

December 1, 2022  
HPGI File: 17507

**Re: Comment/ Request Letter  
Greenbelt Act 2005  
ERO No. 019-6216  
Weston Valley Investments (Block 34) Inc. – Pt Lot 29, Con 5- City of Vaughan**

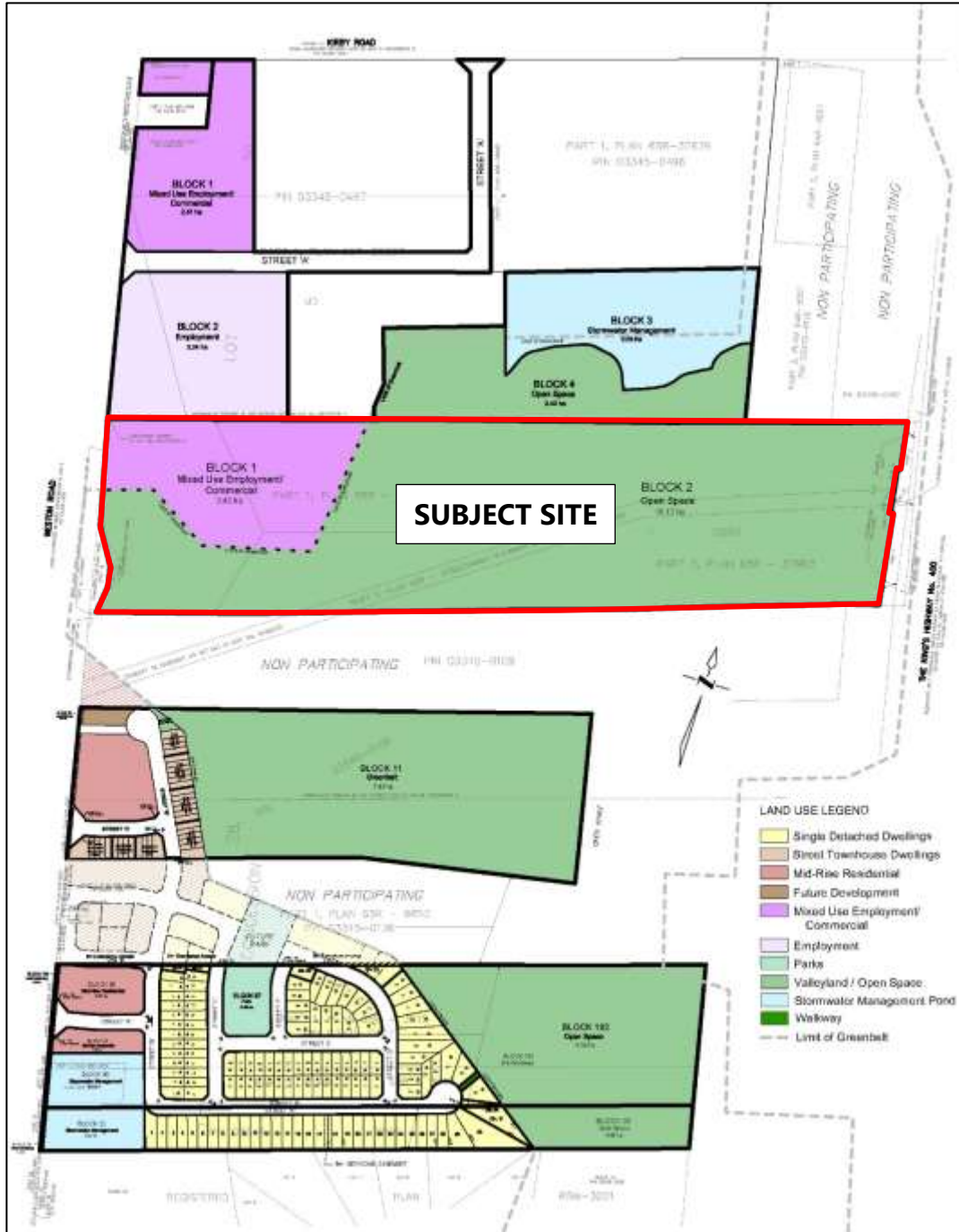
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Weston Valley Investments (Block 34) Inc. is the owner of a vacant 19.54 ha property of which 16.10 ha is located within the Greenbelt Plan Boundary. The property is legally described as Part of Lot 29, Concession 5 City of Vaughan. The property is located on the east side of Weston Road between Kirby Road to the north, Teston Road to the south and Highway 400 to the east as illustrated below.



*Aerial Photo Lands owned by the Applicant*

The site is located within the Vaughan 400 North Employment Secondary Plan Area in the City of Vaughan and a comprehensive development plan with draft plan of subdivision and zoning applications have been filed with the City of Vaughan for approval purposes as illustrated in the figures below.



