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December 2, 2022

VIA ONLINE SUBMISSION & E-MAIL
(minister.mah@ontario.ca and greenbeltconsultation@ontario.ca)

Ministry of Municipal Affairs and Housing ("MMAH")
Government of Ontario
College Park 17th Floor
777 Bay Street
Toronto, ON M7A 2J3

Attention: Honourable Steve Clark

Dear Minister,

Re: Written Submission for the Proposed Amendments to the Greenbelt Plan & Greenbelt Area Boundary Regulation (O. Reg. 59/02) impacting the *Greenbelt Act*, 2005

Property: North-west corner of Woodbine Avenue & Old Homestead Road, Ontario
(No Municipal Address)

Legal Description: PT N PT LT 16 CON 3(NG) & PT S PT LT 16 CON 3 (NG), PTS 1, 2, 3 & 4 PL 65R1299 EXCEPT PTS 1 & 2 PL 65R20206, PTS 1 & 2 PL 65R12707 & PTS 9 & 10 PL 65R27168; GEORGINA

Parcel Identification Number (P.I.N.): 03492-0782 (LT)

Zoning: RU Rural - Current Official Plan Designation: Agricultural Protection Area

Registered Owner: 1610825 Ontario Inc. c/o Oskar Group

Recommendation:

That the Government of Ontario recognize the subject Property, owned by an established land development group, as a viable candidate for special consideration and removal/redesignation outside of the Greenbelt Plan, and its regulatory boundaries, to strategically target and unleash the full residential development potential of approximately 84 acres in the Township of Georgina and satisfy the near-term objectives of the *More Homes Built Faster Act* ("MHBFA").

Submission:

In recognition and support of the Government of Ontario's mandate to address housing supply shortage in the Province, the Oskar Group of companies is fully committed to play its part by earmarking the subject Property in line with our Recommendation to improve the lives of Ontarians by working collaboratively with the Province, the Regional Municipality of York and the Township of Georgina to: (i) sustainably develop these lands for residential purposes, (ii) help



bridge the supply gap and (iii) improve housing affordability. The Oskar Group has beneficially owned this Property since 2004 which pre-dates the implementation of the *Greenbelt Act* in 2005.

For the reasons which follow, the Oskar Group truly believes that this Property is an ideal candidate for removal/redesignation from the Greenbelt Plan, and its regulatory boundaries, to support the broader objectives of both the MHBFA and the MMAH. The key development features of this Property for your consideration are outlined below:

- Located at the edge of Keswick, which is Georgina's largest Commercial Business Area, with all amenities available in Keswick within a **five (5)** kilometre radius of the Property;
- Direct access to **two (2)** major roads with approximately 268 metres along Woodbine Avenue and 783 metres along Old Homestead Road;
- Within a **three (3)** kilometre radius to the Lake Simcoe waterfront;
- Woodbine Avenue directly connects to the Highway 404 interchange, where the Woodbine Avenue & Highway 404 GO Carpool Lot is located;
- York Region Transit is available along Metro Road (Route 52), which is within a **three (3)** kilometer radius;
- Proposed subdivisions located directly south of the Property between Church Street, The Queensway North, Old Homestead Road and Woodbine Avenue (Lakepoint Developments and Treasure Hill Developments);
- Located immediately north of existing Urban Boundary along Old Homestead Road and east of Urban Boundary along The Queensway North. As such, this Property is located close to the Urban Boundary and is an example of an efficient development;
- Regional Watermain and Wastewater Main are located along Woodbine Avenue; and
- The Property is generally flat with a small portion of the lands identified as a key natural feature (i.e. wetland located on the southern portion). A Natural Heritage Due Diligence Study will be completed in a timely manner once this Property is formally considered by the MMAH. The Oskar Group development team is experienced in working with the Lake Simcoe Region Conservation Authority ("**LSRCA**") and will be able to design around natural features to improve, or enhance, these features through their low-impact design strategies.

By way of background, the Oskar Group was formally founded in 2003 by the Hung family of Taiwanese-descent. Prior to this inception, the Hung family had pre-existing roots in the Ontario land development business dating back to 1995. The Oskar Group has cultivated a reputation as part Ontarians for environmentally-sustainable development with an inclusive approach to community planning approach which has affectionately become known as "The Oskar Way". For example, the Oskar Group is the creator of 'Kinsland' - an agrihood development that is a sustainable, resilient and walkable community that provides farmland protection, local food security and diverse housing options (www.kinsland.ca).

