

# Seneca Heights Woodbridge

16<sup>th</sup> Century Indigenous  
Archaeological Village

160 Monsheen

City of Vaughan  
**Consent Application B014/21**  
160 Monsheen Drive Lot Severance

Deputation of  
**Douglas Peng**  
**10 Tayok Drive, Woodbridge ON**  
(Opposing Application)

July 7, 2022



# • Backgrounder

- Property is within 200 meters of a registered heritage site (By-Law 70-84) known as the McKenzie-Woodbridge AkGv-2 site.
- Specifically, a former Huron-Wendat Aboriginal Village (circa 1520) consisting of 17 longhouses with an estimated 580 ~ 870 inhabitants now bulldozed and destroyed
- Many archaeological excavations were conducted in which 18 human remains and many artifacts such as pottery were found
- The areas surrounding this archeological village is protected by Vaughan and York Region's Archaeological Master Plans which require an archaeological assessment to be performed for any developments including severances within 1,000 meters (especially within 250m) of it due to the potential of finding human remains



# Two Reasons for Adjourment

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- i. Obtain Archaeological Assessment
- ii. Investigate why many Seneca Heights homes have no basements  
[\(Member Kerwin\)](#)



Circa early 1980s  
Students surveying  
McKenzie-Woodbridge Site  
where Almont Park resides  
today

# i) Archaeological Assessment

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- Grateful archaeological assessment was performed as the applicant's property is **less than 200m** from the McKenzie-Woodbridge archaeological site where multiple human remains and artifacts have been found.
- Although the Archaeological Assessment recommendations are **extraordinarily burdensome**, they are necessary given the historical significance of this late Woodlands Village site and the strong possibility of discovering **buried human remains**.

# Archaeological Assessment renders severed lands worthless

- Who would buy land that requires consultation with First Nations before they can build and an on-site archaeologist during excavation, connection of services, and grading?
- Did Humphries inform the Applicant the economic impact this assessment has on the severed lots?
- Ontario Real Estate law requires the seller to disclose the result of Archaeological Assessments before they can sell the severed lots.

# Property worth more whole than severed

- The archaeological assessment only applies if the property is severed. If the property is not severed, the archaeological assessment dies with this application and so do its requirements.
- If applicant drop this application or if the Committee votes against it, the current undivided property no longer needs to comply with the Archaeological Assessment. A new build application just require a work permit.

# Unviable vacant lots hurt everyone and become an eyesore

- As this application is for severance only and not severance and build, the Committee cannot force the Applicant to build two homes after its severance.
- There is a possibility that the Applicant will try to sell the severed lots, cannot afford to build replacement homes on the severed lots, or is obstructed from building replacement homes on the severed lots.
- This could leave the lots vacant for years leaving an eyesore for the local residents and a huge financial loss for the Applicant.

