

**From:** Bobby Bhoola [<mailto:bobby@ballantryhomes.com>]  
**Sent:** Monday, May 25, 2015 2:30 PM  
**To:** Regional Clerk  
**Subject:** FW: Provincial Plan Review submission

Hi Denis, As the time is an issue for me, can you please take this to council on my behalf. I will be ever so great full. As you can see Val, Sandra & Marisa are aware of this. I have also spoken to Mr. David Crombie who has promised to review my concerns.

Bobby.

**From:** Shuttleworth, Valerie [<mailto:Valerie.Shuttleworth@york.ca>]  
**Sent:** May-25-15 8:51 AM  
**To:** Bobby Bhoola  
**Cc:** Talarico, Marisa; Malcic, Sandra  
**Subject:** Provincial Plan Review submission

Booby,

Please e-mail your submission in to me and copy Sandra and Marisa. If we receive it by Wednesday, it can be included on the Council addendum agenda. Thanks.

**Valerie Shuttleworth, MCIP, RPP** | Chief Planner  
Planning & Economic Development, Corporate Services

-----  
---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
**O:** 905-830-4444 ext. 71525 | **C:** 905-252-4550 | [valerie.shuttleworth@york.ca](mailto:valerie.shuttleworth@york.ca) | [www.york.ca](http://www.york.ca)

*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



Please consider the environment before printing this email.

Bobby Bhoola  
Vaughn, ON  
bobby@ballantryhomes.com

March 15, 2015

Dear Mr. David Crombie:

It was a pleasure meeting you again last night after such a long time since we met during your tenure as Mayor of Toronto. I have attached documents and summaries of my inquiries as discussed.

1 - The rear portion of the site located at 18474 Yonge Street in East Gwillimbury has the Greenbelt line running through it. The dividing line should be relocated as shown on the attached sketch to the edge of the woodlot that acts as the natural dividing line. The highlighted portion of the lot should be considered White Belt lands.

2 - I have attached a correspondence letter from the Ministry of Municipal Affairs and Housing regarding a submission letter I sent in that was misplaced or misdirected. My request did not get to the Ministry in time regarding my proposed development in Schomberg. After a face to face meeting with Minister Gerretsen, I was promised in the next 10 year review of the greenbelt, that my proposed development would be addressed. Canada Land Inventory has rated my site a 5 regarding agricultural capability. This means the land is not good for farming and should be utilized for human need. The proposed development of estate lots would stay clear of any natural sensitive areas.

3 - My final concern involves my personal residence at 5000 King Vaughn Road. I am looking to start farming green leafy vegetables that are consumed by Vietnamese, East Indian and Asian families. As you may know, these vegetables are currently flown in by air and people are charged a premium for these vegetable for the air freight. I understand it is required to have 35ha of land to allow for a 2<sup>nd</sup> dwelling unit to house farm help. I am asking for special permission as my land is only 16ha so I do not meet the criteria, however, this type of leafy vegetable cultivation must be done by manual labour, no mechanical equipment. I need space for farm workers to stay onsite as the critical work harvesting the crops must be done in early morning hours and late evening hours because the plants are very sensitive to high heat during midday. I would like special permission for the 2<sup>nd</sup> dwelling for farm help creating employment when operating a small scale farm to grow and harvest these specialty vegetables.

Relating to our hydro ROW corridor leasing for solar power discussions, I had explained when I met with the Premier and Bob Chiarelli the Minister of Energy and also got a letter of approval from Glen Murray, Minister of Infrastructure, whose jurisdiction the hydro ROW fell under. Can you please stay on this issue for me and on behalf of the people of the province of Ontario that we can provide more affordable energy and maintenance free, environmentally clean where by the people and industries in Ontario can benefit

