

November 29, 2004

MGP File: 11-2003

Mayor and Members of Committee  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Via Email: clerks@vaughan.ca

**C 11**  
**Communication**  
**CW(1) – December 3, 2024**  
**Item No. 1, 2**

Dear Mayor Del Duca and Members of Committee:

**RE: December 3, 2024, Committee of the Whole**  
**Item No: 6.1- Weston Valley Investments (Block 34W) Inc. File No: OP.22.019 &**  
**Z.22.040**  
**Item No. 6.2- Western Point Builders Inc. File No: OP.22.020 & Z.22.041**

Malone Given Parsons Ltd. is the Planning Consultant for the Block 41 Landowners Group (the “**Block 41 LOG**”), who own approximately 297 gross hectares of land located north of Teston Road, south of Kirby Road, west of Weston Road and east of Pine Valley Drive within the City of Vaughan. Block 41 is one of two New Community Areas in the City of Vaughan which is planned to accommodate growth up to the 2031 planning horizon.

The Block 41 LOG submitted the East Purpleville Creek Subwatershed Study (“**Subwatershed Study**”) in March 2018, which satisfied the requirements of Section 9.2.2.14.d.ii of the Vaughan Official Plan and Section 9.1.2.1 of Official Plan Amendment 50, being the Block 41 Secondary Plan.

The Subwatershed Study was prepared not only for lands within the Block 41 Secondary Plan area, but also examined other lands within the East Purpleville Creek Subwatershed which included lands with Block 34W, among others. The attached figure illustrates the lands which benefit from the preparation of the Subwatershed Study.

The Block 41 LOG undertook the Subwatershed Study in consultation with the City of Vaughan and the Toronto and Region Conservation Authority and funded the entire process, which ultimately cost \$1,843,203.00. The Subwatershed Study covers a total area of 1,783.57 gross hectares, of which Block 41 represents 324.56 gross hectares or 18.2% of the total subwatershed study area.

Although Section 9.2.2.14 of the Vaughan Official Plan is intended for lands designated New Community Areas, per Section 2.2.3.6, new communities in general are also expected to undergo a Secondary Plan process as outlined in Section 9.2.2.14. As the Subwatershed Study benefits all landowners within its boundary, it is only fair and appropriate that all landowners within the subwatershed boundary contribute to the downstream assessment portion cost of the study.

The Block 41 LOG therefore requests that the City impose the following condition of draft plan approval and/or site plan approval for all lands within the area shown on the attached figure:

*Prior to final approval (registration) the landowner provide confirmation from the Block 41 Landowners Group Trustee that the landowner seeking final approval has paid its proportionate share of the downstream assessment of the East Purpleville Creek Subwatershed Study as determined by the Block 41 Group Engineer. This payment shall be based on Gross Area of the landownership.*

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170

Yours very truly,

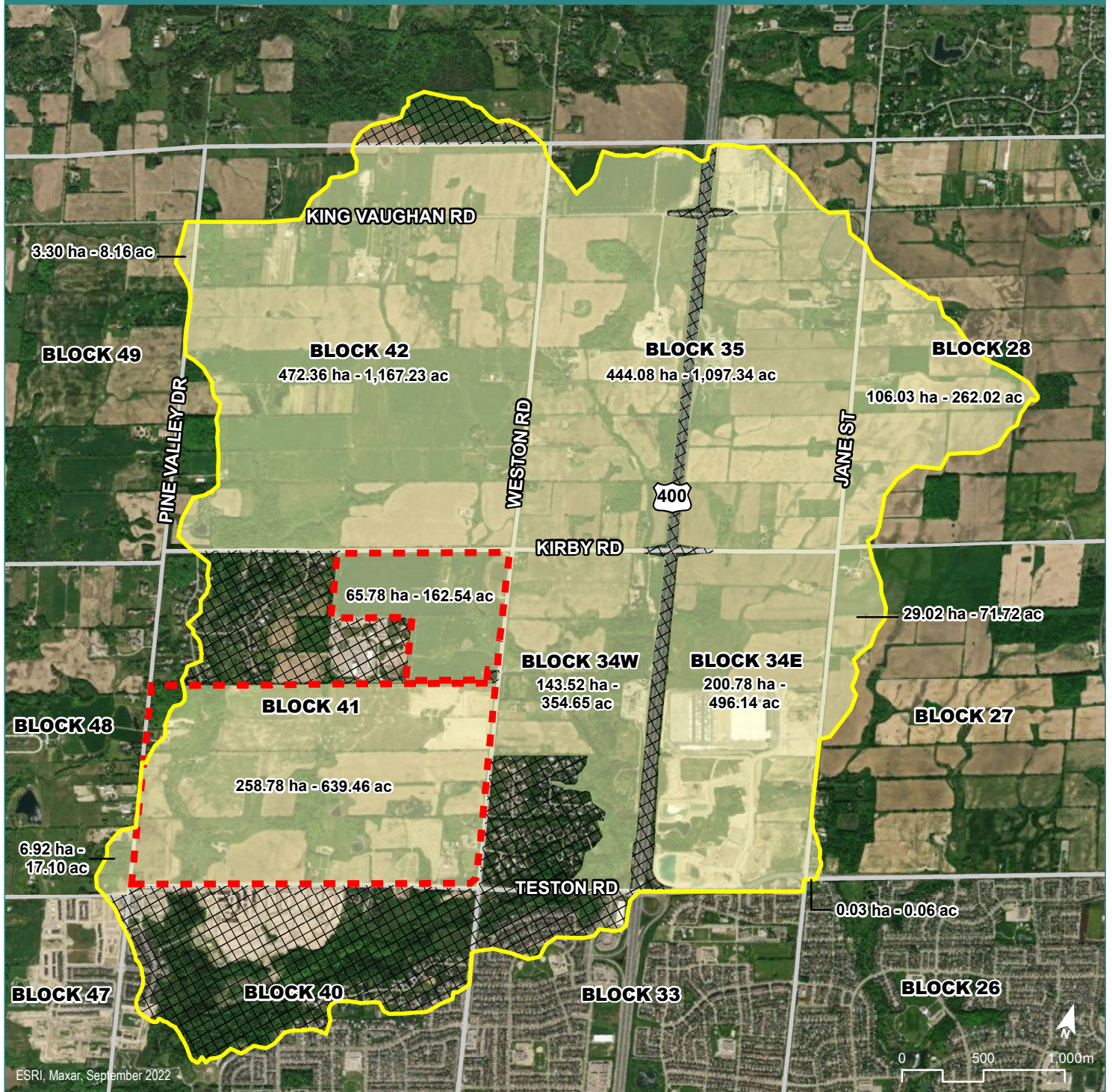
Malone Given Parsons Ltd.

A handwritten signature in blue ink, appearing to read 'L. Capilongo', with a stylized flourish at the end.





**Lauren Capilongo, MCIP, RPP**  
**Principal**

cc *Block 41 Landowners Group*  
*Haiqing Xu, Deputy City Manager, Planning and Growth Management*  
*Christina Bruce, Director of the Policy Planning and Special Program*  
*Block 34 Landowners Group*





### BLOCK 41 SUBWATERSHED CALCULATION

-  Subject Lands
-  Vaughan Block Boundary
-  Subwatershed Study Area
-  Subwatershed Study Area not included in calculations

Source: Regional Municipality of York's Open Data Licence,  
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MGP File: 11-2003  
 Date: November 25, 2024