# Approving application will hurt Applicant & local residents

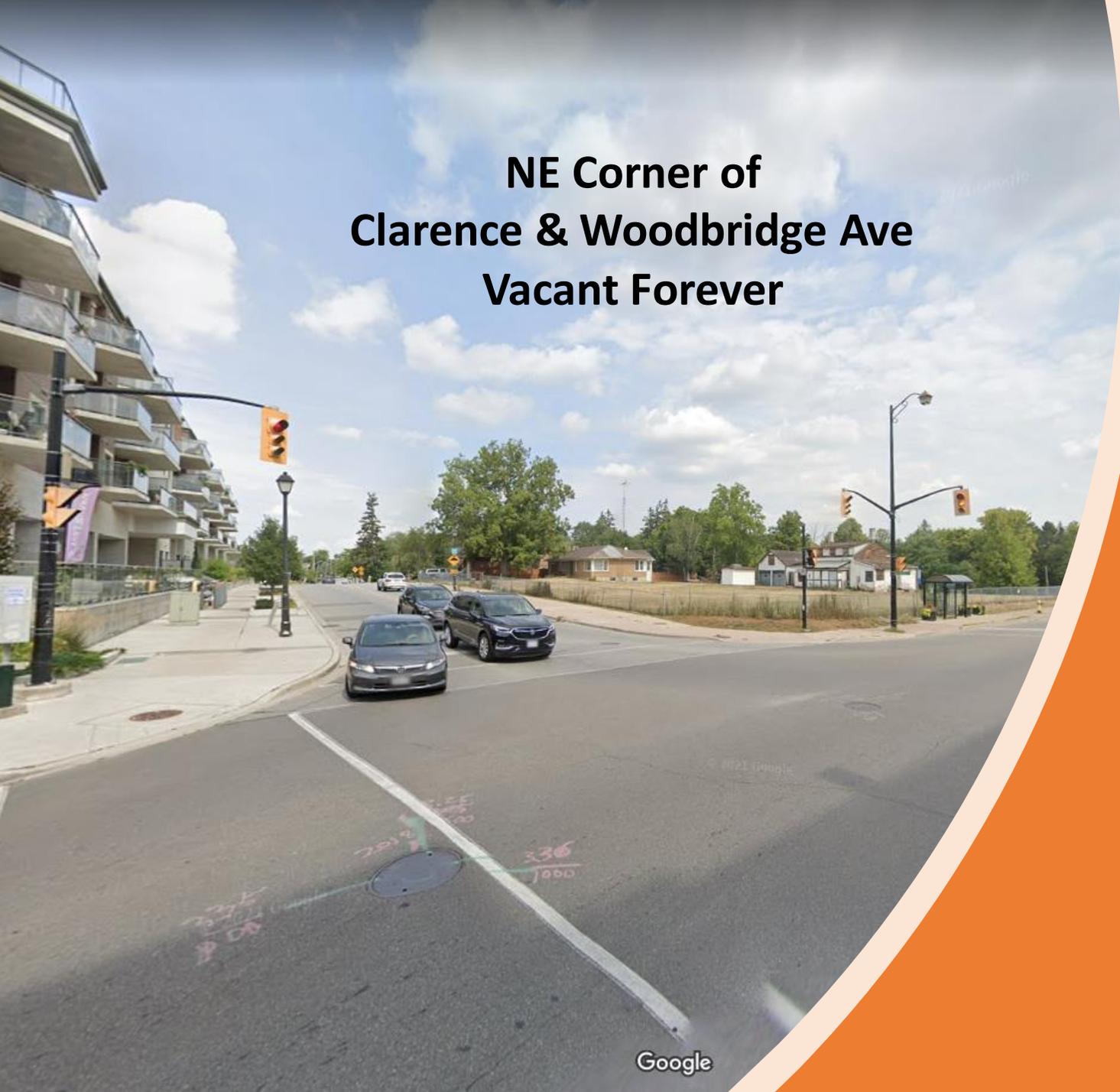
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- This could leave the lots vacant for years to come leaving an eyesore for the neighbours and a huge financial loss for the Applicant.

## ii) Why Seneca Homes have no basements

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- Requested by Member Kerwin to Applicant for reason to adjourn (see [COA Hearing - October 28, 2021 - OneDrive \(sharepoint.com\)](#) video position 1:38 with reference to “why slab homes”).
- Applicant failed to provide answer as it is not included in the July 7, 2022 Committee of Adjustment notes. See [01 - 6.1 - COAREP B014 21 160MONSHEENDR Final.pdf](#)
- Why should the Committee approve an application when one of the two requests for adjournment has not been fulfilled?

**NE Corner of  
Clarence & Woodbridge Ave  
Vacant Forever**



End of  
Section One

# Section Two

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File # B014/21

160 Monsheen Drive, Woodbridge ON

# Right Decision by Planning Department

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- Thank you for reversing recommendation
- Change in decision is the right thing to do as a positive recommendation contravenes Vaughan's Official Plan and York Region's Archaeological Master Plan.

Archaeological  
Assessment  
renders  
severed lands  
worthless

- Who would buy land that requires consultation with First Nations before they can build and an on-site archaeologist during excavation, connection of services, and grading?
- Severing the land under these Archaeological conditions does not benefit the Applicant
- Ontario Real Estate law requires the seller to disclose the result of Archaeological Assessments before they can sell the severed lots.

# Property worth more whole than severed

- The archaeological assessment only applies if the property is severed. If the property is not severed, the archaeological assessment dies with this application and so do its requirements.
- If applicant drop this application or if the Committee votes against it, the current undivided property no longer needs to comply with the Archaeological Assessment. A new build application just require a work permit.

# Applicant was Mislead

- City should have informed Applicant that severance was not possible at initial consultation
- Humpfries should have advised the Applicant not to proceed with the severance as they should be experts in lot size comparison rules and knowledgeable of archaeological requirements.
- Humpfries should have advised the Applicant not to proceed after the Archaeological Assessment was completed due to its economic and marketability impact on the severed lots.

