

To: Ministry of Municipal Affairs and Housing

Date: November 9th 2022

Re: ERO 019-6216 & 019-6217
Proposed Amendments to the Greenbelt Plan
Comments - 11151 Weston Road, City of Vaughan

My name is Pietro Andrisani and I am the owner of 11151 Weston Road in the City of Vaughan. My property, shown in Figure 1 below, is located on the east side of Weston Road between Teston Road (south) and Kirby Road (north). My property holds the following designations:

- Greenbelt Plan
 - A portion of the property - roughly analogous with the tree central portion of the site - is located within the Greenbelt “Natural Heritage System” and “Protected Countryside”.
- City of Vaughan Official Plan (Figure 2)
 - The property is located within the “Highway 400 North Employment Lands” Secondary Plan
 - The western portion of the property is designated “Low-Rise Residential” (~7.53ac);
 - The central portion of the property is designated “Greenbelt Natural Heritage System” (~19.32ac); and,
 - The eastern portion of the property is designated “Mixed-Use Area – Employment/Commercial” (~1.6ac).

Figure 1: Aerial Map of 11151 Weston Road



Figure 2: Excerpt of Schedule 2D, Highway 400 North Land Use Plan



As can be seen above, a significant portion of my property is within the Vaughan Settlement Area Boundary and designated for near-term residential development. Conversely, the portions of my land within the Greenbelt are meant to coincide with the limits of the valley lands which bisect the land. Lastly, a small portion of my land, east of the Greenbelt, is designated for Employment/Commercial development but has no road frontage (municipal nor provincial).

PREVIOUS COMMENTS

Through the previous Greenbelt Review process in 2015/2016, I spent thousands of dollars providing expert opinion to Ministry Staff (See attached letters in Appendix 2, 3, 4, 5) demonstrating that the limits of the Greenbelt on my Lands did not coincide with appropriate and industry standard limits of development; but are in fact overly and needlessly aggressive. Despite spending considerable funds and making formal submission, I never received a reply from Ministry staff in this regard and my comments were completely disregarded through the review process.

ERO 019-6216 & 019-6217

The MMAH now proposes further amendments to the boundaries of the Greenbelt through ERO 019-6216 & 019-6217. Per the documentation released online the purpose of the revision is to accommodate growth and support the building of more homes in the near term by removing land from the edge of the Greenbelt Area that is serviced or adjacent to services. The criteria used to select such land was as follows:

1. Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion
2. The lands are adjacent to existing settlement areas
3. The lands are adjacent to the edge of the Greenbelt area boundary
4. The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents
5. The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

COMMENTARY ON ERO 019-6216 & 019-6217.

I request that Ministry staff review the boundaries of the Greenbelt Plan on my lands and revise them as follows (Figure 3, Attachment 1):

- That the limits of the Greenbelt “Protected Countryside and NHS” on the western portion of my property be reduced to a 30m setback from the top of bank and associated treeline. And that further said reduction result in a net reduction of no more than 1.6ac to the Greenbelt “Protected Countryside and NHS”;

and in turn,

- That in compensation, the 1.6ac of “Mixed-Use Area – Employment/Commercial” lands on the eastern side of the property be added to the Greenbelt Plan Protected Countryside as they are separated from Weston Road by the Greenbelt Plan NHS and do not have alternative frontage on a municipal nor provincial road.

Figure 3 – Proposed Amendments to the Greenbelt Boundary



ANALYSIS

The following request has been reviewed in light of the Provincial Criteria listed above:

Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion

- As described above, the proposal would result in a 1:1 offset. 1.6ac would be removed from the Greenbelt on the western portion of the lands and 1.6ac would be added to the Greenbelt on the eastern portion of the lands.

The lands are adjacent to existing settlement areas

- As noted above, the western portion of my property is located within the City of Vaughan Urban Boundary and designated "Low-Rise Residential".

The lands are adjacent to the edge of the Greenbelt area boundary

- As noted above, the lands proposed to be removed from the Greenbelt area boundary are on the edge of the Greenbelt area boundary (as are the lands which we propose to add).

The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents

- It is anticipated that the lands can be developed in 3-5 years via servicing from Weston Road.

The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

- It is anticipated that the lands can be developed in 3-5 years via servicing from Weston Road.

ADDITIONAL COMMENTARY

In addition to these matters the following are pertinent factors to consider:

1. The Greenbelt Boundaries do not, and never did, coincide with appropriate and industry standard limits of development per Hunter and Associates (See Attachment 2).
2. The Greenbelt should not include areas that are not currently and will not likely ever become natural as noted by Beacon Environmental (See Attachment 4).
3. From an environmental perspective, the materials provided demonstrate that a 30m setback from the top of bank and treeline will provide for a Robust Natural Heritage System over 250m in width which is sufficient area to provide for movement and living area for any wildlife per Beacon Environmental and Hunter & Associates (See Attachment 2-4).
4. The letter by Humphries Planning Group dated February 7, 2017 clearly outlines that the Province fail to appropriately consider these materials during the 2015/2016 review and failed to defend or justify their conclusions at that time (See Attachment 3).
5. The letter by Humphries Planning Group dated July 19 2021 clearly indicates that my property can accommodate residential development in the near term (See attachment 3).

In summary, adjustment to the boundaries of the Greenbelt Plan as proposed in this letter will result in 1.6ac of additional supply of environmentally unconstrained and near-term developable land being available for construction while simultaneously adding 1.6ac of land to the Greenbelt area. Thus satisfying the intent of the proposed legislation.

I look forward to your response.

Regards,

Vittoria Testaguzza for Pietro Andrisani

647-241-3805

testaguzza@rogers.com

Attachment 1 – Proposed Amendments to the Greenbelt Boundary – 11151 Weston Road



Proposed Greenbelt Amendments - 11151 Weston Road

Map created: 11/10/2022



Legend

- Assessment Parcel
- Woodland
- Greenbelt Land Use Designation
- Protected Countryside/campagne protégée
- Urban River Valley/vallée fluviale urbaine

0 0.2 Kilometres

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

© Copyright for Ontario Parcel data is held by King's Printer for Ontario and its licensors and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.

Absence of a feature in the map does not mean they do not exist in this area.

Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
© King's Printer for Ontario, 2022



Projection: Web Mercator



Attachment 2 – Letter to MMAH from Pietro Andrisani, October 28 2016

Land Use Planning Review
Ministry of Municipal Affairs
Ontario Growth Secretariat
777 Bay Street, Suite 425, 4th floor
Toronto Ontario
M5G2E5

October 28, 2016

Attn: The Honourable Bill Mauro,
Minister of Municipal Affairs

Cindy Tan,
Manager, Ministry of Municipal Affairs

Re: Site specific request to the Greenbelt Plan for a boundary adjustment
11151 Weston Road,
City of Vaughan
Pt. W½ Lot 28 and 29, Con 5 (Vaughan)
Parcel ID 153177 (26.79 acres), Parcel ID 259611 (1.66 acres)

Dear Minister,

On behalf of my father, Pietro Andrisani, I respectfully request that your Ministry address his site specific request for a modest boundary adjustment in association with the Greenbelt Plan review. The property is approximately 28 acres, fronting onto Weston Road south of Kirby Road in the City of Vaughan. The land falls within two primary designations: Greenbelt Protected Countryside (approximately 19 acres) and Community Area within the Urban Boundary per Vaughan Official Plan 2010 (approximately 9 acres). Per the Highway 400 North Employment Lands Secondary Plan (OPA637) my father's land is designated Low Rise Residential and Greenbelt Natural Heritage System.

My father is not a developer or a builder; he is an immigrant who came to Canada in 1951, made many sacrifices to purchase this property in 1967 and many more to maintain it for the past 49 years. He has taken great pride in his ownership of this land.

My father has spent countless hours walking his land trying to understand the placement of the Greenbelt boundary on his property. As such, when the Province asked for stakeholder input regarding the Greenbelt Plan I hired Garry Hunter to provide my father with his expert opinion and advice pertaining to this issue (see enclosures 1 and 2 for copies of his work dated May 28, 2015, and October 28, 2016).

Mr Hunter's primary conclusion based on detailed site investigation is that the Protected Countryside designation should be reduced to stable top-of bank plus a 30m buffer (in comparison to the 60-90m buffer that currently exists). From a slope stability and environmental perspective this will ensure orderly development and provide sufficient protection of the valley land, associated tableland vegetation and slope stability. Should the Province agree to this change, approximately 2.46 acres of land would be removed from the Protected Countryside designation representing a very insignificant change to the overall Greenbelt.

My father and I understand the intent behind the Greenbelt, which is to protect natural features and curb urban sprawl; our issue is not that the Greenbelt is on my father's land. Rather, the issue at hand is the exact location of the Greenbelt boundary on my father's land, which I believe can be improved and made to more accurately reflect:

- (1) the decision making process which was used to produce the original boundary,
- (2) the location of the natural features on the land, and
- (3) appropriate setbacks to these natural features which are consistent with the setbacks provided on the properties which surround his land's.

(1) The Decision making process

I attended a public information session held at the Vellore Village Community Center in Vaughan in June 2016. At this information session I had discussions with Sybelle von Kursell, (then Team Leader, Community Planning and Development, Ministry of Municipal Affairs and Housing), who indicated that when the limits of the Greenbelt Plan were defined, the River Valley Corridors were intended to be defined by the following criteria (per the Province's "Building a Greenbelt (2004-05)" publication):

- 60 metres from both sides of a stream where no defined valley exists;
- the entire valley where a well-defined valley exists, plus an additional setback from the top of the valley wall; and
- where a natural feature, such as a woodland or wetland, within these setbacks, the boundary would include the entire feature plus an appropriate setback

(2) The reality of the natural features on the land

Further to these criteria, Mr. Hunter undertook a Topographic Analysis on our behalf. His work illustrates that a well-defined valley exists on site, as shown on his topographic maps (see enclosure 2, figure 4). Therefore, based on the ministry's own publication, the Greenbelt

boundary should encompass "the entire valley... plus an additional setback from the top of the valley wall." However, on my father's land, there does not appear to be a consistent setback applied from the stable top of bank; the setback instead varies between ~60m and 90m. There is very little consistency between the Protected Countryside boundary and the natural features on site. Please see enclosure 2, figure 5. This does not appear to meet the intent of the policy stated above; the question is why?

It appears that the answer is simple, we have been informed by Mr. Hunter that the actual boundaries of the Greenbelt plan were developed at a very small scale versus the typical large scales of 1:1,000 required for detailed site planning and that as a result the digitized points are infrequent; resulting in straight line segments of 200 m and more. As such, despite the fact that the Province was attempting to create a consistent setback to the valley wall, the resultant setback on portions of my father's land does not follow the boundaries of the valley wall.

It is understandable that the original Greenbelt boundaries were not reviewed at smaller scales based on the magnitude of the undertaking. However, given that the Greenbelt was not developed using exact science at the time of its inception, and given that Mr. Hunter's mapping shows that the current boundaries are flawed based on the Province's own decision making process, the Province now has a responsibility to review the more site specific information provided and either adjust the boundaries on my father's land, OR explain to us why the current boundary is MORE appropriate than the boundary we have provided (and went to great lengths to justify).

(3) Appropriate setbacks to natural features

We have had the opportunity to review the Greenbelt's Boundary's setback to natural features on the properties to the north and south of my father's land. It is quite evident that the Greenbelt boundary's setback to natural features is greater on portions of my father's land in relation to the properties to the north and south (see Mr. Hunter's submissions, enclosure 2, figure 5). The Greenbelt boundary on the properties to the south appears to be setback slightly less than 60m from the feature baseline, and the boundary on the property to the north appears to be setback slightly less than 30m. These both stand out in stark contrast to the portions of my father's land which are setback in excess of 90m.

Under the assumption that the nature of the features on my father's land are similar to the features on the sites to the north and the south (as they are part of the SAME ecological system) it would appear evident that my father's land should be treated in a similar manner as those to the north and the south. Therefore, we request that the Province treat all stakeholders equally, and provide a setback to natural features on my father's land which is consistent with the setbacks provided /to be provided (through the review) on the lands to the north and the south. Further to this point, Mr. Hunter's review of the existing greenbelt boundaries demonstrates that a 30m

setback to natural features appears to have been used for some of the surrounding properties. This appears to be in line with the policies of the Greenbelt Plan itself, which in practice generally require a 30m vegetation protection zone (as noted in submissions made by the environmental consultants representing the property owners to the south as part of the 2015 review process). As such, Mr. Hunter has prepared a map delineating the "30m setback Boundary". If surrounding properties have/are granted 30m setbacks, we would expect that our property would be granted a similar setback of 30m per Mr. Hunter's mapping. At the very least, we would expect that the boundary of the Greenbelt on my father's land, which at points is setback in excess of 90m from the limit of the natural feature, be further refined and reduced to more accurately reflect the natural feature on site through provision of a consistent setback.

Conclusion

We respect that the Greenbelt Plan is meant to protect sensitive environmental lands (amongst other public interest objectives). However we are also mindful that land is a limited non-renewable resource and that it must be used wisely and efficiently. It is our belief based on site specific science and analysis that the limits of the Protected Countryside is overstated in this particular site specific instance. As such, we are respectfully requesting that the setbacks from the stable top of bank be reduced from what is currently shown in the Greenbelt Plan on my father's land from 60-90m to 30m. The net result is that 2.46 acres would be removed from the Greenbelt which in our opinion is insignificant and will have no demonstrable impact on the function or form of the Greenbelt.

