

April 29, 2020

MGP File: 19-2816

Ontario Ministry of Energy, Northern Development and Mines  
77 Grenville Street, 6<sup>th</sup> Floor  
Toronto, ON M7A 2C1

via email: [kirby.dier@ontario.ca](mailto:kirby.dier@ontario.ca)

**Attention: Ms. Kirby Dier**  
**Network and Microgrid Policy**

Dear Ms. Dier:

**RE: Comments Regarding Northwest GTA Transmission Corridor Identification Study  
ERO No. 019-1503  
11363, 11063 & 11191 Highway 27, City of Vaughan**

Malone Given Parsons Ltd. is the planning consultant for Kirby 27 Developments Limited & East Kleinburg Developments Inc. / 1045501 Ontario Limited, owner of lands south of Kirby Road, east of Highway 27, and municipally known as 11363, 11063 & 11191 Highway 27, City of Vaughan (the “Copper Creek/Kirby Lands”) shown in Figure 1.

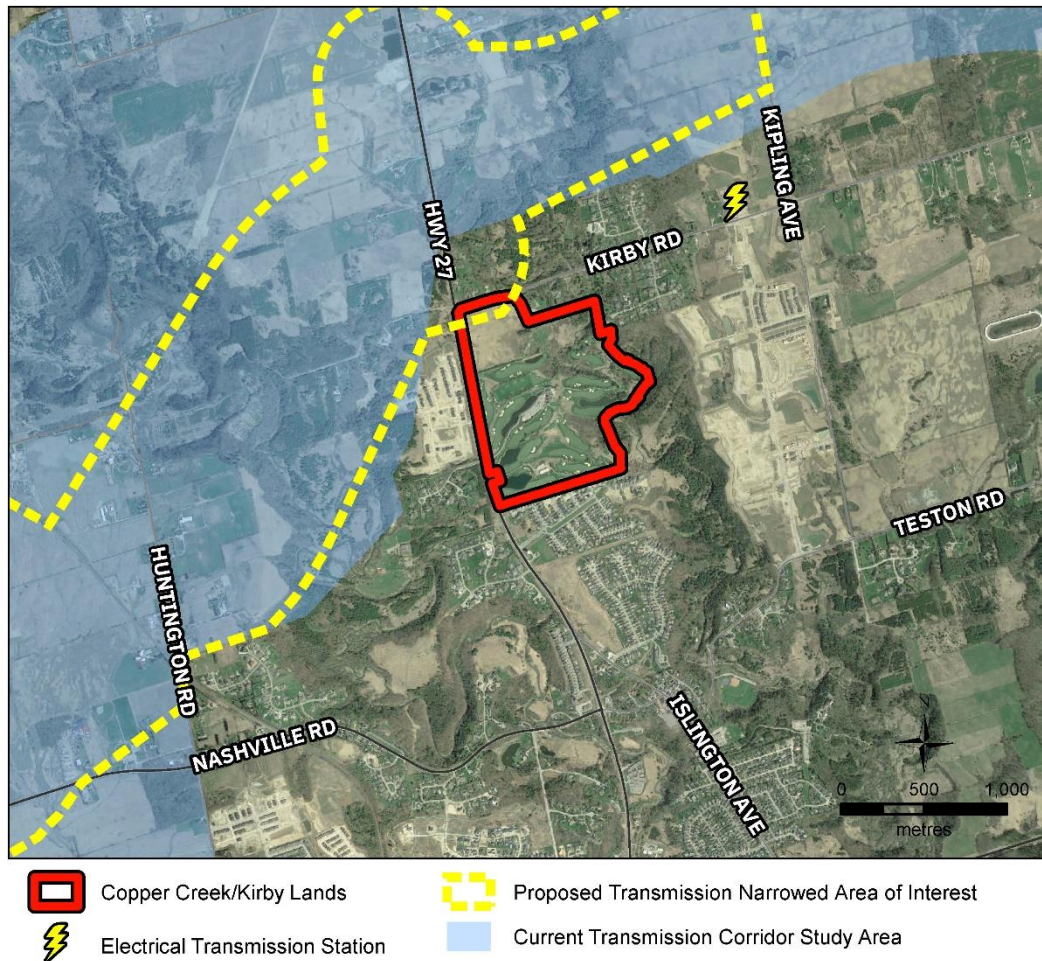
The purpose of this letter is to provide comments, on behalf of the landowners, with respect to the proposed study area and guiding principles for the Northwest GTA Transmission Corridor Identification Study (the “Transmission Corridor Study”).