Mr. David Crombie

March 15, 2015

Page 2

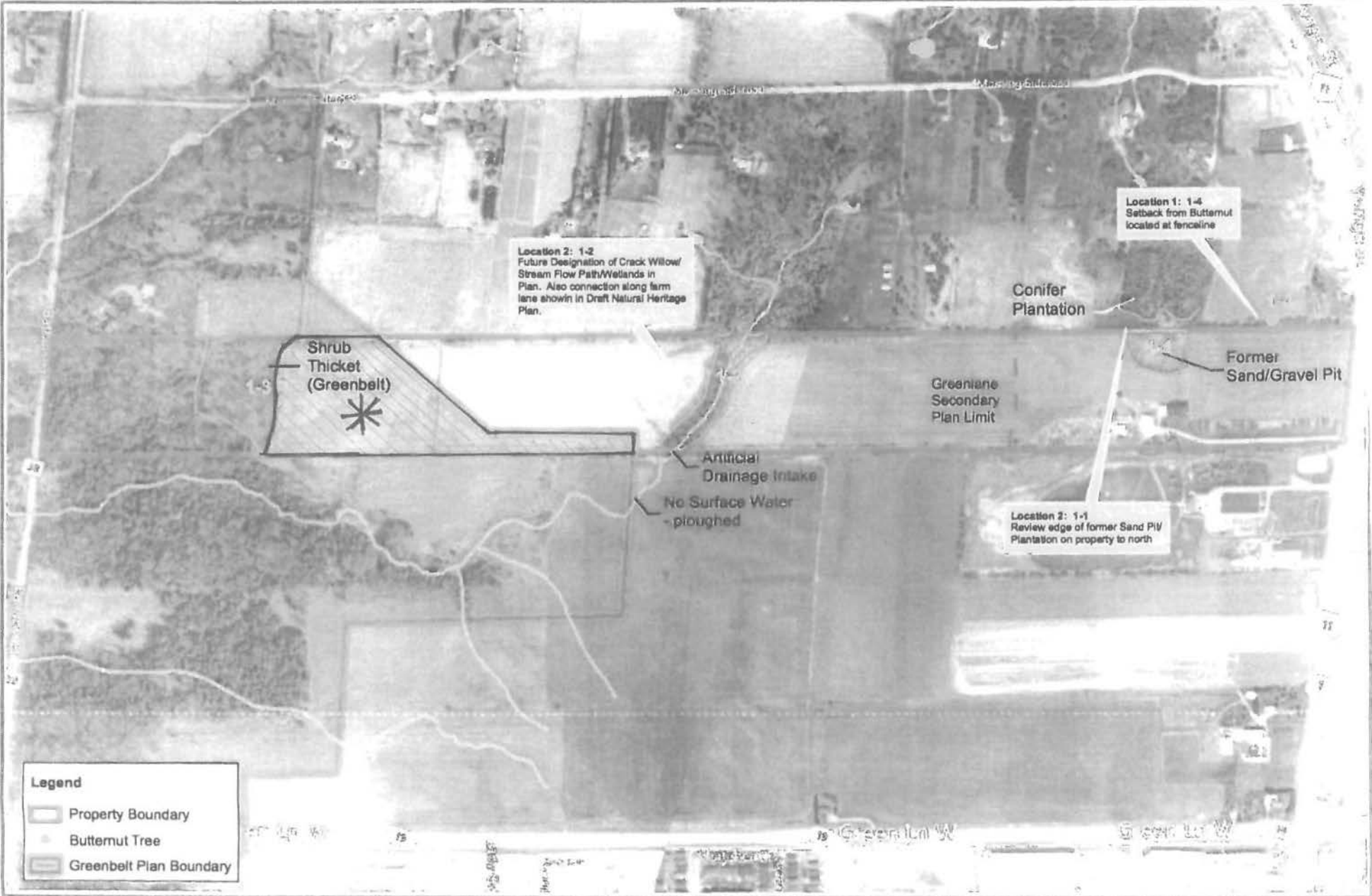
with more affordable and green energy. This will not impact farm lands as hydro ROW is wide enough and hydro ROW feeds all places to grow that the province has mandated.

All of these issues and concerns were discussed with Richard Stromberg of the Ministry of Municipal Affairs and Housing and all documents were given to him.




