



**WESTON
CONSULTING**

planning + urban design

Policy Planning Department
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan ON
L6A 1T1

June 15, 2015
File 7232

Attn: Tony Iacobelli, Senior Environmental Planner

Dear Sir,

**RE: City of Vaughan Natural Heritage Study
11065 Pine Valley Drive
City of Vaughan**

C	<u>3</u>
Item #	<u>10</u>
Report No.	<u>26 (cw)</u>
<u>Council - June 23/15</u>	

Weston Consulting is the planning consultant for the owner of the property municipally known as 11065 Pine Valley in the City of Vaughan, Region of York (herein referred to as the "subject property"). The subject property is 4.14 hectares (10.23 acres) in area and is located on the east side of Pine Valley Drive, north of Teston Road. The location of the subject property is identified on the attached map for your reference (See attached material).

We have had the opportunity to review the June 16, 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 June 16, 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 schedules may not reflect actual conditions found on the ground.

We respectfully request on behalf of our clients 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 Natural Heritage Network Inventory and Improvement 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 Natural Heritage Network Inventory and Improvements Study and ask that we receive notice of any decision on this matter by the Committee of the Whole and Council.

Please contact Shelby Blundell (ext. 291) or the undersigned if you have any questions.

Yours truly,
Weston Consulting
Per:

A handwritten signature in black ink, appearing to be 'Jeff Greene', with a large circular flourish at the beginning and a long horizontal stroke extending to the right.

Jeff Greene, BURPI, MCIP, RPP
Associate

- c. Client
Jeffrey Abrams, City of Vaughan
Mark N. Emery, Weston Consulting



Figure 1: Air Photo of Subject Lands