

Attachment 2 - Submission 1



December 6, 2004

Mr. Bill Fisch
Chairman, Regional Municipality of York
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

140 Renfrew Drive, Suite 201, Markham,
Ontario, Canada L3R 6B3
Tel: (905) 513-0170; Fax: (905) 513-0177
E-mail: dgiven@mgp.ca
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Our Project No. 03:1332

Dear Mr. Fisch and Members of Council:

**Re: BILL 135 - GREENBELT ACT, 2004 AND THE GREENBELT DRAFT PLAN
RECOMMENDATIONS IN THE DECEMBER 1, 2004
PLANNING AND ECONOMIC DEVELOPMENT REPORT**

On December 1st, 2004 I spoke at the Planning and Economic Development Committee in regard to the above mentioned report and indicated that there were certain recommendations that I thought might be modified to either clarify or strengthen the Region's position in providing comments to the Province on the draft Greenbelt Plan.

Chairman Scarpitti at the Planning and Economic Development Committee meeting requested these comments in writing. Accordingly, please find them enclosed herewith.

1. I suggest that the intent of recommendation #1 could be strengthened by adding text such as the following:

"It is imperative that the structure of the Province's Growth Management Plan first define where growth may proceed, and the infrastructure requirements associated with it, before the Greenbelt is settled. This will ensure that the Greenbelt does not preclude growth options."

I believe that this wording is consistent with the mood of the Committee and the comments of Chair Scarpitti.

2. In regard to recommendation # 2, I would suggest that the dates for adoption of conformity amendments be changed to 12 and 18 months or as soon as practically possible, and further that the Bill 135 conformity exercise proceed concurrent with the conformity exercise that will be required by the Province's Growth Plan.
3. Recommendation # 14 should be expanded to request that the wording clearly clarify that infrastructure such as the extension of Highways 404 and 427, the Bradford Link and the Southeast Collector Sewer will not be limited by the Greenbelt.

4. With regard to Recommendation # 17, I am concerned that land south of the Oak Ridges Moraine requires a 120 meter wide corridor along watercourses. This is excessive, arbitrary and without any scientific basis. I request that the requirement be reduced.

It seems unnecessary to have a corridor of 120 meters. The features we are dealing with in the upper reaches of channels are often poorly defined and contains few Natural Heritage Features. In the Oak Ridges Moraine a 30 meter vegetation protection zone is used and this is intended to be for an area where environmental preservation is a priority. It would seem excessive to have a higher standard in an area of urban development.

I trust these comments are helpful to you and thank you for the opportunity to provide my input.

Yours very truly,
MALONE GIVEN PARSONS LTD.

Don F. Given, MCIP, RPP
President

cc
Brian Tuckey, Commissioner of Planning, York Region
F. Scarpitti, Chairman, Planning & Economic Development Committee
K. Price, Committee Co-ordinator, York Region
Neil Rogers, UDI
Mayor R. Grossi, Town of Georgina
Clients

November 29, 2004

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Ms. Karin Price
Committee Coordinator
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, ON
L3Y 6Z1

Dear Ms. Price:

98-949

**Re: Request for Deputation at the December 1, 2004,
Planning and Economic Development Committee Meeting**

We represent Glenwoods Gateway Properties who own 367 acres of land in the proposed Business Park Study Area in the Town of Keswick.

In concert with the Region of York, we are requesting that the lands that comprise the proposed Keswick Business Park Study Area be removed from the area of the draft Greenbelt Plan so that they may be used to meet the increasing need for employment land in the Region along the Highway 404 corridor.

We request that Donald Given of Malone Given Parsons be allowed to speak to this effect in regard to Report 7 – *Bill 135 – Greenbelt Act, 2004 and the Greenbelt Draft Plan* on the December 1st, 2004 Planning and Economic Development Committee Agenda. The nature of Mr. Given's comments will be to briefly elaborate on the rationale for removal of these lands from the proposed Greenbelt Area with the aid of two or three graphics mounted on poster board.

If you have any questions or require any further information please do not hesitate to contact me at any time.

Yours truly,
Malone Given Parsons Ltd

Matthew Cory
Planner

Attachment 2 - Submission 2



December 1, 2004

Project No. 0273

Mr. Victor Doyle
Ministry of Municipal Affairs and Housing
777 Bay Street, 2nd floor
Toronto, Ontario M5G 2E5

Mr. Doyle,

Re: *Greenbelt Draft Plan, October 2004*

Further to our letter of November 11th on behalf of Dorzil Developments Ltd. ("Dorzil"), members of the Dunlap family ("Dunlap") and Minto Communities (Toronto) Inc., ("Minto") we are writing to draw to your attention to additional concerns of our clients with respect to the Draft Greenbelt Plan.

Upon review of the Draft Greenbelt Plan, Map 12, it has come to our attention that the limits of the Greenbelt may overlap a portion of our clients' lands, designated for residential development in Regional and East Gwillimbury Official Plans.

Our clients have over the past several years endeavored to prepare their lands for residential development and to obtain the necessary approvals. Substantial progress has already been made as the lands have been approved for residential development in both Regional and East Gwillimbury Official Plans. Such approvals include:

(1) **Region of York OPA 29**

To facilitate the implementation of OPA 110, the Region of York adopted Official Plan Amendment 29 ("OPA 29"). OPA 29 placed all lands within the Green Lane West Secondary Plan area ("Secondary Plan area"), except for the Environmental Protection Area, within the "Urban Area" designation of the Regional Official Plan. OPA 29 came into force in April 2001 (see Attachment 1).

(2) **Town of East Gwillimbury OPA 110**

Official Plan Amendment 110, of the Town of East Gwillimbury ("OPA 110") also came into force in April 2001 (see Attachment 2). OPA 110 designated the Green Lane

West lands as an expansion of the urban area and extension of the Secondary Plan area.

Further, OPA 110 established the pattern of development within Green Lane West by designating the lands, including our client's lands, as "Future Low-Medium Density Residential" and "Environmental Protection Area".

OPA 110, section 7.5(iii), provided that prior to redesignation of Environmental Protection Area lands, a municipality shall require detailed environmental evaluations on the impact of development on such lands.

Further, lands designed as Future Low-Medium Density Residential were not permitted to develop residentially until the "Future" component was removed from the land designation.

(3) **Town of East Gwillimbury OPA 123**

In July 2004, Official Plan Amendment No. 123 for the Town of East Gwillimbury ("OPA 123") was adopted and came into force on November 9th, 2004 (see Attachment 3).

OPA 123 changed the land use designation of the Green Lane West lands, from Future Low-Medium Residential to Low-Medium Density Residential, thereby removing the "Future" component of the designation and expanding the class of permitted uses to include residential development.

This amendment also specifically dealt with the boundary of the Environmental Protection Area and redesignation of lands within this Area.

As noted in Section 5 of OPA 123, a detailed study of the appropriate limits for the Environmental Protection Area was undertaken by owners of affected lands in accordance with the Official Plan policies and the new limit of development as set out in OPA 123 was considered satisfactory to the Lake Simcoe Region Conservation Authority, the Regional Municipality of York and the Town of East Gwillimbury.

Based on the Official Plan amendments outlined above, our clients submitted applications for draft plan approval and an amendment to the zoning by-law in February 2004. These



applications have been circulated and almost all comments have been received. The only significant outstanding issue is regional sanitary sewage allocation.

