

June 23, 2010

Barbir & Associates
345 Melrose Street
Etobicoke, ON M8Z 1G9

Town of East Gwillimbury
Planning and Building Services
Policy Planning
19000 Leslie Street
Sharon, ON L0G 1V0
Attn: Mr. Dan Stone
Manager of Policy Planning

Dear Mr. Stone:

Re: Town of East Gwillimbury Official Plan/19652 Hwy 48/Written Submission

We represent Mr. Paul Jadilebovski who owns a parcel of land, approximately 25 acres in size, legally described as Part Lot 15, Concession 7 (the "subject lands").

We were retained very recently, at the end of the Official Plan 3-year long review process.

As you know, work on the Official Plan Review was initiated in early 2007. A Special Council meeting to consider adoption of the Official Plan will be held on June 28, 2010. In contrast, the York Region Official Plan was approved by the Regional Council on December 16, 2009, and is with the Province now for its approval.

So far, we have reviewed some of the materials available on-line and some hard-copies of materials relating to the East Gwillimbury Official Plan and the York Region Official Plan processes. Still, a lot of relevant materials remain to be reviewed. We will continue reviewing the relevant materials, and we will continue pursuing our request to keep the existing Rural designation instead of the proposed Prime Agricultural Area designation through the steps allowed to us at this point in both processes.

We find that this public planning process participation is extremely demanding for a regular smaller land owner. The time commitment or financial commitment to hire professionals is extreme. A commitment in terms of time or money is necessary to submit educated responses/inputs on a timely basis. As a result, our client, not knowingly, missed making an oral or written submission regarding the York Region Official Plan on a timely basis, and almost missed making a written submission regarding the Town of East Gwillimbury Official Plan. We will be submitting our comments to the Province in that regard before they make a final decision on the York Region Official Plan.

The property description:

The property is approximately 25 acres in size. It is located along Highway 48. It has a frontage of approximately 330' and a depth of 3300'. The property is currently zoned Rural (RU and RU-10) and Oak Ridges Moraine Core (ORMC). The property is currently designated Rural, Environmental Protection Area and Oak Ridges Moraine ("ORM") Natural Core Area.

In the Draft Official Plan (May 2010), this property was proposed to be designated Prime Agricultural Area, Environmental Protection Area and ORM Natural Core Area.

Due to the complexity of the subject property's designation and the number of relevant related policies and due to the time constraints, we will concentrate only on the portion of the property designated Rural which is proposed to be designated Prime Agricultural Area.

An air photo of the property clearly shows that the property is not in the category of Prime Agricultural Area (air photo is attached).

We need time to explore the studies/scientific data showing the subject property as Prime Agricultural Area, and time to counteract those studies with scientific data showing that the subject property is not Prime Agricultural Area.

We submit that the existing Rural designation should be kept because it is less restrictive than the proposed Prime Agricultural Area. We find that the subject property will be so restricted that it will be devaluated to the degree that the owner considers this planning process as expropriation without compensation.

Our client's intention is to submit a development application proposing recreational use/a campground on the subject property while the Old Official Plan is still in force and applicable policies are a bit less restrictive.

We understand that the LEAR study did not consider whether or not the subject property is Rural or Prime Agricultural Area on an individual property basis. We find that our client is negatively affected by the proposed designation on a very individual basis.

Please assist us in our request to keep the existing Rural designation for the subject property instead of the proposed Prime Agricultural Area designation. We look forward to working with you in that regard.

Yours very truly,

Ms. Draga Barbir, B.Sc. B.Arch. MCIP RPP

cc: Paul Jadilebovski