

Michael J. McQuaid, Q.C.

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WeirFoulds LLP
BARRISTERS & SOLICITORS

February 8, 2005

VIA FACSIMILE (1-905-895-3031)

Mr. Denis Kelly
Regional Clerk
Regional Municipality of York
PO Box 147
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Sir:

**Re: Sharon Community Plan Review
Town of East Gwillimbury
File No. OPA122ROPA47**

We act for the South Sharon Developers Group, two groups of owners of an area of approximately 230 acres immediately south of the proposed Sharon Community, which is the subject of proposed OPA122 of the Town of East Gwillimbury and Regional Official Plan Amendment 47.

On February 2, 2005, I attended before Planning and Economic Development Committee regarding the above-noted items and understand that Staff's report respecting the above-noted matters and my submissions will be considered on February 17, 2005 as part of the Regional Council Agenda.

In my submissions before Planning and Economic Development Committee I referred to the summary of Mr. Russell Mathews' analysis respecting their firm's opinion with respect to our request to consider an extension of the OPA122 boundaries. I have attached a copy of Mr. Mathew's letter and would ask that it be added to my letter filed with that Committee.

The Exchange Tower, Suite 1600
P.O. Box 480, 130 King Street West
Toronto, Ontario, Canada M5X 1J5

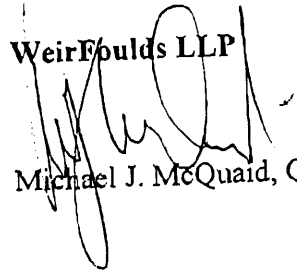
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We ask Regional Council to adopt the recommendations as set out in our letter of
January 27, 2005.

Yours truly,

WeirFoulds LLP


Michael J. McQuaid, Q.C.

MJM/DH/tf
Encl.

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HEMSON

Consulting Ltd.

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February 1, 2005

Green Lane Holdings Inc.

% Mr. Michael McQuaid
Weir and Foulds LLP
The Exchange Tower, Suite 1600
P.O. Box 480
130 King Street West
Toronto, Ontario
M5X 1J5

Dear Mr. McQuaid:

Re: Green Lane Holdings Inc. and the growth outlook for York Region

We have considered the Green Lane Holdings Inc. application south of the Sharon community in the Town of East Gwillimbury in the context of the long-term growth outlook and growth management needs for the Region of York. In respect of this application, we would offer the following remarks.

1. New growth forecasts indicate more rapid growth in York Region than provided for in the current official plan

The report *York Region Population, Household and Employment to 2026* was adopted as an official plan amendment in 2000 and constitutes the growth outlook for the Region to 2026. It projects a population of 1.28 million in the Region by 2026.

As part of a process involving Regions of the GTA-Hamilton area, including York Region, and the Ministry of Public Infrastructure Renewal, new growth forecasts have been prepared. These forecasts were released in January of 2005 in the report *The Growth Outlook for the Greater Golden Horseshoe*.

The new forecasts indicate a York Region population of 1.38 million to 1.42 million in 2026, and increasing to a range of 1.45 million to 1.53 million by 2031. These forecasts are higher than the current *York Region Official Plan* by a range of 100,000 to 140,000 population over the approximately 20 years to 2026.

It is expected that the planning process set in motion through the Province's *Places to Grow* plan will result in regional growth management plans and, ultimately, official plan amendments extending the planning period to 2031. The differences between the York *Regional Official Plan* and the new forecasts, as well as the likely extension of the planning horizon, mean that York Region will need to plan for a much higher level of growth than current plans.

2. Newmarket and Aurora will not be able to accommodate planned population by 2026

Forecasts recently prepared as part of development charge background studies in the Towns of Newmarket and Aurora indicate that both communities will accommodate less Population than the planned growth targets. In each case, there will be about 10,000 people less than current Regional forecasts at the time they reach built out of their greenfield lands. In the long term, some growth in these municipalities will continue through intensification.

3. York will need to consider urban boundary expansions

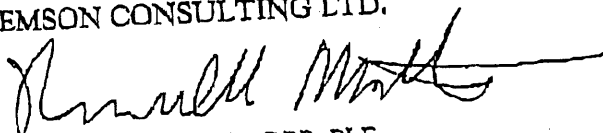
In the context of the greater overall growth and a reduced ability to accommodate growth in some communities, York will need to consider urban boundary expansions in the coming years. The growth forecast to 2031 is sufficiently large that even if the Region is able to meet the emerging provincial policy of 40% intensification, there will still be a need for additional greenfield lands in York. In this context, the subject property at 160 acres is small relative to the likely total new regional land requirements to 2026 or 2031.

We understand that it is desirable to include the Green Lane Holding's lands within the urban designated area of East Gwillimbury in order to facilitate the servicing and transportation needs of the Sharon community lands to the north. In our view, the inclusion of this parcel within the urban area would provide a small amount of additional growth potential in York, but which is not of a scale that would limit York's future flexibility to appropriately plan for long-term urban growth in the Region.

If you have any further questions, please do not hesitate to call me 416-593-5090 ext. 26.

Yours truly,

HEMSON CONSULTING LTD.



Russell Mathew, MCIP, RPP, PLE
Associate Partner

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