

Dear Regional Chair and Members of York Regional Council,

I am a resident of Pefferlaw. On May 28, 2012 I made a deputation to Georgina Town Council requesting that they make changes in their procedural bylaws regarding citizen deputations, the timing of addenda and the publication of agendas. I used the Maple Leaf Estates case and the secrecy surrounding that file, as just one example of the primitive and contradictory mode employed by them in providing for citizen engagement in the policy making process. Council received my deputation and sent it to staff for study and report.

At the following Committee of the Whole Meeting held June 4, 2012, Mayor Grossi expressed his displeasure with those who had made "false allegations" that have been publicized regarding a "secret deal" regarding the Maple Leaf Estates issue. He asked that the Regional CAO Mr. Bruce Macgregor help in getting out what Mr. Grossi perceives as the correct information regarding this matter. On Friday, June 8, 2012 an apologetic regarding this item was published on the Town of Georgina's web site: <http://georgina.ca/mle.aspx#.T9lanuaZj5A.email>

I have taken exception to Mayor Grossi's remarks regarding those who have made what he terms false allegations with respect to a secret deal surrounding Maple Leaf Estates as I certainly did in my deputation.

This is merely background for the issue for which I write to you honourable members of York Regional Council. In the statement on their website the Town of Georgina states that **"York Region has indicated that they will not enter into any Minutes of Settlement to permit development beyond what is already permitted through existing Provincial, Regional and Local development approvals."**

My question is a fundamental one with respect to all the discussion and concern so many residents of York Region have regarding this matter. Does this statement regarding your intentions mean that the Minutes of Settlement will recognize the right to only develop a trailer/modular home park on this site or does it mean that the MOS will recognize Metrus' right to seek further changes to make this a full subdivision?

Certainly Metrus has been clear that they want to amend the current Plan of Subdivision to:

1. Metrus wants to switch this development from leased lots to freehold lots for each home.
2. Second, Metrus wants to raise the maximum height of the **homes from 5 to 9.5 metres to permit a loft and a third bedroom.**
3. Third, Metrus wants the Town to repeal the requirement to build a golf course.
4. Fourth, Metrus wants to switch from private roads, private water and private sewage service to municipally-owned road, water and sewage service within the development.
5. Fifth, Metrus wants to switch from private snow ploughing and private garbage pick-up to municipal snow ploughing and garbage service.

This is well known : See [Staff Report dated January 30,2012](#); and [memorandum from former Metrus' rep Fraser Nelson](#) dated June 10, 2011.

The reason the **secret-until-approved Deal/Memorandum of Understanding between the Region and Metrus** is critical is that in an affidavit filed on behalf of Metrus (see page 60 of [affidavit of R. Riebero](#) , Metrus is asking that the MOS -- **which is secret until signed by the Region and Metrus** -- address the need for potential amendment to the Official Plan for the Township of Georgina and site specific Zoning Bylaw No 911-87-431." This is the bylaw which, among other things, limits the buildings to one story trailer/modular homes. They do not mention the size of home issue in their affidavit but only mention the need for the elimination of golf course and being on town water and garbage pickup and as well to amend these, (quote) "**among other things.**"

Can the Region assure me that these "other things" does not include changes in the MOS that would allow the homes to grow from 5 metre to 9.5 metre homes? To do so, would mean that the MOS would include the removal/rescinding of site specific Zoning Bylaw No 911-87-431.If that was the case then the Region in the MOS would certainly be agreeing to development beyond existing local development approvals.

Are you going to leave the site specific Zoning By-law No 911-87-431 intact? The answer to this question needs to be made public.

Certainly the question of whether or not the Town and Region are going to allow the developer to build a full subdivision here is critical to the hundreds of citizens who are currently doing what they can to stop this precious forest, of which 80% is provincially designated sensitive wetland, from being destroyed. Therefore, I humbly request that you answer my question regarding the above mentioned zoning by-law and whether you are considering allowing the homes to grow from more than 5 metres as is currently allowed by existing local approvals.

Your timely response to this query would be greatly appreciated as the OMB Hearing for York Region's Official Plan, Case # Pf,IN128 as it pertains to the Maple Leaf Estate portion of this appeal takes place early next month-and the citizens you represent need to know what exactly is being offered up here.

Thank you.

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