating the Official Plan. The proposed Plan has been further improved since last year's draft.

Yours sincerely,

*[original signed by]*

Anthony Usher, MCIP, RPP

cc. John Espinosa