

**COMMITTEE OF THE WHOLE – MAY 31, 2011**

---

**COMMUNICATIONS**

**Distributed May 20, 2011**

**Item No.**

C1. Confidential Memorandum of the Commissioner of Community Services, dated May 31, 2011.

15

**Distributed May 27, 2011**

C2. Presentation Material

11

**Distributed at the May 31, 2011 Committee of the Whole Meeting**

C3. Ms. Tina Catalano, dated May 31, 2011.

24

C4. Dr. Von Chaleunsouk-Marsden, dated May 31, 2011.

24

C5. Mr. Nick Pinto, President, The West Woodbridge Homeowners Association, dated May 31, 2011.

24

**Received at the May 31, 2011 Committee of the Whole Meeting**

C6. The Woodbridge Village Farmers Market Committee.

8a) Presentations and Deputations

C7. Mr. Ken Schwenger, KARA, dated May 31, 2011.

23

C8. Mr. Sid Preece, Hedgerow Estates Ratepayer's Association, dated May 31, 2011.

23

Please note there may be further Communications.

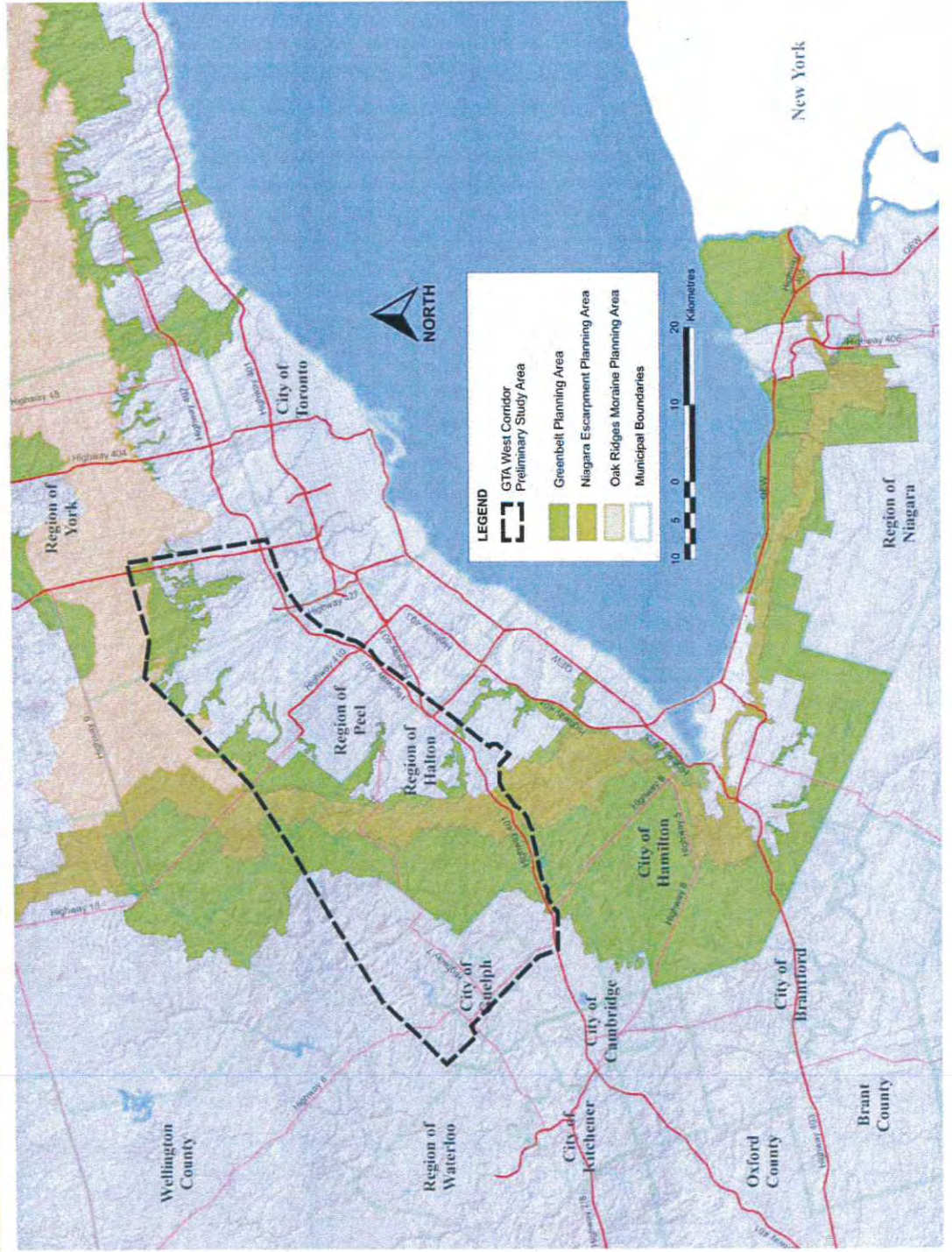


**GTA West**

# ***GTA West Corridor Planning and EA Study – Stage 1***

***Draft Transportation Development Strategy***

***Vaughan Committee of the Whole  
May 31, 2011***

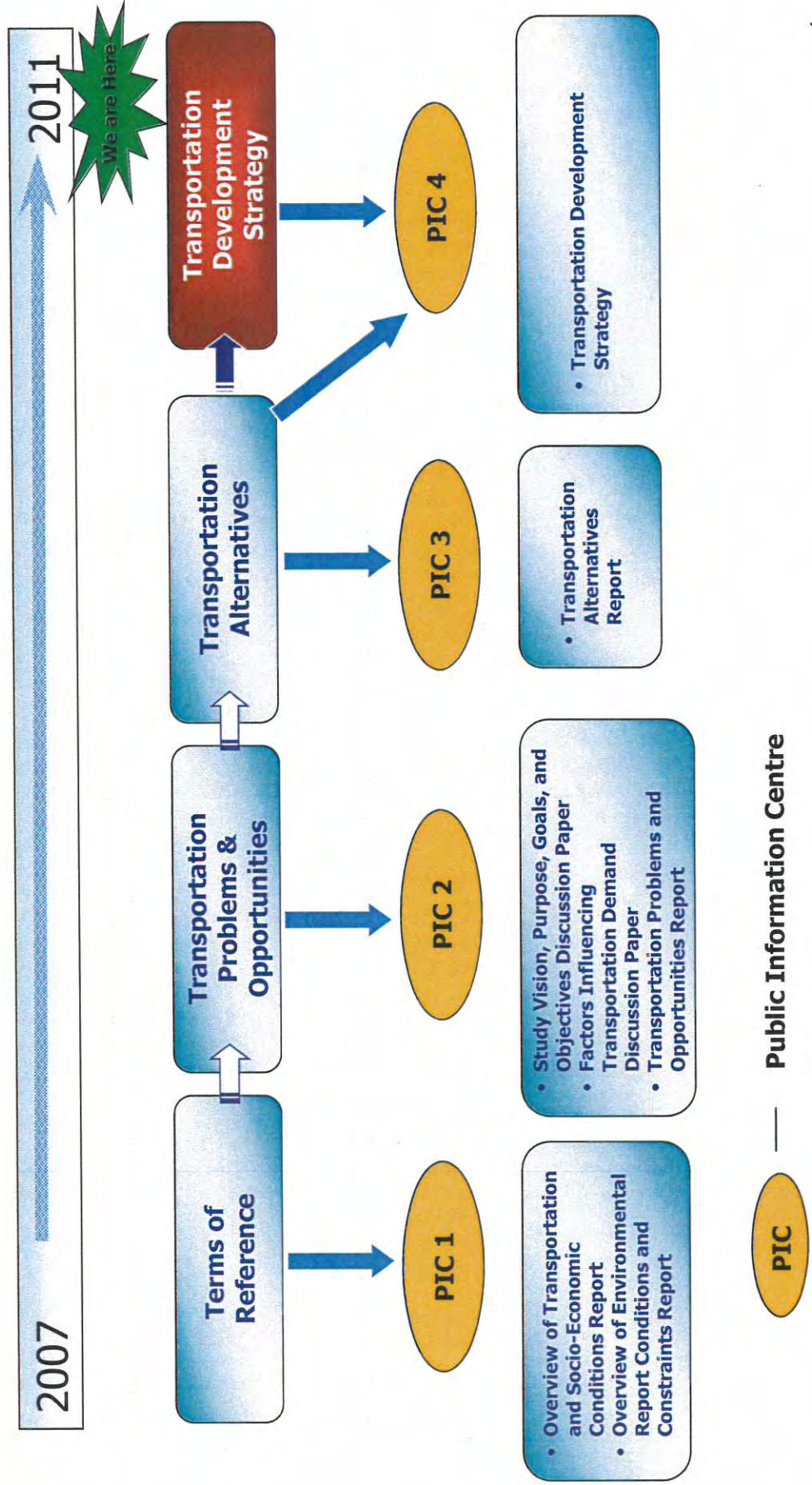
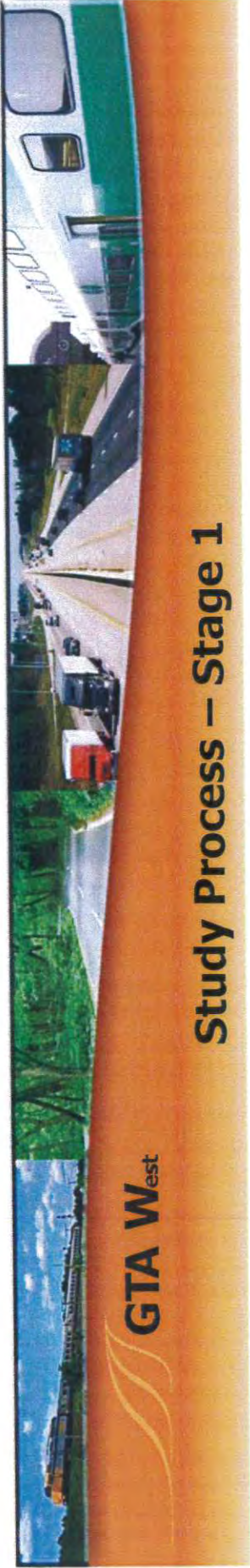




**GTA West**

## **Unique Approach**

- Unprecedented two-stage EA process:
  - Stage 1: Need and multi-modal alternatives
  - Stage 2: Route location for new corridor
- Stage 1 is a robust multi-year, multi-modal planning process:
  - No pre-defined “undertaking”
  - Considers all modes of transportation – determines system needs
  - Outcome is a multi-modal Transportation Development Strategy
  - Supported by 4 rounds of consultation
- Within provincial policy context – Greenbelt Plan, Growth Plan for the Greater Golden Horseshoe, Provincial Policy Statement (PPS)
- Builds on other transportation plans – such as Metrolinx RTP, York Viva, GO 2020, Brampton Züm





## Challenge of Managing Growth

### GTA West

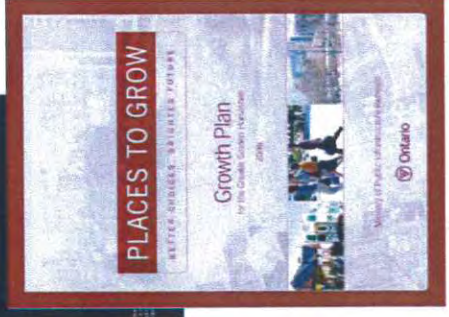
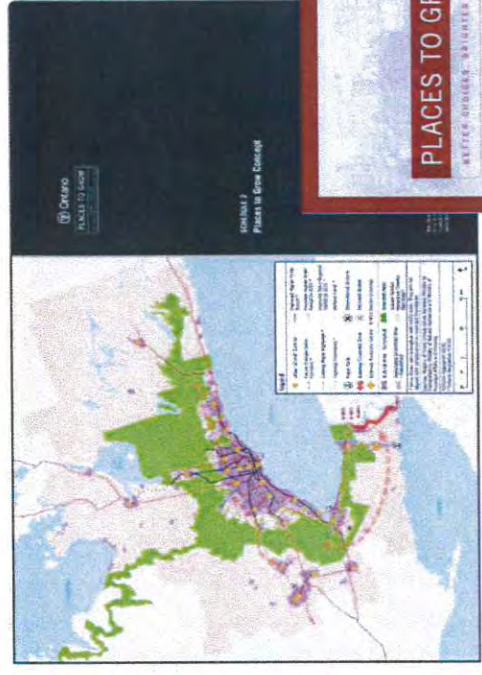
#### Growth from 2006 to 2031

##### Greater Golden Horseshoe

Population: +2,930,000 (34% growth)  
 Employment: +1,250,000 (29% growth)

##### GTA West Study Area:

Population: +750,000 (75% growth)  
 Employment: +390,000 (75% growth)



*Additional transportation improvements will be required to support future growth*

