

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Public Hearing April 1st Item 6, AMMP Holdings Inc. C/O Hill Group, Zoning By-law Amendment File No. Z.24.035
Date: April-02-25 1:33:16 PM
Attachments: [Recovery Strategy and Action Plan for Redside Dace in Canada - Figure 14\(c\).pdf](#)
[Public Hearing April 1 2025 Item 6 - Subdivision Plan.docx](#)

From: [REDACTED] <[REDACTED]>
Sent: Tuesday, April 1, 2025 5:38 PM
To: John Britto <John.Britto@vaughan.ca>
Cc: Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>
Subject: [External] Public Hearing April 1st Item 6, AMMP Holdings Inc. C/O Hill Group, Zoning By-law Amendment File No. Z.24.035

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Please see attached for my deputation today, as I will no longer be able to be present or on-line for the meeting. I have also attached a map which I would very much appreciate if you would review during the meeting as staff presents the Item. It is a map of Redside Dace Critical Habitat in Block 41 and the surrounding area from the Recovery Strategy and Action Plan for the Redside Dace in Canada.

Dear Mayor and Members of Council,
Today I made a deputation at Committee of the Whole on a draft plan of subdivision in Block 41 and feel many of the points I raised in that deputation apply to this Item on the

Public Hearing Agenda.

The staff response to my deputation was that it is the responsibility of the applicant to protect the Redside Dace habitat and staff have no role in ensuring the Gov't of Canada, Critical Habitat of the Redside Dace Order: SOR/2025-4 is enforced.

In reviewing the Staff Report it is clear that they are not requiring the developer to do anything different to protect downstream Redside Dace habitat from the significant negative impacts of stormwater management pond outflows. Despite developer expert reports to say that it will all be fine, I have real life experience to show that this is not the case; the opposite is true. I have shared my experience with Council in previous Block 41 deputations, but we seem to be comfortable turning away from this truth and cloaking ourselves in developer experts' reports. It is unfortunate that this is how we have decided to move forward and not better protect the Redside Dace habitat in this area.

As I shared in my previous deputation today, the order ensures that critical habitat is legally protected. There is a prohibition against the destruction of any part of critical habitat in the areas identified in the Redside Dace Recovery Strategy. It prohibits the carrying on of any unauthorized work, undertaking, or activity that results in the harmful alteration, disruption, or destruction of fish habitat. The order identifies that "urban development is considered the most significant threat acting upon Redside Dace populations and habitats in

Ontario, including residential/commercial developments, natural system modifications and human intrusion.”

Please see Attachment 1 that has identified Critical Habitat Boundaries in Block 41, point P4 is located in the Natural Heritage section of this application where you can see some encroachment of the valley by the Medium Density Block 223. The new Government of Canada Critical Habitat of the Redside Dace Order: SOR/2025-4 and the fish habitat protection provisions of the Fisheries Act, was not even mentioned in the staff report.

If we proceed with business as usual in Block 41, then you are kissing Redside Dace in this area goodbye. There are better ways to manage stormwater in sensitive new development areas. You can manage rainfall on each lot and in each section of the plan to significantly reduce stormwater runoff and reduce the need for large stormwater management ponds, which, by the way, is a significant ongoing recurring cost to municipalities. You can use on lot ground water seepage techniques and permeable paving on driveways, use parks and large open areas to temporarily hold back water to allow seepage into the ground rather than outflowing in large volumes into the creeks. This outflow carries a significant contaminant load, especially with salt in the winter, that will destroy the Redside Dace habitat.

I am not against developing this area, just asking for the Council and staff to take extra care with this development Block, to employ more environmentally responsible

development principles. Please act as the gatekeepers you are hired to be, ensuring all laws are respected and all species living in Vaughan are also respected, as we work to build the homes necessary to grow a prosperous, inclusive and beautiful City,

Sincerely,

Deb Schulte

Date: April 1, 2025

Subject: Public Hearing April 1, 2025

Item 6: AMMP Holdings Inc. c/o Hill Group, Zoning By-Law Amendment File No. Z.24.035, 11260 Weston Road.