In summary, my father is not a developer, speculator or builder. He is a simple taxpayer and is looking to his government to treat him fairly and make public policy decisions based on facts not just broad brush ideological policy directives. We believe our request is modest and is based on detailed site specific information. We trust that this process is transparent and look forward to your Ministry doing the right thing.

Further to this, I would also like to request a meeting with you and your staff (prior to the revised boundary being released) to discuss the requests made in this letter as well as the location of the Greenbelt boundary on my father's land.

I look forward to your response.

Regards,

Vittoria Testaguzza for Pietro Andrisani

416-990-9452 / 905-653-0161

testaguzza@rogers.com

cc. Honourable Steven Del Duca , MPP for Vaughan (Minister of Transportation)

John MacKenzie, City of Vaughan

Valerie Shuttleworth, Region of York

Enclosures: 1 - Garry Hunter's Submissions dated 28 May, 2015 and accompanying maps
2 - Garry Hunter's Submissions dated 28 October, 2016 and accompanying maps

Enclosure 1

May 28, 2015

Our File No.: 15-402

EBR Registry number 012-3256 on: ontario.ca/ebr

Land Use Planning Review
Ministry of Municipal Affairs and Housing
Ontario Growth Secretariat
777 Bay Street, Suite 425 (4th Floor)
Toronto, ON M5G 2E5

HAND DELIVERED
landuseplanningreview@ontario.ca

Attention: Mr. Richard Stromberg, Manager of Partnerships and Consultation
Ms. Marlena Rogowska, Senior Program Advisor

Re: Correction / Refinement of Greenbelt - Protected Countryside Boundary
Pt W½ Lot 28 and 29, Con 5 (Vaughan)
Parcel ID 153177 (26.79 acres), Parcel ID 259611 (1.66 acres)
Municipal Address 11151 Weston Rd
City of Vaughan

Dear Mr. Stromberg and Ms. Rogowska:

This communication, prepared on behalf of the owner of two parcels at 11151 Weston Road, is requesting correction / refinement of the Greenbelt limits on the property (Fig 1, Fig 2 and Fig 3 enclosed).

The parcels under consideration are reported at 28.45 acres (11.5 ha) in the York Region Property Report Parcel ID records. Our independent calculation is 28.2 acres (Fig 2). The property is in City of Vaughan Block 34 and immediately east of Block 41. The properties front on Weston Rd. The mid concession rear of the property abuts the southbound service centre on Hwy 400 south of King Road.

1.0 EXISTING GREENBELT BOUNDARY

The Greenbelt boundary through this property is intended to follow the general trend of the East Humber River tributary valley feature including some unspecified buffer (setback) distance (Fig 3). However, the digitizing has been undertaken at very small scale (1:100,000?) versus the typical large scales of 1:1,000 required for detailed site planning. As a result the digitized points are infrequent resulting in straight line segments of 200 m and more. Fig 2 enclosed provides a more accurate representation of the river valley feature with setbacks.

2.0 WESTERN TABLELANDS LOW RISE DESIGNATION

2.1 Soils

The Soil Survey of York County maps the tablelands of this property as imperfectly drained Monaghan Clay Loam. This soil has developed on heavy textured till. The soil has a hard consistency when dry and is plastic when wet. The topography is south and gently sloping. Drainage is improved near the stream valleys suggesting these soils may be King Clay Loam.

The soil is suitable for common agricultural crops - corn, soybean, wheat and forage - especially where drainage is improved. A portion of the western tableland is used by the owner for gardening.

2.2 Low Rise Residential Designation

The property as shown on Schedule 'C' to Amendment No. 637 together with other contiguous properties south of the local Greenbelt lands are designated Low Rise Residential on the Employment Area (Highway 400 North) Land Use Plan (Fig 1).

An existing estate residential subdivision forms the southern Lot 27/28 boundary of the undeveloped Low Rise Residential designation.

The rural land area under 'Places to Grow' is required to achieve a density of 50 residents and jobs per hectare or more. Achievement of these densities on this site will likely require transitioning from the estate residential on the south boundary to higher densities at the Greenbelt boundary on the north and east including on the 11151 western tablelands.

2.3 Sanitary and Storm Servicing

The topography in the Low Rise rural land area decreases from about 254 m asl at the northeast to 244 m asl on the mid-south boundary adjacent to the existing Estate Residential Area.

The natural gradients of the western tablelands facilitate sanitary and storm sewer gravity conveyance to the southeast corner of W½ Lot 28 adjacent to Weston Rd. The proposed stormwater pond location on Schedule C to Amendment No. 637 implies 'over the bank'

stormwater release. Consideration should be given to conveying stormwater flows to an enlarged pond near the southeast corner of Block 41 where low gradient outfalls are available.

This greenfield Low Rise site appears to have more in common with the servicing of Block 41 than with the Highway 400 North Employment Lands. Infrastructure planning should be coordinated with the Block 41 Secondary Plan in progress.

3.0 GREENBELT BOUNDARY LIMITS

3.1 Greenbelt - Valley Lands

The eastern tablelands adjacent to the Service Centre at the rear of the 11151 property is separated from the western tablelands facing Weston Rd by a East Humber River tributary stream valley with a steep 26 m high westerly slope and a moderate 11 m high easterly slope. The natural access to the rear tableland is from the Highway Service Centre as there is no existing defined valley crossing.

The intervening valleylands are designated as Greenbelt-Protected Countryside are 11.2 acres (Fig 2). The owner does not object to this designation provided it does not prevent him from accessing the eastern tablelands preferably from the Service Centre versus alternatively by crossing the deep stream valley.

3.2 Western Tablelands - Low Rise Residential

The top of the western stream valley bank is stable with a well defined top of bank woodland edge (canopy dripline) immediately adjacent to an agricultural field. I recommend that this edge plus 10 m setback form the Greenbelt and Development Plan Area boundary on 11151 Weston Rd. This limit is shown on enclosed Fig 2.

I have interpreted and extended a similar Greenbelt limit for the Plan Area from Weston Rd at the north to the Lot 28/27 boundary to the south. This results in an area of 19.8 ha and 49 acres in the rural Low Rise Plan Area designation and 11.7 acres on the 11151 western tablelands between Weston Rd and the stream valley.

3.3 Eastern Tablelands - Mixed Use Area Employment / Commercial

The eastern tablelands of 11151 are designated Mixed Use Area - Employment / Commercial in Schedule 'C' to Amendment No. 637 to the City of Vaughan Official Plan (Fig 1).

