

October 6, 2022

*MGP File: 21-2949*

Municipal Services Office - Central Ontario  
16th floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

*via email: [andrew.doersam@ontario.ca](mailto:andrew.doersam@ontario.ca)*

**Attention: Mr. Andrew Doersam, Senior Planner**

**RE: ERO Number 019-5865**

Dear Mr. Doersam:

**Block 62 West - Request to redesignate approximately 50 hectares of Greenbelt tableland adjacent to Block 62 West in Vaughan from Agricultural to Rural in Map 1A of the Region of York Official Plan to allow for potential use as public parkland when adjacent development occurs.**

I am the planning consultant for landowners within Block 62 West in the City of Vaughan. Due to developments within the landowners' group and municipality around the same time as the approval of the Region's Official Plan, we did not provide a comment on this item and greatly appreciate the opportunity to do so now.

**Context:**

Block 62 West is located on the east side of Huntington Road in the northwest area of Vaughan. The lands are designated for Community Area in the Region's Official Plan (OP) and are currently in agricultural and rural residential use – primarily for horse farms and crops. A landowner group was formed in 2016 and is proceeding through the development application process. This has been delayed by the corridor reserved for future Highway 413 which froze most of the lands for years. With refinement to the corridor by the Ministry of Transportation, applications for an Official Plan Amendment (OPA) and Block Plan approval were submitted to the City in December of 2021. It is anticipated that the OPA, Block Plan and subsequent development applications (subdivision and zoning) will occur over the next two to three years. Once development approvals are obtained the current agricultural uses will not continue on the lands.

The adjacent lands east of the Block 62 West Community Area lands are within the Regional Greenlands System and Agricultural System in Map 1, Agricultural Area in Map 1A; Regional Structure; Regional Greenlands System in Map 2; are within the Greenbelt, Protected Countryside in Map 3, and are shown as Woodlands in Map 5.

The Greenbelt lands are mostly within the Humber River Valley, approximately 25 to 35 metres below the planned development area and are not used for agriculture. However, some

of the adjacent Greenbelt lands (5 ha approx.) consist of tableland above the valley, outside of the required buffers from the natural features and are within the Agricultural designation in the Region's Official Plan. See Figure 1.

**Rationale:**

The just under 5 hectares of tablelands within the Greenbelt will be isolated from any other agricultural lands. The width of the tableland strips ranges from 14 to 100 metres at the widest portion and will be too small and inaccessible to be used for agricultural use once development occurs in Block 62 West.

The Region's Council Approved 2022 OP permits recreational and parkland use within Greenbelt lands within a Rural designation (Policy 5.3.6). It does not permit recreational parks within the Agricultural designation. With recent changes to the City of Vaughan's policies on parkland dedication, the lands could be used as public parkland alone or in combination with underground stormwater management tanks, if the lands are redesignated to Rural in the Region's OP. This would free up other lands within Block 62 West which could be used to accommodate housing.

The redesignation of Agricultural to Rural use in the Region's 2022 OP within urban areas of York Region can be seen in other areas within the City of Vaughan and City of Markham's urban boundaries on Maps 8 and 1A (Figure 2).

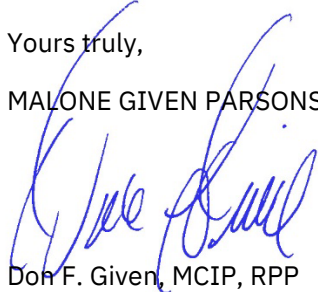
**Conclusion:**

The request to redesignate Greenbelt lands along the south and eastern boundaries of Block 62 West from Agricultural to Rural will allow for the potential use of slivers of lands that cannot be used for agricultural uses to be used for public parkland and will accommodate a corresponding increase in lands to be used for housing within a planned and designated residential area. The request is consistent with the redesignation of other Agricultural to Rural designations in the 2022 OP.

