



**WESTON  
CONSULTING**

planning + urban design

Policy Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
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C	4
Item #	1
Report No.	17 (CW)
Council - April 21/15	

April 14, 2015  
File 6693

**Attn: Tony Iacobelli, Senior Environmental Planner**

Dear Sir,

**RE: City of Vaughan Natural Heritage Study  
5511 King Vaughan Road  
City of Vaughan**

Weston Consulting is the planning consultant for Mrs. Orah Buck, the registered owner of the properties municipally known as 5511 King Vaughan Road, in the City of Vaughan (herein referred to as the "subject property"). The subject property is approximately 42.7 hectares (105.5 acres) in area and currently contains a large single-detached dwelling, tennis court and farm building. Access to the property is provided from King Vaughan Road.

We have had the opportunity to review the April 14, 2015 staff report, entitled "Natural Heritage Network Inventory and Improvements Study Completion and Recommendations Amendment to the Vaughan Official Plan 2010", including related attachments. We understand that the recommended amendments to Chapter 3 and Schedule 2 "Natural Heritage Network" to the Vaughan Official Plan Volume 1 (VOP 2010) are being considered by the Committee of the Whole on April 14, 2015.

In response to this review we would like to offer the following comments. We are unable to confirm the precise delineation of the natural heritage features present on the subject lands and as a result of this we are concerned that the natural heritage features boundaries depicted on the schedule may not reflect actual conditions found on the ground. With respect to Schedule 2C, we have not conducted any field studies to confirm the extent of Significant Wildlife Habitat found on the subject property and we do not support the proposed depiction in the absence of detailed studies. Further to the above, we respectfully request on behalf of our client that Natural Heritage Feature designations are based on detailed scientific analysis and where designations are only based on a desktop review that there be a mechanism for landowners to undertake appropriate environmental analysis to define such features through a planning process. In addition, we request that the City of Vaughan establish a policy mechanism that allows for appropriate changes to the mapping of designations and features based on the above

considerations and that there be a process to establish changes to the Schedules based on good planning principles.

We intend to monitor the City of Vaughan Natural Heritage Study, and we reserve the right to make further submissions.

We kindly request that we be notified of any future reports and/or public meetings regarding the City of Vaughan Natural Heritage Study and ask that we receive notice of any decision on this matter by the Committee of the Whole and Council.

Please contact Josh Berry (ext. 310) or the undersigned if you have any questions.

Yours truly,  
**Weston Consulting**  
Per:



Ryan Guetter, BES, MCIP, RPP  
Vice President

c. Clients  
J. Abrams, City of Vaughan