The eastern tablelands are about 5 m lower in elevation than the western tablelands (Fig 2). These lands are abandoned agricultural field / woodland successional. The slopes to the stream valley are bevelled and more moderate than those on the western tablelands. The stable top of slope has been selected as the Greenbelt limit as shown on Fig 2. The Tableland area outside this defined Greenbelt limit is 6 acres (2.4 hectares). The 11151 property contains 5.3 acres of this 6 acre total.

This eastern tableland due to servicing and access limitations is suitable for low density employment and highway service centre adjunct uses.

4.0 CONCLUSIONS AND RECOMMENDATIONS

On behalf of the owner of 11151 Weston Rd, I request that the Province, the Region and the City:

- accept the adjusted (corrected) Greenbelt boundaries as shown on enclosed Fig 2;
- support densities of 50 persons and jobs / hectare or more on these lands (average for east and west tablelands);
- on the western tablelands, support density transition from lower at the existing Estate Residential Lot 27/26 boundary to higher at the northerly easterly Greenbelt limit;
- coordinate infrastructure planning for this 'Low Rise Residential Area' with Block 41 as appropriate;
- make provision for access to the 11151 eastern tablelands through Provincial Lands occupied by the adjacent Hwy 400 southbound Service Centre south of King Road.

Mr. R. Stromberg and Ms. M. Rogowska
Land Use Planning Review
Ministry of Municipal Affairs and Housing
May 28, 2015
Page 5 of 5

At your convenience, we can provide a high frequency digital geographic coordinate string for the corrected Greenbelt boundary locations as contained on Fig 2 or adjusted as appropriate. Please do not hesitate to contact us if more information is required.

Yours truly,

A handwritten signature in black ink, appearing to read 'Garry Hunter', written in a cursive style.

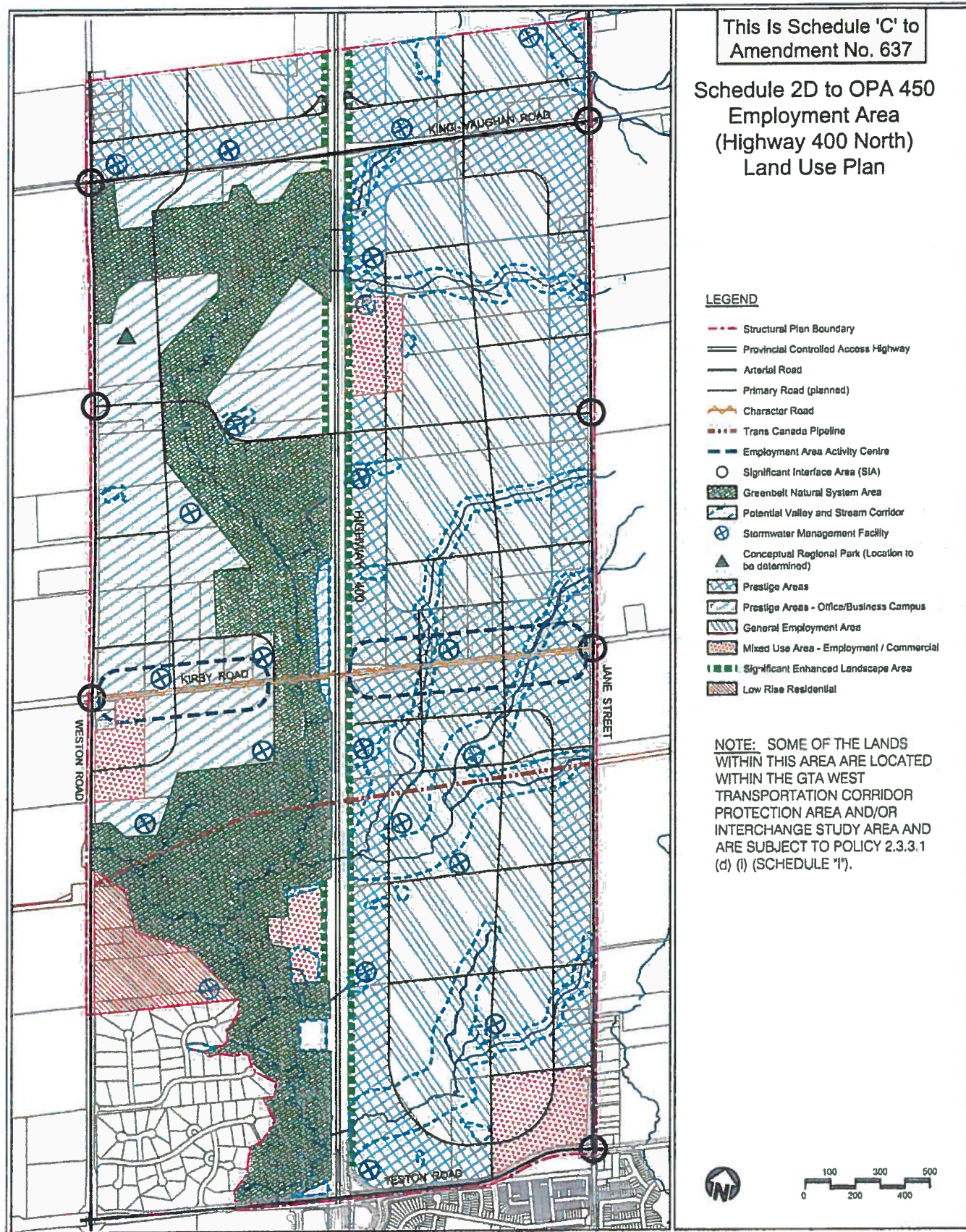
Garry T. Hunter, M.A.Sc., P.Eng.
President
Hunter and Associates

