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June 17, 2014

By E-Mail only to jeffrey.abrams@vaughan.ca

Mr. Jeffrey Abrams, City Clerk
City of Vaughan
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Abrams:

**Re: City of Vaughan Proposed Natural Heritage Network Study and
Amendments to the Vaughan Official Plan 2010 ("New OP")
Block 66 West Landowners Group Inc.**

As you are aware, we are Counsel to Block 66 West Landowners Group Inc. ("Block 66"). Block 66 owns approximately 122 hectares of land situated north of Major Mackenzie Drive, east of Highway 50, south of Nashville Road and west of the hydro corridor (the "Lands").

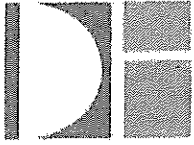
Block 66 and its consultants have reviewed the Proposed Natural Heritage Network Study (the "NHN Study") and the related amendments to the New OP (the "Proposed OPA"), and have significant concerns with respect to both.

The proposed 30 metre buffer, on either side of a high water mark of all drainage features, regardless of significance is arduous and unreasonable. Though it may be appropriate to apply a 30 metre buffer to certain watercourses (e.g. cold water streams or Provincially Significant Wetlands), it is unreasonable to apply the 30 metre buffer to unevaluated drainage features, especially where the practice is to apply smaller buffers to less significant features. Consequently, Block 66 cannot support the City's "precautionary approach".

In addition, Block 66 requests that the City provide the interactive mapping resulting from Stages 2 to 4 of the NHN Study, as had occurred following completion of Stage 1. The interactive mapping led to meaningful discussion among the stakeholders, public and City. Stakeholders and the public should have

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ITEM -	6



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further opportunity to comment on the additional mapping being used to inform the NHN Study and Proposed OPA.

Finally, Block 66 requests that a note be included in the schedules and mapping identifying that feature boundaries are subject to further review through a more detailed process. The New OP includes a larger buffer area around "Core Features" which are identified as surface water features. The proposed Schedules contain substantially different Core Features and Enhancement Areas for the Block 66 lands than shown in the New OP. These modifications will significantly impact the development of the Block 66 lands for employment use as planned for in the West Vaughan Employment Area Secondary Plan.

Our client continues to review the NHN Study and Proposed OPA with its consultants and reserves the opportunity to identify additional concerns.

We trust this is satisfactory. Please do not hesitate in contacting us should you require any clarification.

Yours truly,
DAVIES HOWE PARTNERS LLP

Katarzyna Sliwa

KS:jl

copy: Client
Ryan Mino-Leahan, KLM Planning Partners Inc.
Rick Hubbard, Savanta Inc.