

**C149.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 10**

MGP File: 19-2816

June 3, 2025

Committee of the Whole, City of Vaughan Civic Centre  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Via Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca) and [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca)

Dear Mayor and Members of Council,

**RE: Official Plan Review: Proposed May 2025 Draft  
Block 55 Northwest/Copper Creek, City of Vaughan File BL.55W.2019**

We are providing the following comments on behalf of the Block 55 Northwest Landowners Group for the proposed May 2025 Draft of the City of Vaughan Official Plan. We have provided comments on the previous drafts of the Official Plan, some of which have not been addressed.

We continue to believe that a number of the proposed Official Plan schedules do not correctly reflect the Official Plan Amendment approvals under OPAs 47 and 48. OPAs 47 and 48 clarified the residential permissions for the Block and the limits of the Greenbelt Plan. On a number of Schedules, further detailed below, there are two areas within the Urban Boundary that are designated as various environmental protection designations. Additionally, there are lands within the Greenbelt Plan Area that were designated as Community Area (refer to Appendix 2). These areas were brought into the Community Area as part of OPAs 47 and 48, and these schedules should be updated to reflect this. We note that these areas are correctly shown on the existing Schedule 1 to the 2010 City of Vaughan Official Plan (refer to Appendix 1).

**Schedules** (See markup on Figures 1 - 4)

**Schedule 1 – Urban Structure** shows two “Natural Areas and Agriculture” designations west of the Urban Boundary in Block 55 NW. The entirety of the lands within the Urban Boundary should be designated as Community Area, in conformity with the approved OPAs 47 and 48. The southern “Natural Areas and Agriculture” block appears to be the approximate location of the existing Golf Course Club House. OPA 48 designated the Club House as Private Open Space, which is within the over arching Community Area designation. It should not be designated as Natural Areas and Agriculture.

**Schedule 1D – Agricultural System** shows the lands east of the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area line as Prime Agricultural. This Schedule

includes areas that were designated as Community Area under OPAs 47 and 48 as Prime Agricultural Lands. The lands that were designated as Community Area under OPAs 47 and 48 should be removed from the Prime Agricultural Lands designation. Refer to Appendices 1 and 2.

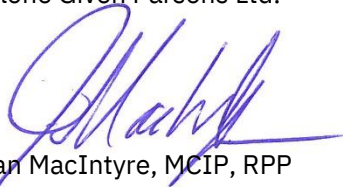
**Schedule 2 - Natural Heritage Network** shows a pink-toned feature in the Phase 1 lands as “To be determined Through Future Studies”. With the block plan and Phase 1 draft plan approvals, the necessary studies have been undertaken and approved and the feature does not exist. This feature should be eliminated from Schedule 2 to be consistent with those shown on Schedule 1. (See Figure 1). Furthermore, lands within the Greenbelt limits adjacent to Block 55 NW and Block 55 E have been studied through the Block Plan processes for each and should be shown as green or white.

**Schedule 9C - Cycling Facilities and Trails** shows a Planned Secondary Network trail winding through the valley lands of the existing Copper Creek golf course and private properties. Through discussions with the Parks Department as part of the previous OPA, Block Plan, Draft Plan and Zoning processes, including on site visits, it was determined that due to grades and the active and continued use of the lands as a golf course, a trail is not feasible on these properties. (See Figure 2).

We appreciate the work and time it took to prepare this document and the opportunity to provide input on the latest Draft of the Official Plan. We look forward to working with you, City staff and the WSP consulting team through the OPA process. Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 416 473-7638.

Yours very truly,

Malone Given Parsons Ltd.



