

HUMPHRIES PLANNING GROUP INC.

June 17, 2014
HPGI File: 0449

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COMMUNICATION
CW (PH) - JUNE 17/14
ITEM - 6

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

Attn: Jeffrey Abrams, City Clerk

Re: Natural Heritage Study, Phase 2-4 Report - Comments
June 17, 2014 Public Hearing - Item 6
City File - 25.5.4

Humphries Planning Group Inc. is advising that technical comments will be forthcoming relating to the Natural Heritage Network (NHN) Study Draft Phase 2-4 Report, dated May 2014, on behalf of the Highway 400 Landowners Group (Blocks 35 and 34W).

As a general comment regarding the Proposed NHN, the Landowners are concerned that it creates an inflexible regime through the imposition of 30-metre wide vegetation protection zones on either side of the high water mark of all watercourses.

The Landowners also take issue with the City's precautionary approach which identifies all watercourses as Core Features notwithstanding that they have not been assessed in the field and confirmed by the City and the Toronto and Region Conservation Authority (TRCA).

It has been noted throughout the NHN Study process that the outcome of the Study applies to new community areas and will inform new Secondary Plans. Blocks 35 and 34W is a Secondary Plan approved area through Official Plan Amendment 637 (OPA 637). As such, these lands are not subject to the outcome of the NHN Study and the block planning process for these lands will be reviewed based on OPA 637 and OPA 450 policies.

This is recognized in OPA 637, which amended OPA 450 by adding a new Section 2.3.2.10 - Highway 400 North Employment Area Environmental Planning Framework, which states (in part):

"Planning for new development and redevelopment in the Highway 400 North Employment Areas on Schedule 2D, with respect to the environment, shall be carried out in accordance with the policies in Section 2.3.2, recognizing the following:

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vii) The limits of all key natural heritage and key hydraulic features and the precise boundaries of the Greenbelt Natural System Area will be confirmed through the Block Plan process."

Further to the above, we are requesting formal Notice of any amendments to the Vaughan Official Plan pursuant to subsection 17 (23) of the *Planning Act* resulting from this study.

Should you have any questions, please contact the undersigned at ext. 246.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'Mark McConville', written over a light blue horizontal line.

Mark McConville, MCIP, RPP, MScPI
Intermediate Planner

cc: Tony Iacobelli, Environmental Planner
John Mackenzie, Commissioner of Planning
400 Landowners Group Participants