Thank you for your help,

Bobby Bhoola

Enclosure



**Legend**

-  Property Boundary
-  Butternut Tree
-  Greenbelt Plan Boundary



General Site - Property 1: Eden Mills Estate  
Ballantry Property, Town of East Gwillimbury

18474 YONGE ST.



Date: November 2012  
Project No: 3312012  
Figure No: 1-1

**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
Central Ontario  
777 Bay Street, 2<sup>nd</sup> Floor  
Toronto ON M5G 2E5  
Phone: 416-585-6226  
Fax: 416-585-6882  
Toll-Free: 1-800-668-0230

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités  
Centre de l'Ontario  
777, rue Bay, 2<sup>nd</sup> étage  
Toronto ON M5G 2E5  
Téléphone: 416-585-6226  
Télécopieur: 416-585-6882  
Sans frais: 1-800-668-0230



April 18, 2008

Mr. Bobby Bhoola

Dear Mr. Bhoola:

I am writing further to our meeting of March 26, 2008 regarding your ongoing enquiries about the Greenbelt Plan and your application for a proposed plan of subdivision in the Township of King.

In follow up to your comment that no one ever responded to you, we searched our records as it is standard ministry practice to either provide a written acknowledgement or response to all written submissions. To this end, I would note that your letter to Minister Gerretsen of March 16, 2004 (on behalf of Sanmike Construction) was responded to directly by the Minister (dated April 16, 2004) and the substance of your letter was addressed whereby draft approved plans of subdivision were ultimately released from the Greenbelt moratorium.

With respect to the preparation of the Greenbelt Plan itself, given the number of submissions and the fact that specific responses could not be provided given the breath of submissions and need for direction from the Government, an acknowledgement as opposed to a specific response was sent to all those who made written submissions. This would only apply to the letter that Weston Consultants submitted on your behalf dated December 20, 2004. With respect to your letter of April 22, 2005 to former Minister Gerretsen, a specific reply from the Minister was sent dated August 25, 2005 and, in the interim, there were verbal discussions with you by both myself and the former Minister's policy advisor Utilia Amaral.

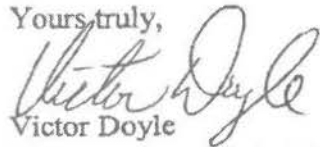
During those discussions you were advised that your application for the proposed plan of subdivision to the Township of King was not valid on the basis that it was submitted after the date that the *Greenbelt Protection Act* came into effect. This Act prohibited the submission of development applications in the Greenbelt Study Area, which included your property in King Township, and therefore your December 20, 2004 application has no status.

As such, and as discussed at our March 26, 2008 meeting, there are two options available to you at this time with respect to your property. First, you may seek to pursue changes to the Greenbelt Plan during its 10 year review as mandated by the *Greenbelt Act*. The Greenbelt Plan was enacted February 28, 2005.

Second, you can approach the Township of King to determine what types of land uses may be permitted on your property. While the Greenbelt Plan only allows agricultural and agricultural related uses on prime agricultural lands, it permits a wider variety of uses on rural lands (although not an estate residential subdivision). As such, I encourage you to attend at the Township office to determine the existing official plan designation and zoning applying to your property and discuss the possible uses with Township staff.

If you have any additional questions, please call me directly at 416-585-6109.

Yours truly,



Victor Doyle

Manager, Community Planning  
And Development

c.c. MMAH, Provincial Planning Policy Branch, Audrey Bennett  
Township of King, Stephen Kitchen 905-833-5321



64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
klmplanning.com

File: P-2567

May 14, 2015

Ballantry Homes  
20 Cachet Woods Court, Suite 6  
Markham, Ontario  
L6C 3G1

**Attention: Mr. Bobby Bhoola**

**Re: 5000 King-Vaughan Road  
Vaughan, Ontario**

---

Dear Mr. Bhoola,

Thank you for the opportunity to prepare this brief for the lands which you own located at 5000 King-Vaughan Road (the "subject lands") in the City of Vaughan. The subject lands are approximately 16.18 ha (40 acres) in size and are located on the north side of King-Vaughan Road, just east of Kipling Ave in the City of Vaughan. The northern lot line is the municipal boundary between the City of Vaughan and Township of King.