In our review of the boundaries of the proposed Greenbelt on our clients' lands, it would appear that they do not respect the limit of development established by OPA 123, the Environmental Protection Area which was established after a detailed study (Stantec Consulting Ltd.), on-site inspections (see Attachment 4) and the identification of clearly identified environment protection implementation measures.

Accordingly, we kindly request that the limit of the Greenbelt in respect of those lands be revised in all future Greenbelt mapping so that our client's lands which are approved for residential development in both the Regional and the East Gwillimbury Official Plans are excluded from the Greenbelt in accordance with the limit of development set out in OPA 123.

A copy of this letter has been sent to the Region of York so that they may include this correction in any report which they prepare for submission to the Province.

If you have any questions please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc.

Lindsay Dale-Harris, MCIP, RPP,

LDH/km:jobs

cc: Clients
Davies Howe Partners
Neil Garbe - Region of York
Dan Stone - Town of East Gwillimbury

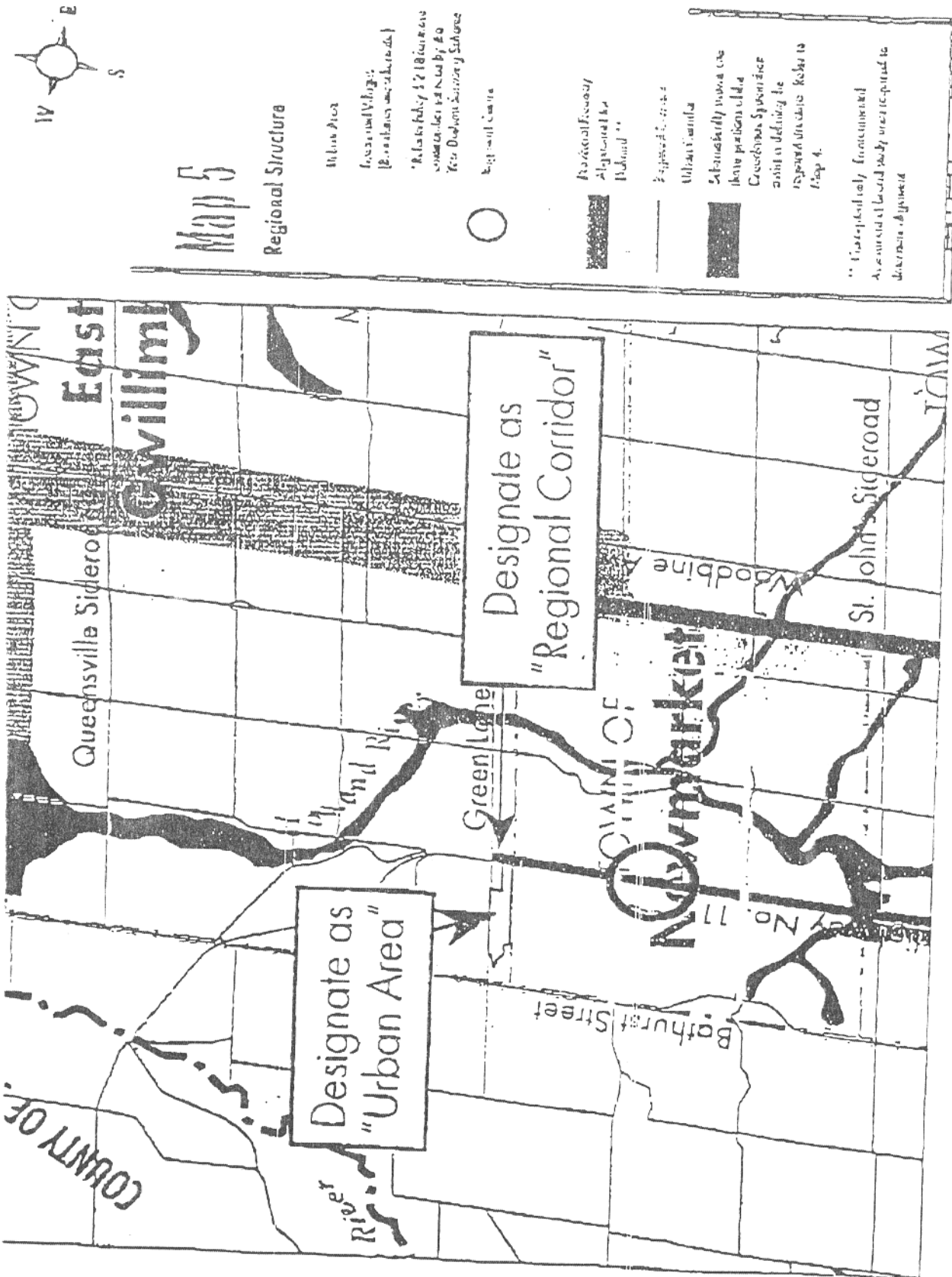
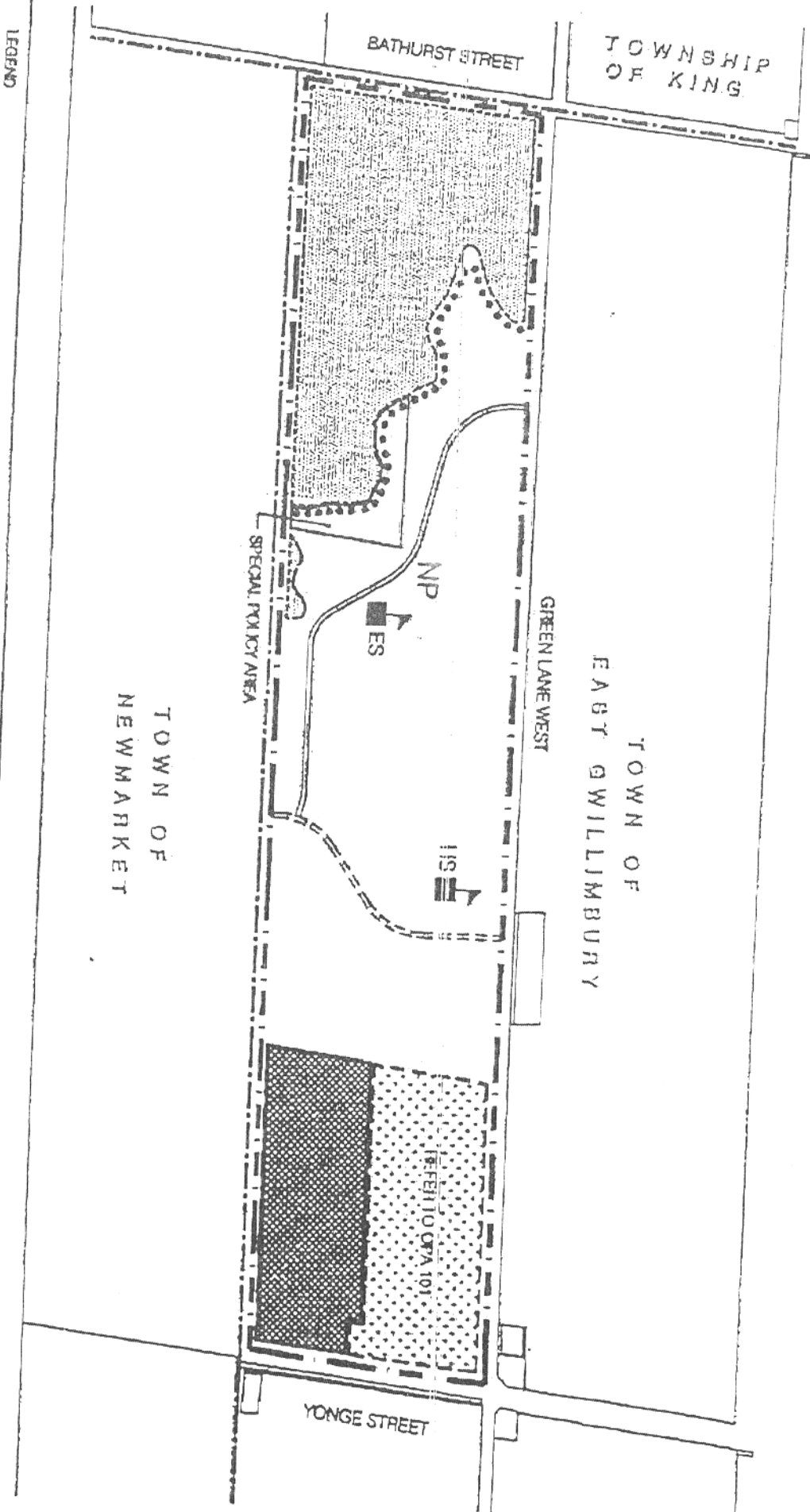