Composite Development Plan

The property has been subject to study both as part of the secondary plan, block planning/subdivision process. The property was visited and staked with the TRCA in and all development limits have been determined as outlined in the attached extract from the EIS completed by Beacon Environmental. An area within the greenbelt plan boundary has been found to be unconstrained by environmental features and could be developed in the same manner with the rest of the property.

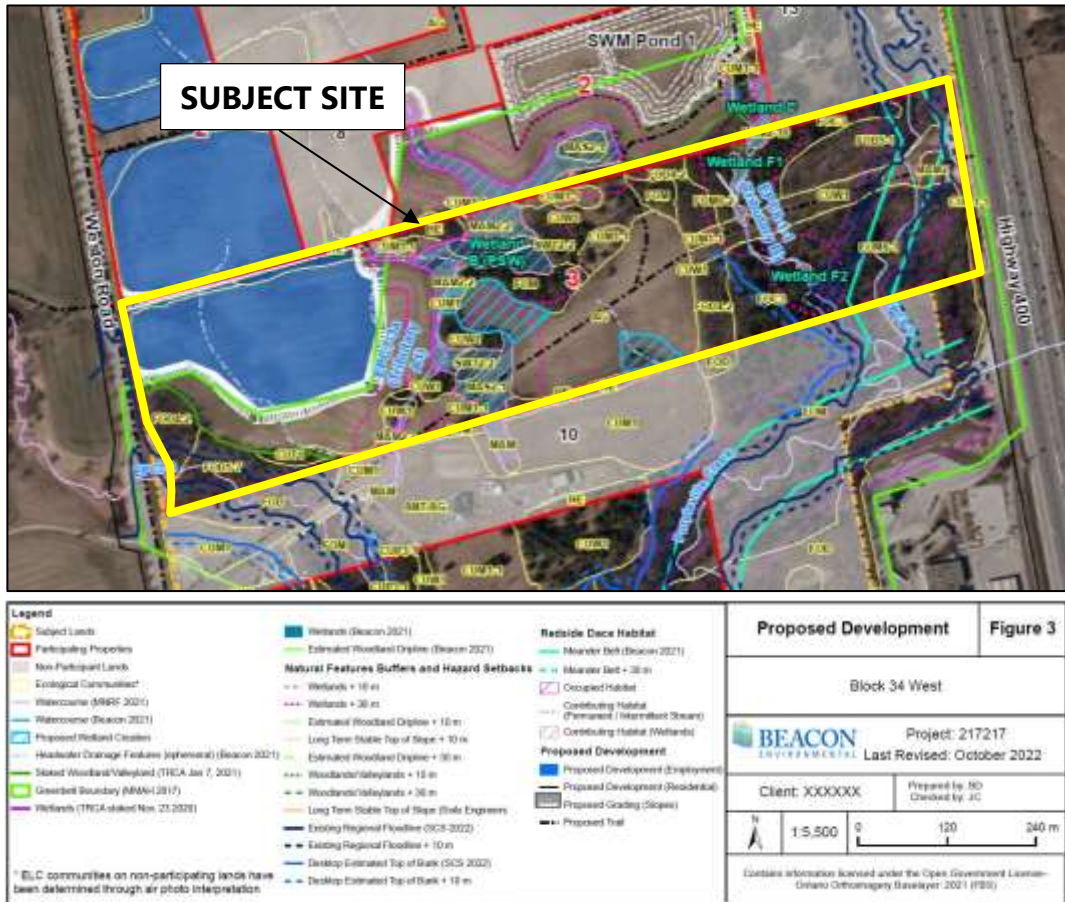


Figure 3 – EIS (Beacon Environmental)

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 fragmented unusable land that would be better utilized for community land use purposes. The entire Planning Area will be serviced comprehensively. There is a demonstrated need for housing and a variety of unit types in the municipality. This property is considered to be an ideal location that is vacant and immediately available to address these critical land use planning matters and can be incorporated with the existing planning processes in a seamless fashion at this time.

