

December 2, 2022

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th floor
Toronto, Ontario M7A 2J3

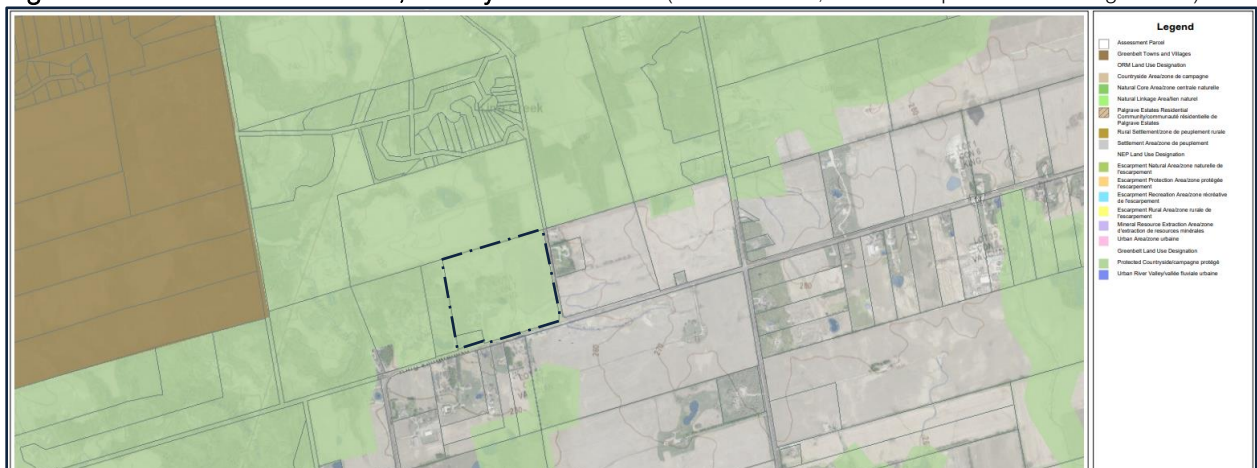
RE: ERO 019-6216 & 019-6217, Proposed Amendments to the Greenbelt Plan
Comments - 4840 King Vaughan Road, City of Vaughan

The Biglieri Group Ltd. ("TBG") represents the owner of 4840 King Vaughan Road in the City of Vaughan. The Subject Lands are located at the north-west intersection of King Vaughan Road and Mill Road. They have a total area of ~18.7ha (~46.2ac) with ~375m of frontage on Mill Road and ~460m of frontage on King Vaughan Road. See Figure 1 below.

Figure 1 – Subject Lands (Source: MNR, Make A Map: Natural Heritage Areas)



Figure 2 - Greenbelt Boundaries, vicinity of the Lands (Source: MNR, Make A Map: Natural Heritage Areas)



ERO 019-6216 & 019-6217

The MMAH is currently proposing amendments to the boundaries of the Greenbelt through ERO 019-6216 & 019-6217. Per the documentation released by the MMAH the purpose of the revision is to accommodate growth and support the building of more homes in the near term by removing land from the edge of the Greenbelt Area. The criteria used to select such land was as follows:

1. Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion
2. The lands are adjacent to existing settlement areas
3. The lands are adjacent to the edge of the Greenbelt area boundary
4. The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents
5. The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

COMMENTARY & ANALYSIS

TBG request that Ministry staff review the boundaries of the Greenbelt Plan as related to the Subject Lands (4840 King Vaughan Road). This request has been reviewed in light of the Provincial Criteria listed above:

Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion

- Per the Ministry's posting, current plans include removal of 7,400 acres of land from the edge of the Greenbelt. The Ministry has further noted that the addition of Urban River Valley (URV) lands and the Paris Galt Moraine lands to the Greenbelt would result in an expansion of 9,400 acres. Accordingly, removal of the Subject Lands, ~46.2 acres in size, would not result in a net reduction to the Greenbelt.