We understand that this is a very minor change to mapping given the scale of York Region; however, we believe this request is consistent with provincial objectives for the efficient use of lands for housing and infrastructure. We ask that Schedule 1A of the Region's 2022 Official Plan be modified to redesignate the approximately 5 ha of lands surrounding the outer edge of Block 62 West, east of Huntington Road from Agricultural to Rural use.

Yours truly,

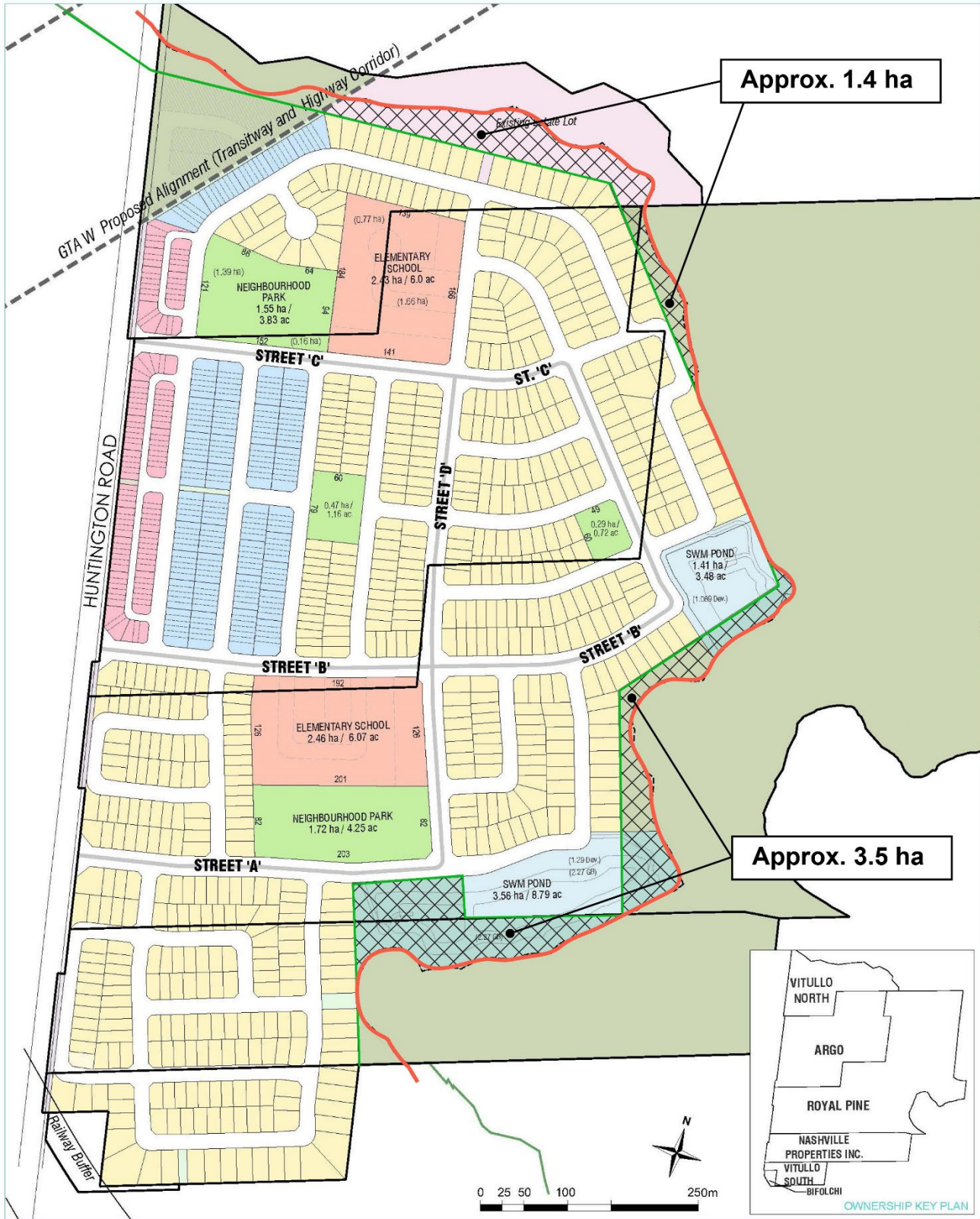
MALONE GIVEN PARSONS LTD.



