



May 5, 2017

via email c/o Carly.Foerster@ontario.ca

Hon. Kathleen Wynne
Office of the Premier
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Premier Wynne:

Re: Maple Lake Estates Site – Transfer of Development Rights

Thank you for your letter of April 3, 2017 in response to our letter of March 23, 2017.

It is with the greatest concern that we again bring this important matter to your attention regarding Ministry of Municipal Affairs' decision to deny the transfer of development rights under the Greenbelt Plan review for a property in the Town of Georgina known as Maple Lake Estates (MLE). As mentioned previously, Minister Mauro **will not meet with us**, and accordingly the Lake Simcoe Region Conservation Authority (LSRCA) is appealing to you directly to reconsider the Province's decision based on the following rationale.

A proposal to transfer development rights from the MLE subdivision has been ongoing since 2014 in collaboration with the Ministry of Municipal Affairs staff. The Regional Municipality of York, Town of Georgina and LSRCA are all in support of this proposal. At a meeting held on April 24, 2015, LSRCA's Directors passed the following resolution:

BOD-060-15 RESOLVED THAT the Board supports the transfer of development rights from the original Maple Lake Estates site to the adjacent property owned by the ownership group and located directly to the south of the current plan approved site, in order to protect the natural heritage features on what is known as Maple Lake Estates. CARRIED

The original MLE site has full provincial planning approval with zoning for a registered plan of subdivision. Subsequent to this approval, the site was found to contain natural heritage features which LSRCA would like to see protected. It was solely for this purpose that the Board of Directors supported negotiating a transfer of development rights as the best approach to protect the wetland and forest features.

A key outcome of the transfer of development rights is to see this land transferred into public ownership to ensure protection of the natural heritage features in perpetuity. Another positive

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outcome of the transfer of development rights is that it will meet a Provincial target to grow the Greenbelt. The original MLE site is approximately 500-plus acres of land, while the site considered for the transfer is much smaller at approximate 175 acres in size. This means an additional 325 acres of land would be added to the Greenbelt. In addition, the 175 acres which could be developed will be subject to all current environmental and planning requirements in place. This would result in further loss of developable land as the identified natural heritage features on the 175 acre site would be placed into public ownership.

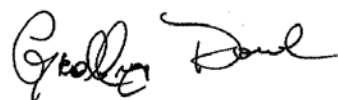
As of today, the landowner has activated the permit application on the original subject lands.

This means that LSRCA will be forced to either approve the permitted works or enter into a protracted legal battle with the proponent that would be extremely costly and unwarranted given the benefits of the solution being presented. Given the proponents clear development rights, recognition that the land is considered Town and Village under the Greenbelt Plan, and significant investment of infrastructure on the property, the probability that the proponent would be successful in achieving a favourable ruling is high. The transfer of development rights is the only guaranteed approach to protecting these lands and growing the Greenbelt. Failure to transfer the development rights puts the original MLE site at risk, which could result in the loss of the natural heritage features, and represents a lost opportunity to grow the Greenbelt.

To ensure that the original MLE site is protected, LSRCA respectfully requests that the Province reconsider the current decision and intervene to allow the transfer of development rights. The benefits of the transfer of development rights are clear, the natural heritage features on the site are protected in perpetuity, and the Greenbelt would see a net increase in size of approximately 325 acres. This is a solution which will benefit all parties and most importantly the environment.

We would appreciate hearing from you regarding this matter. Should you require additional information, please do not hesitate to contact Mike Walters, Chief Administrative Officer @ 905-895-1281 or m.walters@lsrca.on.ca.

Yours sincerely,



Mayor Geoffrey Dawe
Chair



Michael Walters
Chief Administrative Officer

Copy: York Region - Chair Wayne Emmerson and CAO Bruce Macgregor
Town of Georgina - Mayor Margaret Quirk, CAO Winanne Grant, Director Development Harold Lenters