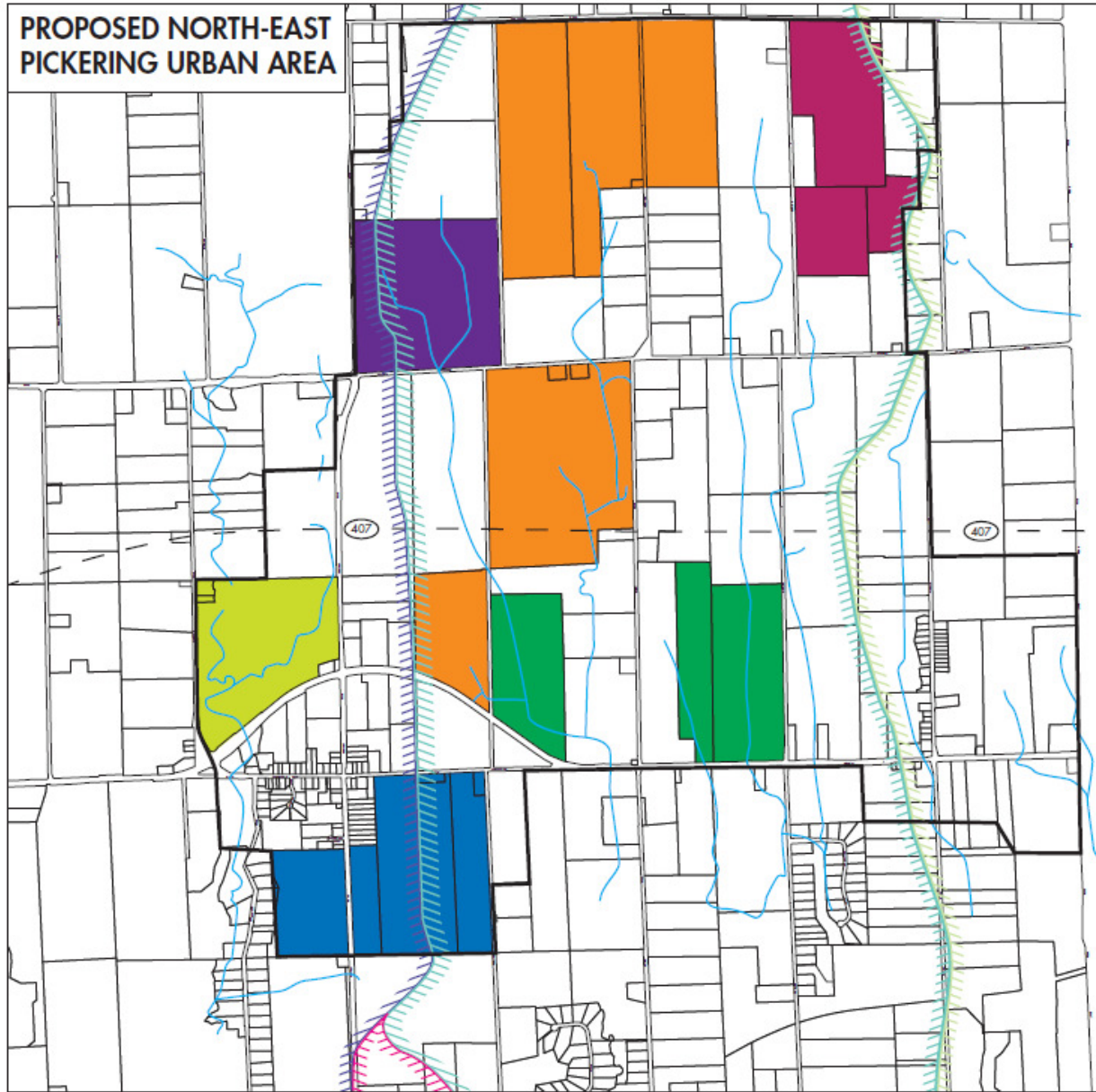


## PROPOSED NORTH-EAST PICKERING URBAN AREA



### LARGEST LAND HOLDINGS WITHIN SUBJECT AREA:

- Roehampton Farms Inc. (Tribute/Runnymede) (+/- 629 acres)
- Bitondo Market LTD. / Leonardo Bitondo (+/- 244 acres)
- William David Clark / Franklin Allen Clark (+/- 231 acres)
- Tillaart Farms / Frances Tillaart (+/- 183 acres)
- Ruthalison Taylor (+/- 169 acres)
- 515687 Ontario Limited (+/- 139 acres)

### WATERSHEDS:

- Duffins Creek Watershed
- Carruthers Creek Watershed
- Kinsale Watershed
- Millers Creek Watershed

### WHAT IS AT STAKE?

#### Employment

- Increased risk of developers converting employment land to other uses in the long-term, due to an employment land oversupply.
- Less employment opportunities in Ajax due to potential long term loss of employment lands.
- Less revenue for the Town, possibly increasing tax rates.

#### Environment

- The viability of the Carruthers Creek system which runs through Ajax.
- A greater risk of downstream flooding, degraded water quality, as well as general habitat degradation.

#### Urban Sprawl

- Proliferation of unnecessary sprawl.
- Increased traffic.
- Prime agricultural lands.

#### Financial Implications

- Increased taxes for the extension of sewer, water services, transit, waste management, and the maintenance of new infrastructure.