Figure 1

COUNCIL REPORT ATTACHMENT

Attachment #2



LEGEND

- SECONDARY PLAN BOUNDARY
- LAND USE BOUNDARY
- GREENWAY CORRIDOR
- ==== PROPOSED MAJOR COLLECTOR ROAD
- ===== PROPOSED MINOR COLLECTOR ROAD

- NP NEIGHBORHOOD PARK
- ES SCHOOL SITE
- HS HIGH SCHOOL
- ES ELEMENTARY SCHOOL

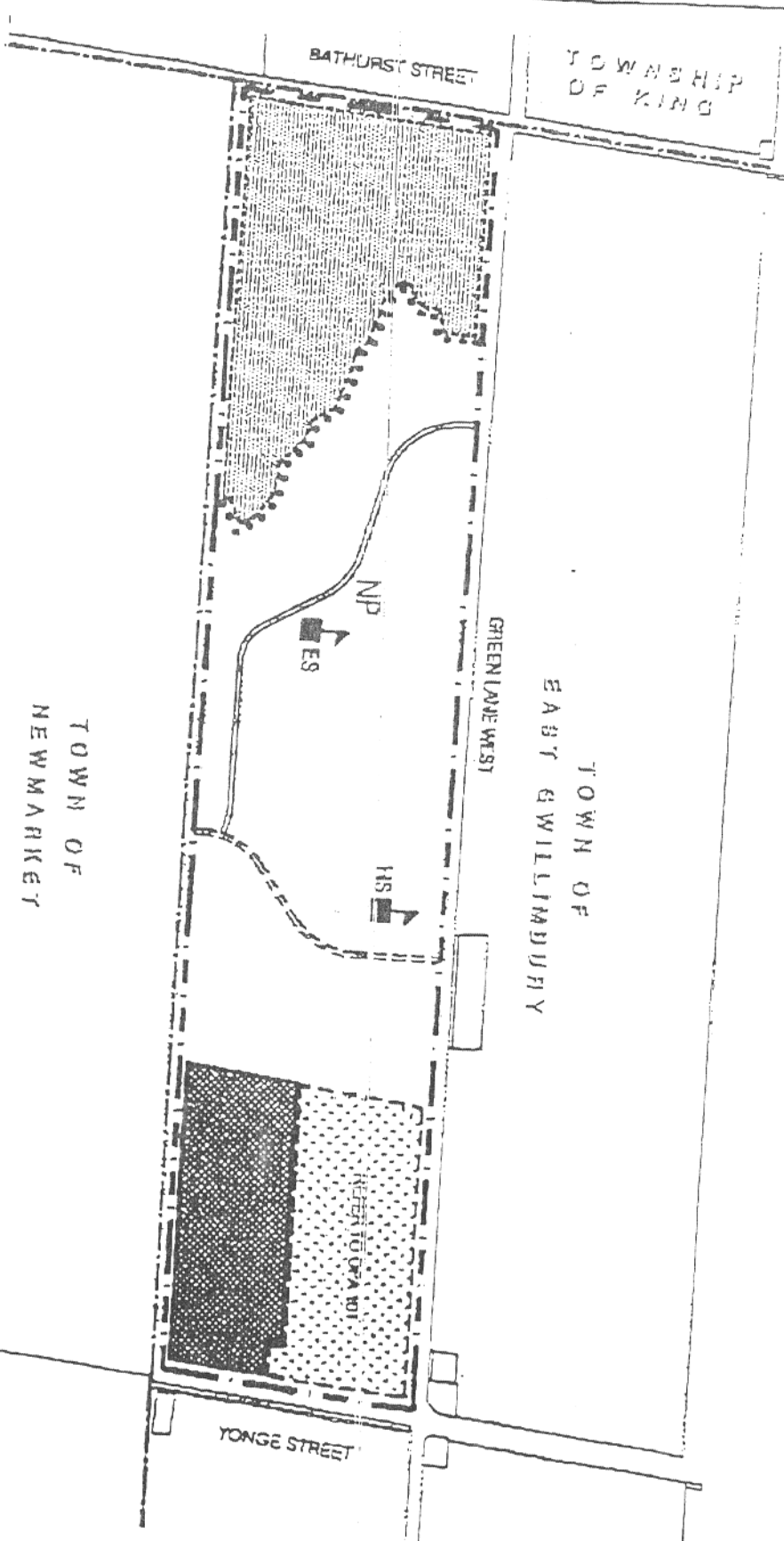
- [Light Stipple] FUTURE LOW DENSITY RESIDENTIAL
- [Cross-hatch] REGIONAL OCCUPATIONAL AREA
- [Dense Stipple] ENVIRONMENTAL PROTECTION AREA
- [Dotted] OFFICIAL PLAN AMENDMENT NO. 101

OPA 110

GREEN LANE WEST
COMMUNITY PLAN
TOWN OF EAST GUILDFORD

SCHEDULE 'A'
LAND USE PLAN

DATE: 12/01/04
SCALE: NTS
BY: [Signature]

TOWN OF
NEWMARKET

Schedule 'A' to Amendment No. 123

[illegible]

ment No. 123

GREEN LAKE WEST
COMMUNITY PLAN
TOTAL OF EAST SHULDRBARY

SCHEDULE 'A'
LAND USE PLAN

BUDE

SCALE 1"=10'



Town of East Gwillimbury

PLANNING DEPARTMENT REPORT P2004-53

To: Committee of the Whole Council

Date: July 12, 2004

Subject: Official Plan & Zoning By-law Amendment
and Plan of Subdivision Applications
Green Lane West Community Plan Area
"Harvest Hills"
by Dorzil Developments Limited
Minto Communities &
the Dunlap Family
Part of Lot 100, Concession 1, WYS
Town of East Gwillimbury
Files: OPA.03.02, ZBA.04.03 & 19T-04001

Origin: Planning Department

1.0 RECOMMENDATIONS

- 1.1 That Planning Department Report P2004-53 dated July 12, 2004, regarding the Official Plan & Zoning By-law Amendment, and Plan of Subdivision Applications by Minto Communities, Dorzil Developments Ltd. and the Dunlap Family, Part Lot 100, Concession 1, WYS [Files Nos. OPA.03.02, ZBA.04.03 & 19T-04001] be received and adopted.
- 1.2 That Committee of the Whole Council recommend that Council adopt Official Plan Amendment No. 123 for Minto Communities, Dorzil Developments Ltd. and the Dunlap Family, Part Lot 100, Concession 1, WYS [File No. OPA.03.02].