We welcome the opportunity to continue to collaborate with the MMAH and its Greenbelt consultation team to explore the synergies that can be created by recognizing this Property for its true potential outside of the Greenbelt Plan to support the MHBFA goal of building 1.5 million homes by complementing the Government of Ontario's balanced approach with The Oskar Way.

Yours very truly,

BIANCHI PRESTA LLP

Per: *Matthew Presta* on behalf of:

DOMENIC C.S. PRESTA, B.A., M.B.A., J.D., CERTIFIED SPECIALIST (CONSTRUCTION LAW)

DP/mdp
CC: Client
Encls.



Supporting Documentation List:

- 1) Transfer - Instrument No. YR579365 dated December 17th, 2004
- 2) Parcel Abstract - P.I.N. 03492-0435 (LT) dated December 2nd, 2022
- 3) Plan of Survey for the Property
- 4) Site Context Map (Aerial) of Township of Georgina outlining Property in Dashed Red



Properties

PIN 03492 – 0435 LT *Estate/Qualifier* Fee Simple Lt Conversion Qualified Redescription
Description PT N PT LT 16 CON 3 N GWILLIMBURY; PT S PT LT 16 CON 3 N GWILLIMBURY, PTS 1, 2,3 & 4, 65R1299, EXCEPT PTS 1 & 2, 65R20206; GEORGINA (AMENDED 99/08/19 BY MAGGIE GAGNE, ADLR) AND EXCEPT PTS 1 & 2, 65R12707. (AMEN DED 99/09/01 AT 9:39 BY LOIS YAKIWCHUK, ADLR) AND EXCEPT PARTS 9 AND 10, PLAN 65R-27168
Address GEORGINA

Consideration

Consideration \$1,449,435.58

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 1372874 ONTARIO INC.
Address for Service c/o William King
 18865 Kennedy Road
 Sharon, Ontario
 L0G 1V0

I, William King, President, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Transferee(s)	Capacity	Share
<i>Name</i> 1610825 ONTARIO INC.	Capacity: N/A	
<i>Address for Service</i> 7636 Yonge Street Thornhill, Ontario L4J 1V9		

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Penelope Elizabeth Bryan	66 Prospect Street Unit A Newmarket L3Y 3S9	acting for Transferor(s)	Signed	2004 12 17
Tel 9058534577				
Fax 9058301451				
Howard Lawrence Waldman	7636 Yonge St. Thornhill L4J 1V9	acting for Transferee(s)	Signed	2004 12 17
Tel 9058813116				
Fax 9058813199				

Submitted By

HOWARD WALDMAN LAW OFFICE	7636 Yonge St. Thornhill L4J 1V9	2004 12 17
Tel 9058813116		
Fax 9058813199		

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Land Transfer Tax</i>	\$20,216.53
<i>Total Paid</i>	\$20,276.53

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03492 – 0435 PT N PT LT 16 CON 3 N GWILLIMBURY; PT S PT LT 16 CON 3 N GWILLIMBURY, PTS 1, 2,3 & 4, 65R1299, EXCEPT PTS 1 & 2, 65R20206; GEORGINA (AMENDED 99/08/19 BY MAGGIE GAGNE, ADLR) AND EXCEPT PTS 1 & 2, 65R12707. (AMEN DED 99/09/01 AT 9:39 BY LOIS YAKIWCHUK, ADLR) AND EXCEPT PARTS 9 AND 10, PLAN 65R-27168

BY: 1372874 ONTARIO INC.

TO: 1610825 ONTARIO INC.

