

FIELDGATE DEVELOPMENTS

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December 3, 2022

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
M7A 213

Attention: Hon. Steve Clark, Minister

**RE: Proposed Amendments to the Greenbelt Plan (ERO: 019-6216)
Request for Removal from Greenbelt Plan Area
1212763 Ontario Limited**

We are writing to you on behalf of 1212763 Ontario Limited, owner of the east half of Lot 28, Concession 6 in the City of Vaughan. We request removal of the lands shown on the attached plan from the Provincial Greenbelt. These lands meet the stated criteria of being suitable for residential development in the near term and could be quickly and easily developed for housing, being immediately adjacent to urban lands zoned for residential purposes by Ministerial Zoning Order (Ontario Regulation 644/20).

The attached plan shows the lands that are the subject of this request. They are within and contiguous to the Greenbelt boundary but outside of environmental feature boundaries. The feature boundaries have been established based on over a decade of extensive environmental study and are agreed to by the Municipality and local Conservation Authority.

The lands are within the same Concession Lot and comparable to other lands being removed from the Greenbelt shown on Map 2 of this posting. Full municipal services and amenities are nearby and prompt development for housing is possible.

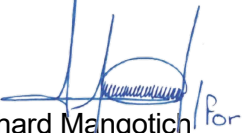
Additionally, we request that the Greenbelt legislation and/or regulations be amended to permit urban uses on land within and contiguous to the Greenbelt boundary that is outside of environmental features whose boundaries have been established by detailed environmental studies, such as a Master Environmental Servicing Plan, and have been agreed to by the municipality and local conservation authority. Such an amendment could very easily make more homes possible very quickly in areas already approved for growth while still ensuring that environmental features are protected.

Proposed Amendments to the Greenbelt Plan (ERO: 019-6216)
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Thank you very much for the opportunity to submit these requests. We look forward to your favourable consideration.

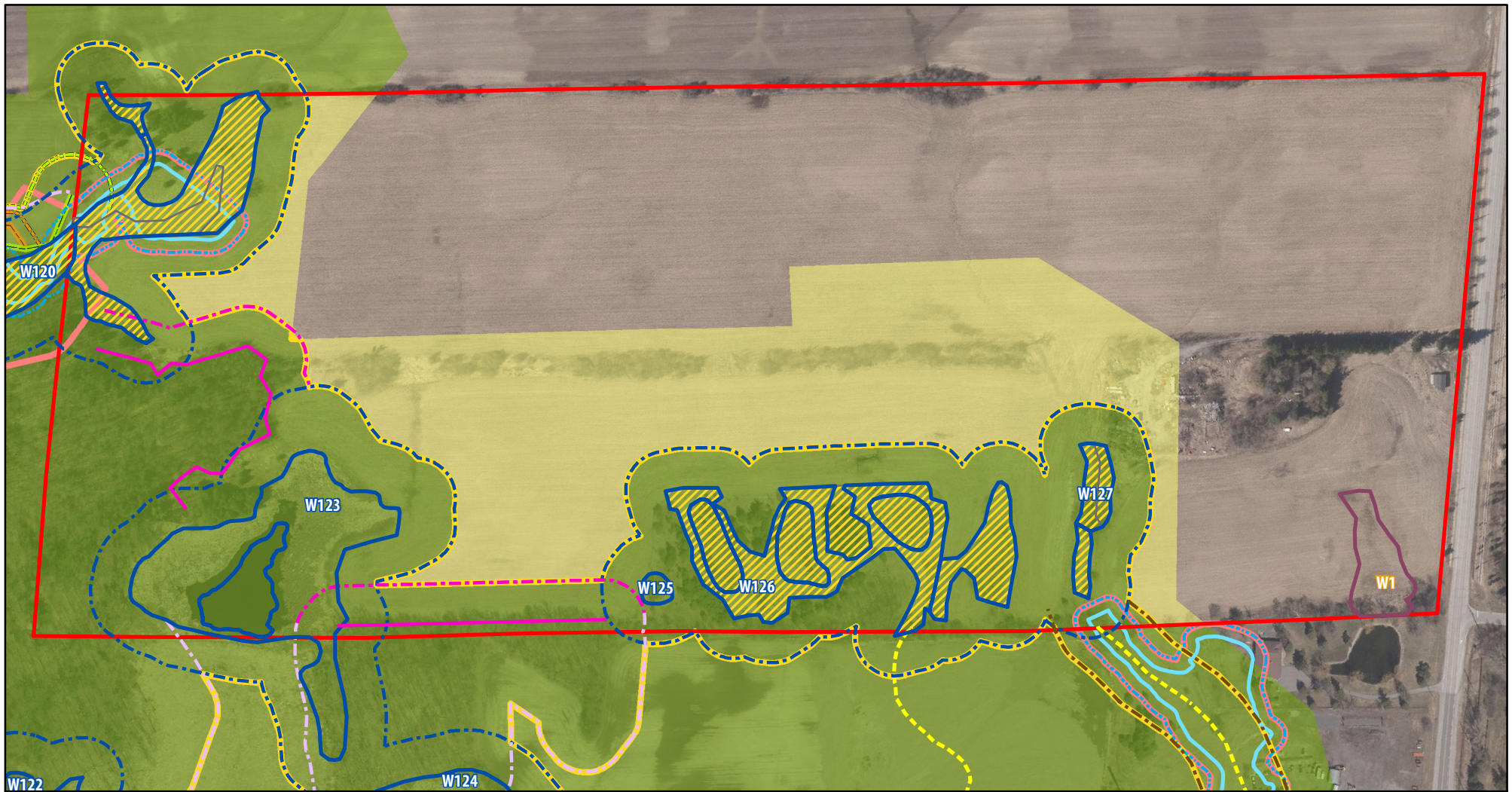
Yours very truly,

FIELDGATE DEVELOPMENTS



Richard Mangotich
Senior Vice President

RM:mh
Encl. 1



Project 2201201

NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
3. Orthoimagery © First Base Solutions, 2022. Imagery taken in 2021.

Legend

- Subject Lands
- Greenbelt Area
- Greenbelt Lands Proposed to be Removed (9,072 ha)
- Limit of Natural Features (includes VPZs)
- Limit of Natural Hazards

2022 Setback Updates

- 10m Setback from Top of Bank
- 30m setback from Significant Woodland, GEI 2022
- 10m Setback to Regional Floodline

2022 Feature Updates

- Staked Dripline (TRCA 2022-08-08)
- Staked Top of Bank (TRCA 2022-08-08)

2021 Natural Features

- Redside Dace Contributing Habitat (Headwater Drainage Feature / Watercourse)
- 30 m from Significant Woodland (staked)
- 30 m from Significant Woodland (not staked)
- 30 m from Wetland Edge
- 30 m from Fish Habitat
- Redside Dace Contributing Habitat (Wetlands)
- Significant Woodland (staked November 13, 2014 by TRCA and Savanta Inc.)
- Redside Dace Occupied Habitat (Meander Belt +30)
- MNRF East Humber River Wetland Complex (Significant Wetland)
- MNRF Wetlands To Be Removed and Replicated

Natural Hazards

- Floodline (from CAD 2021-11-18 Schaeffers)
- Meander Belt (GEO Morphix, 2021-07-28)

Block 41
1212763 Ontario Limited

Figure 1 Lands proposed to be removed from Greenbelt

0 50 m
1:4,300

