December 4, 2022

Ministry of Municipal Affairs and Housing

Office of the Minister

777 Bay Street, 17th Floor

Toronto, ON, M7A 2J3

Attn: Honourable Steve Clark, Minister of Municipal Affairs and Housing

Dear Minister Clark,

**Re: Kaneff Group Comments on proposed amendments to the Greenbelt Plan (ERO No. 019-6217)**

On behalf of the Kaneff Group, we would like to first commend your efforts in ensuring that over the next decade, the 1.5 million newcomers to our Province, 70% of which will settle in the GTA and surrounding areas, will have decent and affordable housing options. We support your vision and leadership in promoting reasonable policies to engender that plan; specifically, your government’s decision to remove an immaterial portion (less than 1%) of developable lands from the Greenbelt. By doing so, you will be allowing responsible companies like ours – a long-established developer and builder of purpose-built rental housing – to create shelter so desperately sought and needed for Ontarians.

Accordingly, we ask that you consider the removal of the following lands from the Greenbelt for 3 main reasons: (1) the lands are within the urban boundary or adjacent to urban areas (2) the lands are close to major transport routes; (3) the lands have services & amenities nearby.

Thank you for taking the time to review our concerns. We hope that our perspective provides insight on your decision-making process. We appreciate the opportunity to provide comments on the proposed changes to the Greenbelt, and we look forward to your consideration.

Sincerely,

The Kaneff Group

1. **B23700 Durham Regional Road 23, Beaverton**

PCL THORAH CON.4-16-3 SEC REGIONAL MUNICIPALITY OF DURHAM; PT LTS 16 &17 CON 4, IN THE TOWNSHIP OF BROCK (FORMERLY IN THE TOWNSHIP OFTHORAH IN THE COUNTY OF ONTARIO) IN THE REGIONAL MUNICIPALITY OFDURHAM, PT 5, 40R2797; S/T CO150735 ; BROCK (PIN 72029-0056 (LT))

The Site is located on the edge of Beaverton’s Urban Boundary. The subject lands should be considered to be removed from the Greenbelt as the Site is located immediately adjacent to Urban Areas, with residential lots fronting Lake Simcoe immediately west of the Site, and the Beaverton Urban Area boundary excludes the Site to the north. Including the Site into the Urban Area will complement existing surrounding uses. The Site is highly accessible with the Trans Canada Highway located east of the Site, and a rail corridor forms the western boundary of the Site. Community infrastructure nearby would also support the lands to be excluded from the protected countryside area, as there are parks, schools, and community centres north in Beaverton. Therefore, it is appropriate to remove the subject lands from Green Belt’s Protected Countryside Area, and the Natural Heritage System.

Map

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