On behalf of the landowners of the Copper Creek/Kirby Lands:

- 1) We request that the Transmission Corridor Study synchronize with, or wait for the completion of, the GTA West Transportation Corridor Study and Environmental Assessment process and use the findings of the study and final alignment of the Transportation Corridor to inform the Transmission Corridor Study.**
- 2) We request that, consistent with guiding principle four of the Transmission Corridor Study, the study area alignment be revisited to avoid impacts to lands within the existing urban boundary, including built up areas within existing and planned communities.**

Consistent with the guiding principles of the Transmission Corridor Study it is our opinion co-locating the Transmission Corridor with the GTA West Transportation Corridor is both cost- and land-efficient, will minimize impacts to natural heritage, agricultural and hydrological features, and will minimize impacts on both existing and planned communities and employment areas.

Figure 1: Context Map of Copper Creek/Kirby Lands and Transmission Corridor Study Area



Source: Ministry of Energy, Northern Development and Mines, 2020 and Google Earth, May 2018.

The Copper Creek/Kirby Lands have been included in the City of Vaughan and York Region urban settlement boundaries since 2001 and portions of the lands have been within the provincial Growth Plan Built Boundary (“Built-Up Area”) since 2006. On June 12, 2019 City of Vaughan Council approved Official Plan Amendments for the Copper Creek/Kirby Lands to establish the land use framework required to permit residential development on the lands and require the completion of a Scoped Block Plan to determine the detailed design and unit yield. Council’s decision was subsequently appealed to the Local Planning Appeal Tribunal by third parties, however, it is clear the City intends to utilize these lands to accommodate future population growth.

The current Transmission Corridor study area impacts the developable residential and employment land base within the City of Vaughan, including the Copper Creek/Kirby Lands. Consideration should be given to delivering housing to accommodate the 2031 population allocations, the planning that has been undertaken by both York Region and the City of Vaughan and the infrastructure investments made in anticipation of residential development. In our opinion, the alignment for both the GTA West Transportation Corridor

and the Transmission Corridor should be revisited and located further north so as to not impact these planned communities.

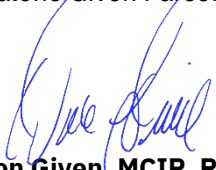
This opinion is echoed by both the York Region and City of Vaughan Councils which respectively passed motions on January 30, 2020 and November 19, 2019, in support of the GTA West Transportation Corridor providing the highway alignment avoid planned community and employment areas, such as the Huntington Road Community.

Given the immense amount of work and consultation being undertaken as part of the GTA West Transportation Corridor Study and the similar nature of the Transmission Corridor Study, it is our opinion that proceeding with the Transmission Corridor Study prior to the final determination of the GTA West Transportation Corridor alignment is premature.

We thank you for the opportunity to provide our input and look forward to working with you and your staff throughout this process. We would appreciate being added to the circulation list for any new information regarding the Northwest GTA Transmission Corridor as it arises.

If you have any questions or would like to meet to discuss the content of this letter and its attachments, please do not hesitate to contact me.

Yours very truly,  
Malone Given Parsons Ltd.



**Don Given, MCIP, RPP**

cc: Thomas Kilpatrick, Malone Given Parsons Ltd.  
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