

C5
Communication
Council – November 14, 2023
CW(PM) – Report No. 45 Item No. 2

From: [B6_irene.ford](#)
To: [Adeline.Blois@oppi.on.ca](#)
Subject: FW: [External] Incomplete Development Application - Greenbelt Urban River & Valley Land Use Designation is Symbolic on Privately Owned Lands
Date: November-02-23 9:13:16 AM

From: Irene Ford [REDACTED]>
Sent: Wednesday November 01 2023 2:03 PM
To: Haiping Xu <Haiping.Xu@vaughan.ca>; Clerks@vaughan.ca
Cc: Paul Freeman <paul.freeman@york.ca>; Wayne Emmerson <wayne.emmerson@york.ca>; Brian Capitao <bcapitao@yrmp.com>; Erin Mahoney <erin.mahoney@york.ca>; Noor Javed <njaved@thestar.ca>; Kim Zarour <kzarour@yrmp.com>; Noor Javed <njaved@thestar.ca>; Council@vaughan.ca; Ombudsman On Info <info@ombudsman.on.ca>; Integrity Commissioner <integrity.Commissioner@vaughan.ca>; Comments <comments@auditor.on.ca>; Minister (MMAH) <minister_mah@ontario.ca>; MEC Minister <minister.mecp@ontario.ca>; Joel Wittnebel <joe.wittnebel@theonpc.ca>; Emma McIntosh <emma.mcintosh@thenewwahl.ca>; Francesco Sorbara <francesco.sorbara@parf.gc.ca>; Michael Tibolloco <michael.tibolloco@pc-ola.org>; Stephen Lecceo <stephen.lecceo@pc-ola.org>; Christopher Raynor <christopher.ra.nor@_york.ca>; Isaac Callan <isaac.ca.lan@globalnews.ca>; research@greenbelt.ca; Joseph Quigley <joseph@newmarkettoday.ca>; OPPI Registrar <registrar@ontarioplanners.ca>
Subject: [External] Incomplete Development Application - Greenbelt Urban River & Valley Land Use Designation is Symbolic on Privately Owned Lands

Hello,

I am dismayed that this incomplete development application is proceeding. I fail to understand what the rush could possibly be and ask the following.

- why are we proceeding with public consultation if the development applications have not yet been deemed complete?
- why are we approving development applications with "H" if we can't allocate servicing capacity (as indicated in the staff report this still needs to be assessed and would be approved with H holding)?
- why would we proceed in the absence of the Archeological Assessments or the Indigenous Consultation Report given a sensitive history in the same area?

I don't have time or the resources to go through this application in detail but think it is insanely premature & question, under a different planning regime, if it would have even been viable/accepted. I recognize I might be overreacting but given the current process or lack thereof surrounding planning it's hard to know anymore. I recognize that it's a small development proposal but it appears completely ignorant to the presence of natural heritage features and the City of Vaughan's obligations to consult fairly and appropriately wth indigenous peoples. I would like to thank the City of Vaughan and the applicant for bringing forward and **rushing through a development application that demonstrates that the Urban River and Valley Greenbelt Land Use Designations doesn't apply to land owned by private entities. While not part of the 2022 expansions it does demonstrate that this designation is more symbolic than protective.**

- It is unclear to me with all of the provincial legislative changes what were setbacks were versus what they are now or what they would be if the Greenbelt policies applied.
- If these lands were developable why weren't they developed at the time the subdivision was built?
- The notion that Ashton Drive will be connected over a stream of the Don River near/over a PSW with yet another culvert is totally obtuse and ignorant to why the area is protected in the first place with the Greenbelt urban river & valley designation.
- It is unfortunate this planning firm doesn't seem to recognize their obligations under the OPPI Professional Code of Conduct and continually comes to Council only advocating and presenting what advances their clients wills and wants.
- Why would staff proceed if the Archeological Assessment has not been submitted nor the Indigenous Consultation Report given the history of this area? Maybe the site was bulldozed a long time ago, who knows.

[First Nations want say in the preservation of important archaeological sites in Ontario](#)

The province must ban the bulldozing of important native sites by developers without the consultation or even notification of First Nations people, says a spokesperson with the Huron-Wendat nation.

"We are not against development, but there should be a duty to consult so we can work together," said Luc Laine, Ontario spokesperson for the Quebec-based Wendake First Nation. "We are pretty upset with what is going on out there, particularly with what is happening at Teston Rd."

Laine's comments came after the archaeological excavation this month of a small soybean field at the northeast corner of Teston Rd. and Jane St. in Vaughan.

- The dewatering permits will be immense b/c the [groundwater table](#) is high & there is the presence of a 'highly vulnerable aquifer' - logically why a PSW is present and supposed to be protected.
- On [Oct 30 an ERO proposal closed](#) that contemplated changing the PTTW approvals process. CELA is at a loss as are many others why the government has put forward such a reckless proposal. Perhaps it's because a developer asked for the removal of the [EASR limit of 400,000 L/D](#) through the ERO on a previous proposal that already reduced oversight and protection.
- Yesterday a [10 year dewatering permit](#) was approved in the same watershed for Rutherford Land Development Corporation at Jane & Rutherford, which was approved by a MZO Nov, 2020. The MZO was approved a few days after a tribunal decision on the VMC Secondary Plan that recognized and protected the existing significant woodlot. Upon approval of the MZO the woodlot was illegally removed 1.2ha, the consequence was a \$2M fine - seems like a cost of doing business. **I guess Minister Calandra is not considering reversing this MZO if these types of permits are getting approval by MECP.** On top of this Minister Clark didn't recognize the neighbourhood park and expanded the development area by converting employment lands, subject to a different ongoing tribunal appeal, that were never even in the VMC Secondary Plan, to residential. The MZO Developers request is opaque. It is a mystery to me how any Vaughan Council member knew what they were being asked to vote upon back in the Fall, 2020. There was certainly no public consultation, increasingly it appears like Minister Clark approved a whole other phase(s) of development never contemplated ever.