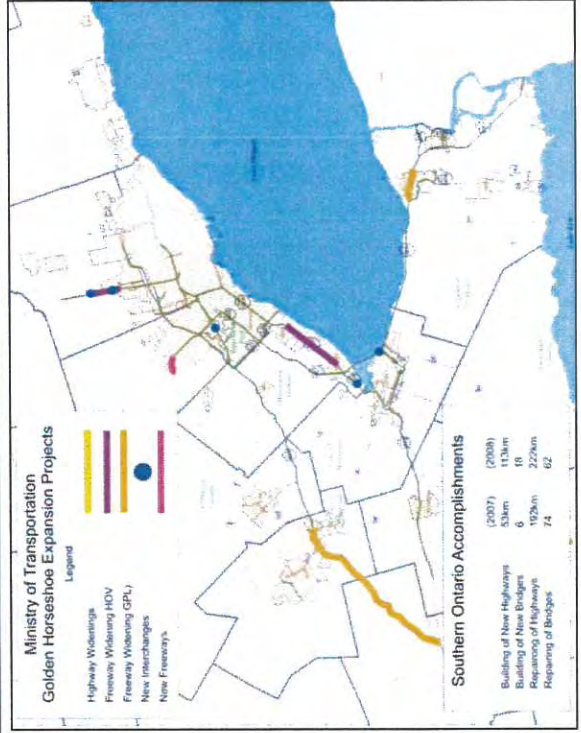
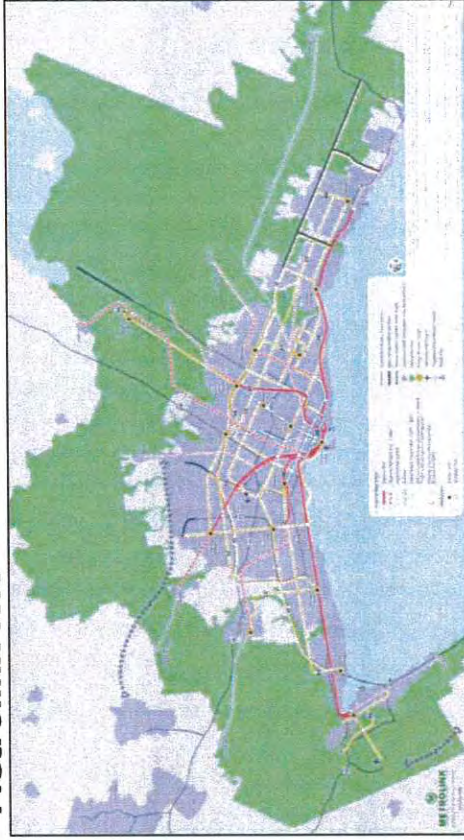
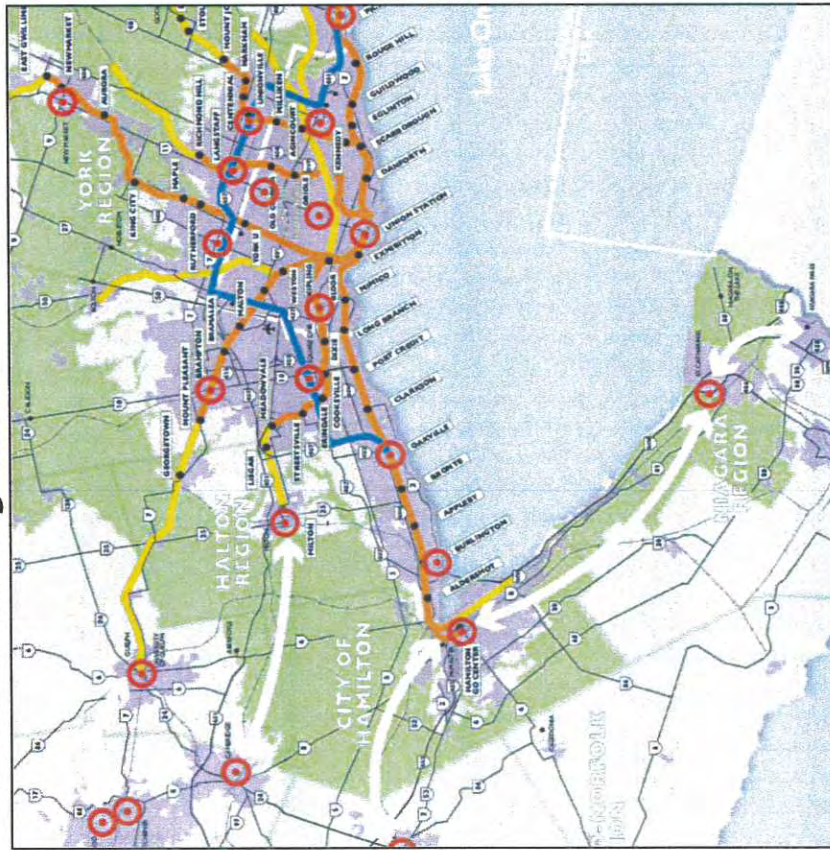


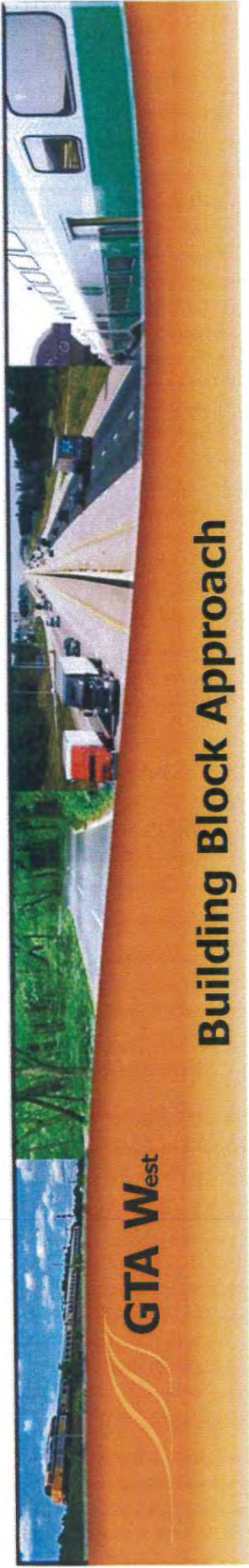
**GTA West**

# Building on Other Initiatives

*Metrolinx RTP*

*GO 2020 Strategic Plan*

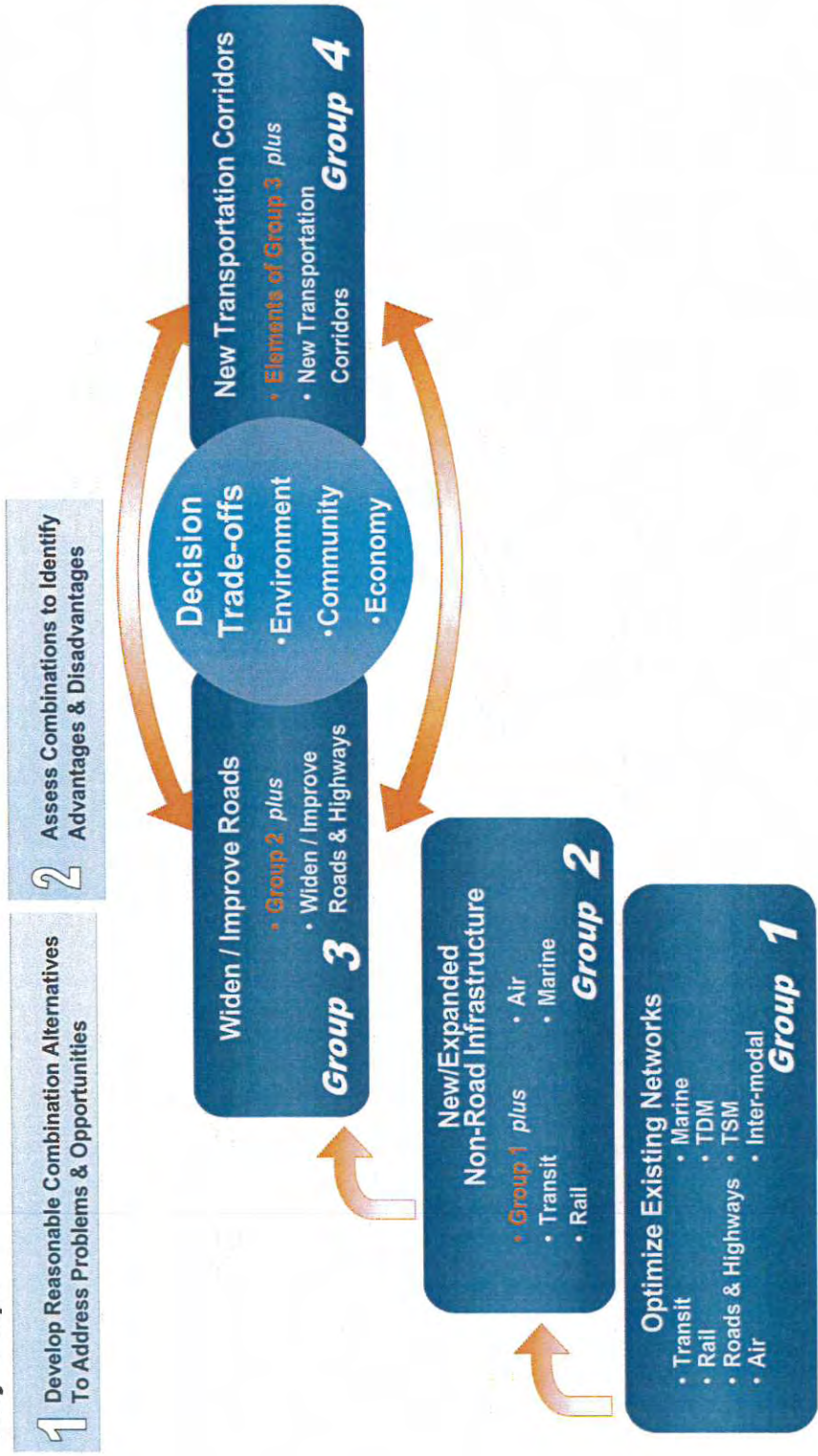




**GTA West**

## Building Block Approach

### Key Steps:







## **Key Elements of the Strategy**

- Optimize use of existing transportation infrastructure through Transportation Demand Management and Transportation System Management measures, in cooperation with Metrolinx
- Support implementation of the transit initiatives in Metrolinx RTP and GO 2020
- Initiate a study to investigate inter-regional transit opportunities linking western urban centres
- Widen selected highways to provide additional capacity, including potential HOV lanes
- Protect and implement a new transportation corridor from Highway 400 westerly to Highway 401, east of the Niagara Escarpment

## **Key Elements of the recommended new corridor**

- a new transportation corridor from Highway 400 westerly to Highway 401 on the west side of Milton, east of the Niagara Escarpment; and
- a North-South Link to Highway 401/407ETR, which would provide key ramp connections that serve long-distance, inter-regional traffic.

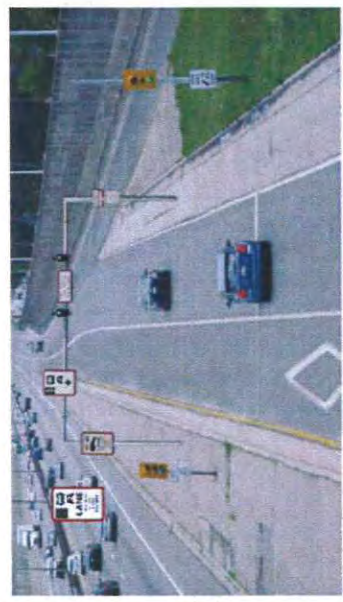
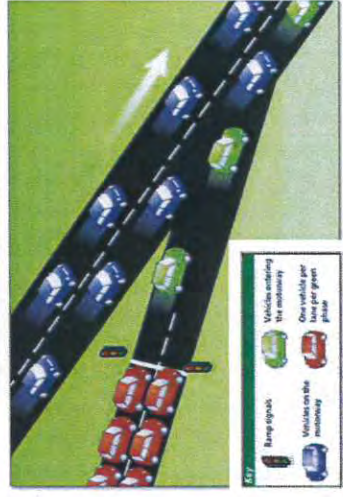
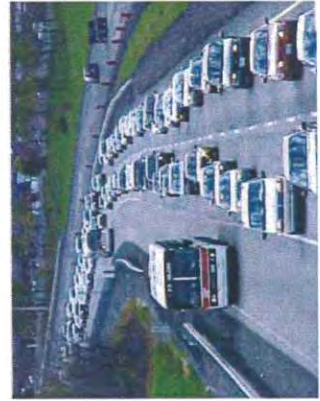


**Transportation System Management (TSM) Initiatives**

***MTO to initiate an Active Traffic Management***

***Study to assess potential and viability for:***

- Expanded Use of Transit Supportive Corridors (reserved bus lanes, HOV lanes, bus bypass shoulders)
- Enhanced Incident / Congestion Management
- Expanded Use of Ramp Metering
- HOV / Transit Bypass Lanes on metered ramps
- Adjustable Speed Limits





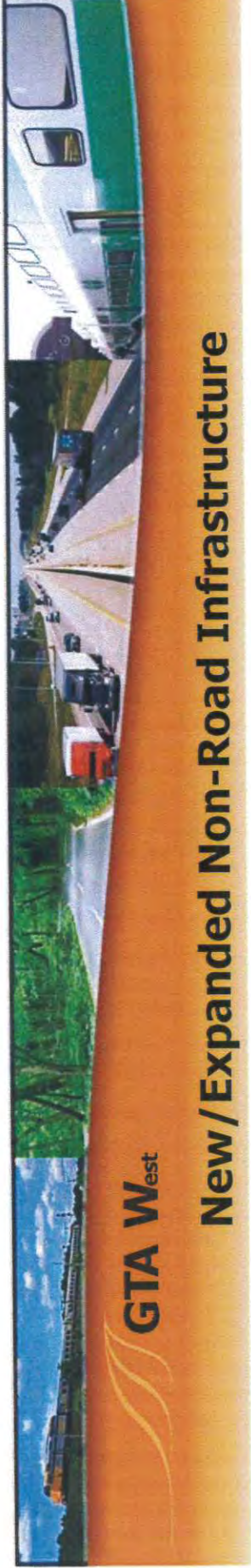
**Transportation Demand Management (TDM) Initiatives**

***MTO to work with Metrolinx and area communities to expand the Smart Commute program beyond the GTHA into Guelph/Wellington County area and Waterloo area***



- Enhancements to current programs
- Expansion of MTO's Carpool Lot Program
- Explore opportunities to provide funding assistance





