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BY EMAIL: clerks@vaughan.ca

Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Attention: Todd Coles, City Clerk

Dear Mr. Coles:

**Re: 12195 Highway 27
Notice of Intent to Designate
Deferral Request**

Aird and Berlis LLP acts for Canadian Northern Prairie Lands Company Inc. the registered owner of the property municipally known as 12195 Highway 27, Kleinberg, City of Vaughan (the “**site**”). We have recently been retained with respect to the Notice of Intention to Designate the site pursuant to Part IV, Section 29 of the *Ontario Heritage Act*.

We are writing to request that the Committee of the Whole defer its decision on the designation of the site. The reasons for seeking a deferral is to allow our client the opportunity to engage with staff to better understand the implications of the designation, and to determine if there are means to scope the designation as it currently would apply to the whole of the site.

The Statement of Cultural Heritage Value provides that “*The subject property at 12195 Highway 27 is a beautifully maintained, Late-Victorian Hybrid style home*”. We note that the site encompasses an area of approximately 42 hectares (104 acres), and that the original dwelling makes up only a small portion of the overall site.

The Statement of Cultural Heritage Value further provides that “*The property located at Con 8 Lot 35, Kleinburg, is a beautiful and well-maintained residential structure in Vaughan in its original location.*” While the focus of the designation is clearly the original residential dwelling, the proposed designation, as it currently reads, would also apply to the dwelling’s addition and outbuildings. We do not think that this is the intent in designation, nor is it an appropriate use of the provisions provided for under Section 29 of the *Ontario Heritage Act*.

The site has evolved to provide a modern and sizable agricultural operation as well as an equestrian school. While it may not be intention of the proposed designation, our client is concerned that future economic opportunities may be unnecessarily hampered as a result.

Given the potential long-term implications of the designation, we ask the Committee defer its decision at this time to allow the opportunity to appropriately scope the designation. To ensure that matter may be addressed in a timely manner, we have reached out to staff to initiate discussions and look forward to a constructive dialogue in the near future.

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Should you have any questions, please do not hesitate to contact the undersigned, or Andrew Everton, a land use planner in our office at aeverton@airdberlis.com or 416.637.7570.

Yours truly,

AIRD & BERLIS LLP



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