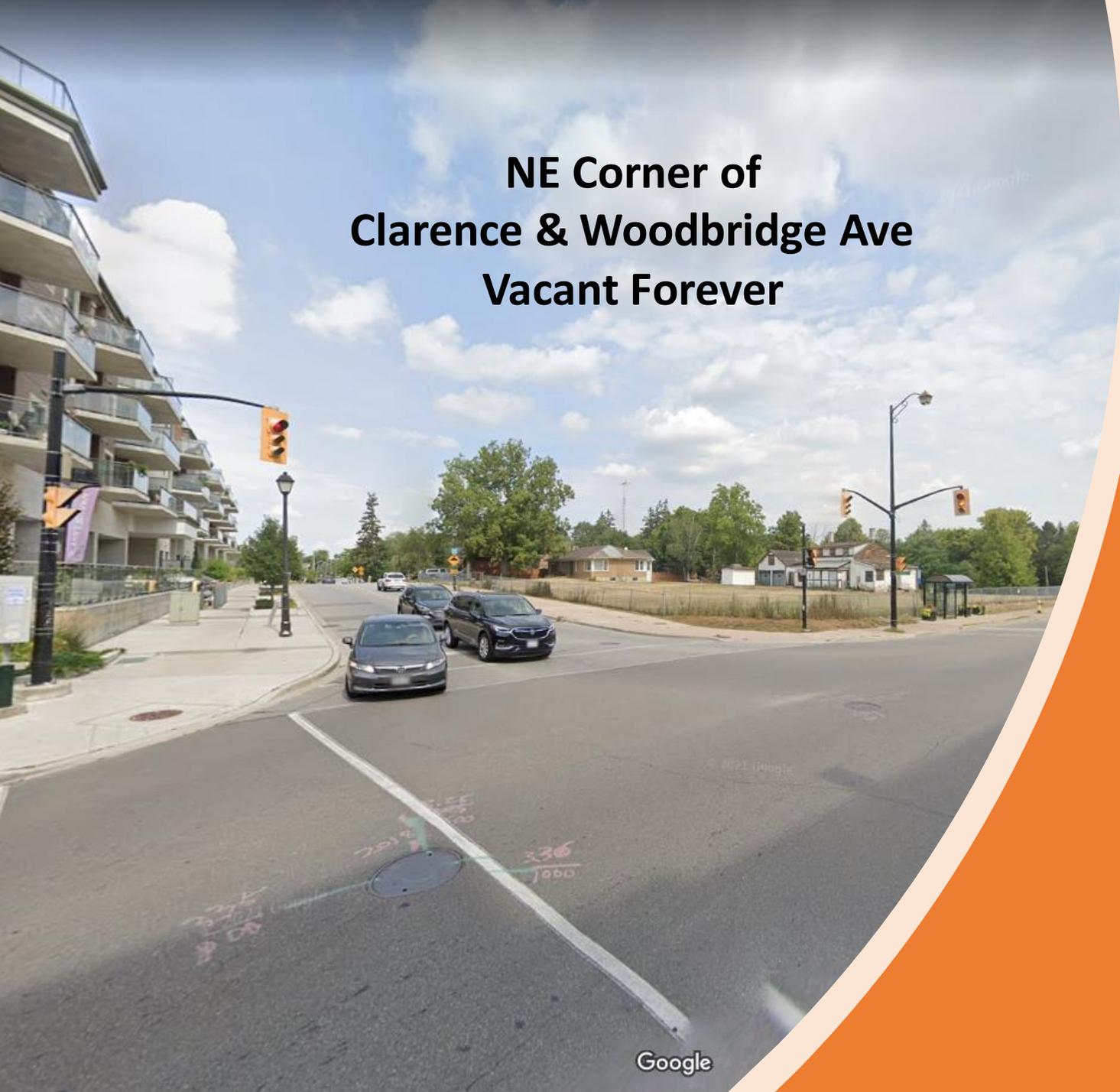
# City should Refund the Applicant

- As the Planning Department failed to provide an accurate initial assessment and ultimately reversed its recommendation, the City should encourage the Applicant to drop the application and refund all fees charged

# Humpfries should Refund the Applicant

- Humpfries should refund the Applicant as they missed core arguments (lot size comparison and archaeological requirements) that an expert planner should know
- Humpfries should have advised the Applicant not to proceed with the severance after receiving the Archaeological Assessment as the financial burden imposed on the severed lands makes it unjustified

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End of  
Section Two