

October 12, 2020

Communication C2
Committee of the Whole (2) - October 14, 2020
Item # 9

Mayor and Members of Council

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Via email: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

Re: City of Vaughan Committee of the Whole – October 14, 2020
Item 9: Interim Servicing Strategy Study
Particularly with Regards to 11011 Pine Valley Drive, Part W half Lot 27, Concession 6

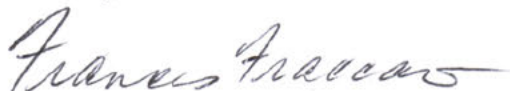
My family owns 11011 Pine Valley Drive, a 100acre farm within the approved Block 41 Secondary Plan. It has recently come to our attention that 23 acres of potential future low-rise residential development lands were not included in your **Interim Servicing Strategy Study** report nor in **Figure 6-6: Northeast Vaughan Future Condition** prepared by Civica. Both Schedule B from the Block 41 Secondary Plan and Figure 6-6 from Civica are attached for your easy reference.

This was surprising to us because your Block 41 Secondary Plan Public Open House presentation, dated September 21, 2015, included all future development acreage on our property in the wastewater servicing strategy (please see attached), and we have not seen nor heard of anything since then that would indicate otherwise; that is, with the exception of late last Friday October 9, 2020, when we first had the opportunity to review your Interim Servicing Strategy.

As such, we respectfully request that the endorsement of the Interim Servicing Strategy before you be delayed until the aforementioned 23 acres of future low-rise residential land on our property can be included within it; or, in the very least, until we have had the opportunity to address this matter with City of Vaughan staff.

I thank you in advance for your kind attention.