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Sincerely,

Deb Schulte

■ Mira Vista Place
Woodbridge, Ontario



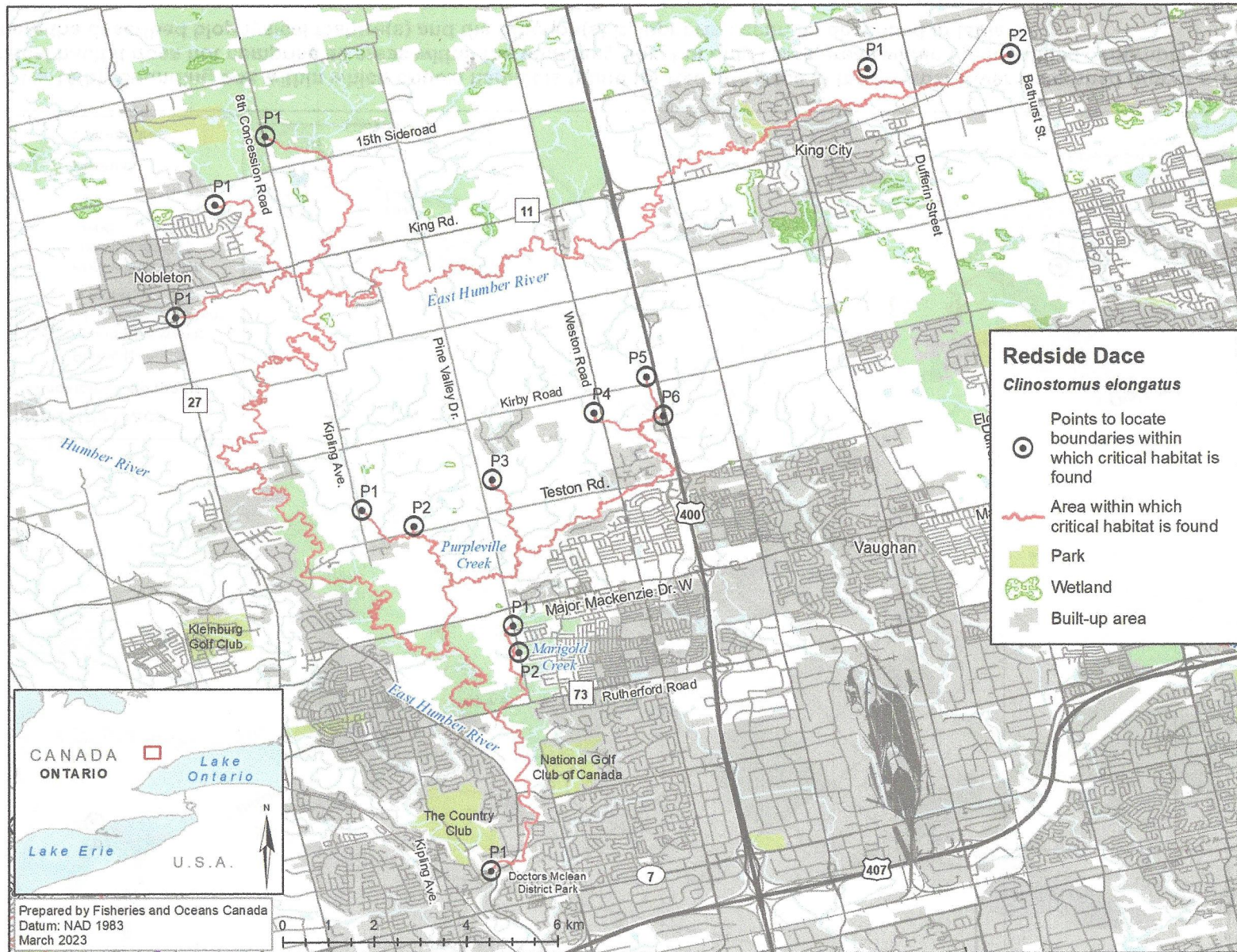


Figure 14(c). Bounding box within which critical habitat is found for Redside Dace in the East Humber River watershed. Note that critical habitat does not comprise all areas within the bounding box, but only those areas within the identified geographical boundaries where the described biophysical feature(s) and the function(s) it supports occur, as described in table 9.