

November 15, 2022

HPGI File: 17473

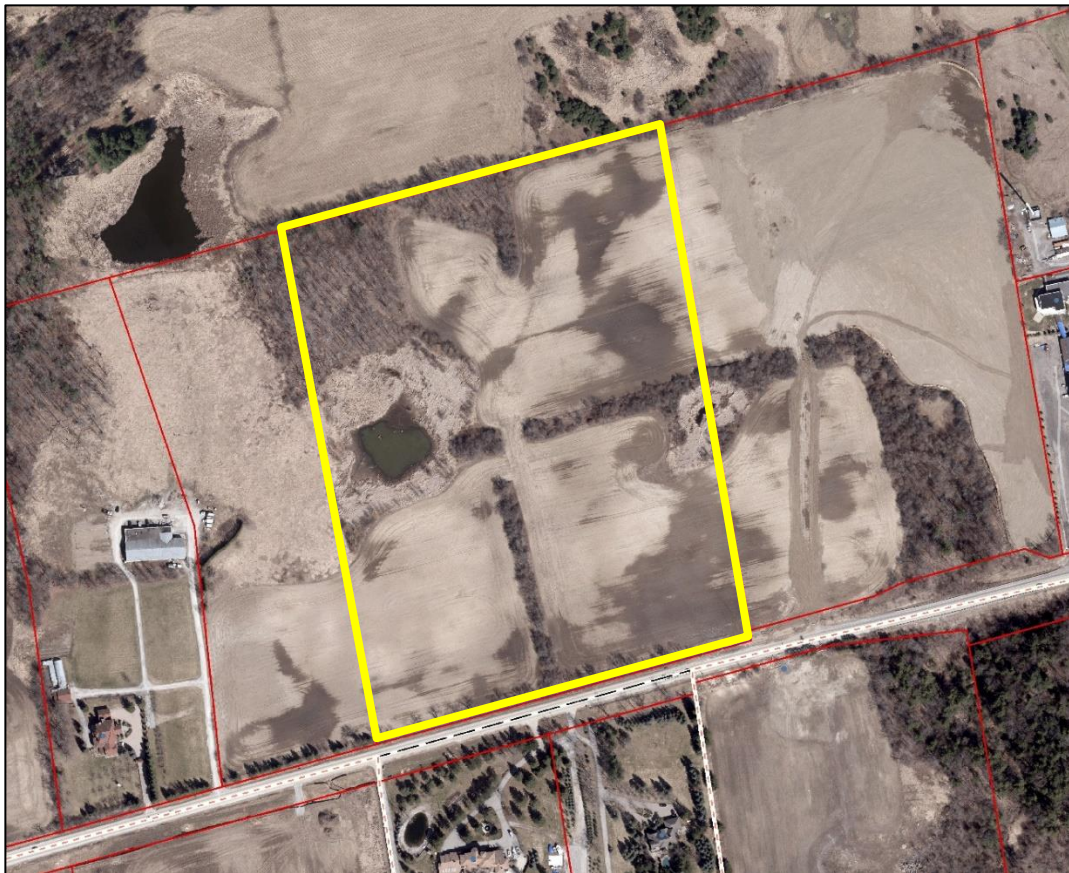
Re: Comment/ Request Letter

Greenbelt Act 2005

ERO No. 019-6216

Richmond Properties (Block 41) Inc. – Pt Lot 26, Con 6- City of Vaughan

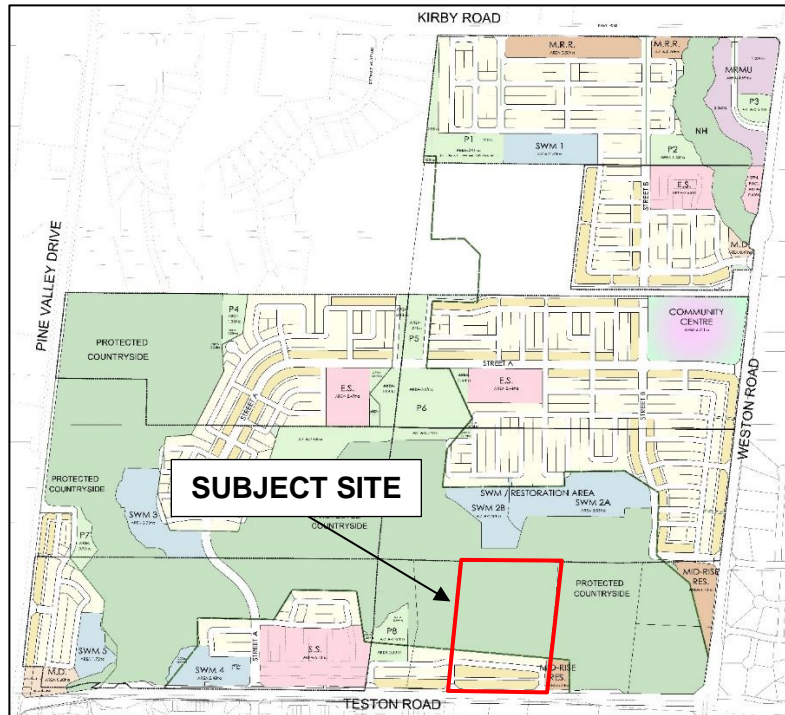
Richmond Properties (Block 41) Inc. is the owner of a vacant 12.21 ha property legally described as Part of Lot 26, Concession 6 City of Vaughan. The