Encls: 1) Schedule 'C' to Amendment 637 City of Vaughan Official Plan
2) Map of Corrected Greenbelt Limits 11151 Weston Rd lands
3) Existing Greenbelt in the vicinity of 11151 Weston Rd

cc: Valerie Shuttleworth
John MacKenzie

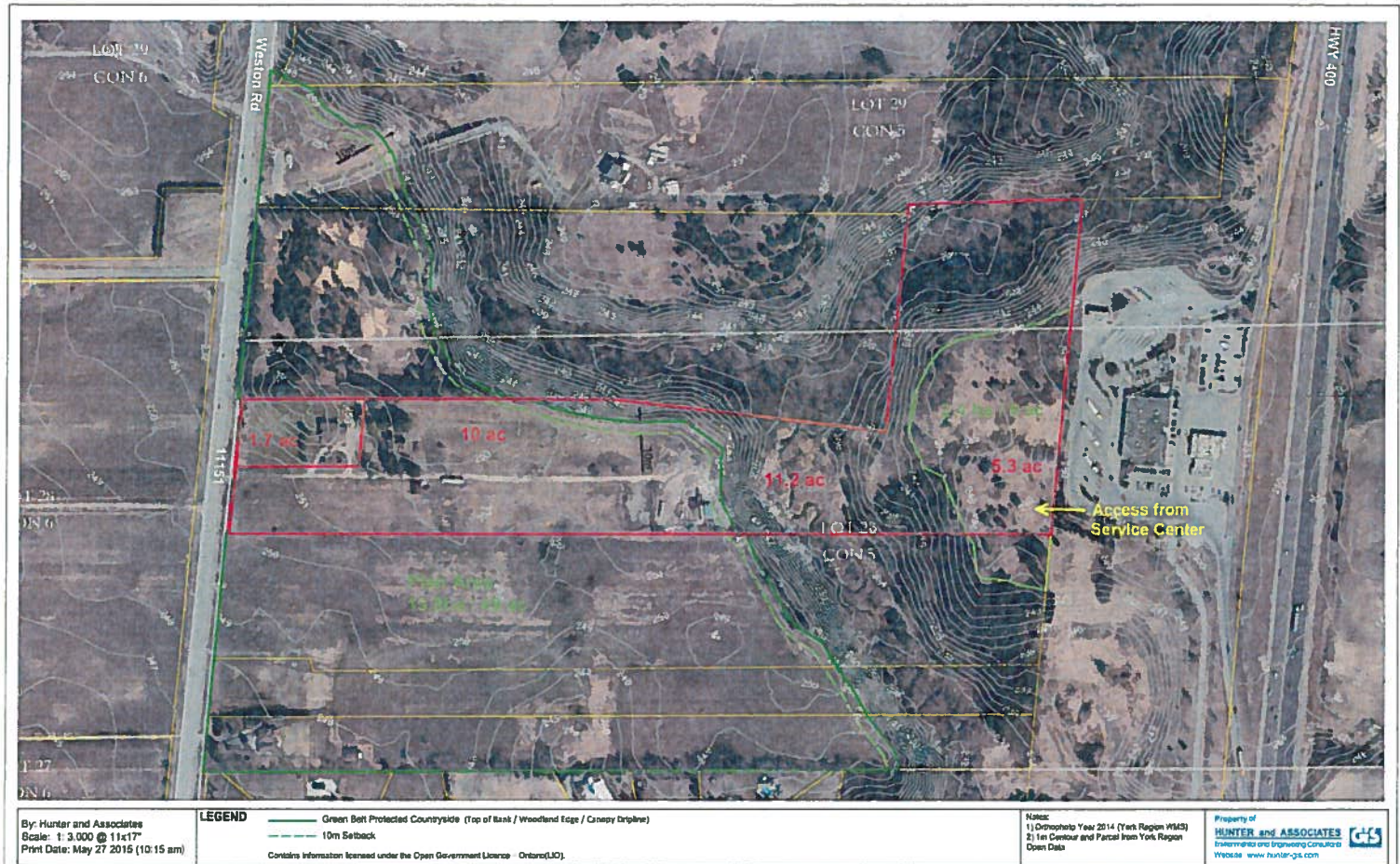
Pietro Andrisani
Vittoria Testaguzza

Fig 1



11151 Weston Rd - City of Vaughan (28.2 Acres)

Corrected Green Belt Limits Fig 2





By: Hunter and Associates
Scale: 1: 10,000 @ 8.5x11"
Print Date: May 28, 2015 (12:00 pm)

LEGEND**Notes:**

- 1) Orthophoto Year 2014 (York Region WMS)
- 2) Parcel from York Region Open Data
- 3) Contains information licensed under the Open Government Licence - Ontario (LIO).

Greenbelt Area - Protected Countryside

Property of

HUNTER and ASSOCIATES
Environmental and Engineering Consultants
Website: www.hunter-gis.com



October 28, 2016

Our File No.: 15-402

EBR Registry number 012-7195 on: www.ebr.gov.on.ca

Land Use Planning Review
Ministry of Municipal Affairs and Housing
Ontario Growth Secretariat
777 Bay Street, Suite 425 (4th Floor)
Toronto, ON M5G 2E5

BY E-MAIL

landuseplanningreview@ontario.ca

Attention: Ms. Cindy Tan, Manager

Re: Correction / Refinement of Greenbelt - Protected Countryside Outer Boundary Change
Pt W½ Lot 28 and 29, Con 5 (Vaughan)
Parcel ID 153177 (26.79 acres), Parcel ID 259611 (1.66 acres)
Municipal Address 11151 Weston Rd
City of Vaughan

Dear Ms. Tan:

I enclose an addendum to my May 28, 2015 submission to EBR Registry No. 012-3256 - Land Use Planning Review.

This addendum includes supplementary Figures 4 and 5 which demonstrate the location of the 30m setback from the stable top of valley bank and natural heritage feature baseline. Fig 5 includes the existing Greenbelt Outer Boundary and the proposed Greenbelt area reduction of 2.46 acres (1.0 ha).

As shown in Fig 5, the existing Greenbelt Boundary is roughly and casually digitized within and adjacent to the Andrisani properties (see the accompanying Testaguzza/Andrisani letter).

The December 2015 Crombie Report states:

"We expect that the more robust policy framework proposed in this report will enable the Province to respond to requested changes to Greenbelt policies, designations and boundaries through the anticipated amendments to the four plans that will be made within the timeframe of this review (i.e. by June 2016)."

Recommendation 73

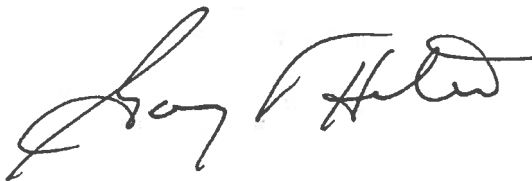
"Within the time period of this review, address designation and boundary concerns associated with the existing Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan through policy changes based on recommendations in this report"

Ms. Cindy Tan
Manager
Ministry of Municipal Affairs and Housing
Ontario Growth Secretariat
October 28, 2016
Page 2 of 2

There is no evidence that the Province has addressed the "Crombie" Recommendation or even considered this request for Greenbelt boundary adjustments (corrections) in the Draft April 1, 2016 Green Belt Plan. This is disrespectful to the Andrisani family.

Region of York staff also continue to recommend that the Province develop a process to respond to site specific land owner requests. I recommend that this proposed minor boundary revision be included in the list of 'Greenbelt Outer Boundary Changes' (see EBR 012-7195).

Yours truly,

A handwritten signature in black ink, appearing to read "Garry T. Hunter". The signature is fluid and cursive, with the first name "Garry" being more prominent than the last name "Hunter".

