

December 4, 2022  
HPGI File: LI16H

**Re: Comment/ Request Letter for Removal of land from Greenbelt Boundary  
Greenbelt Act 2005  
ERO No. 019-6216/019-6217  
Vitaro Property (Alessandro and Lisa Vitaro)  
5841 Kirby Road Pt Lot 30, Con 8- City of Vaughan**

---

The Vitaros own and reside on a 2.79ha property addressed as 5841 Kirby Road that is also legally described as Part of Lot 30, Concession 8 in City of Vaughan. An aerial photo identifying the subject land is provided in the figure below.



*Aerial Photo Lands owned by the Applicant – figure 1*

As illustrated in the airphoto, the property is located immediately adjacent to the existing ongoing development within the Kleinburg Community on the east of Highway 27 south side of Kirby Road. The subject site is approximately 2.79 ha in size of which 1.21 ha is located within the Protected Countryside designation of the Greenbelt Plan as outlined in red on the survey provided below.

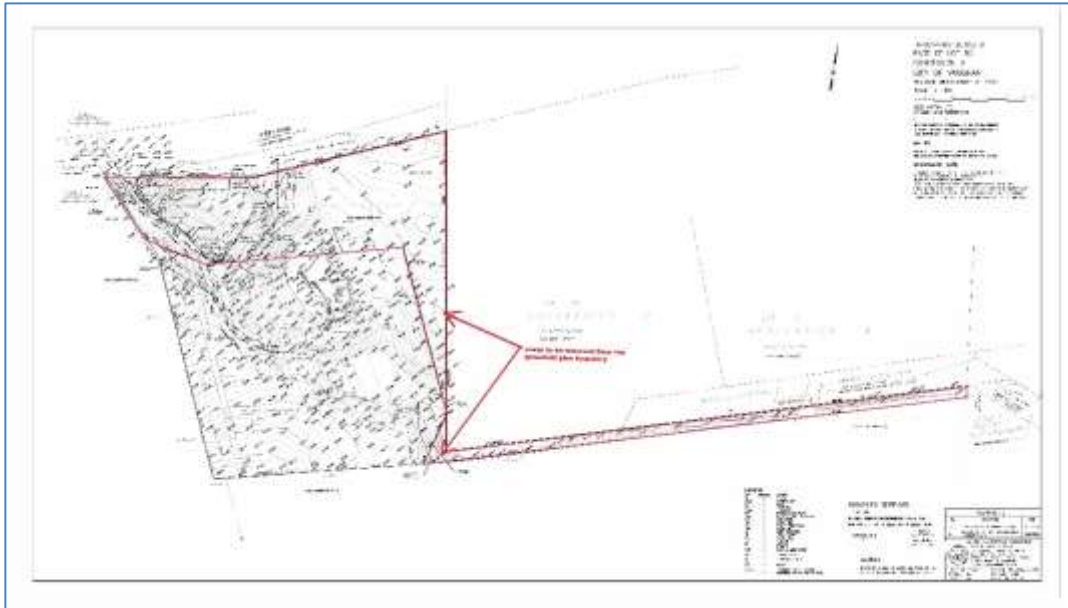
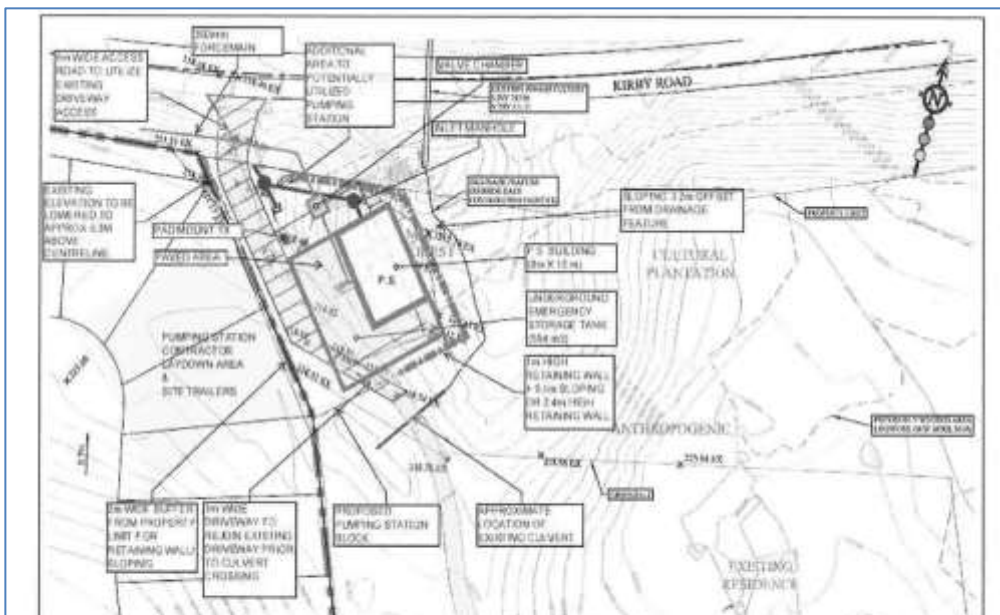


Figure 2 – Area subject to Greenbelt Plan Boundary outlined in red above

The subject site has been part of a formal Block Plan process in conjunction with the adjacent lands and critical servicing infrastructure (Sanitary Pumping Station) has been located on the subject property within the Greenbelt boundary area as shown in the figures below.

Figure 3 - Location of Pumping Station on Vitaro Lands





Provisions for the servicing of the subject lands have been put in place with Cost Sharing Agreement arrangements with the landowners group. The site has been subject to TRCA staking and study and development limits have been determined.

Comment/Request Letter  
December 4, 2022  
HPGI File: LI16H

**We are requesting that the area of land identified in Attachment 1 be removed from the Greenbelt Plan boundary.**

The request for the release of the lands within the Greenbelt Plan Boundary as depicted on Figure 2 above and Attachment 1 is justified and appropriate from a land use planning perspective. Required servicing infrastructure will be available and environmental study work and staking with agencies has confirmed development limits. The request is minor in terms of the area for removal being requested and will facilitate additional lands that can easily be delivered for expeditious residential development in the near term. There is a demonstrated need for housing and a variety of unit types in the municipality. This property is considered to be located in an ideal location that is available to address these critical land use planning matters.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to read 'Rosemarie L. Humphries', with a stylized flourish extending to the right.

Rosemarie L. Humphries BA, MCIP, RPP  
President

Encl. Survey depicting area to be removed from Greenbelt Plan.

cc. Alessandro and Lisa Vitaro



Plan of Survey – Areas to be removed from the Greenbelt Plan Boundary outlined in RED