Capacity: N/A

1. ALLEN SHAO EN HUNG

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 - (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 - (c) A transferee named in the above-described conveyance;
 - (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
 - (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1610825 ONTARIO INC. described in paragraph(s) ((c)) above.
 - (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposed to.
 - (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my same-sex partner described above in paragraph(s) ().
-

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	1,449,435.58
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1,449,435.58
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1,449,435.58

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 65 Registration No. YR579365 Date: 2004/12/17

B. Property(s): PIN 03492 – 0435 Address GEORGINA

Assessment 1970000 –
Roll No 099807000000

C. Address for Service: 7636 Yonge Street
Thornhill, Ontario
L4J 1V9

D. (i) Last Conveyance(s): PIN 03492 – 0435 Registration No. YR565662

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Howard Lawrence Waldman
7636 Yonge St.
Thornhill L4J 1V9



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #65

PAGE 1 OF 1
PREPARED FOR chastity
ON 2022/12/02 AT 14:29:42

03492-0782 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PT N PT LT 16 CON 3 (NG) & PT S PT LT 16 CON 3 (NG), PTS 1, 2, 3 & 4 PL 65R1299 EXCEPT PTS 1 & 2 PL 65R20206, PTS 1 & 2 PL 65R12707 & PTS 9 & 10 PL 65R27168; GEORGINA.

PROPERTY REMARKS:

RECENTLY:
DIVISION FROM 03492-0435

PIN CREATION DATE:
2005/04/26

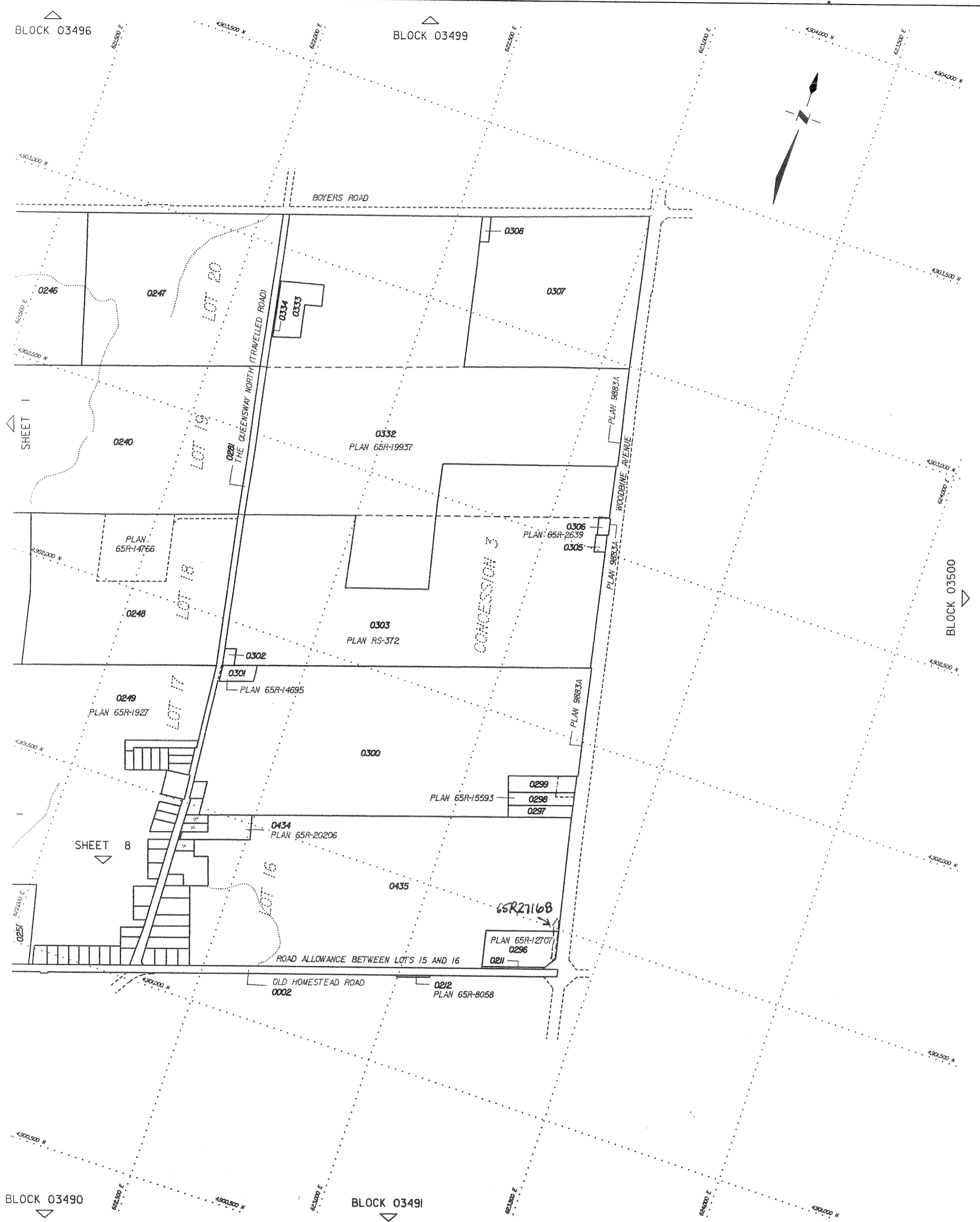
ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
1610825 ONTARIO INC.
NC