◦ Vaughan has no servicing capacity to give for storm or sanitary for residential development let alone groundwater extracted?

Ultimately, I am fearful that Vaughan Council and staff are bulldozing approvals through, that will become a legacy for future councils and residents. They are doing this while a provincial government remains in power that is ignorant to climate change, environmental protections, the public, indigenous peoples, servicing capacity constraints and fiscal responsibility spending of taxpayer dollars. It's hard to understand what the rules are anymore. My fear is only compounded by the fact that staff are proceeding with an incomplete application that has a sensitive history surrounding Indigenous consultation in the area.

I suspect that this development as proposed also makes a mockery of the significant and costly efforts to revitalize the mouth of the Don River where it meets Lake Ontario as these are the headwaters of the Don, where protection from urbanization is most important.

Regards,
Irene Ford

York Region/ORMGP – City of Vaughan Groundwater “Areas of Concern” Mapping

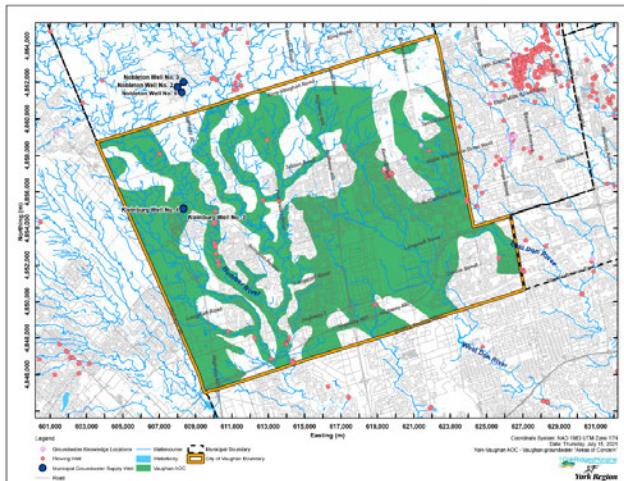
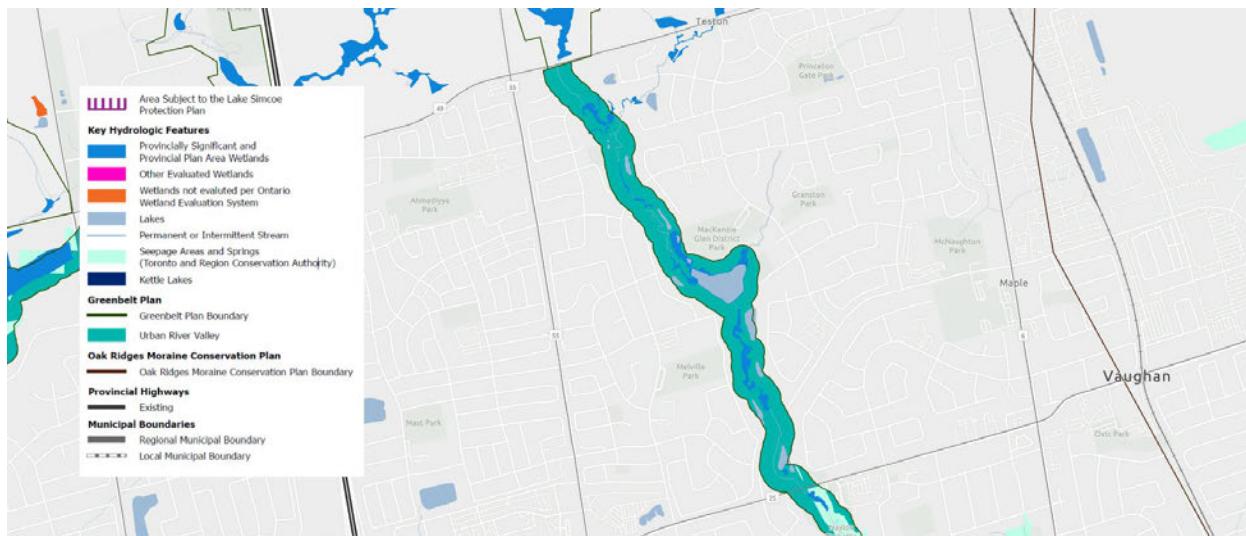


Figure 28: Vaughan study area groundwater “Areas of Concern” (shaded). Given understanding of groundwater flow system presented in this memo, shaded area generally conforms to where interpreted water table is < 4 m below ground surface. Note that the ORAC is interpreted to occur throughout much of the City of Vaughan area.



ROP 2022 - Map 4 - Key Hydrologic Features

ROP 2022 - Map 5 - Woodlands

ROP 2022 - Map 6 - WPA & IPA

ROP 2022 - Map 7 - Vulnerable Aquifers within ORMC...

ROP 2022 - Map 8 - Mineral Aggreg...