Don F. Given, MCIP, RPP

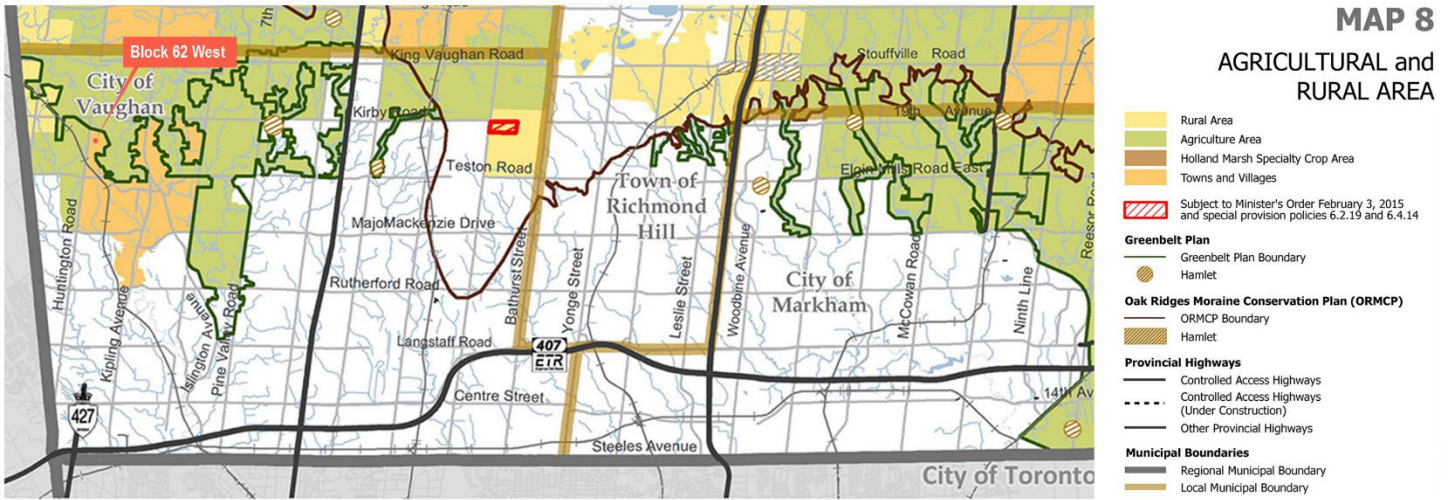
Att/2

Figure 1: Submitted Block Plan Showing Tableland Agricultural Areas within the Greenbelt



Prepared by: Malone Given Parsons Ltd.

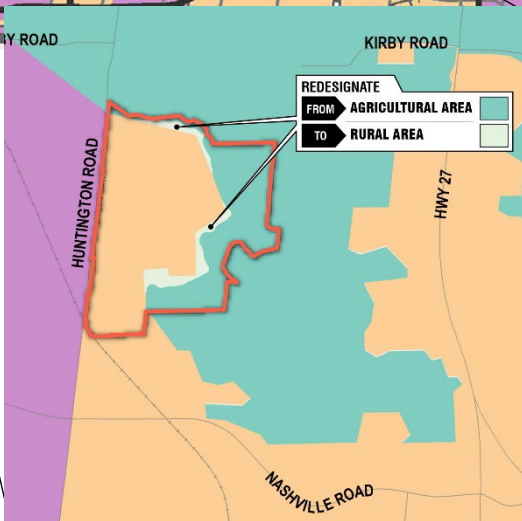
**Figure 2: Comparison of Agricultural and Rural Designations 2010 and 2022 York Region OP**



2010 York Region Official Plan



2022 York Region Official Plan



Detail of Proposed Change