Garry T. Hunter, M.A.Sc., P.Eng.
President
Hunter and Associates

GTH/jp/wp

Encls: Figures 4 and 5

cc: Valerie Shuttleworth
John MacKenzie

Pietro Andrisani
Vittoria Testaguzza



By: Hunter and Associates
Scale: 1: 1,500 @ 11x17"
Print Date: Oct 21, 2016 (11:15 am)

LEGEND

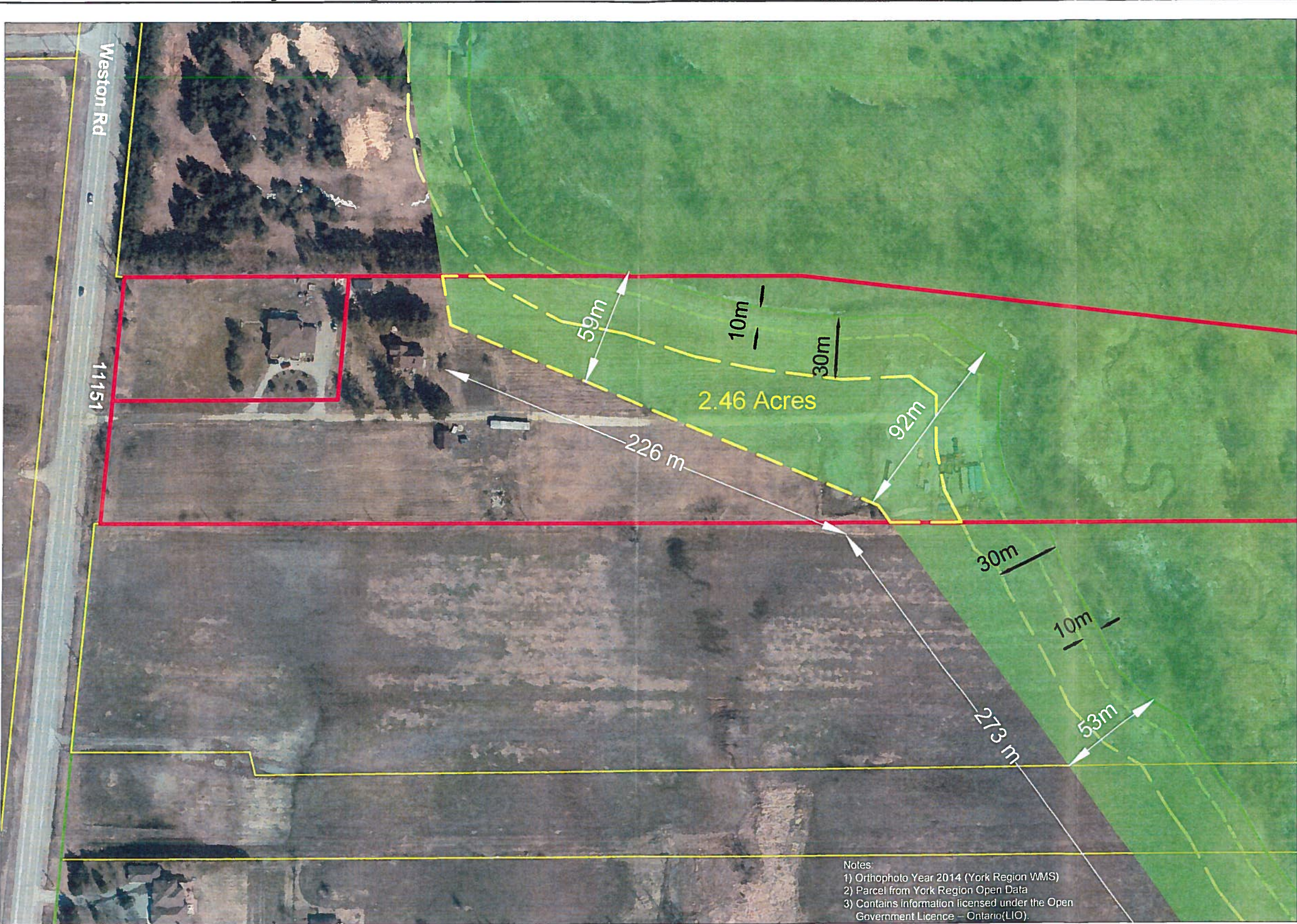
- Greenbelt Protected Countryside - Feature Baseline (Top of Bank / Woodland Edge / Canopy Dripline)
- 10m Setback
- 30m Setback
- Part of Subject Property



Notes:
1) Orthophoto Year 2014 (York Region WMS)
2) 1m Contour and Parcel from York Region Open Data
3) Contains information licensed under the Open Government Licence - Ontario (LIO).

Property of
HUNTER and ASSOCIATES
Environmental and Engineering Consultants
Website: www.hunter-gis.com





By: Hunter and Associates
Scale: 1: 2,500 @ 8.5x11"
Print Date: Oct 27, 2015 (3:00 pm)

LEGEND

- Greenbelt Area - Protected Countryside (LIO)
- Part of Subject Property
- Greenbelt Protected Countryside - Feature Baseline (Top of Bank / Woodland Edge / Canopy Dripline)
- 10m Setback
- 30m Setback

Property of
HUNTER and ASSOCIATES
Environmental and Engineering Consultants
Website: www.hunter-gis.com

Fig 5

Attachment 3 – Letter to MMAH from Humphries Planning, February 27, 2017

HUMPHRIES PLANNING GROUP INC.

February 27, 2017
HPGI File # 17476

Land Use Planning Review
Ministry of Municipal Affairs and Housing
Ontario Growth Secretariat
777 Bay St., Suite 425 (4th floor)
Toronto, ON M5G 2E5

Submitted Via Email : greenbeltboundary@ontario.ca

**Re: Comment Letter - Amendments to Greenbelt Boundary
11151 Weston Road, City of Vaughan (the "Subject Lands")
Part West Half Lot 28, Vaughan Conc. 5 - Pietro Andrisani**

Humphries Planning Group represents the landowner of 11151 Weston Road, City of Vaughan. We provide herein comments to the Province in relation to its ten-year Greenbelt Plan review.

Background

The Subject Lands were brought into the Urban Area and designated by Regional Official Plan Amendment 52. They were designated for low-rise residential uses by Vaughan Official Plan Amendment 637.

Comments on Draft updated Greenbelt Plan

Upon review of the Draft *Greenbelt Plan*, released May 2016, a comment letter was provided on behalf of the landowner, dated October 28, 2016, which attached a previous environmental letters to the Province prepared by Hunter and Associates dated May 28, 2015 and October 28, 2016 (attached). Appended to those letters was detailed environmental mapping provided as part of site-specific environmental work completed by Hunter and Associates on behalf of the landowner. This mapping illustrates the location of the stable top of bank was determined and a 30m setback provided, whereas the Greenbelt NHS designation is anywhere from 60 to 90m from the top of bank.

