

November 30, 2022

Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3

**RE: 12490 Mill Rd., King Township — Proposed Amendments to the Greenbelt Plan
Additional Lands Proposed for Removal from the Greenbelt Plan**

I am the land-use planning consultant retained by Marianne and Vito Pacifico, the owners of the lands legally described as Part 3, Plan 65R-24448, Part of Lots 2 and 3, Concession 7, Township of King in the Regional Municipality of York, and known municipally as 12490 Mill Road (the “Subject Lands”). I am submitting these Comments with respect to the Proposed Amendments to the Greenbelt Plan that would remove certain lands from the Greenbelt. We support the proposed changes, but we submit that the Subject Lands at 12490 Mill Road also be removed from the Greenbelt.

The proposed changes to the Greenbelt Plan are to enable the construction of 50,000 or more new homes in the Greater Golden Horseshoe area. It is the government’s expectation that construction of these new homes will begin on these lands no later than 2025, and that significant progress on approvals and implementation be achieved by the end of 2023.

The removal of the lands at 12490 Mill Road in King Township would contribute to that goal. These lands can be developed quickly, adding a significant number of needed residential units especially targeted to seniors and local residents who are downsizing and want to remain in the area for as long as possible. There is a current planning application at King Township. However, the application has experienced tremendous hardship and delays due to disputes over the interpretation of the Greenbelt Plan and the *Greenbelt Act*. The development would be made possible and would be significantly accelerated by removing the Subject Lands from the Greenbelt Plan.

Property description:

The Subject Lands are 34.97 ha in size (86 acres) with a frontage of 197.10 meters (650 feet) along Elmpine Trail, and a frontage of 404.25 meters (1323 feet) along Mill Road. The Subject Lands are located on the west side of Mill Road, south of King Road, immediately south of Elmpine Trail and north of King–Vaughan Road. The existing cluster of rural residential homes on Elmpine Trail dates as far back as the beginning of the 19th

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century. The proposal is seeking an expansion of the rural residential area along Elmpine Trail to the subject lands. The site is conveniently located close to major existing or proposed roads and urban amenities.

The current planning application:

We submitted a revised official plan amendment application for the development of the Subject Lands in 2017 to King Township, in keeping with the Decision of the Ontario Municipal Board at the previous Pre-Hearing Conference. The revised application was to expand the existing rural residential area along Elmpine Trail into the adjacent rural area to facilitate the development of an adult-lifestyle community project. The proposal is for approximately 130 residential units, as well as a community centre with a medical facility specialized in geriatric care and Alzheimer’s Disease prevention and care. The revised application has not been processed or considered by King Township. All required studies submitted support the Project. The current proposal could be revised, if the site were removed from the Greenbelt Plan, to accommodate between five hundred and a thousand affordable residential units. A long-term care facility could be located at the site, too.

Our position is that the current application is exempt from the Greenbelt Plan via the transitional policies in the *Greenbelt Act*. Despite this, the application has suffered lengthy delays over the years due to differing interpretations of the Greenbelt Plan and *Greenbelt Act*. Removing the Subject Lands from the Greenbelt would greatly simplify and accelerate the process, making it possible to develop the lands in short order.

Therefore, we submit that the Proposed Amendments to the Greenbelt Plan should include the Subject Lands located at 12490 Mill Road in King Township.

If you have any questions or require more detailed information regarding the above, please contact me.

Regards,

Draga Barbir, B.Sc. B.Arch. MCIP RPP

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