***Support the implementation of Metrolinx’s RTP and GO 2020 initiatives***

- Rapid Transit
- Regional Rail expansion
- Express Rail

***Further studies to investigate potential of additional transit initiatives***

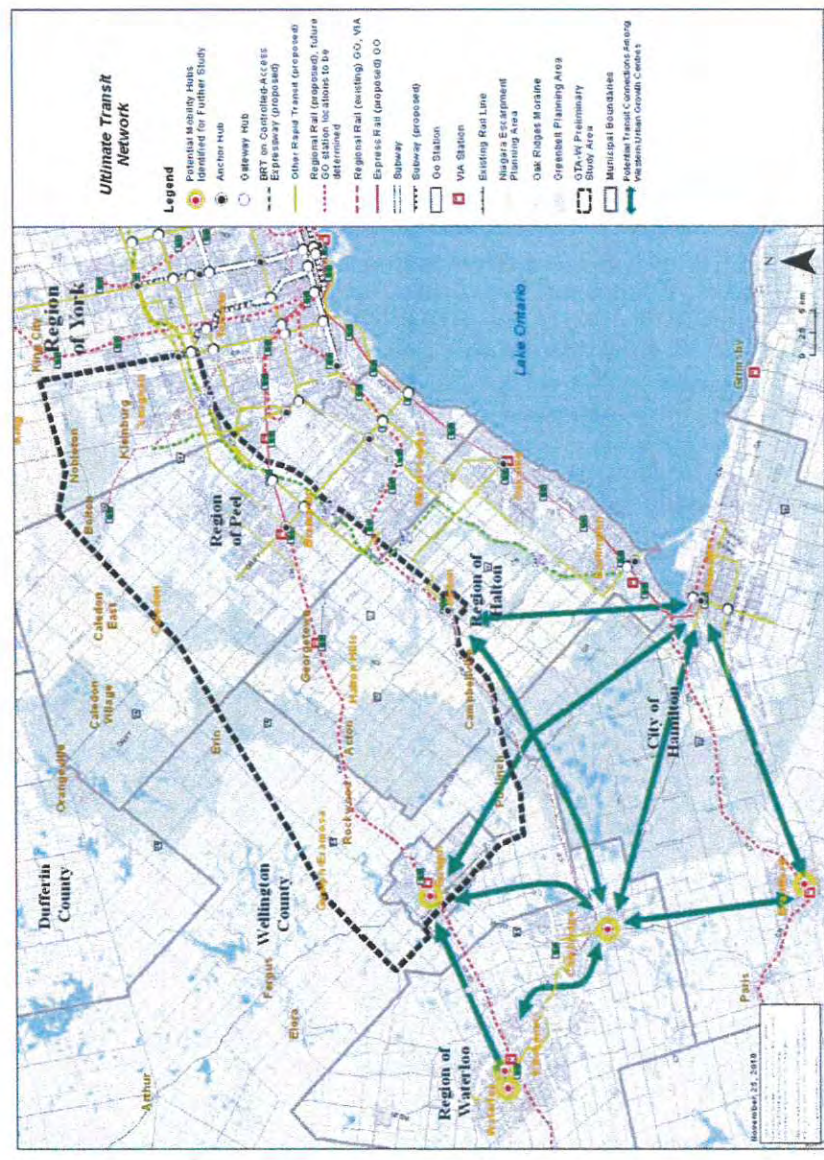
- Expanded inter-regional GO Bus routes
- New Bus Rapid Transit Links between Urban Growth Centres
- Transit Network beyond GTA West Study Area
  - Inter-regional transit links between Urban Growth Centres in Western GGH
  - Mobility hubs in the downtowns of Brantford, Cambridge, Guelph, Kitchener and Waterloo (in addition to downtown Brampton and downtown Milton)





## Long-Term Transit Network

- Continue to improve connection to Toronto with outlying urban centres to reduce car use
- Provide better transit between outlying urban centres
  - Improve mode choice
  - Serve as gateways to smaller rural communities



## Widening of Existing Highways

**MTO to undertake Class EA studies for the widening of the following highways within the GTA West study area:**

- 401 (from Hwy 6 to Credit River)
- 410 (from 401 to Mayfield Road)
- 427 (from 407 to Hwy 7)
- 400 (from 407 to Hwy 9)

**407ETR to undertake widening of:**

- 407ETR (from 401 to 400)



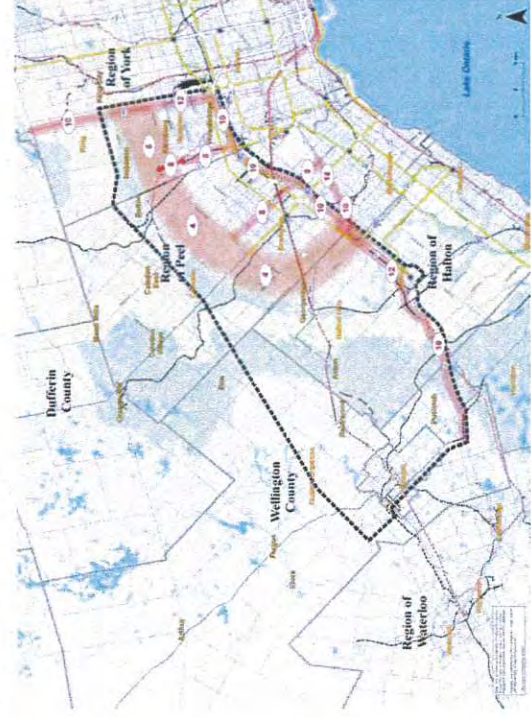
### Draft Transportation Development Strategy

- GTA-W Preliminary Study Area
- New Transportation Corridor
- North-South Link to Highway 401/407ETR
- Corridor Extension \*\*
- Corridor extension from Major Mackenzie Drive (planned terminus from Highway 427 Extension EA)
- Additional Number of Lanes
- Existing Number of Lanes
- Number of Lanes for New Corridor
- Protected Countryside of the Greenbelt Area
- Niagara Escarpment Plan Area
- Oak Ridges Moraine
- Potential Mobility Hubs Identified for Further Study
- Anchor Hub
- Gateway Hub
- BRT on Controlled-Access Expressway
- Other Rapid Transit
- Regional Rail (peak)
- Regional Rail (full-day, two-way)
- Express Rail
- Subway
- Planned Projects
- Existing Rail Line
- Potential Extension of CNPASS Network
- Potential Transit Connections Among Western Urban Growth Centres

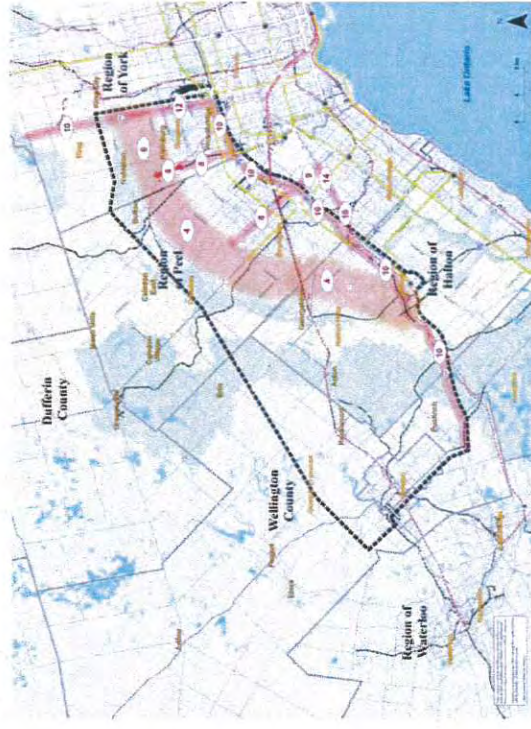


- Elements of both 4-2 and 4-3 will be required
- Resulting combination includes:
  - New Transportation Corridor from Highway 400 to Highway 401 west of Milton (**GTA West Corridor**)
  - **North-South Link** to Highway 401 at 407ETR

Alternative 4-2



Alternative 4-3



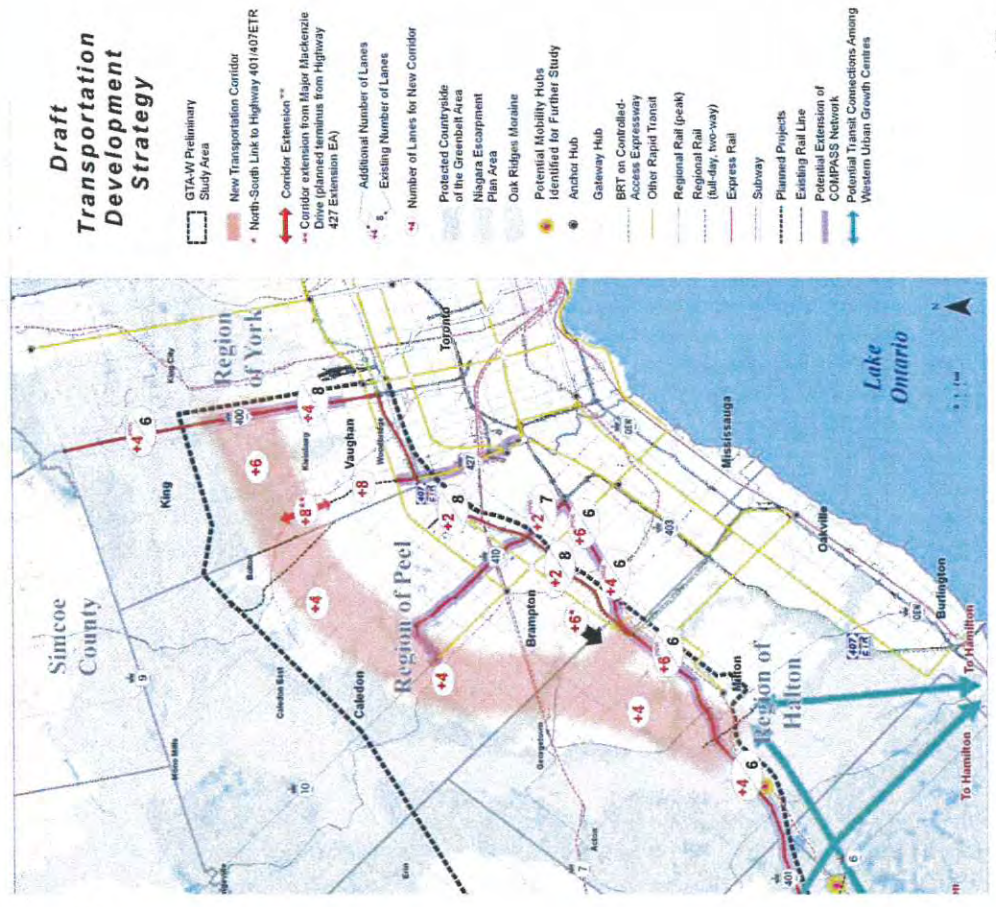


- MTO to initiate Route Planning and Preliminary Design (Stage 2 of EA Study) for a new corridor:

- From Hwy 400 to Hwy 401 west of Milton, with a North-South Link to 401/407ETR
- With connections to Hwys 427 and 410
- Would be pursued in combination with widening of existing highways
- Would be pursued with participation of HP-BATS stakeholder agencies

- MTO, in conjunction with MMAH, work with municipalities to protect the land for the new transportation corridor to completion of Stage 2

- Implementation plan to optimize use of existing facilities and introduce transit improvements ahead of a new highway