Greenbelt Plan

The majority of the subject lands are situated within the Natural Heritage System of the Protected Countryside in the Provincial Greenbelt Plan. The Natural Heritage System generally permits a "full range of existing and new agricultural, agricultural-related, and secondary uses and normal farm practices are permitted". However, new development shall demonstrate that there will be no negative impacts on the Natural Heritage System and that disturbed areas will be minimized.

Non-agricultural uses are not permitted within prime agricultural areas and specialty crop areas. Where non-agricultural uses are proposed where permitted, they must demonstrate that the type of use is appropriate, water and sewer servicing is appropriate and that there are no impacts on the Natural Heritage System.

City of Vaughan Official Plan 2010

The City of Vaughan Official Plan 2010 ("VOP 2010") designates the majority of the subject lands as "Natural Areas" with two smaller areas being designated as "Agricultural". The attached sketch illustrates one of these smaller areas designated "Agricultural" as indicated in a green outline.

Generally speaking, Policy 9.2.2.16 prohibits development on lands designated as "Natural Areas". For clarity, residential uses are not permitted within this land use designation.

Section 9.2.2.24.b of VOP 2010 outlines what uses are permitted in Agricultural Areas:

*The following uses are permitted in areas designated as Agricultural:*

- i. farming activities associated with: the growing of crops, including nursery and horticultural crops; raising of livestock; raising of animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and, associated on-farm buildings and structures, including accommodation for full-time labour when the size of the operation requires additional employment;*
- ii. farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation, as permitted through policy 9.2.2.24.b.i, and are in close proximity to the farm operation; and*
- iii. uses secondary to the principal use of the property, as permitted through policy 9.2.2.24.b.i, including but not limited to, home occupations, home industries, and uses that to produce value-added agricultural products from the farm operation on the property.*

Given that a portion of the subject lands are designated "Agricultural" in Schedule 13 of the Official Plan, the above policy would apply specifically to those lands. The construction of additional accommodations on agricultural land is permitted provided they are for the housing of full time labourers who work for the operation of the farm.

#### Zoning By-law 1-88

The subject lands are currently zoned as OS1-Open Space Conservation Zone and A-Agricultural Zone by Zoning By-law 1-88, as amended. The Zoning of the subject lands is illustrated on the attached sketch. The OS1-Open Space Conservation Zone generally permits low-impact uses such as recreational uses, institutional uses such as cemeteries and other conservation uses. Development is generally not permitted in the OS1 Zone.

The A-Agricultural Zone generally permits agricultural and agricultural-related and secondary uses, a single detached dwelling and institutional uses such as schools, churches, libraries, community centres and hospitals as well as recreational uses and commercial uses ancillary to a farming operation (e.g. retail nursery or farm product sales).

Concerning the construction of an additional dwelling in an agricultural zone, the Zoning By-law states the following:

- 8.3 No more than one (1) dwelling shall be erected, altered or maintained on any lot regardless of the frontage or area of such lot, provided that on a lot having an area of at least 35 hectares and used*



# 5000 KING VAUGHAN ROAD



— SUBJECT LANDS

— AGRICULTURAL (VAUGHAN OFFICIAL PLAN 2010)

MAY 14, 2015

*principally for farming, one (1) additional dwelling or dwellings may be erected, altered or maintained if used only for the accommodation of person(s) necessary to the operation of such farm.*

Based on the policy above, an additional dwelling would be permitted on a lot having a minimum area of at least 35 hectares (86.5 acres), to be used for the accommodation of persons necessary for the operation of a farming use.

The subject lands are approximately 16.19 ha. (40 acres) in size and less than the 35 ha. (86.5 acres) required by the zoning by-law to permit a second dwelling.

I trust the foregoing is helpful. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in black ink, appearing to read "Ryan Mino-Leahan". The signature is fluid and cursive, written over a white background.

Ryan Mino-Leahan, B.U.R.Pl., MCIP, RPP  
Associate/Senior Planner

# Memorandum

**To:** Mark McConville, Humphries Planning Group

Don Fraser, Beacon Environmental; Katarzyna Sliwa, Davies Howe; Rosemarie Humphries,  
**cc:** Humphries Planning Group

**From:** Rosalind Chaundy, Beacon Environmental

**Date:** May 8, 2015

**Ref:** 213433 / 211329

**Re:** Greenbelt Mapping – Part Block 34 and 35, Vaughan

---

This memo discusses proposed revisions to the Greenbelt Plan mapping for properties 13, 17 and 18 within Block 35, and properties 1 through 4 in Block 34, in the City of Vaughan. These properties partially fall within the existing Greenbelt Plan Boundary. This memo is accompanied by **Figures 1** through **Figure 4** (Proposed Greenbelt Boundary).