2.0 BACKGROUND

- 2.1 The subject lands are comprised of 3 separate properties which are located south of Green Lane West, west of Yonge Street and extend westerly to Bathurst Street. The general location of the subject properties is shown on the attached Appendices 1 and 2. The subject lands are located adjacent to the Northwest Newmarket Secondary Plan area to the south. Refer to Appendix 3 which shows the 3 subject properties and the plans of subdivision in the Northwest Newmarket Secondary Plan area. The following is a summary of details respecting the 3 subject properties:

be accommodated at a good level of service. The study also concludes that traffic signals will be justified at the Green Lane West /Collector Road (Street L) intersection, but likely not at the Green Lane West/Street B intersection.

(c) Environmental Impact Study

Stantec Consulting Ltd. prepared an Environmental Impact Study (February 2004) in support of these Applications. Staff from the Town, the Region of York and the Lake Simcoe Region Conservation Authority have walked the property on a few occasions with the consultant and the land owners in an effort to agree on the actual limit of the Environmental Protection Area. The following is a summary of Study recommendations and proposed implementation measures:

- (i) No development or construction will intrude into the Environmental Protection Area, with the exception of the outlet from the stormwater management facility.
- (ii) Implementation of a 10 metre wide greenway corridor as a setback
- (iii) Preparation and implementation of an erosion and sediment plan
- (iv) Implementation of a stormwater management plan

(d) Functional Servicing Report

The Applicants submitted a Functional Servicing Report, prepared by Schaeffers Consulting Engineers and dated February 2004, to provide a general overview of the proposed servicing plan. The following is a brief summary of the finding of this study:

- (i) The site will be serviced by two stormwater management facilities. One existing stormwater management facility is located east of Yonge Street (adjacent to the Metrus/Fetlar site) and will service a small, easterly portion of the development within the subject lands. The second stormwater management facility will service the majority of the subject lands and is located at the western development limit adjacent to the EPA/open space valley lands.
- (ii) The site will be serviced by the Region of York's sanitary sewer on Yonge Street discharging to the Holland River Pumping Station. An existing connection to the Region's sanitary sewer is provided adjacent the subject site across the Trinity commercial lands.
- (iii) The site is part of the Western Pressure District and will be serviced by two connections to the existing Western Pressure District watermain in conjunction with a watermain extension along Green Lane West.

Based on these findings there clearly is a need for the proposed use.

- (ii) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development
The Growth Management Review also addresses the need for medium density units. It concludes that the 257 townhouses planned for the Green Lane West Community will help to balance the existing shortfall in the Town.
- (iii) The physical suitability of the land for such proposed use
Official Plan Amendment 110 determined that the residentially designated lands were suitable for that purpose and established the appropriate policy framework.

Subsection 7.5 iii) of O.P.A. 110 sets out the matters which must be considered in any application for the redesignation of lands in the *Environmental Protection Area (EPA)*. A detailed study of the appropriate limits for the EPA were undertaken by the owners in accordance with the Official Plan policies, and the new limit of development was satisfactory to the Lake Simcoe Region Conservation Authority, the Regional Municipality of York and the Town of East Gwillimbury.

- (iv) The location of the areas under consideration with respect to:
Adequacy of Roads/Accessibility

The community is easily accessible to the residents of the Town of East Gwillimbury and the Town of Newmarket being bounded on three sides by regional arterial roads: Green Lane West to the north, Yonge Street to the east and Bathurst Street to the west. The development of Green Lane West will also provide for the timely extension of Woodspring Avenue to Green Lane West, thus linking the new community to the Town of Newmarket to the south, and providing a collector road connection to Northwest Newmarket residents.

Adequacy of Services

Sanitary sewer capacity and water supply must be allocated to draft plans of subdivision prior to registration. Storm water management facilities will be provided in accordance with an approved Master Drainage Plan.

Compatibility with Surrounding Land Uses

Official Plan Amendment 110 addressed all issues with respect to land use compatibility. With the exception of the redefinition of the Environmental Protection Area boundary, this amendment merely provides for the development of the lands after the development of Northwest Newmarket is substantially completed, and there is a need for the additional units to meet demand in East Gwillimbury.

Municipal Financial Impact

It is anticipated that approval of this amendment will result in an increase in assessment as well as the payment of significant development charges, once plans of subdivision are registered within the amendment area.

#97624

 **BOUSFIELDS INC.****COPY**

November 11, 2004

Project No. 0273

Mr. Victor Doyle
Ministry of Municipal Affairs and Housing
777 Bay Street, 2nd floor
Toronto, Ontario M5G 2E5

Mr. Doyle,

Re: Greenbelt Draft Plan, October 2004

We are planning consultants to Dorzil Developments Ltd. ("Dorzil"), members of the Dunlap family ("Dunlap") and Minto Communities (Toronto) Inc., ("Minto") the owners of lands within the Green Lane West Community. We are writing to register their concern that the northerly boundaries of the Newmarket urban area, as shown in gray (depicting settlement areas outside the greenbelt) on Schedule 1 Greenbelt Plan Area, and Schedule 3, Holland Marsh, of the Draft Greenbelt Plan do not accurately depict the boundary of the urban area in the approved Region of York Official Plan. The lands south of Green Lane and west of Yonge Street were designated Urban Area in Regional Official Plan Amendment 29.

While we understand that this does not affect the boundaries of the proposed Greenbelt, we would appreciate you correcting this error in any future Schedules regarding the Greenbelt Plan and legislation. Enclosed herewith please find a copy of a letter which we have sent to the Region of York regarding this matter.

If you have any questions please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc.


Lindsay Dale-Harris, MCIP, RPP,

LDH/km:jobs



AIRD & BERLIS LLP

Barristers and Solicitors
Patent and Trade Mark Agents

N. Jane Pepino, C.M., Q.C.

Direct: 416.865.7727

E-mail: jpepino@airdberlis.com

DELIVERED

File: 86106

November 26, 2004

Greenbelt Consultations
Ministry of Municipal Affairs and Housing
14th Floor, 777 Bay Street
Toronto, ON M5G 2E5

Attention: Audrey Bennett

Dear Ms. Bennett:

Draft Greenbelt Plan

We act on behalf of a landowners group representing the majority of landowners in Block 41 in the City of Vaughan. These lands are bounded by Teston Road to the south, Kirby Road to the north, Weston Road to the east and Pine Valley Drive to the west. The lands are described as Block 41, Lots 26-30, Concession 6, City of Vaughan, Regional Municipality of York.