Joan MacIntyre, MCIP, RPP  
Principal

- c. Christina Bruce, City of Vaughan
- Fausto Filipetto, City of Vaughan
- Aaron Hershoff, TACC Developments

**Requested Amendments to Draft OPA Schedules**

Figure 1: Excerpt from May 2025 Draft Official Plan, **Schedule 1 – Urban Structure**

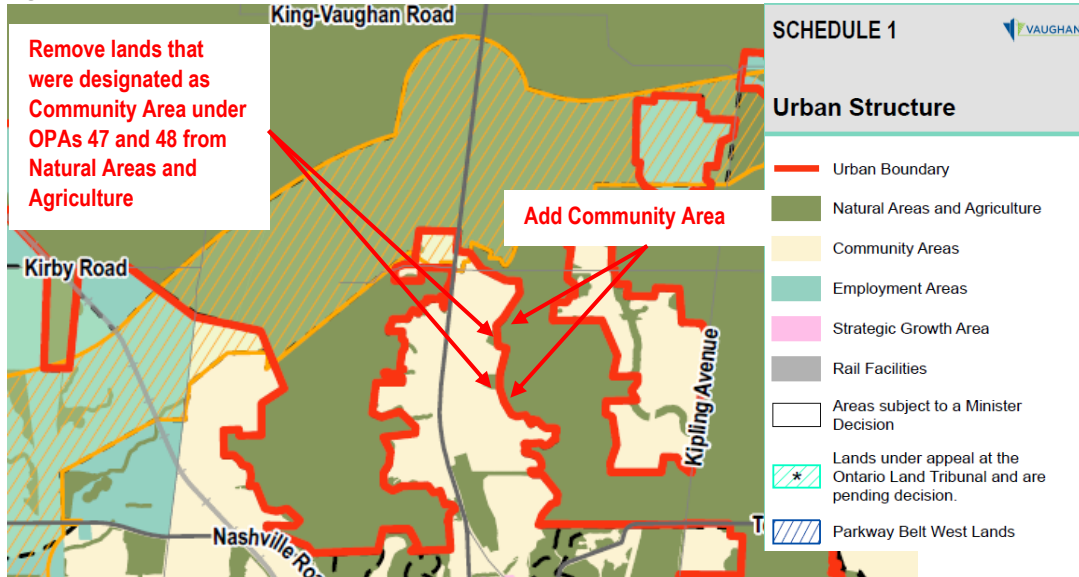


Figure 2: Excerpt from May 2025 Draft Official Plan, **Schedule 1D – Agricultural System**

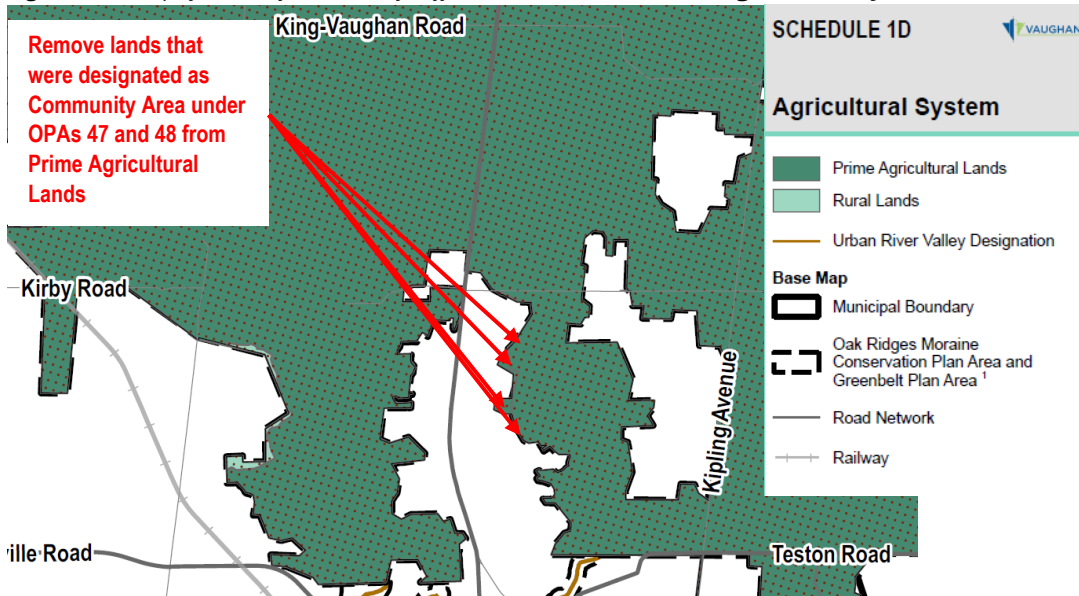


Figure 3: Excerpt from May 2025 Draft Official Plan, **Schedule 2 - Natural Heritage Network**