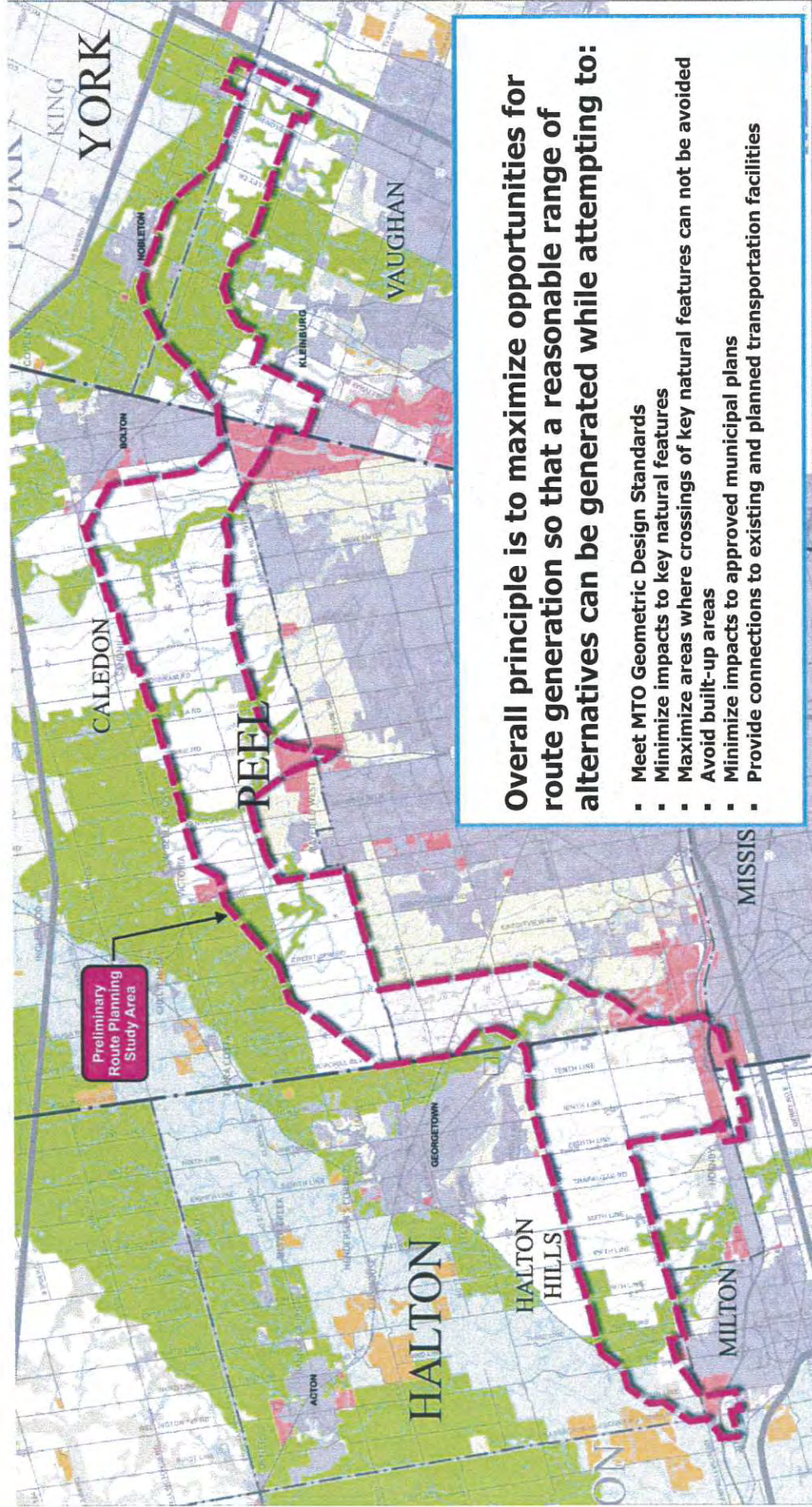






**GTA West**

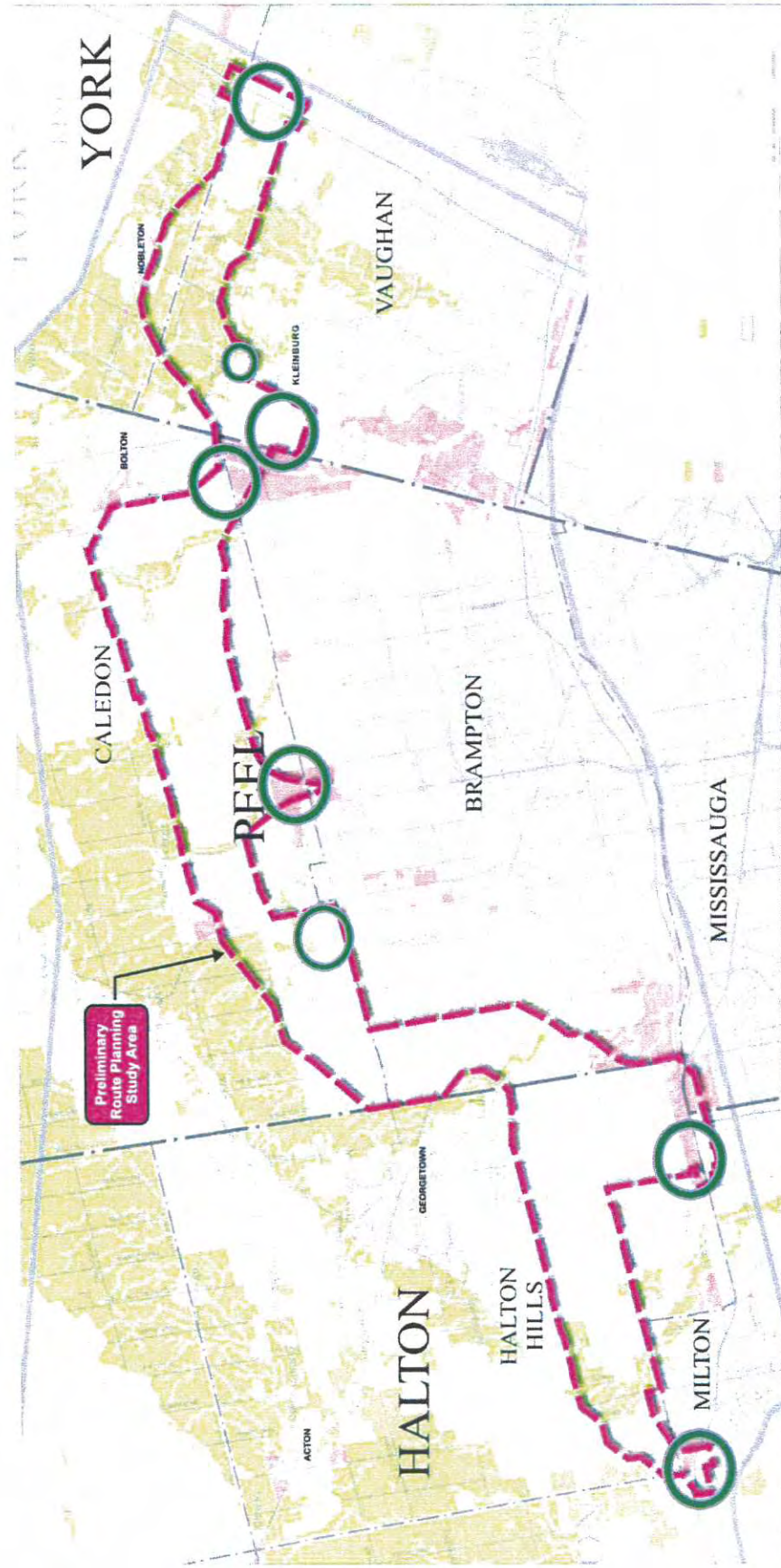
## Preliminary Route Planning Study Area for Stage 2 EA

