Mayor Quirk and members of Council, I am Jack Gibbons from the North Gwillimbury Forest Alliance.

Thank you very much for the opportunity to speak to you tonight with respect to Mr. Lenters' report about the Maple Lakes Estates (MLE) property and the Greenbelt Review process.

According to Mr. Lenters' report: "it is clearly a matter of provincial, regional and local interest, that the MLE lands not be developed, but rather that the lands be protected as a natural area." We couldn't agree more.

Therefore, we strongly support Mr. Lenters' recommendation that the Town ask the Province of Ontario to remove the Greenbelt Plan's "Towns and Villages" designation for the MLE property.

In addition, we support a development approvals swap which would allow the DG Group to build homes at another location in return for the transfer of their MLE lands to the Lake Simcoe Region Conservation Authority (LSRCA).

Specifically, we support a swap which would allow the DG Group to build additional homes on their <u>undeveloped</u> land in the Keswick Urban Area. These lands are the best option for a development approvals swap since they have already been zoned to accommodate population growth. And they are right next door to the 404. Furthermore this swap would not require the approval of the Region of York or the Government of Ontario.

Unfortunately, Mr. Lenters is asking you to endorse a swap proposal that is **not** in the public interest. Specifically, he is recommending that the Town ask the Province to approve the DG Group's proposal to build homes on their farmlands between Deer Park Road and Boyers Road. These farmlands are in the Greenbelt Plan's Protected Countryside. They are also off-limits to development according to the Official Plans of both the Town of Georgina and the Region of York.

Mayor Quirk and members of Council, the DG Group's proposed swap location is contrary to the public interest for at least three reasons.

First, it will lead to an unnecessary loss of our precious farmlands.

Second, the DG Group has provided virtually no information to the people of Georgina about their proposed swap.

Third, the people of Georgina haven't had a chance to review the DG's swap proposal and provide their comments to Town Council.

I would now like to elaborate on these points.

First, we need to preserve our precious farmlands. The large majority of the Deer Park/Boyers Road farmlands are Class 1 farmlands. All of these lands are Classes 1 to 3.

These farmlands should be preserved to feed the people of the GTA. And they should be preserved to maintain Georgina's rural character and its agricultural industry. Mayor Quirk and members of Council, it would be simply scandalous to pave over these precious and irreplaceable farmlands when there is still undeveloped land in the Keswick Urban Area.

Now I would like to turn to my second point. The DG Group has provided us with virtually no information about their swap proposal.

For example, the DG Group owns approximately 380 acres of farmlands, wetlands and forest between Deer Park and Boyers Roads.

- How many of these 380 acres will be devoted to a new subdivision?
- Where precisely will the subdivision be located?
- Will the ownership of <u>all</u> the DG Group's <u>remaining</u> lands be transferred to the LSRCA? Or will the DG Group be seeking permission to build more subdivisions on its remaining Deer Park/Boyers Road farmlands in the future?
- What impact would the proposed subdivision have on traffic on Deer Park Road? On Varney Road? On Boyers Road? And on the Queensway?
- Will the proposed swap lead to millions of dollars of extra profits for the DG Group? As you know, the MLE development approvals are for a mobile home park on

leased lots. These development approvals are virtually worthless since building new mobile home parks is no longer profitable. On the other hand, the DG Group is seeking new development approvals which would allow it to build a conventional subdivision on freehold lots. These new development approvals would be very valuable. Should we sacrifice our precious farmlands to give the DG Group millions of dollars of windfall profits?

Mayor Quirk and members of Council, we believe that Mr.

Lenters' recommendation that you should pick the location for the swap right now is premature.

Therefore it is our submission that you should take the following actions tonight.

First, endorse Mr. Lenters' recommendation that the Town of Georgina ask the Province of Ontario to remove the "Towns and Villages" designation for the MLE property.

Second, endorse, in principle, a swap which would allow the DG Group to build a high-quality residential community, in an

appropriate location, in exchange for the transfer of the Maple Lake Estates lands to the LSRCA.

Third, request the DG Group to provide Town Council and the people of Georgina with a high quality swap proposal for our review and consideration.

Thank you for your attention. If you have any questions, I would be pleased to answer them.