Our clients are both confused and concerned about the status of these lands with respect to the Draft Greenbelt Plan issued by your Ministry. The Draft Greenbelt Plan released on October 28 shows the lands as Protected Countryside and Schedule 4 of that document depicts these lands as part of the Natural Heritage System. Map 57 of the more detailed draft Greenbelt Plan drawings released on November 11 shows much of this concession Block designated as Protected Countryside, with smaller areas designated as "Woodlands, Watercourse and Wetlands". We believe that there has been a mapping error.

Block 41 is not entirely vacant at the moment. An estate residential development, the Purpleville Community, is located at the northwest quadrant, a significant Natural Gas compressor station lies in the north central portion of the Block, and several farm residences are located around its perimeter. As well, two estate residential subdivisions lie to the southeast of the Block. Attached as Schedule 1 is an air photo showing the features of the Block 41 lands, and surrounding context.

Mapping Flawed:

We share the concern and objection raised throughout the public and stakeholder consultations that the base mapping upon which the draft Greenbelt Plan is reported to be

based, continues to be unavailable or, if available, inconsistent with existing Conservation Authority mapping, MNR mapping, Municipal Heritage features mapping and, in the particular case of Block 41, the approved Official Plan documents. Consistent with the approach taken in other areas of the Greenbelt, designations for environmental features should be consistent with the mapping and designations of the local approved Official Plan Amendment. Official Plan Amendment 600 is the approved policy document in force on the Block 41 land, which conforms with the Region of York Official Plan, and which incorporates an ecosystem approach to planning.

No Major Environmental Features:

Block 41 sits within the Humber River watershed. Section 5.4.1 of the draft Greenbelt Plan describes how the Greenbelt boundaries are to be determined beyond approved urban boundaries. Specifically, these rules apply to "major river valleys connecting Lake Ontario to the Oak Ridges Moraine and the Niagara Escarpment". A review of a variety of technical background information reveals that there are three primary valleys within the Humber River watershed that satisfy this rule: East Humber River, Main Humber River and West Humber River. Attached as Schedule 2 is a map showing the three valleys of the Humber River, depicting the connectivity of these three major valleys with the Oak Ridges Moraine, and showing the location of Block 41 in relationship to these environmental features. Block 41 is some 2.5 km east (at the closest point) from the major valley associated with East Humber River.

Also as shown on Schedule 2, the Block 41 lands and immediate environs support no provincially or regionally important Areas of Natural and Scientific Interest (ANSIs), Provincially Significant Wetlands (PSWs) or TRCA Environmentally Significant Areas (ESAs). Only secondary and more minor valley features touch upon Block 41. These features are less well-defined, further north and east in the Block.

Most of the minor valley system in Block 41 is devoid of forest cover, and in some cases, has been fragmented by existing residential use. Remaining terrestrial vegetation patches, as defined by TRCA, (Terrestrial Natural Heritage Strategy System, TNHSS) are identified as being of only Fair Quality. Even with the restoration proposed by TRCA, none of the terrestrial patches in Block 41 will increase in quality above "Fair". These patches are also characterized by the City of Vaughan as less than mature forest, existing in patches associated with drainage features.

All of the above demonstrates that there is no scientific merit or environmental need to encumbering Block 41 with a Greenbelt designation.

The Intent of Vaughan's Rural Designation:

No justification exists for "rural" designations as used in the Vaughan Official Plan, to be included within the Greenbelt Plan. The fact that these lands are intended and targeted

for future growth has been recognised by Vaughan, the Region and, indeed, by the Province.

Unlike many other GTA municipalities, Vaughan does not "pre-designate" growth areas in its primary plan. Consistent with the planning approach within the City of Vaughan, Block 41 has been left in a rural designation, pending a Block planning process which would then not only detail rounding out the existing development within the concession Block with new development, but also amend the primary designation. A Block is typically an area of 1,000 acres surrounded by major road infrastructure. As part of the Block/Secondary Plan process, detailed master environmental and servicing studies are undertaken to assess the Natural Hazard and Natural Heritage features of the land proposed for development to determine the appropriate form of development, as well as measures necessary to mitigate potential impacts. With respect to Block 41, these studies would constitute mere refinements to the existing protections provided to Natural Hazard and Natural Heritage features provided under Official Plan Amendment 600.

Vaughan's Commitment to Growth in Block 41:

As part of its unique approach, Vaughan has endorsed Block 41 lands to be subject to over sizing and cost sharing agreements with landowners to the south, to ensure that services presently being installed contemplate and provide for the orderly development of the Block 41 lands, abutting to the north. Presently, existing residents within the Block are on local septic systems. Sanitary systems, including the Jane-Rutherford Sewer and the twinning of the Maple Collector Sewer, have been proposed and constructed in anticipation of the development of the Block 41 and surrounding lands. Sanitary servicing of the Block 41 lands would occur via a trunk sanitary sewer that is currently being built to the intersection of Weston Road and Teston Road, at the southeast corner of the Block. The introduction of sanitary services to the Block would serve not only new development, but also protect the environment by providing opportunity to disconnect existing septic services and conveying the sewage from existing development both within and abutting the Block to the receiving wastewater treatment plant, for treatment.

Region's Commitment to Growth in Block 41:

From the Regional perspective, anticipated growth for these lands, together with others in the vicinity, is reflected by the fact that in 2003, the Region of York conducted a transportation study, in the form of a Municipal Class Environment Assessment, to identify the appropriate form for Teston Road necessary to provide the capacity to accommodate future growth. The preferred alternative has been selected and designed and provides for upgrades along the Teston Road frontage of Block 41, with implementation to commence shortly. In addition, the Region of York and the Province's Ministry of Transportation have approved an interchange with Highway 400 at Teston Road, just southeast of the block, affording it excellent accessibility.



With respect to water supply, the Region of York recently completed a 10-year study to identify sources of water to supply future growth within the Region, and implementation of the findings of this study have commenced. The selected option is to obtain water from Peel Region, with the services to be provided along a corridor that eventually travels along the Teston Road frontage of Block 41 to the Keele Street Reservoir and pumping station. The proximity of the water service further demonstrates that, from an economic perspective, Block 41 is a sensible location for development and growth.

Provincial Commitment to Growth in Block 41:

From the Provincial perspective, the lands south of the Moraine in the City of Vaughan have been recognized as the next area of growth required by the Province in the Greater Golden Horseshoe Growth Plan (Places to Grow), presumably given their proximity to existing development, the present pattern of existing intermittent development, and the readily available servicing infrastructure capacity, including rapid transit.

Conclusion:

Compared to the fragmented development that occurs or is often planned in many areas where municipal services and road improvements require significant extension, and for which the distance to community amenities and employment centres escalate the propensity for excessive travel, Block 41 is an ideal growth area adjacent to existing and planned development and with all the necessary infrastructure at the boundary.

The Greenbelt Plan as it effects Block 41 is not based on accurate mapping and therefore not on good science. Moreover, as matter of public policy, the freezing of these lands as Protected Countryside ignores the intended pattern of growth for the City of Vaughan, and is inappropriate particularly at a time when the Province is attempting to minimize sprawl and "leap-frogging" by concentrating intensified growth in those areas where both private economic decisions, and public infrastructure decisions have been made based on the expectation of orderly and incremental growth.