The lands are adjacent to existing settlement areas

- The Lands are in proximity to the Nobleton Urban Boundary, which is designated as a "Town and Village" in the Greenbelt Plan (~1.5km). The Lands are approximately 3km north-west of the Vaughan Urban Boundary.

The lands are adjacent to the edge of the Greenbelt area boundary

- Per Figure 2, the lands are adjacent to the edge of the Greenbelt.

The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents


- Per the Ministry's posting, it is the government's expectation that proponents would fully fund the necessary infrastructure upfront. Further to this, a letter from Valdor Engineering is attached as Appendix 1 to this letter and provides a high-level description of servicing options for the lands. This includes privately constructed stormwater, water, and wastewater infrastructure that can at a later date be connected to the larger public distribution systems.

The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

- Further to the points above related to servicing, see the attached letter from Valdor engineering in Appendix 1. As the proposed solutions are stand alone and private in nature they can be implemented in an expedient manner.

We trust that the information provided above is of assistance. Should you require further information please contact the undersigned at 647-500-5301 or mtestaguzza@thebiglierigroup.com.

Respectfully,
THE BIGLIERI GROUP LTD.



Michael Testaguzza, RPP, MCIP
Senior Planner

APPENDIX 1 – LETTER FROM VALDOR ENGINEERING



VALDOR ENGINEERING INC.

Municipal • Land Development • Water Resources
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Re: **ERO 019-6216 & 019-6217**
Proposed Amendments to the Greenbelt Plan
Comments - 4840 King Vaughan Road, City of Vaughan

Valdor Engineering Inc. (Engineering Consultant) represents the owner of 4840 King Vaughan Road in the City of Vaughan. The Subject Lands are located at the north-west intersection of King Vaughan Road and Mill Road. They have a total area of ~18.7ha (~46.2ac) with ~375m of frontage on Mill Road and ~460m of frontage on King Vaughan Road. See Figure 1 below.

Figure 1 – Subject Lands



(Source: MNRF, Make A Map: Natural Heritage Areas)

We wish to comment on the subject lands with respect to engineering services including sanitary sewage, water distribution, grading and stormwater management.

The location at King Vaughan Road and Mill Road is ideal for development since development of lands will ultimately require the widening and urbanization of the 2 roads, therefore any major infrastructure such as trunk watermains and trunk sanitary sewers will also be installed and extended within these roadways making the land accessible to servicing as well as for provision of vehicular access.



Professional Engineers
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Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.

Watercourse tributaries also exist within the subject site which is ideal for grading purposes because the natural terrain can be followed without requiring major earthworks operations for the discharge of stormwater. Typically, stormwater management ponds are constructed and discharge next to water courses. The site therefore is self-sustained from a stormwater drainage perspective which will minimize the size and depth of storm sewers to be constructed.

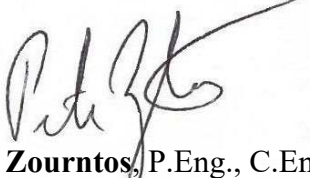
A water source can be achieved through a groundwater system by constructing a well pump house connected to a water distribution system to service the development. Ultimately the system can be connected to future watermains that will provide an additional water source to the municipality for servicing neighbouring lands.

In areas where it is not possible to connect wastewater to a traditional centralized wastewater treatment facility or where the treatment facility is at capacity municipalities are now allowing for construction of de-centralized wastewater treatment plants which will allow developments to proceed without waiting for years for costly upgrades to the existing treatment systems. The New-Terra Wastewater De-Centralized Treatment System for example has now been widely used throughout the Province of Ontario. Such a system is cost effective, much easier to expand and meets or exceeds all Ministry of Environment requirements for effluent discharge to the receiving water. Such a system can be used in servicing the subject lands and can ultimately be assumed by the municipality. The proximity to the water course is also a benefit.

We trust that the information provided above is of assistance. Should you require further information please contact the undersigned.

Respectfully submitted,

VALDOR ENGINEERING INC.



Peter Zourntos, P.Eng., C.Eng.
Senior Project Manager, Principal

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