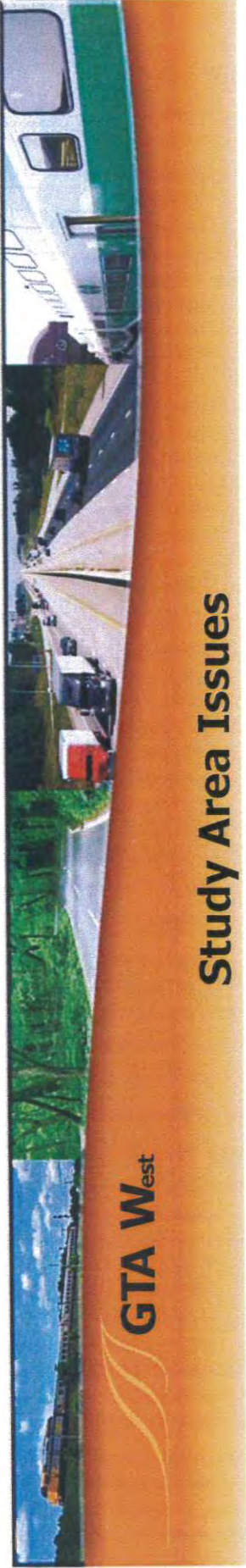




**GTA West**

# Development Pressures within Preliminary Route Planning Area

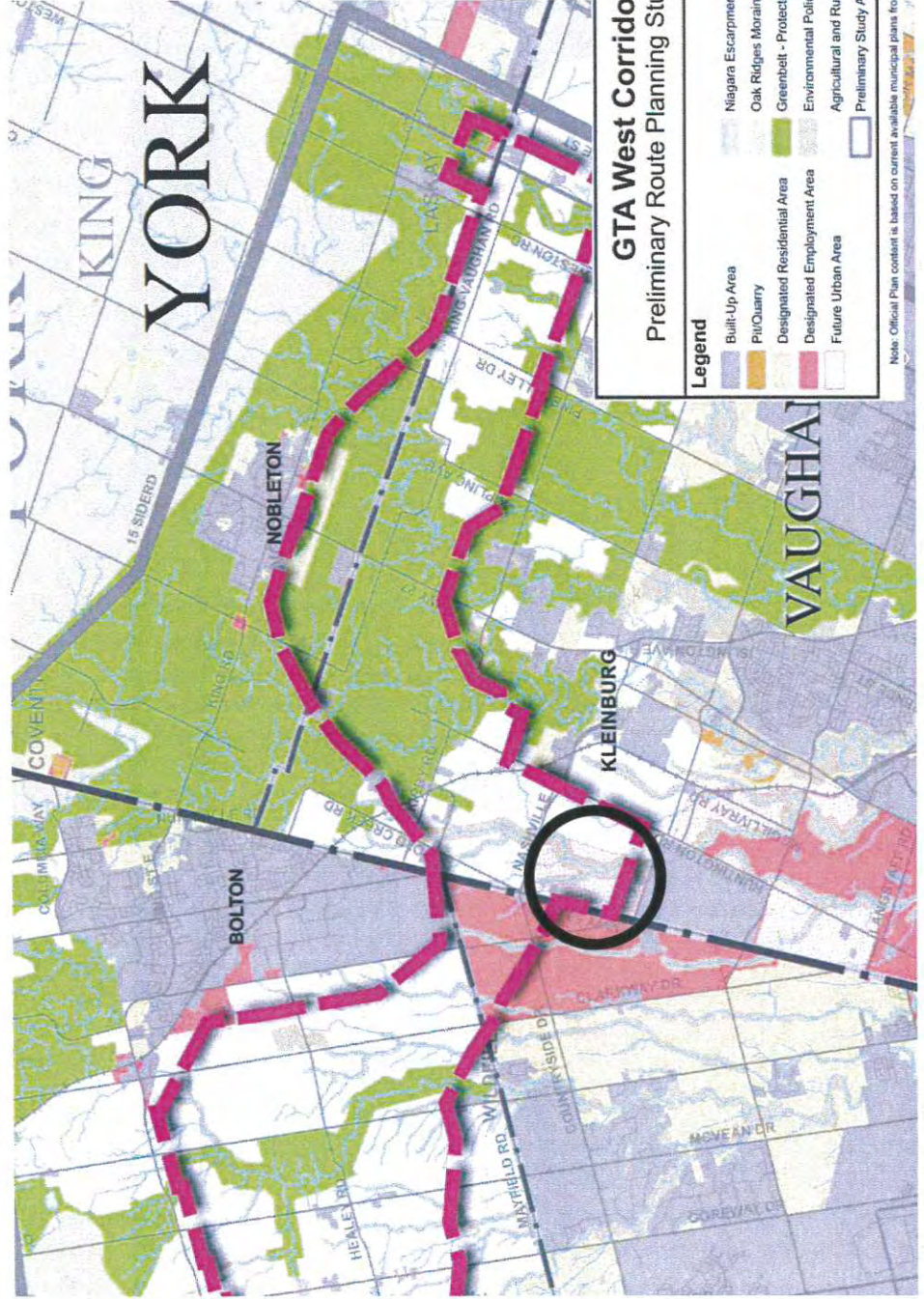


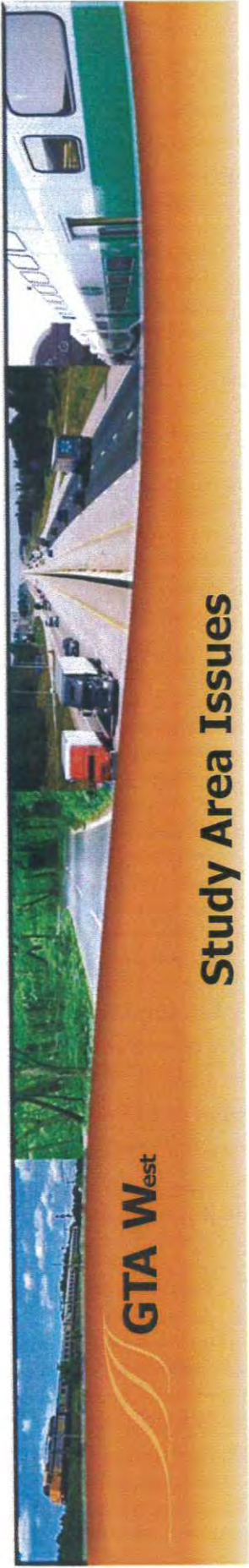


**GTA West**

## Study Area Issues

### West Vaughan Employment Area

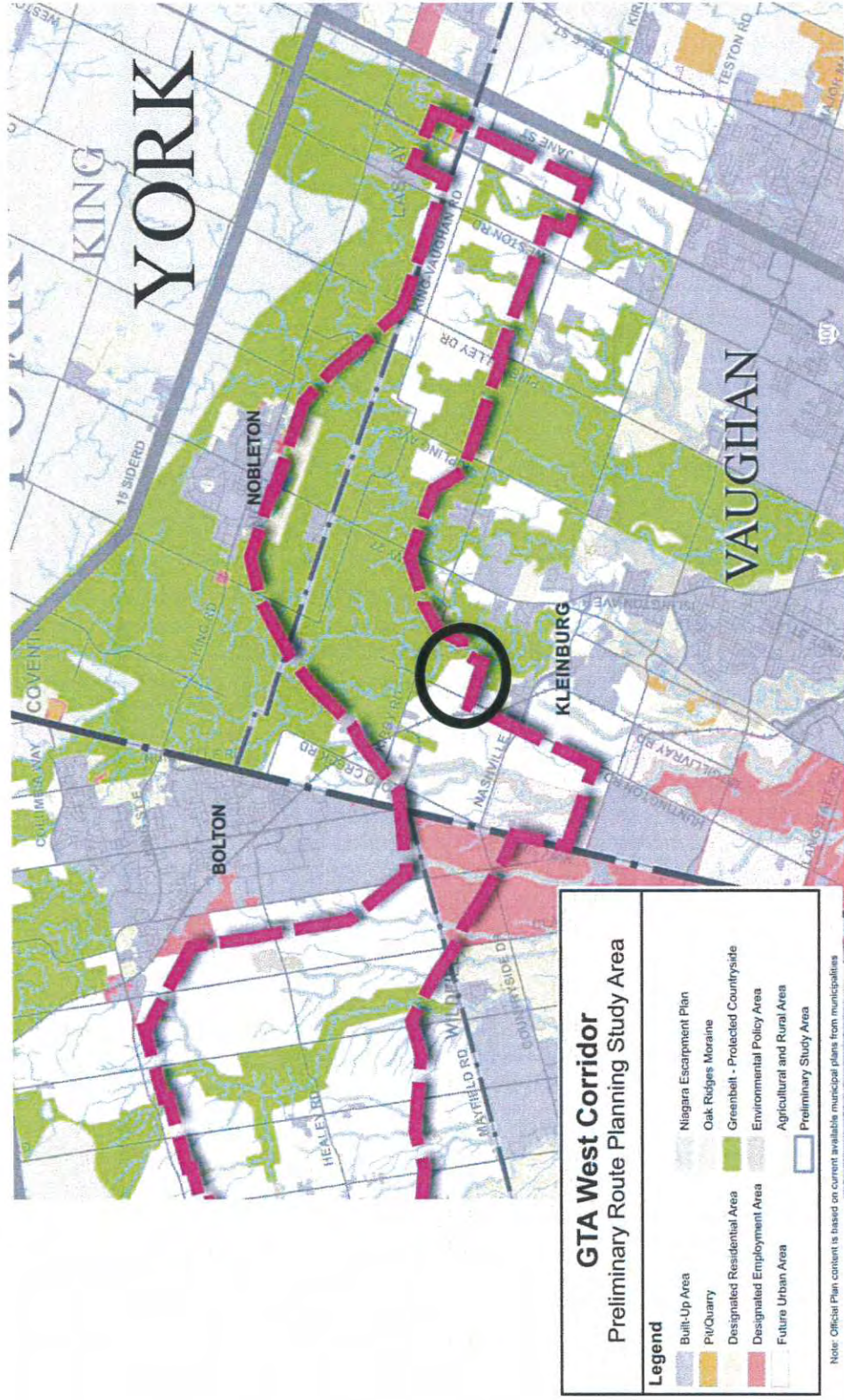


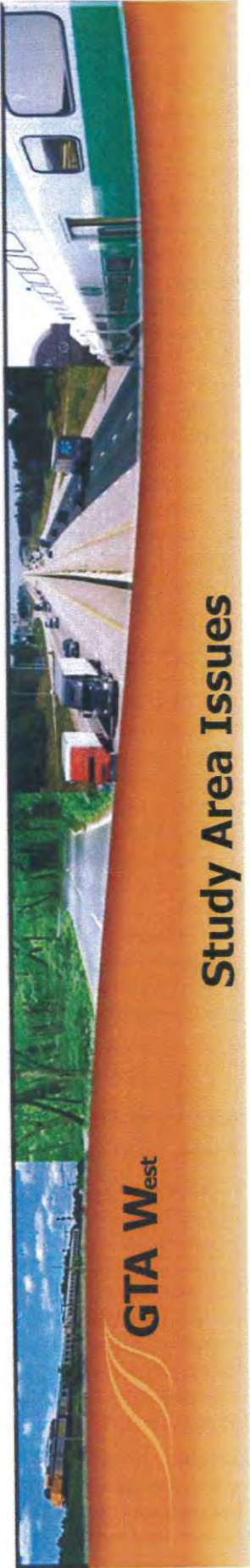


**GTA West**

## Study Area Issues

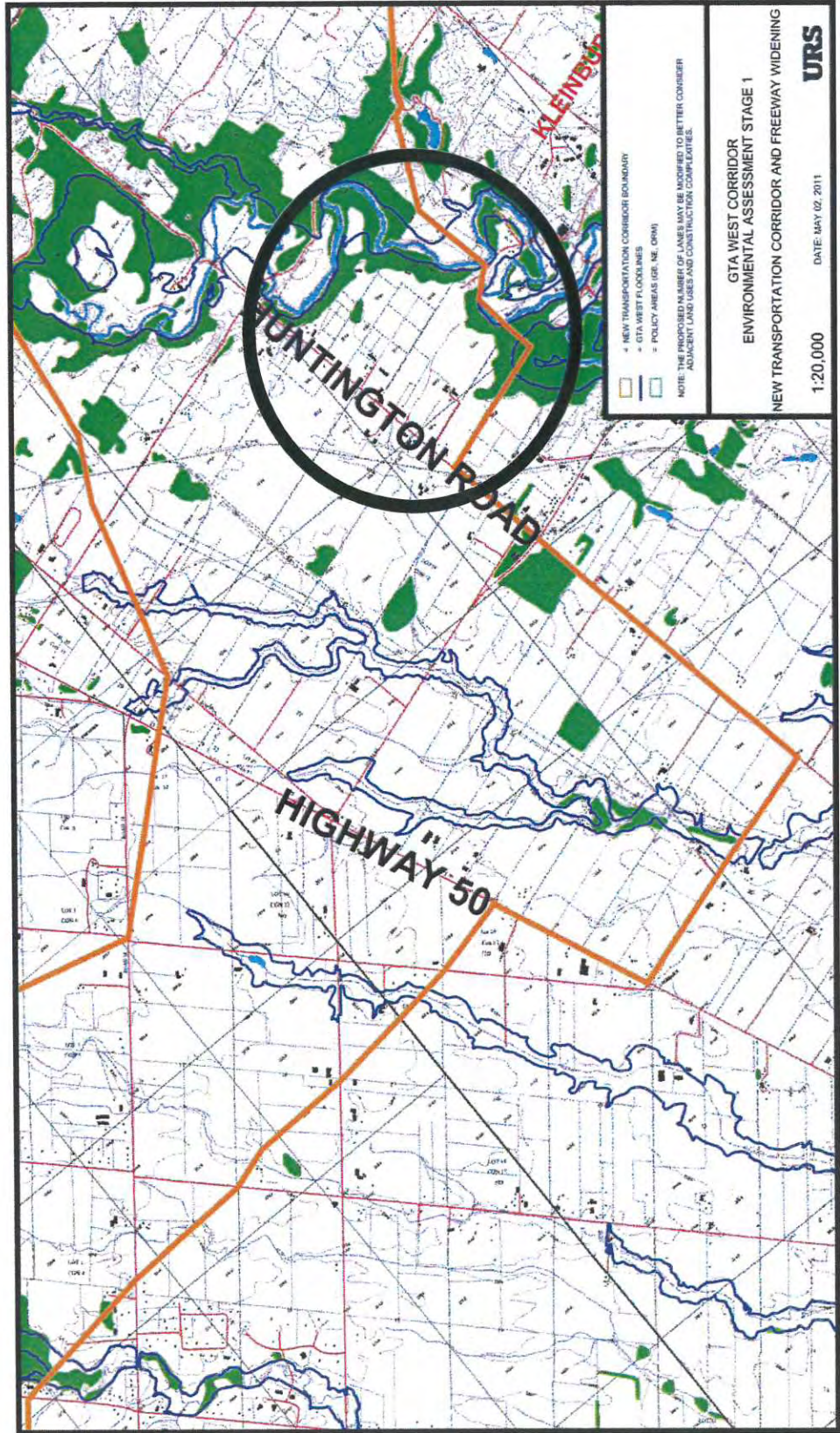
### Nashville – Kleinberg at Humber River





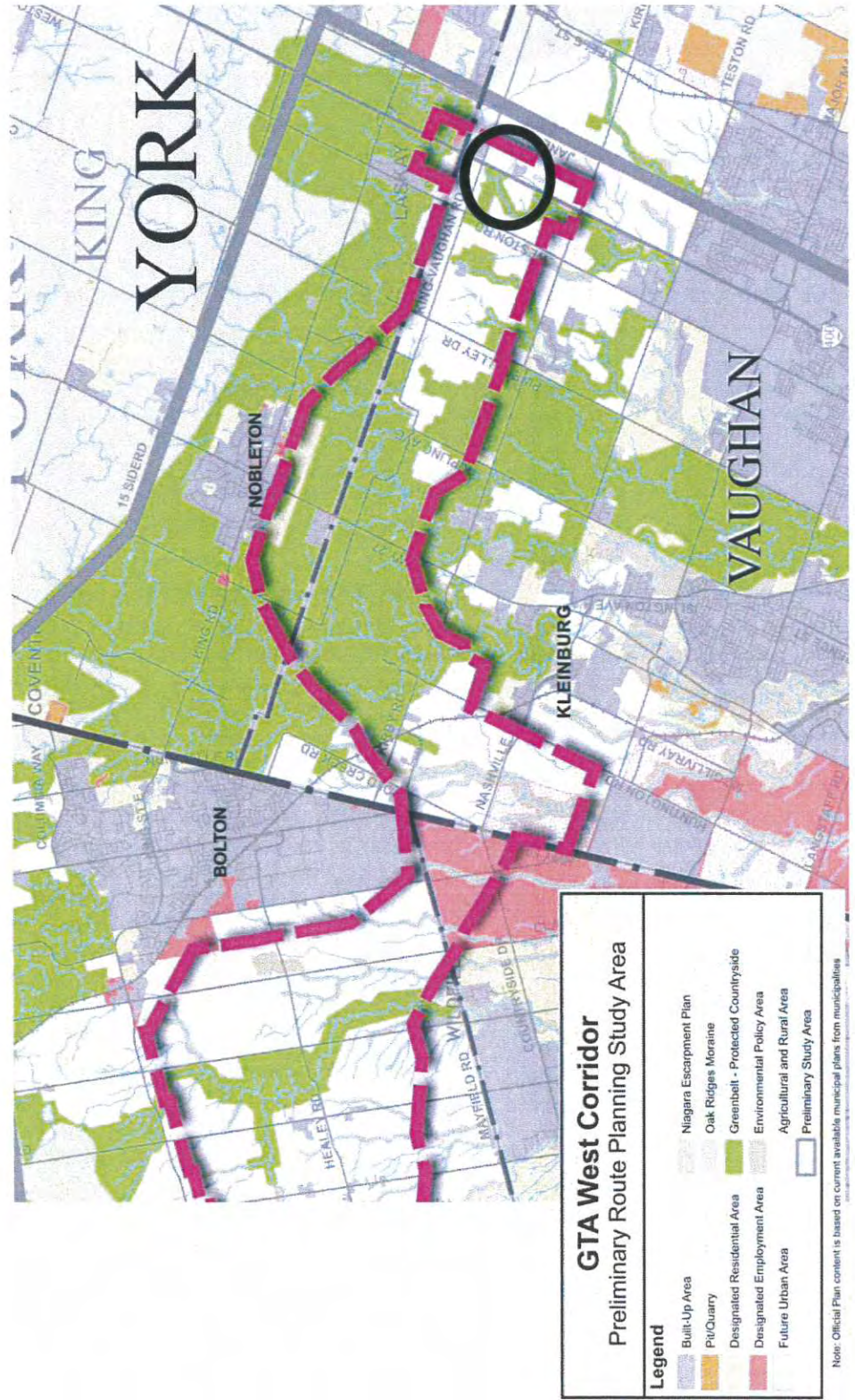
## Study Area Issues

### Nashville – Kleinberg at Humber River





**Hwy 400**





**GTA West**

## Consultation on TDS

- **Municipal and stakeholder consultation underway:**
  - Caledon Council Workshop April 12
  - Halton, Halton Hills, Milton Staff April 14
  - Municipal Advisory Group (MAG) April 20
  - York, Vaughan Staff April 29
  - Regulatory Agency Advisory Group (RAAG) April 29
  - Community Advisory Group (CAG) May 3
  - York Region Planning & Economic Development Comm. May 4
  - Halton Hills Council May 10
  - Transportation Service Providers May 11
  - / Business and Commercial Stakeholders
  - Peel Regional Council May 26
  - Southern Ontario Gateway Council May 27
  - Vaughan Committee of the Whole May 31
  - Bruce Trail Conservancy Board June 4
  - Brampton Planning, Design and Development Committee June 13



**City of Vaughan Committee of the Whole Meeting  
May 31, 2011**

Deputation by:

Tina Catalano  
20 Dalmato Crt  
Woodbridge, ON  
L4L 8X7

<u>C 3</u> COMMUNICATION CW - <u>MAY 31/2011</u> ITEM - <u>24</u>
--

Regarding:

**TELECOMMUNICATION FACILITY SITING PROTOCOL CITY OF VAUGHAN - FILE  
15.88 WARDS 1-5**

Dear Honorable Mayor, Regional and Local Councilors and City Staff,

As I am not able to attend this Committee of the Whole meeting today, May 31<sup>st</sup> 2011, regarding the recommendations being brought forward to council by the Acting Commissioner of Planning and Director of Development Planning, please receive this letter as my official deputation on this matter.

As noted in my previous correspondence to council dated May 1, 2011 (for Vaughan Council meeting held on May 3, 2011), a lot of progress has been made in the movement of revising Vaughan's existing Telecommunications Siting Protocol and this meeting today is an example of that where City Planning has prepared a comprehensive report with 2 options/recommendations for council. Thank you to both Council and City Planning for all efforts put forth on this matter to date.

I only have a few comments on this report/recommendation for your consideration today:

1. I recommend that a Telecommunications Task Force be appointed, as I believe that the appointment of this Task Force is crucial for the revision of the existing Telecommunications Protocol. In addition, I strongly recommend that council does consider combining option 1 and 2 (presented in the report before you today) or incorporate more interaction with City Staff into Option 1, such that City Staff work together with the Task Force through the entire process so as to ensure transparency ultimately making this process much more efficient and effective in the establishment of a new telecommunications protocol.
2. I recommend that all "key stakeholders" be clearly defined in the context of this report and any future affiliated reports.
3. I do not agree with the current recommendation by the Development Planning Department which recommends that telecommunication facility proposals submitted prior to adopting the new protocol continue to be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Towers/Antenna Facilities, particularly if these proposed sites are in vulnerable locations near schools, residential areas, daycares etc. This approach appears to be short-sited particularly since current allowable distances from residential

areas are likely to change. In addition, the industry will work together with municipalities and is encouraged to do so by Industry Canada. I would recommend that in the interim new applications are dealt with on a case by case basis and are evaluated by keeping in mind key factors that would instill a protective/precautionary approach in these new installations (eg. evaluate the distance from nearest residential, daycares, schools etc.) I also would recommend that during this period you consider short-term lease agreements.

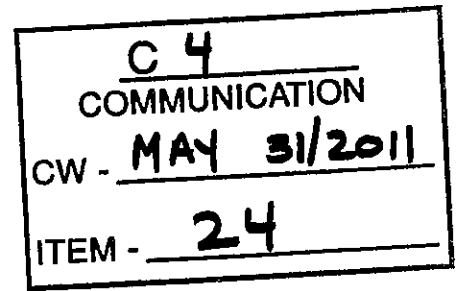
Thank you again for all your time and efforts on this matter in ensuring a better, safer, sustainable Vaughan Tomorrow.

