

November 11, 2022

Ministry of Municipal Affairs and Housing

777 Bay Street, 17th floor
Toronto, Ontario
M7A 2J3

**RE: ERO File No: 019-6216
Proposed Amendments to the Greenbelt Plan
Greenbelt Lands in Block 55 East, Registered Plan of Subdivision 65M-4608,
Block 211
Rom-Grand Kipling Two Ltd.**

Corbett Land Strategies (CLS) has been retained by Rom-Grand Kipling Two Ltd. (Client) with respect to the subject lands legally described as within Part of Lots 26, 27 and 28, Concession 8, within the municipality of Vaughan. The lands of specific interest are an 8.6-acre parcel located between Teston Road and Kirby Road, west of Kipling Avenue. Please refer to Appendix “A” for a location map. It is of particular significance that the subject lands are within a registered plan of subdivision and are virtually “shovel ready” state for housing development.

The subject lands are presently designated ‘Protected Countryside’ and are within a registered plan of subdivision. In accordance with Vaughan’s Official Plan, although located within the “Greenbelt Plan Area”, they are also located within the “Urban Boundary” (Schedule 1A).

This letter has been submitted in response to the Ministry of Municipal Affairs and Housing posting (ERO no.019-6216) which is seeking feedback on the proposed changes to the Greenbelt Plan. The amendments sought the removal of certain lands from the Greenbelt Area which were suitable for residential development as well as the addition of lands in the Paris Galt Moraine and the redesignation of lands in the Oak Ridges Moraine Conservation Plan Area. In the consideration of the removal, the Province considered candidate properties which satisfied the following:

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

In the consideration of the above criteria, the subject lands as currently established can achieve the removal requirements and contribute to growing the Greenbelt in other logical area in the following immediate ways:

- Efforts are currently underway to identify lands to compensate for the removal of the subject lands from the Greenbelt area, if granted. The proposed lands being explored would ensure the removal would result in an offset of a 1:1 ratio or greater;
- The subject lands are located within Block 55 and the Plan of Subdivision 19T-13V008. These planning instruments have received historical land use approvals which can be leveraged on an immediate basis for housing opportunities;
- The subject property will be a logical addition to the existing community and will contribute to the Secondary Plan Area as a complete community. The subject property will utilize municipal services, utilities and infrastructure already available to the lands located to the immediate north and which have been already provided for within the registered plan of subdivision;
- Given the existing urban development found to the immediate north, the existing natural heritage system, found to the immediate west, and road network of Teston Road, found to the south, the subject lands are effectively isolated from a land use perspective. As such, its use for non-urban uses such as agriculture is not feasible in light of the surrounding uses; and,
- Through previous work, the subject lands have been determined to contain no environmental features and are located outside of the adjacent East Humber River and its associated buffers. As such, the proposed removal will not result in adverse effects of the surrounding natural features which have been protected through the provision of buffers established within the Secondary Plan and which are already existing within the residential subdivision to the immediate north.

CONCLUSION

In conclusion, the removal of the subject lands is a defensible and logical removal from the Greenbelt Plan and will provide a rapid housing opportunity in a location where servicing capacity is in place. The removal from the Greenbelt will not have adverse impacts on the remaining natural features on adjacent lands which will be protected through buffers and setbacks which will be consistent with provincial and local policy, and those standards already established within the existing subdivisions. The development of this land will be carried out to be compatible with existing homes.