Sincerely,



Frances Fraccaro
Per the Rossetti Family

SCHEDULE B

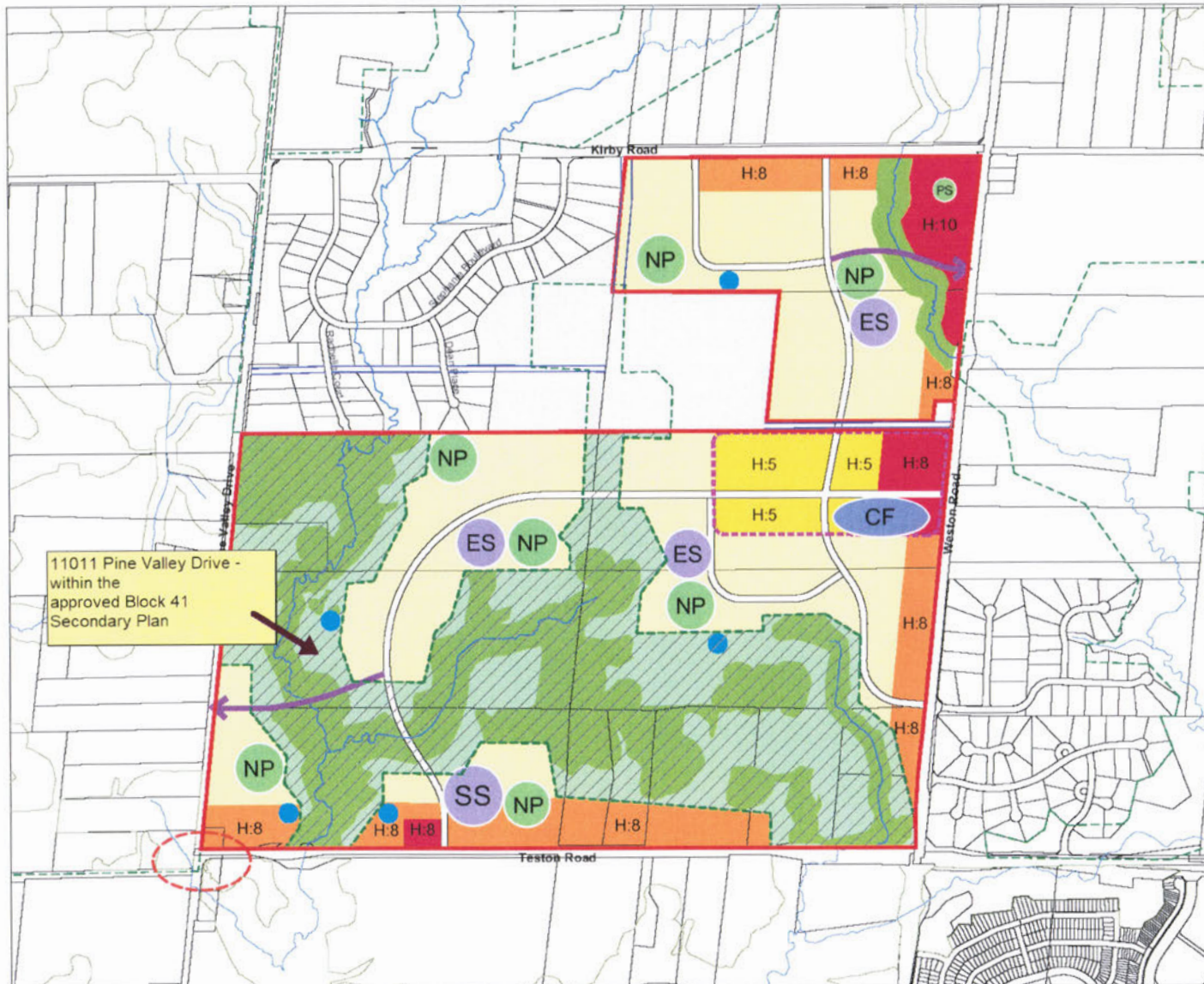
BLOCK 41 LAND USE PLAN

Legend

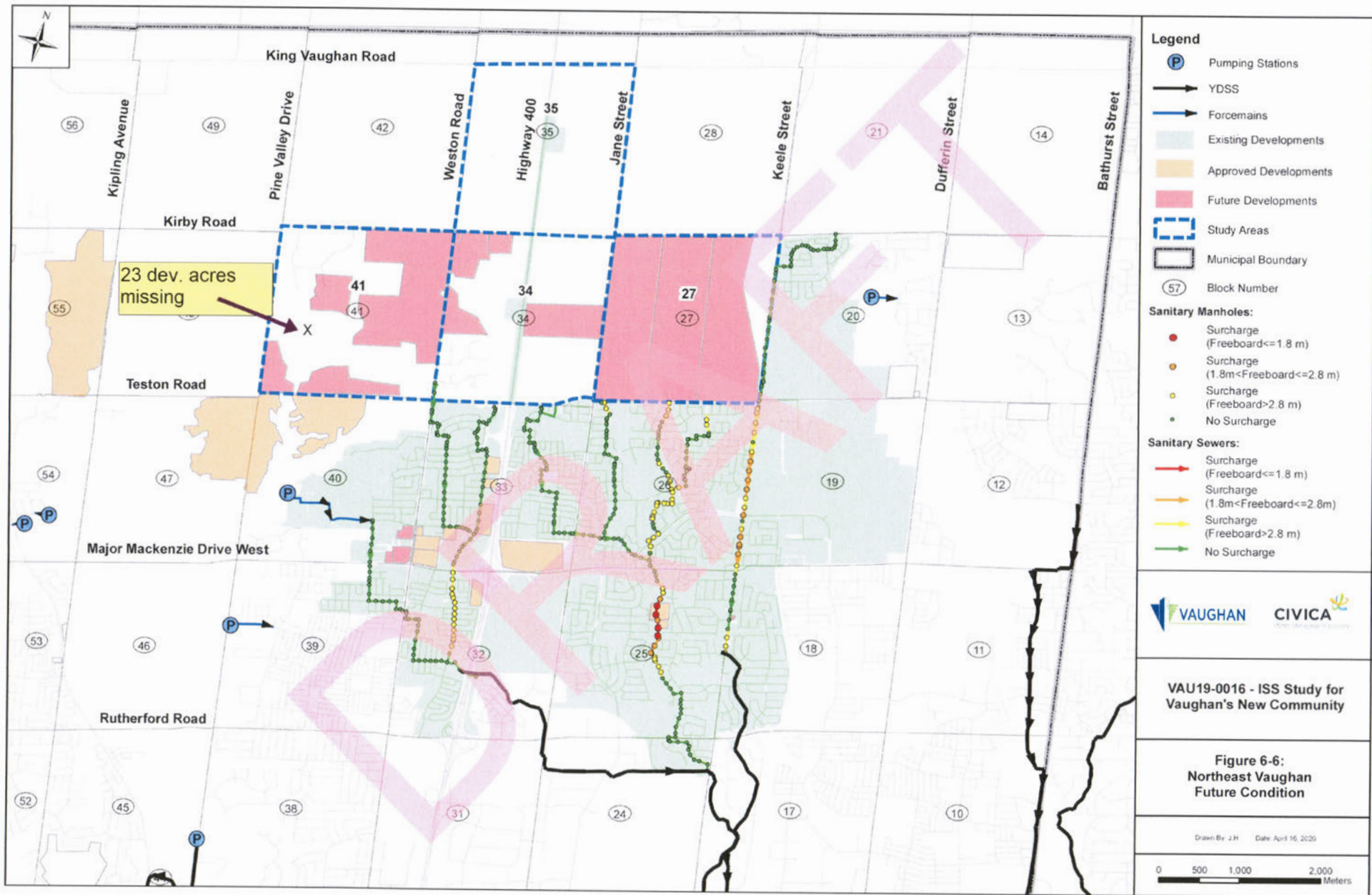
- Secondary Plan Area
- Greenbelt Plan Area
- Natural Areas Designation
- Agricultural Designation
- Low Rise Residential Designation
- Low-Rise Mixed-Use Designation
- Mid-Rise Residential Designation
- Mid-Rise Mixed-Use Designation
- NP Neighbourhood Park
- PS Public Square
- ES Elementary School
- SS Secondary School
- CF Co-Location Facility
- Community Core
- Potential Stormwater Management Facility (to be located outside of N-PN features)
- Active Transportation Connection (Subject to further study)
- Route Alignment Subject to Intersection Improvements
- Stream
- H:5 Maximum Height
- Compressor Station
- TransCanada Pipeline