property is located on the north side of Teston Road between Weston Road and Pine Valley Drive as illustrated below.



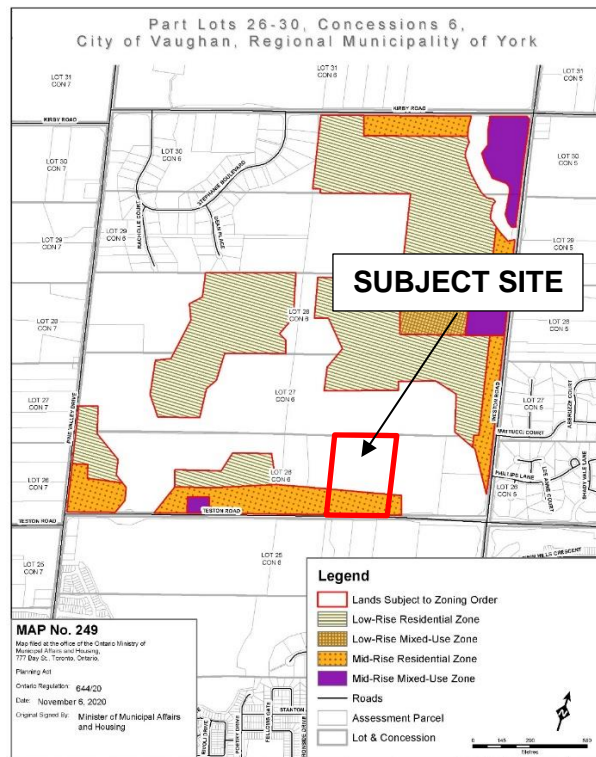
Aerial Photo Lands owned by the Applicant

The site is located within Block 41 Secondary Plan Area in the City of Vaughan and subject to Minister Zoning Order 644/20. Wherein the southern area of the site is zoned Mid-Rise Residential zone.

