

North Gwillimbury Forest Alliance

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May 3, 2016

The Honourable Ted McMeekin
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto M5G 2E5

Dear Minister McMeekin:

Re: Maple Lake Estates land-swap proposal

The DG Group and Georgina Town Council have requested that as part of your review of the Greenbelt, Oak Ridges Moraine, Niagara Escarpment and Greater Golden Horseshoe Growth plans, you allow the Deer Park-Boyers Road lands in the Greenbelt to be removed from Greenbelt protection and subdivisions built there, in exchange for not building a 1,073-unit mobile home community ("Maple Lake Estates") in a wetland where DG has approvals dating from 1987.

This proposed swap of development approvals threatens the Greenbelt's integrity, and is a bad deal for the public. It is a bad deal because the Maple Lake Estates property is un-developable under Ontario's current land use rules. The developer and the town are proposing that you trade something for nothing.

DG Group's and Georgina's reasoning is off-side with the letter and the spirit of the Provincial Policy Statement, the Greenbelt Act, wetlands protection rules, and good planning.

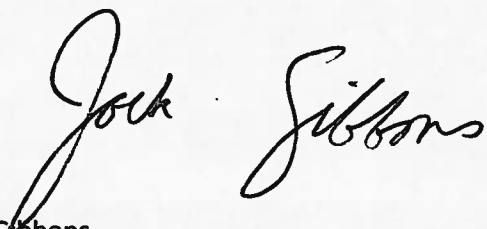
- DG cannot proceed with the mobile home development without a "Section 28 permit" from the Lake Simcoe Region Conservation Authority (LSRCA).
- The LSRCA cannot legally issue such a permit, because the mobile home development would have an adverse impact on the Paradise Beach-Island Grove wetland, which has been designated a Provincially Significant Wetland.

From the public's point of view, DG and Georgina are proposing to trade land that is not developable, to get permission to build a 1,073-house subdivision on prime Greenbelt farmland. There would be no benefit to the public or to the Greenbelt by authorizing such a transaction.

The concept of land-swapping is a threat to the Greenbelt. One deal leads to many deals, as land speculators petition the government to bail them out, and soon the Greenbelt would look like a Swiss cheese.

Minister, please don't trade a chunk of the Greenbelt for a worthless 30-year-old development approval to build a mobile home park in a swamp.

Yours truly,

A handwritten signature in black ink that reads "Jack Gibbons". The signature is written in a cursive, flowing style with a large initial "J" and "G".

Jack Gibbons
Chair