CAPACITY SHARE
NC

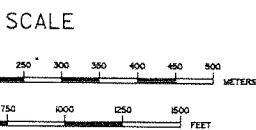
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/04/26 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/03/29 **					
R552448	1990/09/25	ORDER				C
LT1402376	1999/09/16	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1372874 ONTARIO INC.	PEGG, GWENDOLYN ALMA	C
65R27168	2004/06/21	PLAN REFERENCE				C
YR579365	2004/12/17	TRANSFER	\$1,449,436	1372874 ONTARIO INC.	1610825 ONTARIO INC.	C
REMARKS:	PLANNING ACT STATEMENTS					
YR579381	2004/12/17	DISCH OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** PEGG, GWENDOLYN ALMA		
REMARKS:	RE: LT1402376					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



MINISTRY OF
CONSUMER AND
BUSINESS
SERVICES
ONTARIO

PROPERTY INDEX MAP
BLOCK 03492
TOWN OF GEORGINA
REG. MUNICIPALITY OF
YORK
(OFFICE 65)



LEGEND	
FREEHOLD PROPERTY BOUNDARY	—————
LEASEHOLD PROPERTY BOUNDARY	- - - - -
NATURAL RESOURCE PROPERTY BOUNDARY	—————
FREEHOLD PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	0147
NATURAL RESOURCE PROPERTY NUMBER	0147
TOWNSHIP FABRIC	- - - - -
STREAMS, RIVERS	~~~~~
UNDERLYING FABRIC, EASEMENT	- - - - -
UTM GRID	4902000 N 621000 E
ADJOINING MAP NUMBER	BLOCK 3146

NOTES

NORTH AMERICAN DATUM 1983
UNIVERSAL TRANSVERSE MERCATOR PROJECTION
ZONE 17 CENTRAL MERIDIAN 81 W

THIS IS NOT A PLAN
OF SURVEY

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND REGISTRY
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY
INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES
SEE RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS
ARE SHOWN.

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

THE UNIQUE IDENTIFIER FOR ANY PROPERTY (E.G. 0218 - 047)
IS COMPOSED OF THE MAP BLOCK NUMBER (00218) AND THE FOUR
DIGIT NUMBER (047) WHICH APPEARS IN EACH ACTIVATED PROPERTY

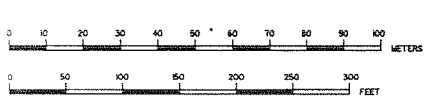


MINISTRY OF
CONSUMER AND
BUSINESS
SERVICES
ONTARIO

PROPERTY INDEX MAP
BLOCK 03492
TOWN OF GEORGINA
REG. MUNICIPALITY OF
YORK
(OFFICE 65)

THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 03492 - SHEET 8
ON DECEMBER 1, 2003

SCALE



LEGEND

- FREEHOLD PROPERTY BOUNDARY ————
- LEASEHOLD PROPERTY BOUNDARY - - - - -
- NATURAL RESOURCE PROPERTY BOUNDARY (dotted)
- FREEHOLD PROPERTY NUMBER 0147
- LEASEHOLD PROPERTY NUMBER 0147
- NATURAL RESOURCE PROPERTY NUMBER 0147
- TOWNSHIP FABRIC - - - - -
- STREAMS, RIVERS (dotted)
- UNDERLYING FABRIC, EASEMENT - - - - -
- UTM GRID
- ADJOINING MAP NUMBER

NOTES

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Lot 16 Concession 3, Keswick, Georgina (~ 84 Acres)

2022

