

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

June 2nd 2025
HPGI File: 18528

SUBMITTED VIA EMAIL: oprmanager@vaughan.ca
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City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Fausto Filippetto, Project Manager

Re: Request for Modification – Draft New Vaughan Official Plan 2025
Lot 1, Concession 6
Mastro Capital Partners Inc.

Humphries Planning Group Inc. (HPGI) has prepared this information with respect to land legally known as Lot 1, Concession 6 in the City of Vaughan (the “subject lands”).

The Subject Site is located on the northeast quadrant of King-Vaughan Road and Pine Valley Drive. The lands are currently used for agricultural purposes. The area of the site is approximately 13.71 hectares (33.88 acres) with approximately 377.6 metres of frontage along King-Vaughan Road and 239.1 metres of frontage along Pine Valley Drive.



Figure 1. Aerial Image of Subject Site – YorkMaps: 2024 Imagery (— Subject Site)

The majority of the subject land is currently identified to be designated as “Community Area”. A small area at the north west corner is located outside the urban area as it is located within the boundary of the Greenbelt Plan. We recognize and support the City's commitment to managing growth responsibly and protecting natural heritage; however, we submit that the proposed designation of the area within the Greenbelt as ‘Prime Agricultural’ designation is not appropriate given that it will be surrounded by Community land area within the urban boundary.

Figure 2 below depicts the portion of the land located within the Greenbelt Plan Area.

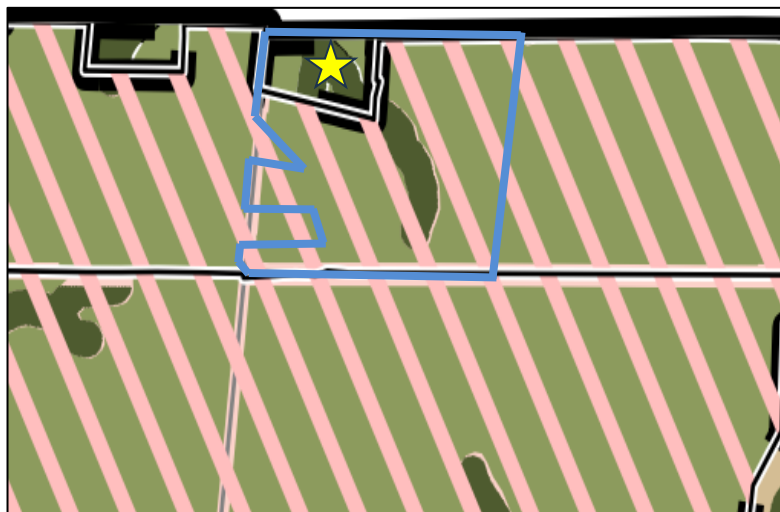


Figure 2. City of Vaughan Draft Official Plan – Schedule 13: Land Use Designation
(— Subject Site / ★ Lands within Greenbelt Boundary)

A Rural designation would allow this area of the subject property to be considered for future parks, open space and stormwater management pond uses. For these reasons we respectfully request that the land be assigned a ‘Rural’ designation in the new Official Plan. A “Rural” designation would more accurately align with both the character of the area and the policy framework of the Greenbelt Plan, while also ensuring consistency with provincial objectives for compact and efficient development while protecting natural heritage resources where appropriate which will be established through a future secondary plan exercise.

We trust that this request will be given full consideration through the Official Plan Review process. Should further discussion or clarification be required, we would welcome the opportunity to meet with City staff to provide additional context and supporting rationale.

Requested Change: That lands legally known as Lot 1, Concession 6 be redesignated from ‘Prime Agricultural’ to ‘Rural’.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in cursive script that reads "R Humphries".

**Rosemarie Humphries BA, MCIP, RPP
President**

cc. Mastro Capital Partners Inc.