Yours very truly,

AIRD & BERLIS LLP



N. Jane Pepino, C.M., Q.C.

NJP/sh
Enclosures
cc: *Listed on page 5*

AB

c.c. All with enclosures:

The Honourable Dalton McGuinty, Premier
The Honourable John Gerretsen, Minister, MMAH
The Honourable Greg Sorbara, Minister, Finance
The Honourable David Caplan, Minister, Public Infrastructure Renewal

John MacKenzie, Special Assistant, Greenbelt & Planning, MMAH
Mario Racco, MPP, Thornhill
Victor Doyle, Manager, Community Planning, MMAH

Chairman Bill Fisch, Region of York
Bryan Tuckey, Commissioner, Planning, Region of York

Mayor Michael Di Biase, City of Vaughan
Members of Council, City of Vaughan
Michael DeAngelis, City Manager, City of Vaughan

::ODMA\PCDOCS\DOCS\1800140\1





SCHEDULE 1

REFERENCE: YORK REGION AERIAL PHOTOGRAPHY, 1999
DATE: NOVEMBER 2004
SCALE: NTS



**862015 ONTARIO INC.
100-6021 Yonge St.
Toronto M2M 3W2
416 225 1705 Fax 416 250-0302
Email: goldome2@aol.com**

Nov. 29/04

DAN STONE
Director of Planning
Town of East Gwillimbury
Fax: 905 478-8545

Dear Sir:

Re: Planning Dept. Report P2004-77, dated Nov. 15/04, to Committee of the Whole Council

In your report you recommend, in section 1.6, that the Ministry of Municipal Affairs and Housing should consider removing from the "Protected Countryside" designation in Bill 135 (future Greenbelt Act, 2004), the areas defined as Lots 1 through 5, Concession 3, Town of E. Gwillimbury, for possible future long term employment areas, given the proximity and availability to both transportation and servicing infrastructure. I completely agree with that statement especially since Newmarket has almost no employment land left to expand to and considering the shortage of employment land in the area.

My only problem is that you did not also include our land across the street on the east side. This is part of lot 3, concession 4, comprising about 147 acres. In fact we submit that our land is even more deserving to be exempt from the PC designation because:

- a) we abut existing industrial zoned land on the south owned by York Region, whereas the Con.3 lands are "virgin" territory.
- b) York Region might need more land in the future to expand and our land should be available to the Region of York.
- c) with the delays in starting the Queensville project, it is more urgent that alternative industrial/commercial lands be available in the region.

Therefore, we hereby ask you to amend your report to include our land, and to advise council of the change if you agree to make the change. Also you might want to urge York Region to urge the Province to make this change. Please advise.

Yours very truly,
862015 Ontario Inc.

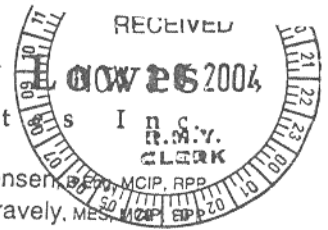
M. Domovitch, LL.B.



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Toronto, Ontario M4V 1B8
Telephone (416) 923-6630
Facsimile (416) 923-6916



REGION OF YORK
CLERK'S OFFICE
Attachment 2 - Submission 5
FILE No. P07
Sorensen Gravely
Planning Associates Inc.



Principals: Warren Sorensen, P.Eng., MCIP, RPP
Catherine Gravely, M.Eng., MCIP, RPP
Paul Lowes, M.Eng., MCIP, RPP
Senior Associate: Carol-Anne Munroe, MCIP, RPP

November 30, 2004

By Fax: 905-895-3031

Mr. Denis Kelly
Regional Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Sir,

Re: Bill 135 – Greenbelt Act, 2004 and the Greenbelt Draft Plan

We have today been retained by Miller Paving Limited to assist them in reviewing the implications of the Greenbelt Act and the Greenbelt Draft Plan for properties in their ownership in the Region of York.

We have been provided with a copy of the report of your Commissioner of Planning and Development Services addressing these provincial initiatives scheduled for discussion at the Planning and Economic Development Committee meeting of tomorrow, December 1, 2004.

It will obviously be impossible for us to give this important matter the consideration it requires, let alone provide advice so that our client would be in a position to participate in the Committee's discussions tomorrow.

We, therefore, ask that a reasonable time period be allowed for affected parties to review your report, as well as the provincial proposals it is addressing. For our part, we've undertaken to our client to proceed expeditiously so that we will be able to provide them with the information and advice they require as quickly as possible.

The Committee's consideration of this request will be appreciated.

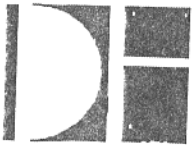
Yours very truly,

SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC.

Warren Sorensen, P.Eng., MCIP, RPP
Principal

Fax c. Mr. Bryan Tuckey, Commissioner of Planning and Development Services 905-895-3482

Attachment 2 - Submission 6



Davies
Howe
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Please refer to: **Jeffrey L. Davies**
e-mail: jeffd@davieshowe.com

December 1, 2004

By Facsimile

Mr. Denis Kelly
Regional Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Members of the Planning and Development Committee

Re: Report On Bill 135 - Greenbelt Act, 2004 and the Greenbelt Draft Plan

We are counsel to a number of other land owners within York Region who may be affected by the Greenbelt and the Commissioner's report dated December 1, 2004.

Please bring this letter to the attention of the Planning and Economic Development Committee and to Regional Council in consideration of the report of December 1, 2004 from the Commissioner of Planning and Development Services.

Yesterday, I obtained a copy of the report of your Commissioner of Planning and Development Services addressing these provincial initiatives scheduled for discussion at the Planning and Economic Development Committee meeting of today, December 1, 2004.

We have not had sufficient time to consider this report and prepare to make submissions to you.

We, therefore, ask that a reasonable time period be allowed to review the report. Accordingly, we request you to defer consideration of the report to enable us to consider it and to make submissions to you.

If you defer consideration of this Report to a date in the near future, we will undertake to make submissions to you regarding it and the interests of our clients.

The Committee's consideration of this request will be appreciated.

Yours truly,

DAVIES HOWE PARTNERS

Jeffrey L. Davies

JLD:ch

Attachment 2 - Submission 7

J.H. Stevens, Planning + Development Consultants

29 Linden Cres. Brampton, ON. L6S 4A1 Ph. 905-796-9017; Fax. 905-796-0262; Email stevensjh@rogers.com

Regional Municipality of York
17250 Yonge St.
Newmarket, ON
L3B 6Z1

December 1, 2004

Attn: Mr. Bryan Tuckey
Commissioner of Planning and Development Services

Re: Regional Planning Report – Provincial Greenbelt Draft Plan

Dear Mr. Tuckey

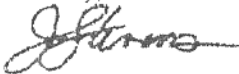
This firm represents DiPoce Management Limited et al (DiPoce Lands) with respect to land use planning matters pertaining to their land holdings in the City of Vaughan and specifically those lands proposed to be located within the Protected Countryside designation of the draft Provincial Greenbelt Plan. Attached is a copy of the draft Greenbelt Plan identifying the location of the DiPoce Lands which are impacted by the draft Plan. In total approximately 535.3 acres of their lands are proposed to be included in the draft Plan.

We will be making formal submission to the Province with respect to the draft Greenbelt Plan as it affects our client's lands in Vaughan. Our initial assessment is that the proposed Greenbelt Area within Vaughan is very irregular and disjointed which is not conducive to long term agricultural use nor is it reflective of the major role the City has played in satisfying the housing and employment demands within the GTA.