Sincerely,

John Corbett

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APPENDIX A Location Plan



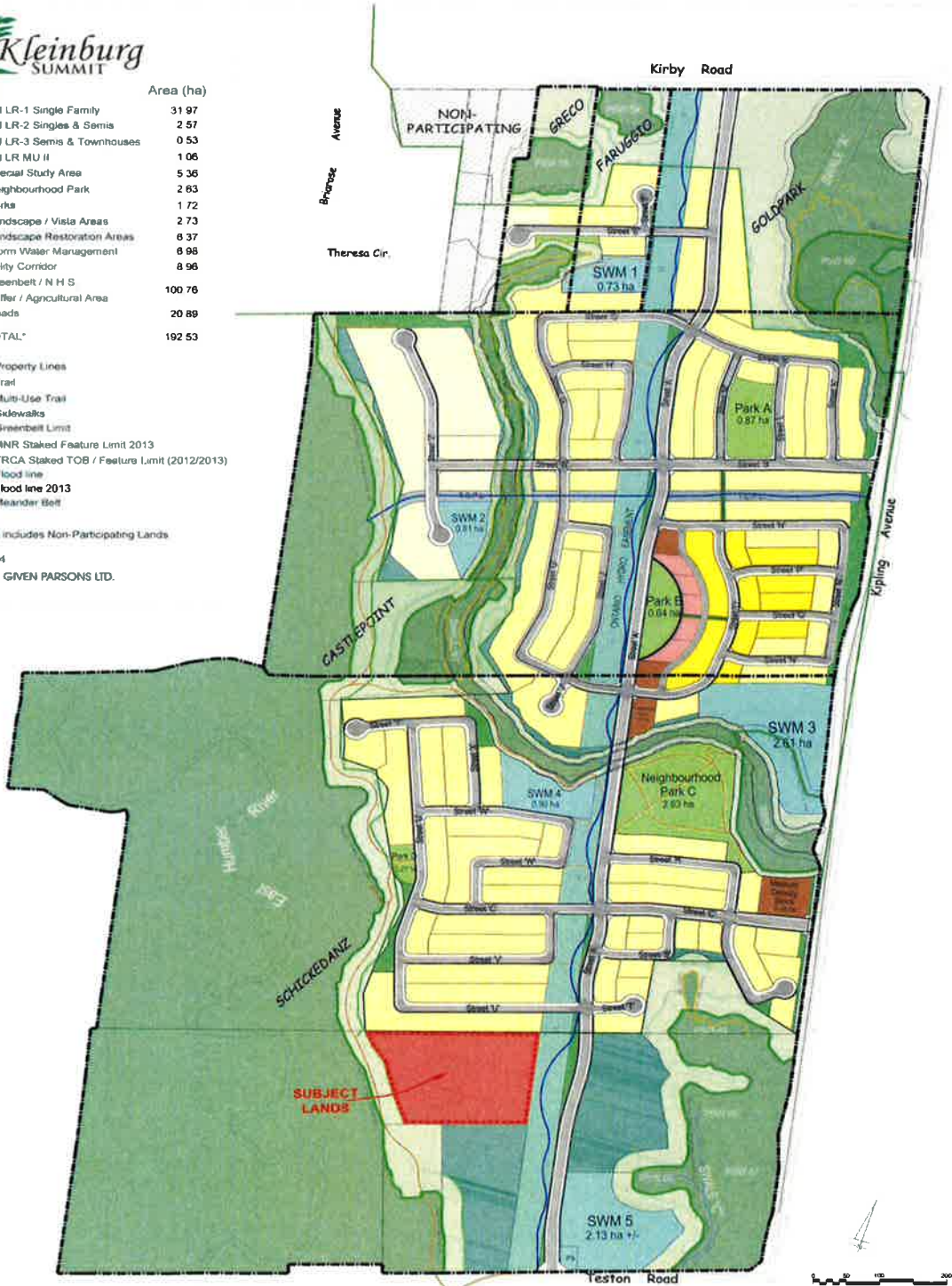
| Land Use | Area (ha) |
|-----------------------------|---------------|
| KN LR-1 Single Family | 31.97 |
| KN LR-2 Singles & Semis | 2.57 |
| KN LR-3 Semis & Townhouses | 0.53 |
| KN LR MU II | 1.06 |
| Special Study Area | 5.36 |
| Neighbourhood Park | 2.63 |
| Parks | 1.72 |
| Landscape / Vista Areas | 2.73 |
| Landscape Restoration Areas | 6.37 |
| Storm Water Management | 8.98 |
| Utility Corridor | 8.98 |
| Greenbelt / N H S | 100.76 |
| Buffer / Agricultural Area | 20.89 |
| Roads | 20.89 |
| TOTAL* | 192.53 |

- Property Lines
- Trail
- Multi-Use Trail
- Sidewalks
- Greenbelt Limit
- MNR Staked Feature Limit 2013
- TRCA Staked TOB / Feature Limit (2012/2013)
- Flood line
- Flood line 2013
- Meander Belt

* Total Area includes Non-Participating Lands

April 11 2014

MALONE GIVEN PARSONS LTD.



Pedestrian Connection to Kleinburg via Stogmans Mill Road

