

May 31, 2021

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Our File No. 112062

Mayor and Council Members  
Town of Georgina  
26557 Civic Centre Road, R.R. #2  
Keswick, Ontario L4P 3G1

Attention: Rachel Dillabough, Town Clerk

Dear Madam Mayor and Council Members:

**Re: Required Zoning By-Law Amendment**

**Maple Lake Estates (“MLE”)  
LPAT Decision – December 19, 2019**

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We represent the North Gwillimbury Forest Alliance (“NGFA”) in this matter. We also represented NGFA at the LPAT hearing of the NGFA appeal of OPA 129 as it affected MLE’s property.

Our client was gratified when its appeal was allowed and the Tribunal ordered a modification to OPA 129 to remove the “urban residential area” designation from over 99% of the MLE lands, and redesignated those lands as “environmental protection area”. This area of redesignation included all the wetlands and significant woodlands as depicted on the Region’s Official Plan Maps 4 and 5, and also included required buffer areas for those wetlands and woodlands, consisting of both vegetation protection zones<sup>1</sup> and adjacent lands<sup>2</sup>.

The zoning of the MLE lands was not before the Tribunal for consideration.

Since the LPAT decision, our client has been looking forward to Council rezoning the MLE lands to conform with the LPAT-modified Official Plan policies and prevent any development or site alteration of the aforementioned wetland/woodland areas and their respective buffers.

This rezoning is required under ss. 24(1) and 26(9) of the *Planning Act* to implement the Tribunal decision and *Planning Act* provisions [e.g. 34(1) 3.2] which allow zoning by-laws to prohibit any use of land and the erecting, locating or using of any class or classes of buildings or structures within significant wetland and woodland areas.

We are gratified to learn that the Town has now hired a consultant to work with Town staff on a zoning bylaw update to address the changes required at MLE and elsewhere in the countryside

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<sup>1</sup> Pursuant to the Regional Official Plan

<sup>2</sup> Pursuant to the Provincial Policy Statement, 2014.

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area. That said, we had hoped for more to have been achieved in the past 18 months since the release of the LPAT decision.

We urge Council to ensure that this process proceeds as expeditiously as possible. Please take whatever steps are necessary to ensure that MLE and other lands are rezoned in full conformity with OPA 129, within the current term of Council.

We look forward to working with Council and municipal staff to ensure that the LPAT decision is fully and properly implemented and the MLE lands are appropriately protected through unambiguous zoning controls.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink that reads "Leo Longo". The signature is written in a cursive, flowing style.

Leo F. Longo  
LFL/ly

c. Client  
Anthony Usher

44739157.1

**AIRD BERLIS**