We have reviewed the report of the Commissioner of Planning and Economic Development to the Planning and Economic Development Committee dated December 1, 2004 and wish to advise of our SUPPORT for Recommendation 1, "that the Provincial Growth Management Plan and new Provincial Population and Employment projections proceed before the final approval of the Greenbelt Plan..." and Recommendation 20 that "the Province re-examine the Greenbelt designations in the City of Vaughan..."

We request that this letter be distributed to members of the Planning and Economic Development Committee and that we be advised of any future Regional reports and Council decisions with respect to this matter.

Yours truly,



John Stevens

c. DiPoce Management Ltd.
Davies Howe Partners

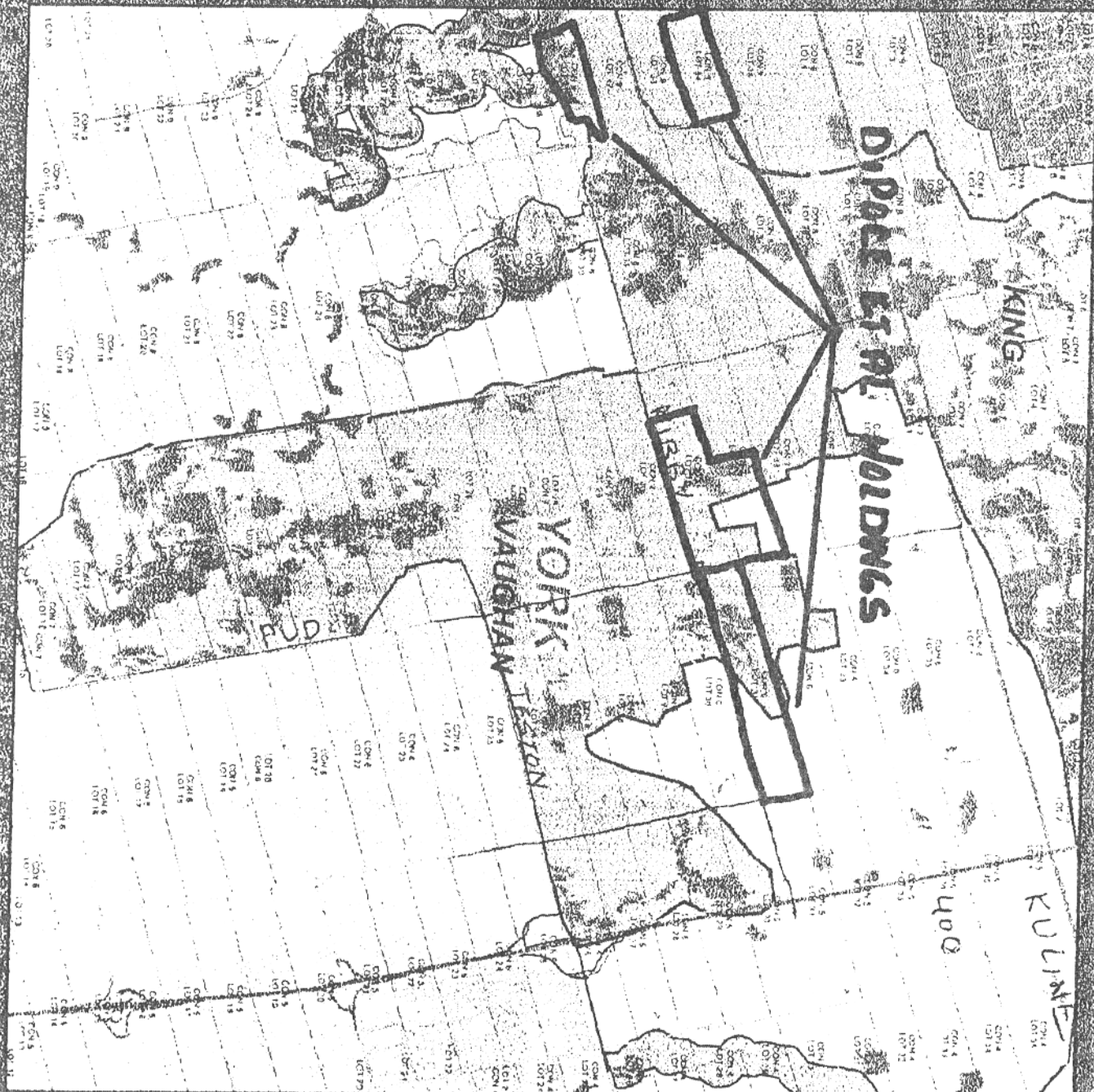
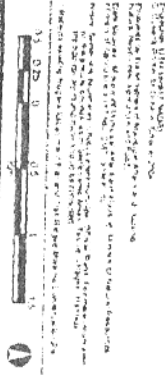
Rec'd Dec 1/04
R.A.Y. Clark

B. 5

41	42	43
56	57	58
67		

☐ Greenbelt Plan

- ☐ I want to see the National Endowment (NED)
☐ I want to see the National Maritime Conservation Permit
☐ National Computer
☐ National Database in my Political Committee
☐ Terms and Waiver
☐ Waivers
☐ 1000000000
☐ AND a
☐ National Database System
☐ River Valley Committee
☐ Statistical Data and Country and Community
☐ Timber and Wildlife Research or
☐ Single and Multiple Documents
☐ LPA and Conservation
☐ National Vector
☐ Statewide Planning
☐ Water



g r e e n b e l t



Tim Hudak, M.P.P., Erie-Lincoln

Attachment 2 - Submission 8

December 1, 2004

**REGION OF YORK
CLERK'S OFFICE**

FILE No. -

po 7



Dear Heads of Council,

I am writing today with some urgency regarding the very tight consultation timelines for the proposed Greenbelt Act. As you know, the McGuinty Government is planning to pass the Greenbelt legislation by December 16, 2004.

Similarly, the McGuinty Government has set December 12 as the deadline for submissions and comments from municipalities and other concerned groups and individuals. **This leaves a maximum of only four days for MPPs and interested parties to review hundreds of submissions from across the Province before being asked to vote on the legislation by December 16.**

The recent Greenbelt Town Hall meetings have been among the most heated and emotional sessions in recent memory. The Greenbelt, very broad in its scope and impact, will have significant implications for municipalities, farmers, environmentalists and other concerned citizens for generations to come.

It is important that we take the time to get it right.

Yesterday in the Ontario Legislature, I called on Premier Dalton McGuinty to extend the deadline for consultations and send the Greenbelt legislation to an all-party Legislative Committee in the new year.

Many municipal leaders including Durham Regional Chair Roger Anderson, Erin Mayor Rod Finnie and the Planning Committees of Durham Region and Wellington County have expressed concern that the deadlines do not give enough time for a proper and thorough review of the Greenbelt.

Yesterday, Ontario Federation of Agriculture President Ron Bonnett called on the McGuinty Government to extend the deadline for public consultations on the Greenbelt. The OFA said it wants to see an all-party committee to hold public hearings on the Greenbelt plan before it goes to a vote in the Legislature.

Municipal leaders, farmers, environmentalists and we in the Official Opposition all support the preservation of green space. In fact, I am proud to be part of a Progressive Conservative Party with an admirable record of conservation including the Lands for Life initiative, the award winning Oak Ridges Moraine Protection Plan and the Great Lakes Heritage Coast.