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

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

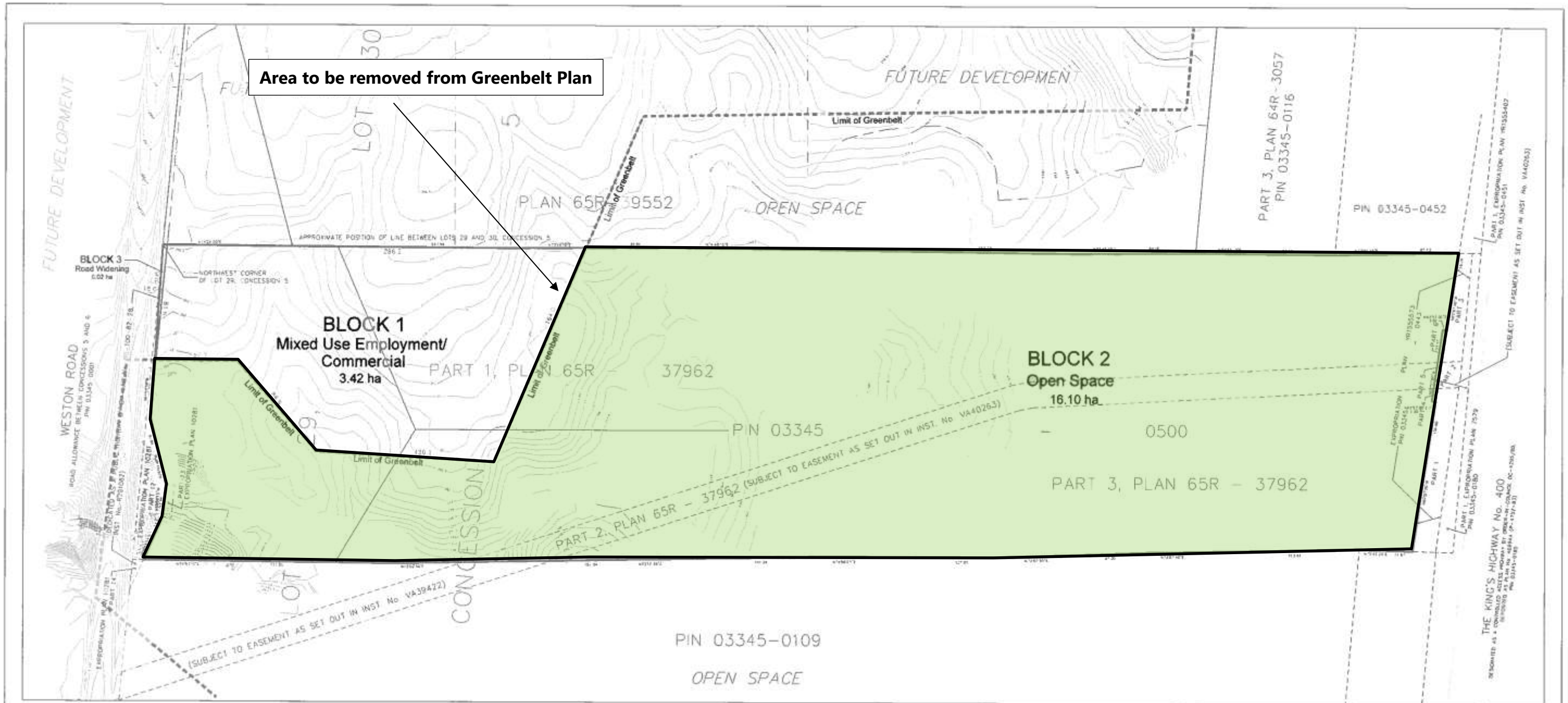
A handwritten signature in black ink, appearing to read 'Rosemarie L. Humphries', with a stylized flourish at the end.

Rosemarie L. Humphries BA, MCIP, RPP  
President

Encl. Plan depicting area to be removed from Greenbelt Plan.  
Draft Plan of Subdivision

cc. Weston Valley Investments Block 34 Inc.





**DEVELOPMENT STATISTICS:**

LAND USE	BLK.#	AREA
Mixed Use Commercial / Employment	1	3.42 ha
Open Space	2	16.10 ha
Road Widening	3	0.02 ha
<b>TOTAL:</b>		<b>19.54 ha</b>

**OWNER'S CERTIFICATE:**

I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.

Weston Valley Investments (Block 34) Inc.

Date: Nov 10, 2022

**SURVEYOR'S CERTIFICATE:**

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Don Dzidalov,  
Schaeffer Dzidalov Bennett Ltd.  
Ontario Land Surveyors  
64 Jordan Drive, Concord, ON L4K 3P3

Date: Nov 10, 2022

**ADDITIONAL INFORMATION:**

[Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]

- a), b), e), f), g), & j) - on plan.
- c) - on key plan
- d) - see statistics
- h) - piped water to be installed by developer
- i) - loam, sandy loam
- k) - all services to be made available by developer
- l) - none

**DRAFT PLAN OF SUBDIVISION**

19T-

PART 1, 2 & 3  
PLAN 65R-37962  
PART OF LOT 29  
CONCESSION 5  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

**HUMPHRIES PLANNING GROUP INC.**  
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SCALE 1:1250



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