Refinement of the existing Natural Heritage System designation

Based on our review of the Draft *Greenbelt Plan*, it appears that the Province did not make the requested changes to the NHS boundary. The Province did, however, as part of the proposed refinements to the Greenbelt Plan boundary provide a list of considerations which informed a principled approach in the Review. The landowner's

request clearly satisfies the Province's criteria. As such, we ask that the Province reconsider the proposal.

The landowner's request falls into a category of what should have been considered, is consistent with the purpose of the proposed amendment and overarching principles, and does not fall into one of the categories within which requests were not supported. The following summarizes our request in relation to the principles and illustrates that our request meets the criteria:

- The landowner's request falls into a category of what should have been considered (*i.e.* mapping changes to the boundary related to the NHS). The landowner provided site-specific environmental information from Hunter and Associates, which clearly demonstrated where the NHS is located and pinpointed the discrepancies between the NHS the Province mapped as part of the Greenbelt and what is on the ground.
- The landowner's request is consistent with the purpose of this amendment (*i.e.* to adjust the boundary in response to landowner concerns about the accuracy of the Greenbelt Area mapping). The landowner provided accurate information on the NHS on the ground on behalf of the landowner and requested boundary adjustments to the Greenbelt Plan NHS as a result.
- The landowner's request is consistent with the overarching considerations for adjustments to the boundary (*i.e.* being responsive to landowner requests to evaluate site-specific situations, as well as avoiding a minimalist approach to defining the NHS, maintaining a robust NHS and respecting the functional connections within the NHS).
- The landowner's request falls into a category of changes made based on the technical review (*i.e.* adjusting the boundary where natural heritage provides the rationale for the boundary line). The *Greenbelt Plan* area in the landowner's lands is entirely within the NHS designation. The NHS is the rationale for the boundary line on the landowner's lands. As such, adjustments should be made to the NHS designation based on the site-specific environmental information from Hunter and Associates, which shows discrepancies between the designated NHS mapped as part of the *Greenbelt Plan* and what is on the ground.
- The landowner's request does not fall into one of the categories within which requests were not supported as it does not: remove any land designated specialty crop; remove any land for the purpose of settlement area boundary expansion; remove or re-designate any land that is part of the Oak Ridges Moraine; re-designate any land that is part of the Greenbelt *e.g.*, NHS to protected countryside or settlement area; or remove any land that is necessary for the viability of a robust Natural Heritage System.

February 27, 2017

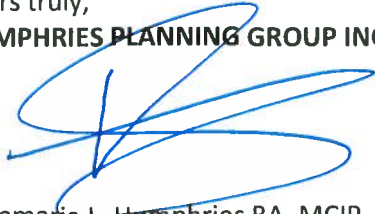
Beacon Environmental are professional environmental consultants that specialize in all aspects of terrestrial and aquatic ecology since 2005. Beacon Environmental has been retained by the landowner and has reconfirmed the findings of Hunter and Associates and provided additional supporting information to demonstrate definitively that our request avoids a minimalist approach to defining the NHS, maintains a robust NHS and respects the functional connections within the NHS (please find memo enclosed).

We respectfully request that the Province refine the Natural Heritage System Greenbelt designation boundary on the subject lands to 30m from the stable top of bank based on the professional environmental work completed by two environmental firms that both came to the same conclusion.

Should you require additional information, please contact the undersigned at X 244.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

encl: Letter from Vittoria Testaguzza to Province dated October 28, 2016
Hunter and Associates Letters dated May 28, 2015 and October 28, 2016
Memo from Beacon dated February 27, 2017

cc: client

Attachment 4 - Letter to MMAH from Beacon Environmental, February 27, 2017

Memorandum

To: Mark McConville, Humphries Planning Group

cc: Rosemarie Humphries, Lynn Archibald, Michael Testaguzza, Humphries Planning Group

From: Rosalind Chaundy, Beacon Environmental Limited

Date: February 27, 2017

Ref: 217083

Re: Greenbelt Mapping – 11151 Weston Road, Vaughan

This memo discusses proposed revisions to the Greenbelt Plan mapping for the property situated at 11151 Weston Road, City of Vaughan (also known as Part West Half Lot 28, Concession 5, Vaughan). This property partially falls within the existing Greenbelt Plan area and associated Natural Heritage System boundary. This is the first memo from Beacon Environmental Limited (Beacon), but a previous submission concerning this property was made to the Greenbelt Review process of the Government of Ontario, Ministry of Municipal Affairs and Housing (MMAH).

A previous submission was dated October 28, 2016 and was from Vittoria Testaguzza for Pietro Andrisani. Attached to this submission were two documents from Hunter and Associates, Environmental and Engineering Consultants (Hunter) dated May 28, 2015 and October 28, 2016. Beacon is commenting on the latter Hunter document which was titled *Correction/Refinement of Greenbelt – Protected Countryside Outer Boundary Change, Pt W1/2 Lot 28 and 29. Con 5 (Vaughan)*. In particular, this Beacon memo addresses Figure 4 and Figure 5 which show a proposed Greenbelt boundary at the 30 m setback and the associated 2.46 acres reduction in the Greenbelt boundary line. This current memo is part of a submission from Humphries Planning Group dated February 27, 2016.

Beacon in large part concurs with the Hunter document and its mapping, based on a site investigation and examination of aerial photography. We agree that the Greenbelt boundary should be 30 metres from the natural feature(s) situated along the north or east side of the property.

In addition to those points outlined by Humphries Planning Group Inc. in their February 27, 2017 letter to the MMAH, Beacon would like to address some of the items that the MMAH notes are relevant to the Greenbelt review (January 11, 2017 *Greenbelt Boundary Minor Changes, eBlast to Co-ordinated Review stakeholders from Minister Mauro*).

These points are:

- A. Maintaining a robust Natural Heritage System (NHS) that can be supported despite urbanization occurring in proximity and downstream to the Greenbelt
- B. Respecting the functional connections in the Natural Heritage System
- C. Avoiding a minimalist approach to defining the Natural Heritage System

A. A Robust Natural Heritage System

Beacon contends that the proposed Greenbelt/NHS as shown on the Oct 2016 Hunter document is very robust. The changes to the NHS are relatively minor from a natural heritage perspective. For example, all of area which is proposed to be removed from the Greenbelt is active agricultural lands. Additionally, the width of the corridor here, after this relatively minor reduction in overall size leaves a corridor of over 250 metres width. This is still a fully sufficient width for all of the wildlife that is likely to use this particular part of the NHS (e.g. small mammals, Red Fox, White-tailed Deer etc.). This part of the Greenbelt is largely agricultural overall and the wildlife present can function with this width of corridor.

