

**Isabel Leung**

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**From:** Clerks@vaughan.ca  
**Sent:** Friday, June 13, 2025 9:32 AM  
**To:** Sonia Furtado  
**Subject:** FW: [External] Communication For Closed Session June 17 2025. Ontario Land Tribunal 2708971 Ontario Inc. v City of Vaughan

-----Original Message-----

**From:** pat barrett [REDACTED]  
**Sent:** Friday, June 13, 2025 9:23 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Communication For Closed Session June 17 2025. Ontario Land Tribunal 2708971 Ontario Inc. v City of Vaughan

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City of Vaughan  
Clerks department.  
Communication for closed session June 17, 2025  
Regarding:  
Ontario Land Tribunal  
OLT 25-000033 and 34  
2708971 v City of Vaughan.

Good afternoon,

Mayor Steven Del Duca.  
Deputy Mayor Linda Jackson.  
Members of Council.

My name is Patrick Barrett. I am the owner of [REDACTED] Highway 27, where I have resided with my family for the past 42 years. It is the neighbouring property immediately on the north side of the proposed application at 9650 Highway 27. The two properties share at the same property line.

I would like to go on record stating that I am overwhelmingly opposed to this application in every aspect.

I put forward to you and note that the maps provided by the applicant have not shown clear, precise designation of my property. The drawings may show a very light line, however, there is no way to tell that my single-family dwelling is located here since nowhere in any of the maps and drawings is my property recognized, designated, or acknowledge as a separate existing dwelling! Whereas all the other neighbouring properties are clearly and distinctly designated as existing

residential dwellings. How could the existing dwelling right next-door to the subject Lands, our home, not be noted and identified on any of the maps provided by the applicant? I find this extremely troubling and not acceptable. Correct, truthful and accurate acknowledgement that my home does indeed exist is essential to show the extremely devastating impact such an application will have on my family.

Seventy one years ago, on October 15, 1954, Hurricane Hazel hit Southern Ontario with 110 km/h winds and over 200 mm of rain. Many rivers, including the Humber overflowed, flooding many communities in Southern Ontario. The storm killed 81 people and left over 1800 families homeless and caused extensive property damage. All three levels of government shared the expenses of paying for the property damage and removing of houses located in the flood plains .Hurricane Hazel's legacy was the beginning of the protection measures that have been put in place to protect our citizens and the valley lands from such disasters.

Since then, Municipal, Regional, Provincial and Federal Governments have worked tirelessly to protect sensitive lands and put in place policies that direct decision makers away from development in these hazardous areas. All levels of government have employed the best individuals you could ever find. Each and every one of them are truly specialists and their specific roles from multiple layers of Planners, Engineers, Development Planning, Toronto, and Region Conservation Authority, Transportation to name a few. We should take a moment to thank and recognize the outstanding work by all of these career dedicated individuals and the knowledge that they offer to us. We should listen to them. In this case submitted to us by the applicant, every department has provided an absolute no go!

Please note, there are policies in place that you are all fully aware of. The application submitted by 2708971 Ontario Inc. does not meet any of the requirements for these policies.

To name only a few of the policies in place

- 1: Vaughan Official Plan 2010.
- 2: Natural Areas.
- 3: Natural Heritage Network.
- 4: Provincial Policy Statement, 2020.
- 5: Valley Corridor.
- 6: York Regions Updated Official Plan 2021.
- 7: Significant Valley Lands.
- 8: Flood Prone Lands.
- 9: Special Policy Area.
- 10: Humber River Official-Designation under the Canadian Heritage River system.
- 11: Natural Features - Which provincial policy prohibits development.
- 12: Significant Wetlands.
- 13: Significant Woodlands.
- 14: York Region Official Plan.
- 15: York Regional, Greenland Systems

The York Region summary states that, " The proposed OPA does not conform with Vaughan and the Regions Official Plans. According to the TRCA, the proposed development does not protect the Natural Heritage System, and in our opinion, the proposed density does not conform with the Local and Regional plan, Urban Structure, and intensification hierarchy. The subject lands are not within an area planned for this level of intensification. Regional Planning Staff are supportive of the TRCA's recommendation, that given the location of the subject property within the Natural System, TRCA does not support the redesignation of the subject plans to high- rise residential."

In reference to reports and petitions submitted to the City of Vaughan regarding this application from multiple sources, all submissions overwhelmingly state that this application does not meet any of the requirements to support the applicant. Reports provided by York Region Development Planning Department. The Toronto and Region Conservation Authority. The City Of Vaugan Planning Department. Petition from Pat Barrett. Petition from the Kleinburg Area Rate

Payers Association. ( KARA ). Petition from Deborah Schulte. And, Petitions signed by multiple individuals and area residents. All submissions clearly oppose the application.

Protection mechanisms have been put in place to safeguard against our most vulnerable, non-renewable resources and Lands. This application does not comply or align with any of the laws already in place this application should not be considered at any level.

Once again, I am completely opposed to this application and I ask for the support of Vaughan Council NOT to approve this application .

Thank you.

Pat Barrett.