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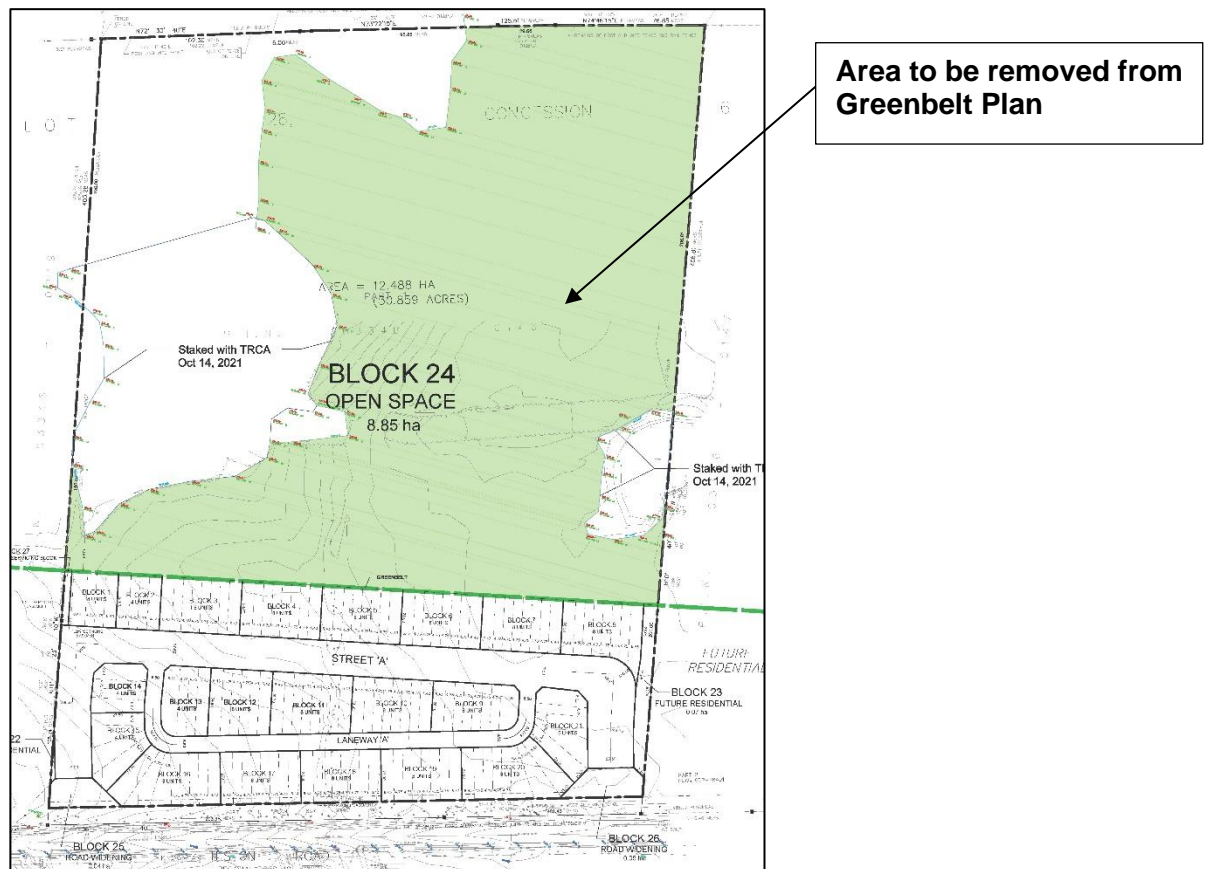


Block 41 Plan



Zoning Map - Minister Zoning Order

The remainder of the property is located within the Greenbelt Plan boundary. The property has been subject to study both as part of the secondary plan, block planning submission processes and more recently at the site level by the applicant in October and November 2022 in support of submission of a subdivision application. The property was visited and staked with the TRCA in October of 2021 and all development limits have been determined as outlined in the attached survey including consideration of the lands in the greenbelt plan boundary. An area approximately 6.0 ha in size within the Greenbelt has been found to be unconstrained by environmental features and could be developed in the same manner at the rest of the property. This area is shown in green below.



Draft Plan of Subdivision (Area to be removed from Greenbelt)

The available table land that is currently within the Greenbelt Plan area will no longer be able to be utilized for agricultural purposes once the community around is developed, leaving a fragmented unusable land that would be better utilized for residential purposes. The site has convenient access to municipal services. There is a demonstrated need for housing and a variety of unit types in the municipality. This property is considered to be

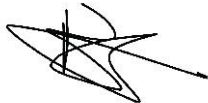
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an ideal location that is vacant and immediately available to address these critical land use planning matters as the block planning process is well underway and the zoning is currently in place to facilitate housing as required for the missing middle.

We are requesting that the area of land identified in Attachment 1 be removed from the Greenbelt Plan boundary and zoned in the same manner as O Reg 644/20 provided for the remainder of the parcel.

In support of this request, we have included correspondence from GEI Consultants respecting environmental work completed in October and November of 2022 as referenced above.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'Rosemarie L. Humphries', with a stylized, somewhat abstract shape.

Rosemarie L. Humphries BA, MCIP, RPP
President

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

cc. Richmond Properties (Block 41) Inc.