However, there are growing, broad based and fundamental concerns about the implementation of the Greenbelt and the science upon which the map is based.





Tim Hudak, M.P.P., Erie-Lincoln

- 2 -

In order to get the Greenbelt right, I need your help. I urge you to contact Premier McGuinty and Municipal Affairs and Housing Minister John Gerretsen to ask for more time and to send the legislation to an all-party Legislative Committee.

You can contact them at:

Hon. Dalton McGuinty
Premier of Ontario
Room 281, Main Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Hon. John Gerretsen
Minister of Municipal Affairs
777 Bay St., 17th Floor
Toronto, ON M5G 2E5

Dalton.McGuinty@premier.gov.on.ca

jgerretsen.mpp@liberal.ola.org

Secondly, I ask that you kindly copy me as the Official Opposition Critic with your views on how the Greenbelt can be improved and how we can ensure that it is based on good science.

In closing, please accept my best wishes.

Sincerely,

Tim Hudak, MPP
PC Critic for Municipal Affairs



December 6, 2004

Our File: 2002-2419

64 Jardin Drive, Concord, Ontario L4K 3P3
Tel: (905) 738-6100 Fax: (905) 738-6875
Tor. Line: (416) 213-5590 Email: general@schaeffers.com

Greenbelt Consultations
Ministry of Municipal Affairs and Housing
14th Floor, 777 Bay Street
Toronto, Ontario
M5G 2E5

Attention: Ms. Audrey Bennett

RE: REVIEW OF DRAFT GREENBELT STATUS
BLOCK 41 LANDS
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

Dear Ms. Bennett,

The purpose of this letter is to offer a review of the draft Greenbelt status of the Block 41 lands, within the City of Vaughan, with respect to serviceability and practical growth considerations.

Block 41 is bounded by Teston Road to the south, Kirby Road to the north, Weston Road to the east, and Pine Valley Drive to the west. The lands are described as Block 41, Lots 26-30, Concession 6, City of Vaughan, Regional Municipality of York.

Presently, Block 41 is comprised of the Purpleville community at the northwest quadrant, an Enbridge natural gas facility in the north-central portion of the Block, a number of farm residences about the perimeter, with the remainder of the lands occupied by a mix of agricultural and natural pockets. Recent and planned improvements to the major infrastructure surrounding the Block had previously instigated the investigation of the Block's development potential. These improvements include the provision of transportation corridors, sanitary services, and potable water supply that consider growth within the Block. Environmental and feasibility considerations are to be explored as part of a detailed Master Environmental and Servicing study. The serviceability of the lands, combined with a preliminary review of the natural features on the property, provide for a logical, economical, and sustainable location for the expansion of urban growth.

Nevertheless, the lands are identified within Map 57 of the draft Greenbelt plan, which illustrates that the majority of the Block, including the existing community in the northwest quadrant, is assigned the "Protected Countryside" Greenbelt designation.

Currently, development in the City of Vaughan proceeds on a Block Plan basis. A block is typically an area of 1000-acres surrounded by major road infrastructure. Detailed Master Environmental and Servicing studies are undertaken to assess the Natural Hazard and Natural Heritage features of the lands proposed for development, to determine the appropriate form of the development, as well as the measures necessary to mitigate potential impacts. Areas of study include terrestrial and aquatic ecology, hydrogeology, water resources, transportation, and

municipal servicing. These studies normally require over two years to conclude, are reviewed by Conservation, Municipal, Regional, and Provincial regulatory staff, and cost millions of dollars. The outcome invariably leads to the formation of a development plan that protects the natural environment, both within and external to the subject lands, while providing for viable developments that may accommodate a sizable population.

In 2003, the Region of York conducted a transportation study in the form of a Municipal Class Environmental Assessment, to identify the appropriate form for Teston Road to provide the necessary capacity to accommodate future growth. The preferred alternative has been defined, and has provided upgrades along the Teston Road frontage of Block 41. Designs for the preferred alternative have been completed, and implementation is to commence shortly.

Presently, existing residents are on local septic systems within the Block. Sanitary systems, including the Jane-Rutherford Sewer and the twinning of the Maple Collector Sewer, have been proposed and constructed in anticipation of the development of the Block 41 and surrounding lands. Sanitary servicing of the Block 41 lands would occur via a trunk sanitary sewer that will terminate at the intersection of Weston Road and Teston Road, at the southeast corner of the Block. The introduction of sanitary services to the Block would serve to allow development within the Block, while also providing for the conveyance of sewage from existing septic services to the receiving wastewater treatment plant. The progression of municipal sanitary servicing from on-site septic to sewerage systems, combined with the introduction of municipal water, is necessary to maintain long-term health and safety, as evidenced by relatively recent events in the Walkerton community.

With respect to water supply, the Region of York recently completed a 10-year study to identify sources of water to supply future growth within the Region, and implementation of the findings of this study has commenced. The selected option is to obtain water from Peel Region, with the service to be provided along a corridor that travels from Peel to York easterly along Rutherford Road, northerly along Weston Road, then easterly along Teston Road to the Keele Street Reservoir and pumping station. The proximity of the water service further demonstrates that, from an economic perspective, Block 41 is a sensible location for development and growth.

To summarize, the Greenbelt status applied to the Block 41 lands appears to be incongruous due to the following:

- **The subject lands are partially comprised of existing urban forms and infrastructure;**
- **The subject lands are adjacent to existing and proposed residential communities;**
- **The development approval process ensures the conservation, preservation, and/or enhancement of existing natural features;**
- **Municipal plans for expansion of transportation, sanitary, and water supply infrastructure have anticipated growth within the subject lands;**
- **The introduction of sanitary sewerage and municipal water systems to the subject lands will allow existing septic and well systems to be decommissioned, thereby improving the long-term health of the community and surrounding environment.**



Compared to the fragmented development that occurs or is often-planned in many areas, where municipal services and road improvements require significant extension, and for which the distance to community amenities and employment centres escalate the propensity for excessive travel, Block 41 is an ideal growth area adjacent to existing planned development and with all the necessary infrastructure at the boundary. The development process will ensure the coexistence of the urban form with the natural features, the enhancement of which is a typical by-product of development. Given these factors, it is our opinion that the Greenbelt plan, in its final form, should consider the economic and environmental viability of development of the Block 41 lands and these lands should not be included in the Greenbelt.

Yours truly,
SCHAEFFER & ASSOCIATES LTD.



Allan R. Steedman, P.Eng.
President



David F. Ashfield, P.Eng.
Associate

Encl. Schedule 1

Cc The Honourable Dalton McGuinty, Premier
The Honourable Greg Sorbara, Minister, Finance
The Honourable John Gerretsen, Minister, MMAH
The Honourable David Caplan, Minister, Public Infrastructure Renewal

John MacKenzie, Special Assistant, Greenbelt & Planning, MMAH
Mario Racco, MPP, Thornhill
Victor Doyle, Manager, Community Planning, MMAH

Chairman Bill Fisch, Region of York
Bryan Tuckey, Commissioner, Planning, Region of York

Mayor Michael Di Biase, City of Vaughan
Members of Council, City of Vaughan
Michael DeAngelis, City Manager, City of Vaughan



SCHEDULE 1

REFERENCE: YORK REGION AERIAL PHOTOGRAPHY, 1999
DATE: NOVEMBER 2004
SCALE: NTS