

HUMPHRIES PLANNING GROUP INC.

January 11, 2016

HPGI File: 0449

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COMMUNICATION
CW
<u>January 12/2016</u>
ITEM - <u>6</u>

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L4A 1T1

Attn: Jeffrey Abrams, City Clerk

Re: Comments on Natural Heritage Study - City File - 25.5.4
Committee of the Whole Meeting January 12, 2016
Vaughan 400 North Landowners Group
Blocks 34W and 35

We write on behalf of the Vaughan 400 North Landowners Group (V400NLG), which consists of Blocks 34W and 35 in the City of Vaughan. The current approvals for the lands owned by the V400NLG are embodied in OPA 637, the result of an O.M.B. mediated settlement involving the Province, Region, TRCA, City and our clients. OPA 637's underlying policies for natural heritage purposes are in OPA 450. That is the basis upon which the multi-party agreement was struck. The VOP210 confirms that Secondary Plan policies contained in Volume 2 override the policies contained in Volume 1. Although OPA 637 has been renumbered to follow the formatting of VOP 2010, the text has been copied verbatim in Section 11.4., contained within Volume 2.

Several meetings have occurred between representatives of the V400NLG, City Staff and the NHN consultant team, the most recent of which was held on October 17, 2014. Subsequently, meeting minutes were prepared by the City which confirm agreement that OPA 637 is based on OPA 450 policies, and that it is these underlying policies which are applicable to Blocks 34W and 35, and that the new NHN policies, if they are ultimately approved, will not be subject to the new VOP2010 policies.

The City of Vaughan's meeting minutes from our Oct. 17, 2014 meeting with City Staff are clear: OPA 450 and 637 are the applicable policy framework for the Block 34W and 35 block plan process. As such, we request that Council adopt a resolution which directs staff to:

"Outline and identify Block 34 West and Block 35 with the notation "Subject to OPA 450 as amended by OPA 637" in Modified Schedule 2 of the VOP2010 with notation."

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L4L 8S5

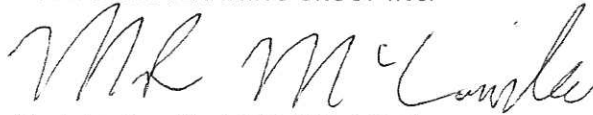
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An example of the revised Schedule is attached herein. Should you have any questions, please contact the undersigned at extension 246.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'Mark McConville', written in a cursive style.

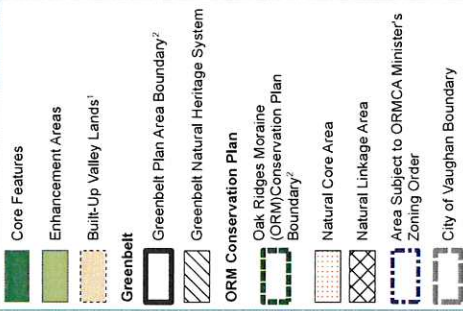
Mark McConville, MCIP, RPP, MScPI
Senior Planner

cc: Mr. John Mackenzie, Commissioner of Planning
Mr. Roy McQuillon, Manager of Policy Planning
VN400LG Participants

SCHEDULE 2



Natural Heritage Network



This Schedule is subject to change based on the results of the Natural Heritage Network Study, undertaken by North-South Environmental Inc. (2015), which will define the Natural Heritage Network by both its natural features and as a Natural Heritage System in accordance with the Provincial Policy Statement.

The policy text in Chapter 3 prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network.

For watercourses and waterbodies outside of well-defined valleys, the vegetation protection zone is to be established according to the policies in Chapter 3 and to the satisfaction of the Toronto and Region Conservation Authority.

Enhancement areas are identified conceptually on Schedule 2 and the text shall be consulted to determine the final location and design.

(1) Data provided by Urban Strategies.

(2) See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.



AREA SUBJECT TO OPA 450 AS AMENDED BY OPA 637