B. Functional Connections

As alluded to above, the width of the proposed Greenbelt area provides both movement and living area for any wildlife that may be occurring in this part of the Greenbelt, which follows a tributary of the East Humber River. Also, the proposed removal areas do not affect the overall connectivity of the Greenbelt.

C. Avoiding a Minimalist Approach

While, we understand that a minimalist approach to defining the Natural Heritage System could be considered to result in a gradual 'whittling' of the Greenbelt as a whole, we also believe that the Natural Heritage System should be a reflection of how a robust system should work and should not include areas that are not currently and will not likely ever become natural. This is the case for all lands proposed for removal. Finally, we do not consider the proposed Greenbelt area a minimalist approach as all features are provided with a 30 m buffer.

Attachment 5 - Letter to Lou Grossi from Humphries Planning, July 19 2021

July 19 2021

Lou Grossi, Broker of Record
Intercity Realty Inc., Brokerage
3600 Langstaff Rd., Unit 14
Woodbridge, ON
L4L 9E7

Attn: Mr. Lou Grossi lougrossi@intercityrealty.com

Re: Preliminary Planning Status/ Overview
Maria Pietro Andrisani Property, 11151 Weston Road

This letter is intended to provide an overview of the current status of lands located at 11151 Weston Road, currently under the ownership of Maria and Pietro Andrisani. The lands have a combined frontage of 121.5m/399feet on Weston Road and a total area of 28.45acres/11.51 hectares.

Location and Context

The Subject lands are located within the Highway 400 North Employment Lands Secondary Plan Area (OPA 637) which comprise approximately 771 hectares (1905 acres) in the City of Vaughan and are bounded to the west by Weston Road, to the north by the King-Vaughan Municipal Boundary to the east by Jane Street, and to the south by Teston Road (excluding the estate residential development in the northeast quadrant of Teston and Weston Roads). See **Figure 1** for the location of Block 34 West (Block 34W) lands and the location of the subject lands within the Block 34W area.

On September 11, 2006, City Council adopted an Official Plan Amendment (OPA 637) to re-designate the Highway 400 North Employment Lands Secondary Plan Area, from Rural Area in OPA 600 to Employment Area within OPA 450 as well as a small area to Residential to allow for the rounding off of an existing estate residential area.

OPA 450 and OPA 600 were amended and OPA 637 was approved by the Ontario Municipal Board on Nov. 21, 2011 (OMB order, in accordance with decision on August 3, 2011) to implement the directions in the Highway 400 North Employment Lands Secondary Plan Study with respect to the creation of a new employment area on both sides of Highway 400 between Jane Street and Weston Road, north of Teston Road. Policies of OPAs 450 and 600 were amended to designate the majority of the Highway 400 North Employment Lands for a range of employment uses and related uses with a prestige orientation, including a new Prestige Employment-Office/Business Campus Area designation. The exception is a small area proposed for residential uses abutting existing estate residential development to which the subject lands form a part thereof. OPA 637 now forms Section 11.4 (Highway 400 North Employment Lands Secondary Plan) to Volume 2 of Vaughan Official Plan 2010. Although OPA 637 has been renumbered to follow the formatting of Vaughan Official Plan 2010, the text has been copied verbatim and reads as an amendment to OPA 450 (for employment lands), followed by an amendment to OPA 600 (for the residential lands) which applies to the subject lands. All schedules from OPA 637 have also been included in Section 11.4. OPA 450 and OPA 637 are the applicable policy framework for the Block 34W and 35 block plan processes.

Servicing Status

Currently the subject lands are not subject to full municipal services. Development of the lands will require approvals for water, sanitary and stormwater management facilities. It is anticipated that water and sanitary services will be extended as required along Weston Road and internally within the block plan area to the subject site as part of implementing the development approvals process. The subject property drains south and therefore will be tributary to a future stormwater management facility at a location off site further south in the Block.

Required Land Use Planning Processes

The City of Vaughan Official Plan requires that development occur by way of the Block Planning Process. Master Environmental Servicing Plans (MESPs) are also to be prepared in support of block planning. A substantial area of land within the Greenbelt Plan are located within Block 34W thereby significantly reducing the overall area available for development purposes. Considering the location and size of the land

located outside of the Greenbelt, it is anticipated that a Scoped Block Plan will be prepared for the Block 34W lands to address only the requirements of these relatively small areas. The City will also require that a Cost Sharing Agreement be in place prior to any development proceeding within the Block. In addition to the above, a draft plan of subdivision and zoning application will be required to obtain land use planning approvals for the subject site. It is assumed that all applications could be submitted concurrently for processing by the City of Vaughan and commenting agencies. It is noted that no formal planning applications have been initiated to date for the subject lands. Timing of development for the subject land assuming that they were a participating landowner in the Block Planning Process, a participating member of the landowners group and that all required applications are processed together at the same time is generally anticipated to be approximately 3-5 years from the date of making a complete submission.

Official Plan and Zoning

The residential area of the subject lands is designated Low Rise Residential and subject to the current policies of the City of Vaughan Official Plan 2010. Building typologies permitted include detached, semi-detached and townhouses up to 3 storeys in height. Public and Private institutional buildings are also permitted. The Mixed Use Commercial/employment designation applies to small area adjacent to the Enroute facility along Highway 400 at the easterly side of the site. The central area of the site is not located within the urban boundary and subject to the applicable Greenbelt Plan policies as contained within the City of Vaughan Official Plan. Zoning Bylaw 1-88 zones the subject lands as Agricultural (A) and Open Space (OS1).

Land Owners Group

Block 34W does have an active landowners group in place at this time. The owners of the subject lands are not a participating owner in the group.

Property Constraints

The subject lands are affected by natural heritage features inclusive of woodland/valley land area which appear to be contained within the Greenbelt Plan area.

Gross area Ac/Ha	Greenbelt Ac/Ha	Residential Ac/Ha	Mixed Use Ac/Ha	Net Dev. Ac/Ha
28.45/11.51*	19.32/7.82*	7.53/3.04*	1.6/.64*	9.13/3.68*

(*all areas are approximate)

We have estimated that approximately 7.82 ha of the subject lands are located within the Greenbelt Plan area and 3.04 ha are located to the west of such with frontage along Weston Road and .64ha are located to the east side of the Greenbelt and not likely accessible from the land west of the Greenbelt due to the natural heritage system.

It is not apparent that the area located outside of the Greenbelt is subject to any environmental or development constraints.

Yours truly

HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

Encl.

FIGURE 1

