

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 Part of Lots 22 and 23, Concession 4 in the City of Markham. We request that the lands shown on the attached plan, being Block 334 on approved plan of subdivision 19TM-19005, be removed 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 and draft plan approved for residential purposes by the City of Markham.

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 comparable to other lands being removed from the Greenbelt shown on Maps 2, 3, and 5 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)
Request for Removal from Greenbelt Plan Area
1212763 Ontario Limited

Thank you very much for the opportunity to submit these requests. We look forward to your favourable consideration.

Yours very truly,

FIELDGATE DEVELOPMENTS

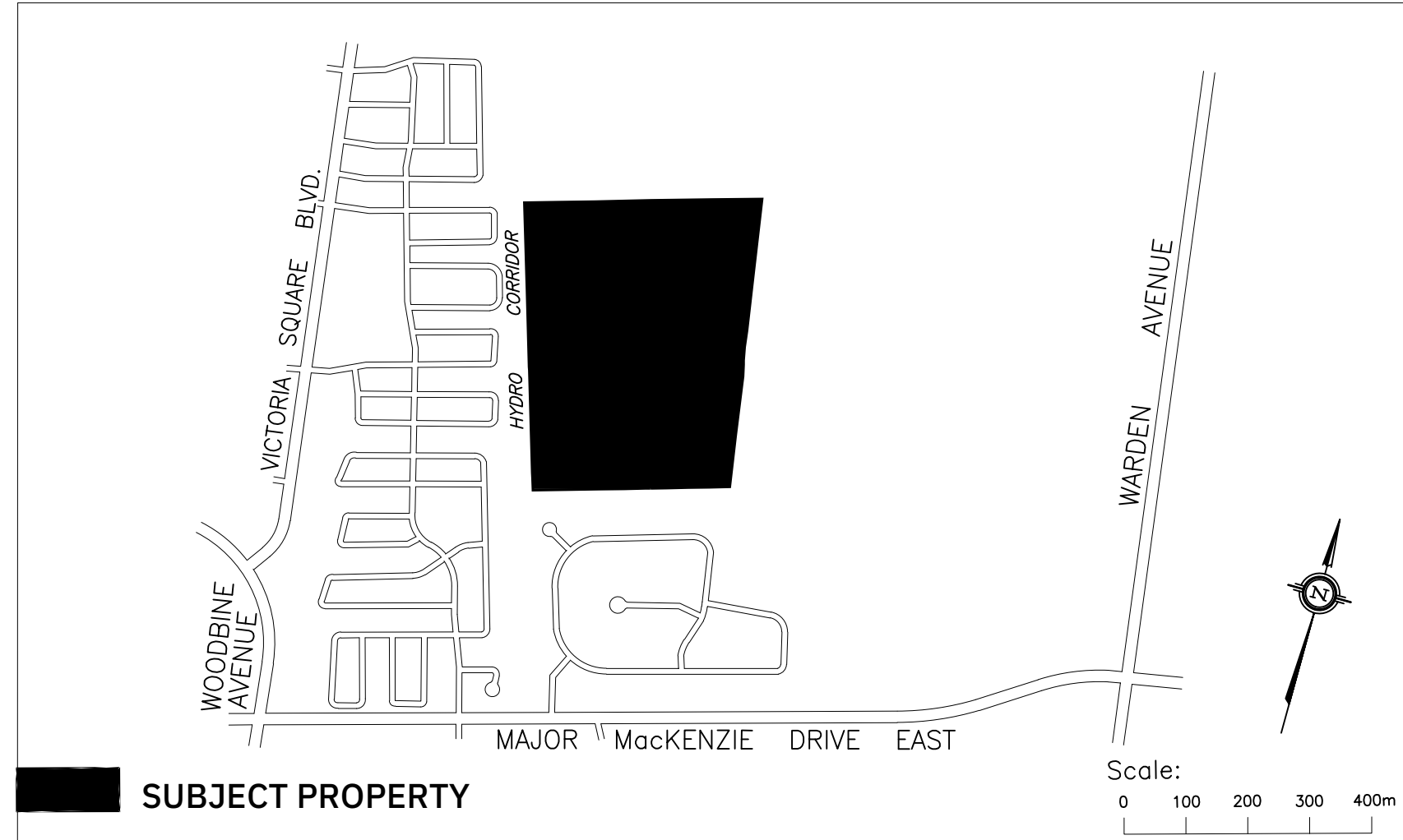


Richard Mangotich
Senior Vice President

RM:mh
Encl. 1



KEY PLAN



SCHEDULE OF LAND USE

Lot/Block	Land Use	Units	Area(ha)
Lots 1-302	Single Detached min. 21.3m	X	21
	Single Detached min. 13.7m	○	32
	Single Detached min. 11.6m	□	146
	Single Detached min. 9.45m	△	45
	Single Detached min. 8.10m	●	58
303-310	Single Detached Part Lots	(6)	0.17
311	Townhouses 6.1m Street	+	5
312-322	Townhouses 6.1m Lane	★	64
323-325	Townhouse Part Lots	(9)	0.20
326	Community Park		2.58
327	Parkette		0.38
328-329	SWM Ponds		2.83
330-334	Open Space		9.73
335-338	Servicing Block		0.13
339-341	Walkways		0.03
Roads	Streets 'A-B' @ 24.5m R.O.W. Street 'C' @ 21.8m R.O.W. Streets 'D-G' @ 18.5m R.O.W. @ 17.0m R.O.W. @ 16.0 & 15.5m R.O.W. Laneways 'A-G' @ 8.5m R.O.W. Laneways 'H-J' @ 10m R.O.W.	780m 335m 2500m 320m 168m 695m 77m	8.75
Total		4,873m	371 (386)
			37.15

OWNER'S AUTHORIZATION

We, 1212763 Ontario Limited, hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Markham.

[Signature]

1212763 Ontario Limited March 24, 2021
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

[Signature]

R-PE, O.L.S., March 24, 2021
Date

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

- (a),(e),(f),(g),(i),(l) - As shown on the Draft Plan.
- (b),(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is Silty Clay.
- (h),(k) - Full municipal services to be provided.

NOTE: Contours relate to Canadian Geodetic Datum.
Contour interval is 1m with .25m interpolated.

DRAFT PLAN OF SUBDIVISION

Azuria Lands - 10271 Woodbine Avenue

Part of Lots 22 & 23,
Concession 4,
City of Markham
Regional Municipality of York

Prepared For:

1212763 Ontario Limited

Date	Revision
Oct 1, 20	New surrounding plans
Nov 26, 20	Draw storage notches, updated lot numbering
Dec 15, 20	Updated lot numbering
Apr 27, 21	Revised Plan
June 2, 21	Add Parkette

MGP Malone Given Parsons.
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MGP File: 17-2622 Date: Dec 17, 2019