Kind regards,

Tina Catalano



Marsden Centre  
of Naturopathic  
Excellence



**City of Vaughan Committee of the Whole – May 31, 2011**  
**Deputation by: Von Chaleunsouk-Marsden BSc. ND**

**Re: Telecommunication Facility Siting Protocol City of Vaughan**

Dear Mr. Chair and Members of Council,

Thank you for sending the letter in follow-up to the last Committee of the Whole Meeting on March 29<sup>th</sup>, 2011.

The City of Vaughan has taken an important step in making the recommendation of gathering more information. While I will not be able to attend the meeting due to clinical obligations, I am deeply in favour of:


Option 1: THAT Council appoint a Telecommunication Facility Task Force comprised of key stakeholders, who will conduct a background review, identify, review and analyze issues, evaluate alternative strategies, and provide a Findings Report to support development of a City of Vaughan Telecommunication Facility Siting Protocol

While this option may take longer, the process will involve greater transparency and accountability.

I would be pleased to assist in any way to support the Task Force or to provide information or resources I have available in developing a new City of Vaughan Telecommunications Protocol.

In Health,

Von Chaleunsouk-Marsden BSc. ND



**THE WEST WOODBRIDGE  
HOMEOWNERS ASSOCIATION INC.**  
*"Informed citizens organized for constructive action!"*

May 31, 2011

**SENT VIA EMAIL**

Mayor & Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

<u>C 5</u>
COMMUNICATION
CW - <u>MAY 31/2011</u>
ITEM - <u>24</u>

**RE:** Committee of the Whole May 31, 2011  
Agenda Item #24 – Telecommunication Facility Siting Policy Wards 1-5

Dear Honourable Mayor and Members of Council,

We strongly believe that it is vital to maintain Vaughan's proud tradition as a city where diverse people come together to live well, care for one another, and contribute to the high standard of living enjoyed by all residents. It's the main purpose why we have consistently recommended to Council that in order to reach a balance with the increasing infiltration of telecommunication towers within our communities we need to take a precautionary approach and develop a policy with all key stakeholders in order to provide a high standard of living for all residents.

The Acting Commissioner of Planning and Director of Development Planning have provided Council options for obtaining stakeholder input in developing a new Telecommunication Facility Siting Protocol. We were quite pleased to see that staff has put a great effort to provide Council with a very detailed report on this specific issue that concerns all citizens.

We would like to elaborate on staff's recommendations and provide Council with an additional alternative bearing in mind that Task Forces are established to address specific concerns or issues and provide opportunities for civic participation in the decision-making process of council. Our recommendation is as follows:

- I. That Council appoint a Telecommunication Facility Siting Task Force comprised of key stakeholders and a Study Team led by the Development Planning Department and supported by other City staff, who will conduct a background review, identify, review and analyze issues, evaluate alternative strategies, and provide a Findings Report and develop a City of Vaughan Telecommunication Facility Siting Protocol.

a. **Term**

Upon Council's appointment of the Task Force, members will have twelve months to provide a Findings Report for consideration at a future Committee of the Whole Meeting. And an additional two months from Council's review of the Findings Report to develop a City of Vaughan Facility Siting Protocol.

**b. Membership**

The Task Force/Study Team should be comprised as follows:

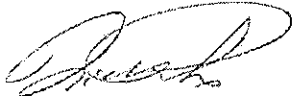
- Ratepayers Associations: City of Vaughan currently has 20 registered ratepayers associations from the city's many distinct and diverse communities and each ratepayers association should be invited to appoint a representative from their board of executive.
- General Public (up to 5 individuals representing the wards in Vaughan)
- City Staff: Development Planning Department, Urban Design, Policy Planning, Building Standards, Engineering Services, Development/Transportation Engineering, Public Works, Parks Development, Recreation and Culture and Legal Services, and any other departments that maybe found to be relevant during the term of the Task Force/Study Team.
- School Boards (representative or school trustees)
- Telecommunication Industry representative
- Industry Canada representative
- Health Canada representative
- Region of York Medical Officer of Health
- Up to 3 Members of Council

2. That Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol use a precautionary approach and have respect and regard for residential neighbourhoods, schools, seniors homes, community centre's and institutions.

We truly believe that combining the two options being recommended by the Acting Commissioner of Planning and Director of Development Planning will develop recommendations and formulate a Telecommunication Facility Siting Policy that will maintain the high standard of living enjoyed by the city's residents.

We hope that our recommendations will be reiewed and if you require further information please do not hesitate to contact us.

Respectfully yours,



---

**Nick Pinto**

President

The West Woodbridge Homeowners Association Inc.

**Good afternoon, your Honor Mayor Bevalaqua and  
City Councillors**

- 1. Whereas, the City of Vaughan shows concern for the sustainability of our local agriculture.**
  
- 2. Whereas, the City of Vaughan recognizes that this is the third year of operation of the Woodbridge Village Farmers Market, a True Farmers Market.**
  
- 3. Whereas, the Economic Development offices of some municipalities such as Guelph, Brampton and Caledon provide a great deal of support for their Farmers Markets, such as providing a building for indoor market stalls, operating staff and resources for advertising and promotion.**
  
- 4. Whereas other communities, such as Brampton, see the Farmers Market as a community building event.**
  
- 5. Whereas, the City of Toronto recognizes that the entire community based farmers market season is considered to be one Locally Based Community Event, such as the Trinity-Bellwoods market.**
  
- 6. Whereas, this summer, the Woodbridge Village Farmers Market will be using the parking lot of the Woodbridge Memorial Pool and Arena, operating from 3:30 pm to 7:30 pm on Thursdays, from June 9 to October 6.**
  
- 7. Whereas the Market is located at a VIVA bus stop, encouraging use of public transit.**
  
- 8. Whereas, a Farmers Market is a great place for new entrepreneurs to get started, become successful and perhaps open a business in Vaughan.**

9. **Whereas, there is a Community Booth at the market, available to charities and civic groups, supporting community partnerships.**

**The Woodbridge Village Farmers Market requests:**

1. **That the City of Vaughan, to show further support of the Farmers Market, considers that the whole Market season is a single Locally Based Community Activity and only charge a single rent payment of about \$100.**
2. **That the City of Vaughan provides 2 picnic tables on the grassy areas at the south west corner of the parking lot for the use of the patrons of the market.**
3. **That the City of Vaughan provides a 20' storage container on the property for market use, if it has one available**
4. **That the City of Vaughan help us promote the Farmers Market on the City website and in City publications**

**We thank you and hope that together our efforts will help accelerate our communities' awareness of buying local sustainable produce.**

***The Woodbridge Village Farmers Market Committee***

Julia and Tom Arbanas	Erm Lombardi	Fay Rakoff
Martha Bell	Jamie Maynard	Cathy Romano
Anna DeBartolo	Brian and Josie McCran	Patricia and David Watson
Cathy Defina	Sony Rai	

C 7

COMMUNICATION

CW - May 31/2011

ITEM # - 23

## *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

May 30, 2011

To: Commissioner of Planning, City of Vaughan  
Cc: Mr. Jeffrey Abrams, City Clerk,  
Mayor and Members of Vaughan City Council

**Re: KARA Concerns, Comments, and Questions regarding Official Plan  
Amendment File OP.03.007 – "Humber North Extension"**

The Kleinburg and Area Ratepayer's Association (KARA) Board recently met with representatives of the developers for the properties on the west side of Highway 27, immediately north of Hedgerow Lane. We are grateful for the opportunity to review and comment on the plans.

KARA recognizes and appreciates the large amount of work that has gone into making this a low impact development. Extensive water management and energy efficient homes are significant in this development. We also appreciate the design of the buffer and berm along highway 27, creating a natural barrier to sight and sound from Highway 27.

Many of the concerns raised in our previous submission, dated October 27, 2008 have been addressed. However, the issue of parkland and a passive buffer along existing Hedgerow properties has not been addressed. A copy of our previous letter is attached for reference. KARA still believes that:

1. A passive buffer with an appropriate natural berm, should be implemented at the southern boundary of this development, creating space between the new development and existing Hedgerow properties. We do not believe the active linear park proposed along this boundary is appropriate.
2. A park, easily accessible to all residents of the new development, should be located more centrally in the development.

The fact that the southernmost property in the development is not participating at this time, heightens our concerns that appropriate parkland will not be available or accessible to new residents.

Sincerely,



Ken Schwenger  
President, KARA



# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

October 27, 2008

To: Mr. John Zipay, Commissioner of Planning, City of Vaughan  
cc: Mr. Michael DeAngelis, City Manager, Mr. Jeffrey Abrams, City Clerk,  
Mayor and Members of Vaughan City Council

**Re: KARA Concerns, Comments, and Questions regarding Official Plan Amendment File  
OP.03.007 And Zoning By-Law Amendments Files Z.03.008, Z.08.035, Z.08.036 and Z.08.037**

The Kleinburg and Area Ratepayer's Association (KARA) has the following concerns, comments and questions with respect to the subject proposed changes and developments. We are working with The Hedgerow Estates Homeowner's Association who are the property owners immediately south of the proposed development and support the concerns they have raised. More specifically, KARA's questions and concerns are:

1. Significant dumping of fill occurred in 2000 and 2001 causing significant runoff into the Humber watershed as well as dust and noise pollution to Hedgerow residents. The dumping was halted by the TRCA. No further fill should be allowed and top of bank determination should remain as it was before this fill was placed.
2. The lands in Block 48 proposed as open space conservation zone, should be moved to TRCA ownership. This will eliminate any potential for future development of the valley lands and ensure the preservation of this watershed area.
3. The linear park proposed in Block 48 should be a passive buffer between the new development and existing properties on Hedgerow. The buffer should include a 3m berm and evergreen trees sufficient to shield views, noise and dust between the new development and Hedgerow. A walking and bicycle trail on the north side of the berm should be included in the plans, linking to a trail on Highway 27 and the Humber Valley Trail System. Park equipment to the east end, away from existing residential properties might be possible; however, we don't believe this to be sufficient park space nor a sufficient location for a park servicing the entire new development. A larger, more centralized, and more functional park should be included further north in the proposed development. The linear buffer should be owned by the TRCA and the park(s) owned by the city.
4. KARA would like the City to uphold the 30 m buffer requirement along Highway 27. Although we recognize the challenges created by the OMB decision regarding the Highway 27 buffer for the proposed Kerrowood Estates, we don't believe the proposed 20m buffers along Highway 27 are sufficient to create a 'natural' berm to sufficiently buffer the development from sound and view from the highway. KARA strongly opposes the use of sound attenuation walls. The natural setting around Kleinburg precludes the use of such walls. The buffer along Highway 27 should include a walking/bicycle path, separated from the highway, that will eventually link to the village of Kleinburg and the Humber Valley Trail System.
5. A system of walking/cycling trails around the perimeter of the proposed development should be explored including links to a Highway 27 trail and the Humber Valley Trail System.

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

6. Planning should be done to build and link trails from Kirby Road down Hwy 27 to the village of Kleinburg. The trails should be separated from the highway by 'natural' barriers such as a berm and/or ditch.
7. What will become of the pond which exists on 11336 Hwy 27?
8. Densities should be in line with other new developments to the north of Kleinburg.
9. Appropriate traffic studies and upgrades to highway 27 should be included in the plan (e.g. turning lanes, speed controls, etc.). Are there any plans to bring transit north of Kleinburg and, if so, how might transit be accessed from this development?
  - a. Will this development seek LEED Neighbourhood certification or attempt to meet the standards emerging within this program?
  - b. Will the transportation network within and connecting to the proposed development reflect the concept of "complete streets" – recognizing all modes of travel and providing an appropriate weight to non-private auto?
10. What are the plans for water and sewer services for this subdivision?
11. Environment preservation/conservation
  - a. What are the plans for wetland/watercourse protection? An edge management plan should be included in the planning process to preserve and protect the surrounding watershed, woodlands, and bordering properties
  - b. KARA recommends a vegetation assessment and tree inventory be done and a tree preservation plan implemented
  - c. Backyards abutting green space do not facilitate public use or access to green space. Can access to green space be increased instead of being blocked by residences?
  - d. KARA would like assurance that the storm water management ponds will not be in the valley lands.
12. Final lot design and layout
  - a. Will there be implementation of appropriate architectural controls?
  - b. KARA would like input into developing the controls
  - c. KARA would like input into naming of streets

KARA looks forward to working with the developers, the Hedgerow Estates Homeowner's Association, the community, and city staff, on developing the final plan of subdivisions for these properties. We would appreciate receiving copies of the reports and studies indicated above. We believe that proactive engagement with the community will enable the resolution of the concerns raised above and ensure the development of a viable community, integrated with the existing communities, as well as other planned developments in the area.

KARA may be contacted by e-mail at [kara@kara-inc.ca](mailto:kara@kara-inc.ca) , or by mail at the address above. We look forward to our next meeting.

Yours sincerely,



Ken Schwenger  
President, KARA

Hedgerow Estates Homeowners Association  
25 Hedgerow Court  
Kleinburg, ON  
L0J 1C0

C 8  
COMMUNICATION  
CW - May 31/2011  
ITEM # - 23

May 30, 2011

To: Commissioner of Planning, City of Vaughan  
Cc: Mr. Jeffrey Abrams, City Clerk,  
Mayor and Members of Vaughan City Council

**Re: Hedgerow Estates Ratepayers Association (HEHA) Concerns, Comments, and Questions regarding Official Plan Amendment File OP.03.007 – “Humber North Extension”**

The Kleinburg and Area Ratepayer's Association (KARA) Board of which I am a Director recently met with representatives of the developers for the properties on the west side of Highway 27, immediately north of Hedgerow Lane. We are grateful for the opportunity to review and comment on the plans.

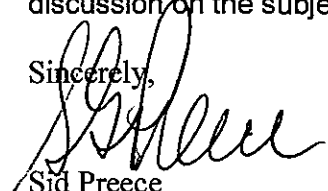
Upon learning of the advanced planning for the project, we immediately requested membership of HEHA meet to discuss the plan in keeping with earlier agreements between HEHA and city officials with respect to the establishment of a buffer along the southern end of subject lands. Our meeting was held on May 25<sup>th</sup>. At that meeting the membership passed the following motion “we will review the most recent city plans on the subdivision. Based on that review we will communicate our position to the City and KARA that the concept of a buffer/berm at the very south end between the subdivision and our homes remain intact.”