September 2019



11011 Pine Valley Drive -
within the
approved Block 41
Secondary Plan

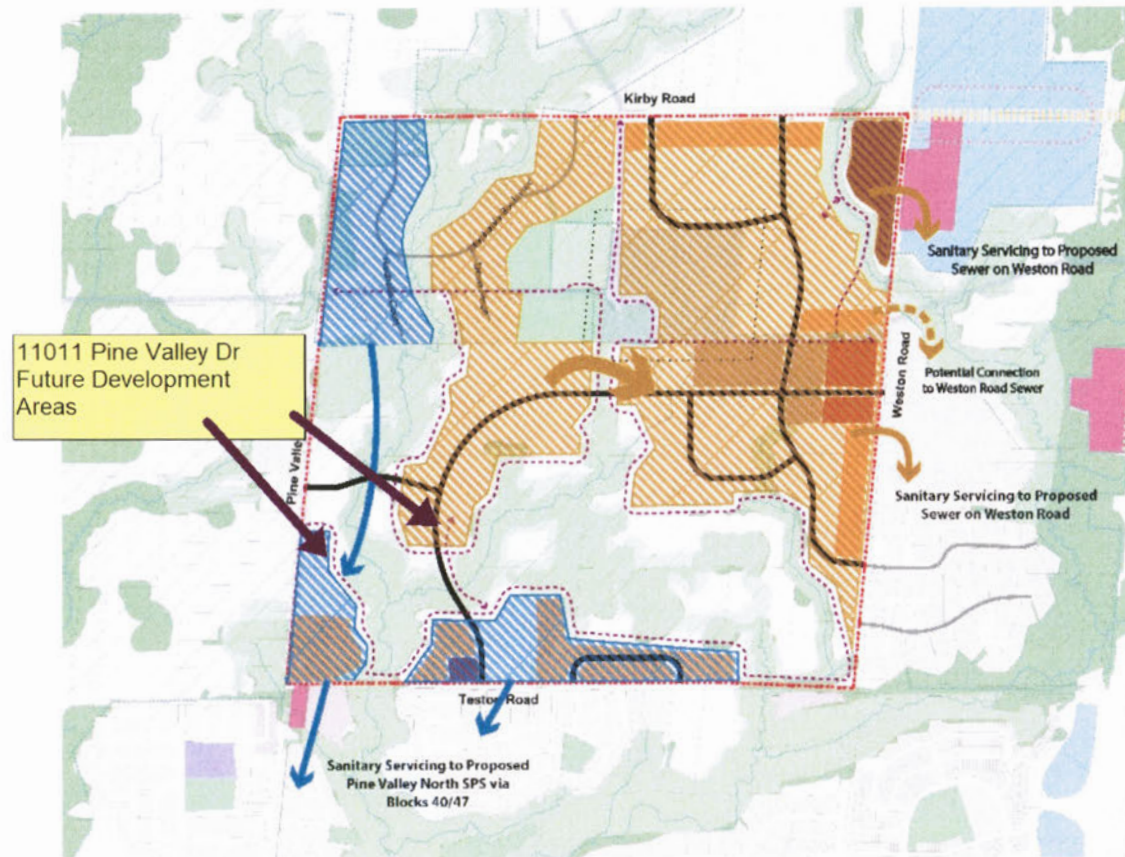


EMERGING LAND USE CONCEPT

41

Wastewater Servicing Strategy

- Western and southern portions of Block 41 will be serviced by Pine Valley North SPS
- Central and east portions will be serviced by new sewers on Weston Road



From the City of Vaughan Block 41 Secondary Plan
Public Open House #2, Sept. 21, 2015



Area Tributary to Pine Valley North SPS



Area Tributary to Weston Road Sewer