



November 10, 2021

Mayor and Members of Council
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Re: Committee for the Whole meeting on November 11, 2021
Future land needs for the Town of Whitchurch-Stouffville

Meadowbrook Golf Club is a privately, owned members club which was established in 1960. We are situated on Warden Avenue and our property is currently zoned as Whitebelt space. The Club is a reliable community supporter and has provided our facilities for local charity tournaments. We have always been a good neighbour to the surrounding owners and our property tax account has always been in good standing.

Due to our current Whitebelt space zoning and its potential future land value, our members have had the opportunity to purchase debentures. Each debenture holds an equal right to sale proceeds should the property ever be sold. In 2018, we sold an additional series of debentures to friends and family of current members that were solely based on potential property value in years to come.

In 2021, our President, Dean Gangbar, attended a meeting where Mayor Iain Lovatt outlined a proposal to convert current Whitebelt space to Greenbelt space. A healthy discussion ensued and, as a result of it, we were later assured by Mayor Lovatt, both in person and over the phone, that our lands would never be touched as long as he was in office.

With having the above-mentioned promise from Mayor Lovatt, we are slightly taken aback by the proposal being reviewed by Regional Council regarding the expansion of the Urban area in the region just not onto Whitebelt lands but also into additional designated lands such as the Oak Ridges Moraine Conservation Plan and Greenbelt Plan.

Meadowbrook Golf Club

Box 670, 11939 Warden Avenue, Gormley, Ontario Canada L0H 1G0
Tel: 905.887.5801 · Fax: 905-887-5804 · www.meadowbrookgolf.net



On behalf of our Board of Directors, we are asking Council to not further consider any change to zoning from current Whitebelt space to future Greenbelt space. We look forward to seeing a decision made on this issue that:

1. outlines how the Region is able to grow while maintaining consistency between past recommendations with future outcomes.
2. conforms with the current Oak Ridges Moraine Conservation Plan and Greenbelt Plan.
3. allows Meadowbrook to continue to sell debentures to our members knowing that there is a potential of increased future land value which will not be affected by zoning change.

If there should be any and all future consideration surrounding this matter by Council, including the adoption of any official plan amendments, we would appreciate being notified. Any correspondence may be sent to boardofdirectors@meadowbrookgolf.net

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Sowards".

Brad Sowards
General Manager

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