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December 03, 2022

Ministry of Municipal Affairs and Housing
777 Bay Street
Toronto, ON.
M7A 2J3

**Attn: Honorable Steve Clark, Minister
Ministry of Municipal Affairs and Housing**

Dear Minister Clark:

**Re: Proposed Amendment to Greenbelt Plan
ERO Number 019-6216
10666 Hwy. 48, Markham, ON.
1815407 Ontario Limited
1786522 Ontario Limited
K. Zaravinos-Tsiolis**

IPS Consulting Inc. has been retained by K. Zaravinos-Tsiolis, representing the above-noted property owners, in providing the following comments respecting proposed amendments to the Greenbelt Plan ERO Number 019-6216. The 'subject lands' are legally described as PT E1/2 LT 25 CON 7 Markham and municipally addressed as 1066 Hwy. 48, Markham, ON. They are approximately 20.74 ha. (51.26 ac.) in area and located at the SE intersection of Hwy. 48 and Elgin Rd. E Markham. (Please see the attached modified Greenbelt Plan showing the subject lands.)

The subject lands are, in their entirety, designated "Natural Heritage System" in the Greenbelt Plan. They have not been identified for exclusion as part of the Proposed Amendment to the Greenbelt Plan. Our request is that the subject lands be partially

excluded from the Greenbelt Plan; more particularly, that the Natural Heritage System designation be refined to more appropriately reflect only the limit of environmental features that have been identified on the property and that the balance of the property, forming agricultural lands, be excluded.

The attached MNRF Mapping shows that the subject lands are identified with “Woodland” and “Unevaluated Wetlands” classifications. It also identifies that a significant portion of the subject lands, extending approximately 255 m. westerly from the limit of Hwy. 48 is utilized for agricultural purposes. It is these lands, subject to appropriate environmental setbacks, that are requested to be removed from the Greenbelt Plan.

The request for removal of a portion of the subject lands is made on the basis that:

1. The agricultural use of the subject lands is not part of the environmental feature that is captured by the Natural Heritage System and as a result is not appropriately associated with that designation.
2. Mapping forming part of the Greenbelt Plan is conceptual and can be modified to demonstrate the intent that only the environmental feature be captured by the Natural Heritage System designation recognizing that future detailed evaluation by a qualified professional will establish definitive feature limits.
3. The request, as it relates to the subject lands, is consistent with several proposed amendments to the Greenbelt Plan currently under consideration.

We appreciate your consideration in this matter and are available to work with your staff in providing any necessary documentation and support in affecting this amendment to the Greenbelt Plan.

Respectfully submitted,
Innovative Planning Solutions



Kevin Bechard, BES M.Sc. RPP
Senior Associate