On attending a KARA meeting the following evening I learned this item was on the May 31, 2011 Committee of the Whole Meeting. As HEHA had attended previous meeting on the subject lands and have a direct interest in said development, we are disappointed we would not have been notified of today's meeting directly but instead learned of it through another source.

We understand the property directly abutting Hedgerow Estates is not the subject of the process today but approval for this property will be forthcoming at a later date. We are in attendance at today's meeting to ensure the past discussions on the subject parkland and a passive buffer with an appropriate natural berm be implemented at the southern boundary of the development, thereby creating space between the new development and existing Hedgerow properties.

Enclosed you will find documentation going back to 2005/6 on subject lands and outlining the discussion on the subject open space/berm between the two communities.

Sincerely,

  
Sid Preece  
Director, HEHA

# HUMPHRIES PLANNING GROUP INC.

January 4, 2006  
HPGI File 0569

216 Chrislea Road  
Suite 402  
Woodbridge, ON  
L4L 8S5

T: 905-264-7678  
F: 905-264-8073

City of Vaughan  
**Committee of Adjustment**  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Re: Additional Information  
Argot Developments Inc.  
B019/05 and A077/05**

---

The above noted applications have been scheduled for the January 12<sup>th</sup>, 2006 Committee of Adjustment meeting. These applications were previously adjourned at the June 9<sup>th</sup>, 2005 Committee of Adjustment meeting to allow for additional consultation with the local residents in order to address issues raised at the Committee of Adjustment Meeting.

Several meetings have taken place with the local residents resulting in the preparation of 2 development concept plans and principles of development for the entire Humber North Extension area of Kleinburg, of which the subject lands are a part. These concept plans outline how the lands may develop in a comprehensive manner and provide appropriate buffers to the existing development to the south. The concept plans and principles were provided to the City through correspondence dated August 2nd, 2005 and presented to the Committee of the Whole at its Meeting on December 5<sup>th</sup>, 2005. The Committee recommended among other matters, that "Council endorse, in principle, the plan as provided by staff to provide appropriate buffering for adjacent lands" and "That the Committee of Adjustment be advised of the above resolution". A complete copy of the staff report, and Extract of Council Meeting Minutes of December 12<sup>th</sup>, 2005 wherein the Committees' actions were ratified is attached to this correspondence.

We are of the understanding that the outcome of the consultation process and Councils approval in principle of the development concepts for the area and principles of development address concerns raised by adjacent residents.

Should you have any questions please do not hesitate to contact the undersigned at (905)264-7678.

Yours truly,  
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP  
President

RH/lc  
Encl.

Cc: Argot Developments Inc.  
[www.humphriesplanning.com](http://www.humphriesplanning.com)



**COMMITTEE OF THE WHOLE DECEMBER 5, 2005**

**OFFICIAL PLAN AMENDMENT FILE OP.03.007  
ZONING BY-LAW AMENDMENT FILE Z.03.008  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V02  
ARGOT DEVELOPMENTS INC.  
REPORT #P.2003.24**

**Recommendation**

The Commissioner of Planning recommends:

THAT this report BE RECEIVED for information purposes.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

To respond to the following Council resolution adopted on September 26, 2005:

"That the Development Planning Department review the development concept brought forward by the landowners, Kleinburg Area Ratepayers Association and the Hedgerow Lane Subdivision Owners regarding the development proposal on the west side of Regional Road 27, south of Kirby Road, in the community of Kleinburg and report back on the principle of establishing a buffer area along the southern limits of the subject lands adjacent to the Hedgerow Lane Subdivision."

**Background - Analysis and Options**

The subject lands are located on the west side of Regional Road 27, south of Kirby Road in Part of Lot 29, Concession 9, City of Vaughan as shown on Attachment #1. The subject property has an area of 40.52ha and is currently developed with a single detached residential dwelling.

The subject lands are designated "Future Residential" (Humber North Extension) and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), and zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone by By-law 1-88. The surrounding land uses are:

- North - residential (A Agricultural Zone); open space/valley lands (OS1 Open Space Conservation Zone)
- South - residential (RR Rural Residential Zone), open space/valley lands (OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone)
- West - open space/valley lands (A Agricultural Zone and OS1 Open Space Conservation Zone)
- East - Regional Road 27; Copper Creek Golf Course (OS2 Open Space Park Zone)

The Committee of the Whole report dated September 19, 2005, as prepared by Councillor Meffe and considered by Council on September 26, 2005 identified that the Kleinburg Area Ratepayers Association, Hedgerow Lane residents and the Owner support a 30m wide east-west buffer at the south limit of the subject lands as shown on Attachment #1.

The buffer lands are part of Official Plan Amendment Application OP.03.007, Zoning By-law Amendment Application Z.03.008 and Draft Plan of Subdivision Application 19T-03V02, of which a preliminary report was considered at a Public Hearing held on March 24, 2003.

# HUMPHRIES PLANNING GROUP INC.

August 2, 2005  
HPGI File: 0569

216 Chrislea Road  
Suite 402  
Woodbridge, ON  
L4L 8S5

T: 905-264-7678  
F: 905-264-8073

**City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attn: Mr. Peter Meffe**  
**Councillor, Ward 1**

Dear Mr. Meffe:

**Re: Development Concept**  
**Kleinburg – HWY 27 (Humber North Extension)**

---

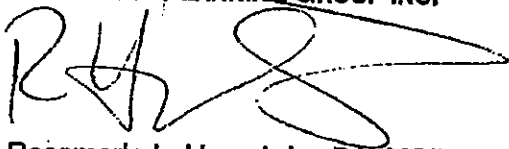
Further to meetings and discussions with yourself, representatives of area landowners, Kleinburg Area Ratepayers Association and the Hedgerow Lane subdivision we are enclosing conceptual development plans and general principles of development relating to the area described above.

The enclosed materials are to form the basis for an endorsement by City Council respecting the general intended form of development for this area. Finer details of development itself will be addressed at the draft plan of subdivision stage.

We trust that everything is now in order. Should you have any questions, please do not hesitate to contact my office at your earliest convenience.

We look forward to hearing from you or city staff to ascertain when a recommendation will be prepared for councils consideration in this matter.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**



Rosemarie L. Humphries BA, MCIP, RPP  
President

Encl.

cc. Mr. Marco Ramunno, City of Vaughan Planning Department  
Mr. Goffredo Vitullo, Argot Developments Inc.  
Mr. Rudy Bratty, Vivot Property  
Mr. Carl Brawley, Mantella Property  
Mr. Robert Klein, KARA  
Mr. John Turfryer, Hedgerow Lane Subdivision



**HWY 27 – Kleinburg/Argot Developments Inc.**

**Principles of Development Concepts (Options 1 and 2) as discussed with KARA and Hedgerow Lane Ratepayers Representative**

---

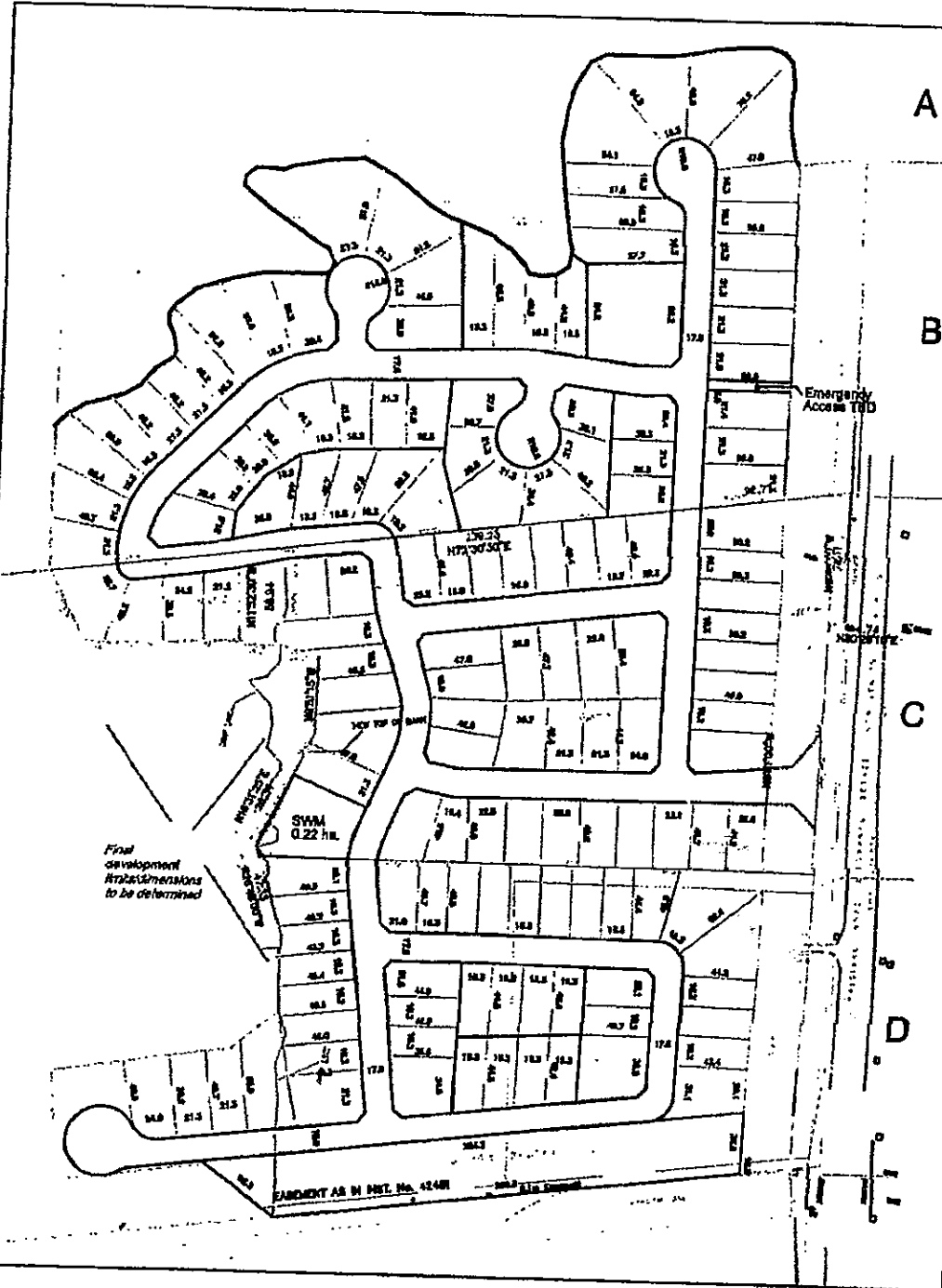
1. One main access from HWY 27 supplemented by one emergency access also from HWY 27. Final location of these access points shall be determined with the Region of York as required.
2. Buffer/Parkland area to be calculated based on 5% of the net developable area of the final limits of development to be determined through the land use planning process.
3. Buffer/parkland area to be linear in fashion and located at the south end of the plan area, directly north of the Hedgerow Lane subdivision. This area is to be passive in nature and require no maintenance upon construction. (Status of 6.1m easement in favour of Bell Telephone Company registered as instrument number 42481 in 1959 to be determined).
4. The buffer/parkland block, shall have frontage on a single loaded road. Such road shall have a maximum right-of-way width of 15m.
5. Easterly boundary (along HWY 27) to contain a buffer strip 30m in width. It is recognized that this area is largely occupied by a berm of varied heights. This berm is stable and shall be maintained. Additional height and landscaping of the berm in various locations will be evaluated/determined at the draft plan of subdivision stage. The final berm is to be natural, with no maintenance requirements.
6. The westerly limit of development is conceptual in nature. Final limits of development will be determined at the draft plan of subdivision stage with the appropriate commenting and review agencies.
7. Stormwater management block shown on the plan is conceptual in nature. Final location, limits and area shall be determined at the draft plan of subdivision stage.
8. Average lot size will be approximately 10,000 square feet.
9. Final unit count for properties will be subject to detailed application submissions and approvals.



# CONCEPT PLAN Option 2

PARCEL	AREA	UNITS
A	1.2	4
B	6.6	53
C	6.9	50
D	5.5	43
<b>TOTAL</b>	<b>20.7 ha.</b>	<b>150</b>

August 2, 2005  
Scale: 1:2500



Final development footprints/dimensions to be determined

Emergency Access T/D

CRASH ALLOWANCE BETWEEN CONCERNED L.A.S. 0

PARCELS AS IN PRE. No. 4248

100

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 12, 2005

Item 33, Report No. 68, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 12, 2005.

33

OFFICIAL PLAN AMENDMENT FILE OP.03.007  
ZONING BY-LAW AMENDMENT FILE Z.03.008  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V02  
ARGOT DEVELOPMENTS INC.  
REPORT #P.2003.24

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated December 5, 2005, be approved;
- 2) That Council endorse, in principle, the plan as provided by staff to provide appropriate buffering for adjacent lands;
- 3) That the lands identified as proposed buffer/ linear park be developed as a linear park for the purpose of community and wildlife linkages;
- 4) That the community edge buffer also be considered appropriate;
- 5) That the Committee of Adjustment be advised of the above resolution;
- 6) That the concept plan submitted by the applicant, be received; and
- 7) That the written submission of Rosemarie L. Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 402, Woodbridge, L4L 8S5, dated August 2, 2005, that includes the agreed upon Principles of Development Concepts, be received.

Recommendation

The Commissioner of Planning recommends:

THAT this report BE RECEIVED for information purposes.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

To respond to the following Council resolution adopted on September 26, 2005:

"That the Development Planning Department review the development concept brought forward by the landowners, Kleinburg Area Ratepayers Association and the Hedgerow Lane Subdivision Owners regarding the development proposal on the west side of Regional Road 27, south of Kirby Road, in the community of Kleinburg and report back on the principle of establishing a buffer area along the southern limits of the subject lands adjacent to the Hedgerow Lane Subdivision."

