

December 1, 2022
HPGI File: LI18F

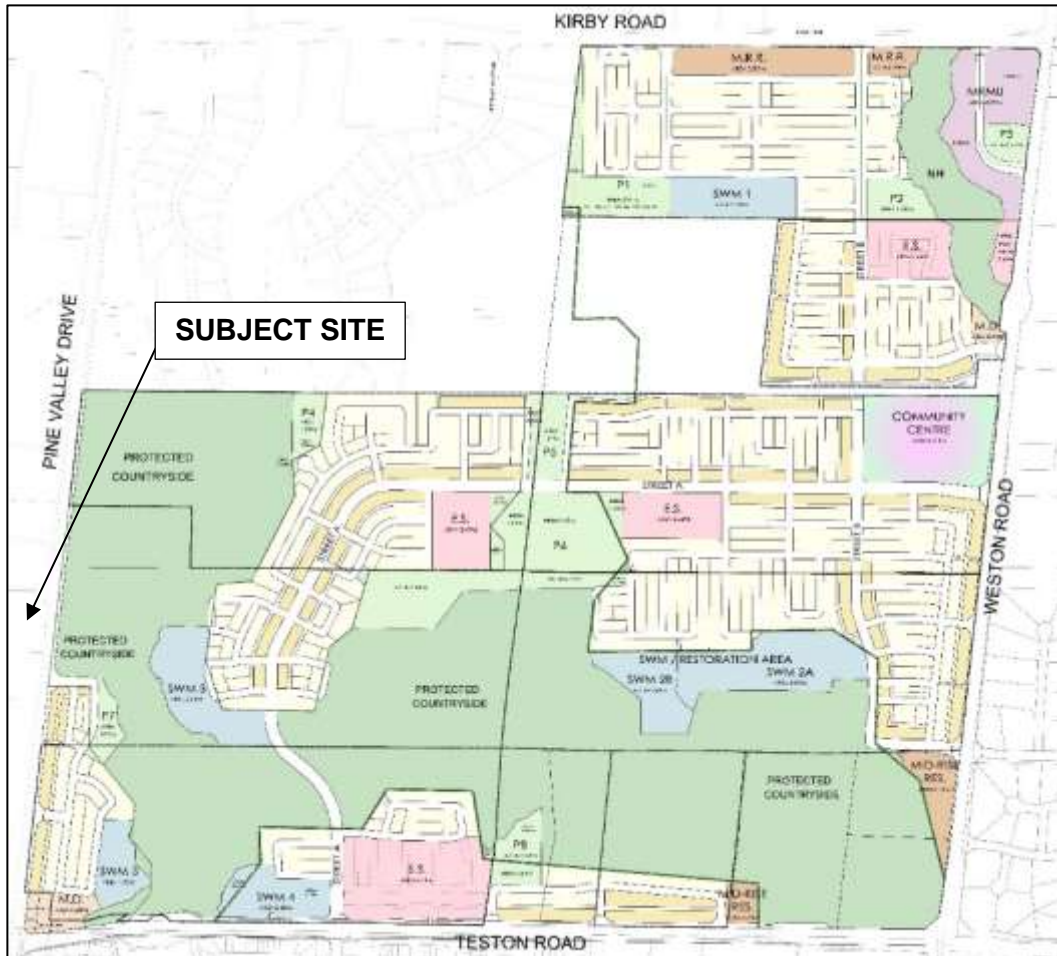
**Re: Comment/ Request Letter
Greenbelt Act 2005
ERO No. 019-6216
Pine Valley (Mosaik) Inc. – Pt Lot 27, Con 7- City of Vaughan**

Pine Valley (Mosaik) Inc. is the owner of a 4ha property addressed as 10930 Pine Valley Drive and legally described as Part of Lot 27, Concession 7 in City of Vaughan. The property is located on the west side of Pine Valley Drive just north of Teston Road as illustrated below.



Aerial Photo Lands owned by the Applicant

The site is located immediately adjacent to Block 41 Secondary Plan Area in the City of Vaughan on the east side of Pine Valley Drive.



Block 41 Plan

The entirety of the property is located within the Greenbelt Plan boundary. The property has been improved with a residential replacement dwelling and has been historically used for rural purposes. The surrounding lands are also being utilized for rural land uses not associated with agriculture. The site can be easily serviced given the development proposed in Block 41 to the immediate east and Block 40/47 to the south at Teston Road.

There is a demonstrated need for housing and a variety of unit types in the municipality. This property is considered to be located in an ideal location that is available to address these critical land use planning matters.

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

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Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'Rosemarie L. Humphries', written over a faint circular stamp or watermark.

Rosemarie L. Humphries BA, MCIP, RPP
President

Encl. Survey depicting area to be removed from Greenbelt Plan.

cc. Pine Valley (Mosaik) Inc.