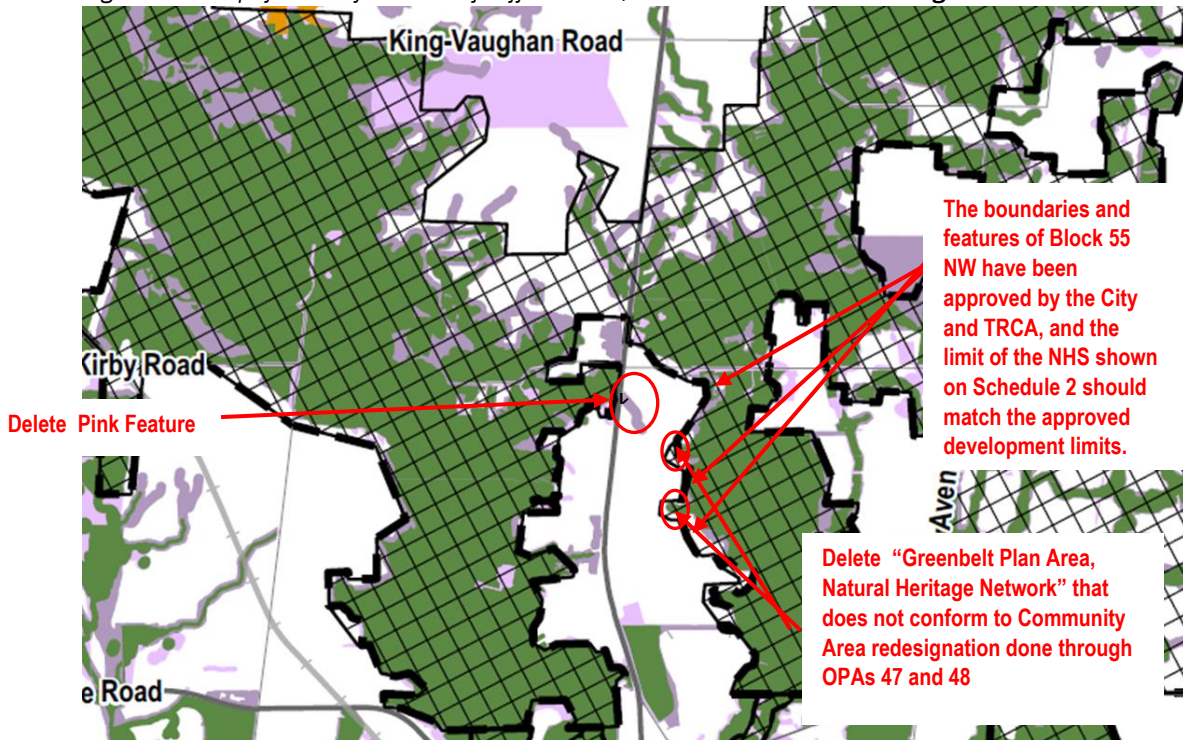
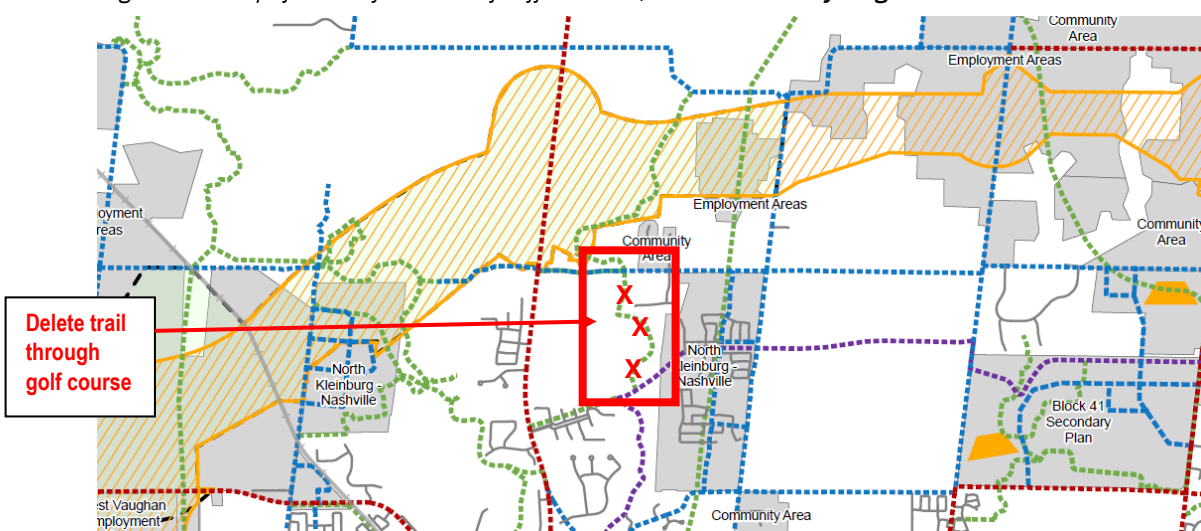
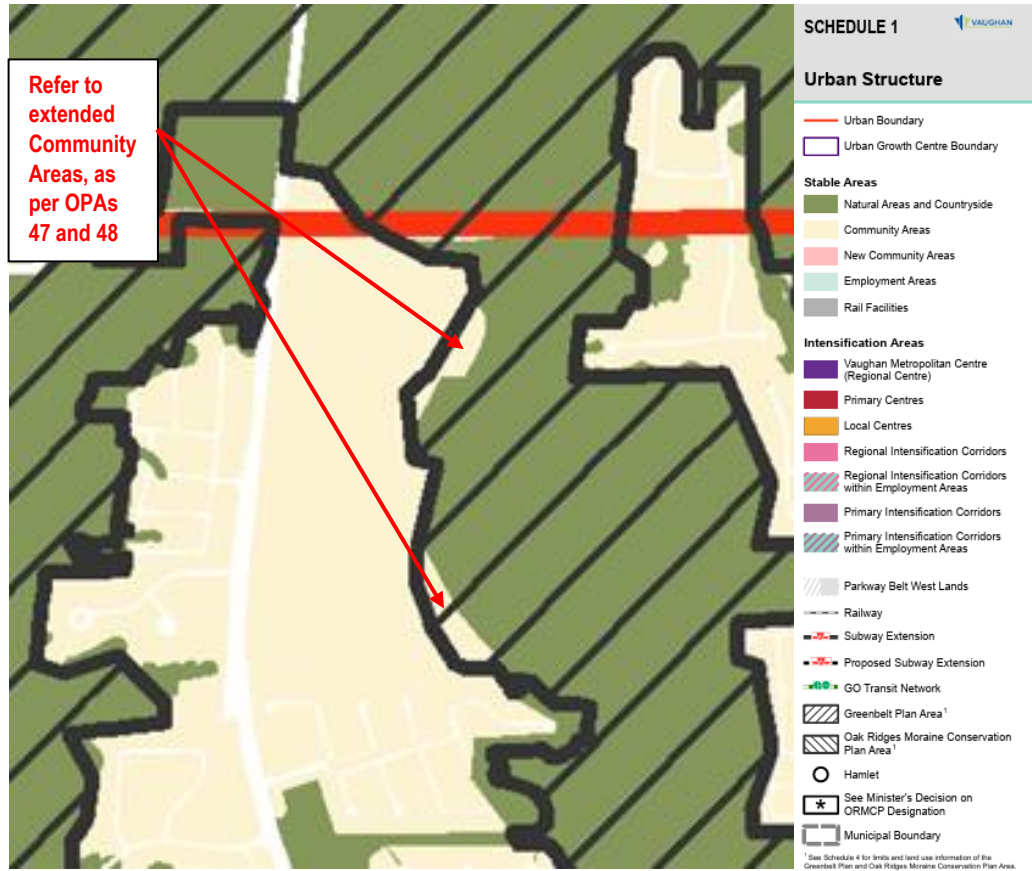


Figure 4: Excerpt from May 2025 Draft Official Plan, **Schedule 9C - Cycling Facilities and Trails**





Appendix 1 – Vaughan Official Plan 2010 – Schedule 1 Urban Structure



Appendix 2 – OPAs 47 and 48

