

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Rejection of Application 19T-25V002 by Countrywide Homes (10-12 storey residential on West Pine Valley& north of Mj.Mackensie)
Date: Friday, May 30, 2025 8:36:22 AM

From: Leo Troka [REDACTED]
Sent: Thursday, May 29, 2025 10:22 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; michael.guglielmin@parl.gc.ca; stephen.lecce@pc.ola.org
Subject: [External] Rejection of Application 19T-25V002 by Countrywide Homes (10-12 storey residential on West Pine Valley& north of Mj.Mackensie)

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Dear all councillors and Vaughan Planning Department,

I am writing as a concerned resident of Klein Estate neighbourhood to formally object to the proposed development identified as file number 19T-25V002.

Our community is located within the Greenbelt, an area designated to protect environmentally sensitive land and natural heritage. Allowing this type of development would directly contradict the principles and protections intended for this region and set a dangerous precedent for future encroachment.

While I understand the need for growth and development within our city, I am deeply concerned about the negative impact this proposal will have on our community.

Grounds for Objection:

Violation of Greenbelt Protections

1. The proposed development site lies within the provincially protected Greenbelt, as defined under the Greenbelt Act, 2005 and the Greenbelt Plan.

2. Permitting development on these lands would contravene provincial policies intended to safeguard ecological features, agricultural viability, and community health.

3. Approval of this application risks setting a precedent that weakens the long-standing legislative

and environmental intent of the Greenbelt.

Conflict with Planning Policy

1. The proposal appears inconsistent with the Provincial Policy Statement (2020), which directs growth toward established settlement areas supported by existing infrastructure.

2. It may also be at odds with the City of Vaughan's Official Plan, which promotes sustainable, transit-oriented, and community-supported development.

Such a proposal could be vulnerable to policy-based appeals or legal challenges.

Inadequate Infrastructure Capacity

1. The local area is already experiencing significant pressure on roads, schools, emergency services, and other public infrastructure.

2. Intensifying development without corresponding investment in public infrastructure will compromise both safety and quality of life for residents.

Environmental Impact

1. The removal of mature green space within a sensitive ecological zone would result in irreversible loss of biodiversity and natural heritage.

2. The Greenbelt plays a vital role in climate mitigation, water filtration, and habitat protection—all of which are at risk with this proposal.

Lack of Meaningful Public Consultation

1. Residents have not been adequately engaged or consulted during the planning process.

2. Strong community opposition should be reflected in Council's deliberations, in line with commitments to transparency and accountability in municipal decision-making.

Request:

I respectfully urge Vaughan Council and Planning Staff to:

1. Reject Development Proposal 19T-25V002 based on its non-conformity with provincial and municipal planning frameworks;

2. Uphold the intent and integrity of the Greenbelt Plan and Greenbelt Act;

3. Prioritize long-term environmental sustainability, community input, and responsible urban

Please include this letter as part of the official public record for Proposal 19T-25V002.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Kind Regards,
Luan Troka