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 12, 2005

Item 33, CW Report No. 68- Page 2

Background - Analysis and Options

The subject lands are located on the west side of Regional Road 27, south of Kirby Road in Part of Lot 29, Concession 9, City of Vaughan as shown on Attachment #1. The subject property has an area of 40.52ha and is currently developed with a single detached residential dwelling.

The subject lands are designated "Future Residential" (Humber North Extension) and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), and zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone by By-law 1-88. The surrounding land uses are:

- North - residential (A Agricultural Zone); open space/valley lands (OS1 Open Space Conservation Zone)
- South - residential (RR Rural Residential Zone), open space/valley lands (OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone)
- West - open space/valley lands (A Agricultural Zone and OS1 Open Space Conservation Zone)
- East - Regional Road 27; Copper Creek Golf Course (OS2 Open Space Park Zone)

The Committee of the Whole report dated September 19, 2005, as prepared by Councillor Meffe and considered by Council on September 26, 2005 identified that the Kleinburg Area Ratepayers Association, Hedgerow Lane residents and the Owner support a 30m wide east-west buffer at the south limit of the subject lands as shown on Attachment #1.

The buffer lands are part of Official Plan Amendment Application OP.03.007, Zoning By-law Amendment Application Z.03.008 and Draft Plan of Subdivision Application 19T-03V02, of which a preliminary report was considered at a Public Hearing held on March 24, 2003.

Official Plan

The subject lands are designated "Future Residential" (Humber North Extension) and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #2. The Official Plan allows single-detached dwelling units, schools, parks/open space, and home occupation and private home day-care uses. However, prior to development proceeding in this neighbourhood, an official plan amendment is required to address the extent of the housing and population growth in the community, the completion of the Kleinburg-Nashville Servicing Strategy and the development of a comprehensive plan for the Humber North Neighbourhood.

The "Future Residential" designation provides for an urban serviced extension of the existing development along Regional Road 27. These areas are to be developed only once water and sanitary servicing capacity has been identified through the completion of the Kleinburg-Nashville Servicing Strategy. The Region of York is currently undertaking an environmental assessment to identify the preferred servicing option for the Kleinburg-Nashville Community.

Subsection 4.6 of the Official Plan permits linear parks, subject to certain criteria, including creating a linkage(s) to connect parks, open spaces and environmental features of a minimum of 25m wide, and includes public trails, bicycle paths, seating areas, signage and lighting. The Official Plan policies exclude valley lands and community edge buffer lands in the calculation of parkland dedication for linear parks.

Subsection 4.7 of the Official Plan also requires that a naturalized community edge buffer of 30m to 50m be provided on the lands abutting Regional Road 27. The proposed east/west buffer would include this community edge buffer at the southeast corner of the property adjacent Regional Road 27.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 12, 2005

Item 33, CW Report No. 68– Page 3

The location of the proposed 30m east-west buffer will also encompass the open space/valley lands in the westerly portion of the property. Subject to the review of the official plan amendment, zoning amendment and draft plan of subdivision applications for the property, the Development Planning and Parks Department could support the east-west buffer as a linear park provided the valley land and community edge buffer portions of the linear park are excluded from parkland dedication, in accordance with the Official Plan Policies.

Zoning

The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone by By-law 1-88. In the future, if the development applications are approved, the linear park buffer lands and community edge buffer would be zoned OS2 Open Space Park Zone and the valley land portion would be zoned OS1 Open Space Conservation Zone.

The Owner will be required to undertake a Phase 2 Environmental Site Assessment (ESA) in accordance with the Ministry of Environment's Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for the 30m wide linear park, open space/valley lands and community edge buffer. The Phase 2 ESA is to occur prior to the enactment of any implementing by-law and the conveyance of the lands to the City and/or the Toronto and Region Conservation Authority.

Plan of Subdivision

The Parks Department has advised that should in the future, the draft plan of subdivision be approved, that the following conditions must be satisfied:

- i) the Owner is to provide detailed plans, including a Master Environmental and Servicing Plan, that delineates the lands that from the open space/linear park for establishing the lands to be included in the parkland dedication, and the other lands that would comprise the open space/valley and community edge buffer, to the satisfaction of the City and the Toronto and Region Conservation Authority;
- ii) the Owner shall design and build the pedestrian linkages and associated landscaping to the Humber Valley to the satisfaction of the City;
- iii) the Owner shall design and convey the lands by plan of subdivision and subdivision agreement to the City and/or Toronto Region Conservation Authority; and,
- iv) the conditions of draft plan of subdivision approval shall include a warning clause in the subdivision agreement advising potential purchasers of a residential lot of the presence of the pedestrian corridor/valley land and community edge buffers.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the development concept respecting the principle of establishing an east-west linear park along the southern limit of Draft Plan of Subdivision File 19T-03V02 as shown on Attachment #1. The proposed linear buffer area would be permitted by the Official Plan. The buffer area could be considered as parkland dedication

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 12, 2005**

**Item 33, CW Report No. 68– Page 4**

excluding those portions located within the valleylands and the community edge buffer adjacent to Regional Road 27, in accordance with the policies in the Official Plan and the subject to the review of Draft Plan of Subdivision File 19T-03V02.

**Attachments**

1. Location Map/Zoning
2. Kleinburg-Nashville Community Plan (OPA 601) – Land Use Schedule

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

### Official Plan

The subject lands are designated "Future Residential" (Humber North Extension) and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #2. The Official Plan allows single-detached dwelling units, schools, parks/open space, and home occupation and private home day-care uses. However, prior to development proceeding in this neighbourhood, an official plan amendment is required to address the extent of the housing and population growth in the community, the completion of the Kleinburg-Nashville Servicing Strategy and the development of a comprehensive plan for the Humber North Neighbourhood.

The "Future Residential" designation provides for an urban serviced extension of the existing development along Regional Road 27. These areas are to be developed only once water and sanitary servicing capacity has been identified through the completion of the Kleinburg-Nashville Servicing Strategy. The Region of York is currently undertaking an environmental assessment to identify the preferred servicing option for the Kleinburg-Nashville Community.

Subsection 4.6 of the Official Plan permits linear parks, subject to certain criteria, including creating a linkage(s) to connect parks, open spaces and environmental features of a minimum of 25m wide, and includes public trails, bicycle paths, seating areas, signage and lighting. The Official Plan policies exclude valley lands and community edge buffer lands in the calculation of parkland dedication for linear parks.

Subsection 4.7 of the Official Plan also requires that a naturalized community edge buffer of 30m to 50m be provided on the lands abutting Regional Road 27. The proposed east/west buffer would include this community edge buffer at the southeast corner of the property adjacent Regional Road 27.

The location of the proposed 30m east-west buffer will also encompass the open space/valley lands in the westerly portion of the property. Subject to the review of the official plan amendment, zoning amendment and draft plan of subdivision applications for the property, the Development Planning and Parks Department could support the east-west buffer as a linear park provided the valley land and community edge buffer portions of the linear park are excluded from parkland dedication, in accordance with the Official Plan Policies.

### Zoning

The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone by By-law 1-88. In the future, if the development applications are approved, the linear park buffer lands and community edge buffer would be zoned OS2 Open Space Park Zone and the valley land portion would be zoned OS1 Open Space Conservation Zone.

The Owner will be required to undertake a Phase 2 Environmental Site Assessment (ESA) in accordance with the Ministry of Environment's Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for the 30m wide linear park, open space/valley lands and community edge buffer. The Phase 2 ESA is to occur prior to the enactment of any implementing by-law and the conveyance of the lands to the City and/or the Toronto and Region Conservation Authority.

### Plan of Subdivision

The Parks Department has advised that should in the future, the draft plan of subdivision be approved, that the following conditions must be satisfied:

- i) the Owner is to provide detailed plans, including a Master Environmental and Servicing Plan, that delineates the lands that form the open space/linear park for establishing the lands to be included in the parkland dedication, and the other lands that would comprise the open space/valley and community edge buffer, to the satisfaction of the City and the Toronto and Region Conservation Authority;



- ii) the Owner shall design and build the pedestrian linkages and associated landscaping to the Humber Valley to the satisfaction of the City;
- iii) the Owner shall design and convey the lands by plan of subdivision and subdivision agreement to the City and/or Toronto Region Conservation Authority; and,
- iv) the conditions of draft plan of subdivision approval shall include a warning clause in the subdivision agreement advising potential purchasers of a residential lot of the presence of the pedestrian corridor/valley land and community edge buffers.

**Relationship to Vaughan Vision 2007**

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

**Conclusion**

The Development Planning Department has reviewed the development concept respecting the principle of establishing an east-west linear park along the southern limit of Draft Plan of Subdivision File 19T-03V02 as shown on Attachment #1. The proposed linear buffer area would be permitted by the Official Plan. The buffer area could be considered as parkland dedication excluding those portions located within the valleylands and the community edge buffer adjacent to Regional Road 27, in accordance with the policies in the Official Plan and the subject to the review of Draft Plan of Subdivision File 19T-03V02.

**Attachments**

- 1. Location Map/Zoning
- 2. Kleinburg-Nashville Community Plan (OPA 601) – Land Use Schedule

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

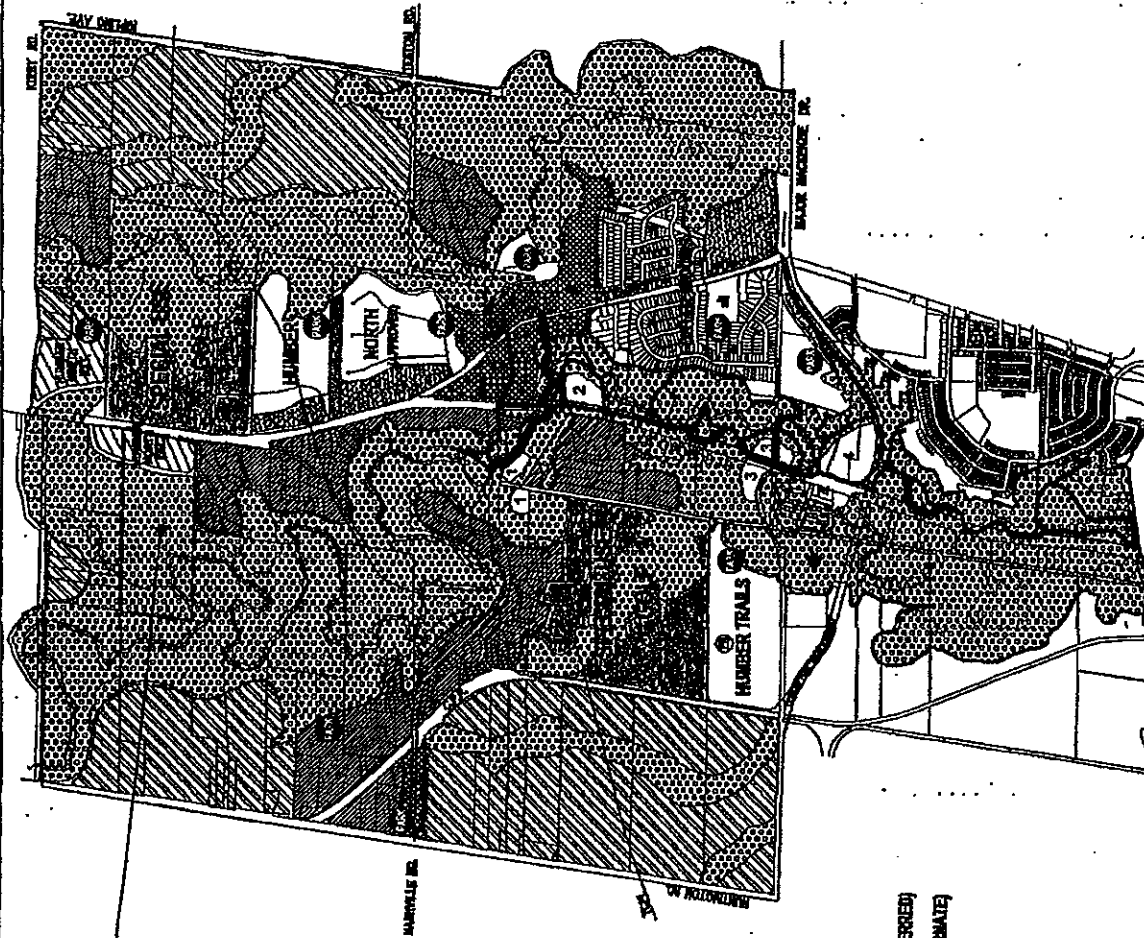
R:\SERWORKING\JEFFERS\JArgotDec505CWDraft.doc



SUBJECT LANDS



Not to Scale



LEGEND

- [Symbol] SERVICED RESIDENTIAL
- [Symbol] FUTURE RESIDENTIAL
- [Symbol] SUBURBAN RESIDENTIAL
- [Symbol] CORE AREA
- [Symbol] SPECIAL USE - GOLF
- [Symbol] RURAL AREA
- [Symbol] VALLEY & STREAM CORRIDOR
- [Symbol] OPEN SPACE
- [Symbol] NEIGHBOURHOOD PARK
- [Symbol] LINEAR PARK
- [Symbol] INTER-REGIONAL TRAIL
- [Symbol] WASTE DISPOSAL ASSESSMENT AREA
- [Symbol] REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
- [Symbol] REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
- [Symbol] ELEMENTARY SCHOOL
- [Symbol] AMENDMENT AREA
- [Symbol] VALLEY POLICY AREAS 1 TO 4

**Kleinburg / Nashville Community Plan  
(OPA #601) - Land Use Schedule**



Development Planning Department

**Attachment 2**

FILE No's:  
OP 03.007,  
Z03.008 &  
197-03V02  
August 3, 2005

APPLICANT:  
ARGOT DEVELOPMENTS INC.  
Part of Lot 28,  
Concession 9  
(11220 Regional Road 27)

15/01/05 11:23:05 AM 03.007.03.008