The revisions are proposed because the Natural Heritage System Greenbelt Boundary as it exists now includes areas that do not contain natural features (nor an associated buffer). The proposed Greenbelt Boundary would exclude these areas, while still allowing for appropriate buffers for features within the Natural Heritage System. The proposed changes do not affect the interconnectedness of the overall Natural Heritage System. The method for preparing the mapping is outlined below.

The Proposed Greenbelt Boundary was prepared by:

1. Approximating the feature boundaries based on aerial photography (Beacon has not mapped these features using Ecological Land Classification (ELC), as this field work has not yet been undertaken) for Block 35, and using field investigations leading to Ecological Land Classification for Block 34. Ministry of Natural Resources and Forestry (“MNR”) provincially significant wetland mapping was also used.
2. Delineating the approximated feature edge (generally either Significant Woodland, wetland) as the Feature Limit for Block 35, and using ELC boundaries or watercourse mapping for Block 34.
3. Using GIS to calculate a 30 metre distance from the Feature Limit/Ecological Land Classification boundary or watercourse. Under the Greenbelt Plan these features

generally require a 30 metre Minimum Vegetation Protection Zone (MVPZ), and this zone appears to have been used by the Province as one of the considerations in its definition of the existing Greenbelt Plan Boundary.

4. Approximately 'squaring-off' the 30 m distance from the Feature Limit. The Greenbelt Plan Boundary currently exists as a simplified straight line boundary (surveyed point to point and has no segments that are curved lines).

**Figures 1 through 4** show a Proposed Greenbelt Boundary. In a few places the Proposed Greenbelt Boundary extends further onto a property than the existing line. This has occurred as a result of Beacon's conservative inclusion of most possible woodland areas in our approximation of woodland features. Adding a consistent 30 m distance to these features sometimes resulted in a Proposed Greenbelt Boundary that extends beyond the existing Greenbelt Boundary.

We have calculated the difference between the existing line and the Proposed Greenbelt Boundary, by property, in the tables below (**Table 1** and **Table 2**). In the second column of Table 1, numbers in brackets are those shown in the Humphries Planning Group property map (dated March 9, 2015). It is important to note, however, that not all areas of net 'gain' in non-Greenbelt land may be useable as future development land, since floodlines, steep slopes and valley edges that may constrain portions of a property have not been taken into account in this assessment. These constraints are typically imposed by features that are subject to Conservation Authority regulations, regardless of whether they fall inside or are external to the Greenbelt Plan.

**Table 1. Block 35 Affected Owners**

Property Number # (Owner)	Hectares in Existing Greenbelt Plan	Hectares in Proposed Greenbelt Plan	Difference
13 (Durante)	0.83 (0.82)	0.4	0.43
17 (1127220 Ont. Ltd)	8.71 (8.75)	6.04	2.67
18 (Kingwest Estates Inc.)	6.48 (5.20)	5.45	1.03

**Table 2. Block 34 Affected Owners**

Property Number # (Owner)	Hectares in Existing Greenbelt Plan	Hectares in Proposed Greenbelt Plan	Difference
1 (Western Point Builders)	4.49	2.73	1.76
2 (GOA)	4.19	2.75	1.44
3 (Cornice / Fertile / Fawn Grove and 1360737 Ontario)	4.57	4.21	0.36
4 (Testani / D'Aversa)	0.78	0.79	-0.01





**Legend**

- Affected Owner
- Watercourses (MNR, 2012)
- Existing Greenbelt
- Proposed Greenbelt
- Feature Limit

**Proposed Greenbelt Boundary**

**Figure 1**

Block 35 Existing Conditions

UTM Zone 17 N, NAD 83

First Base Solutions  
Web Mapping Service 2014



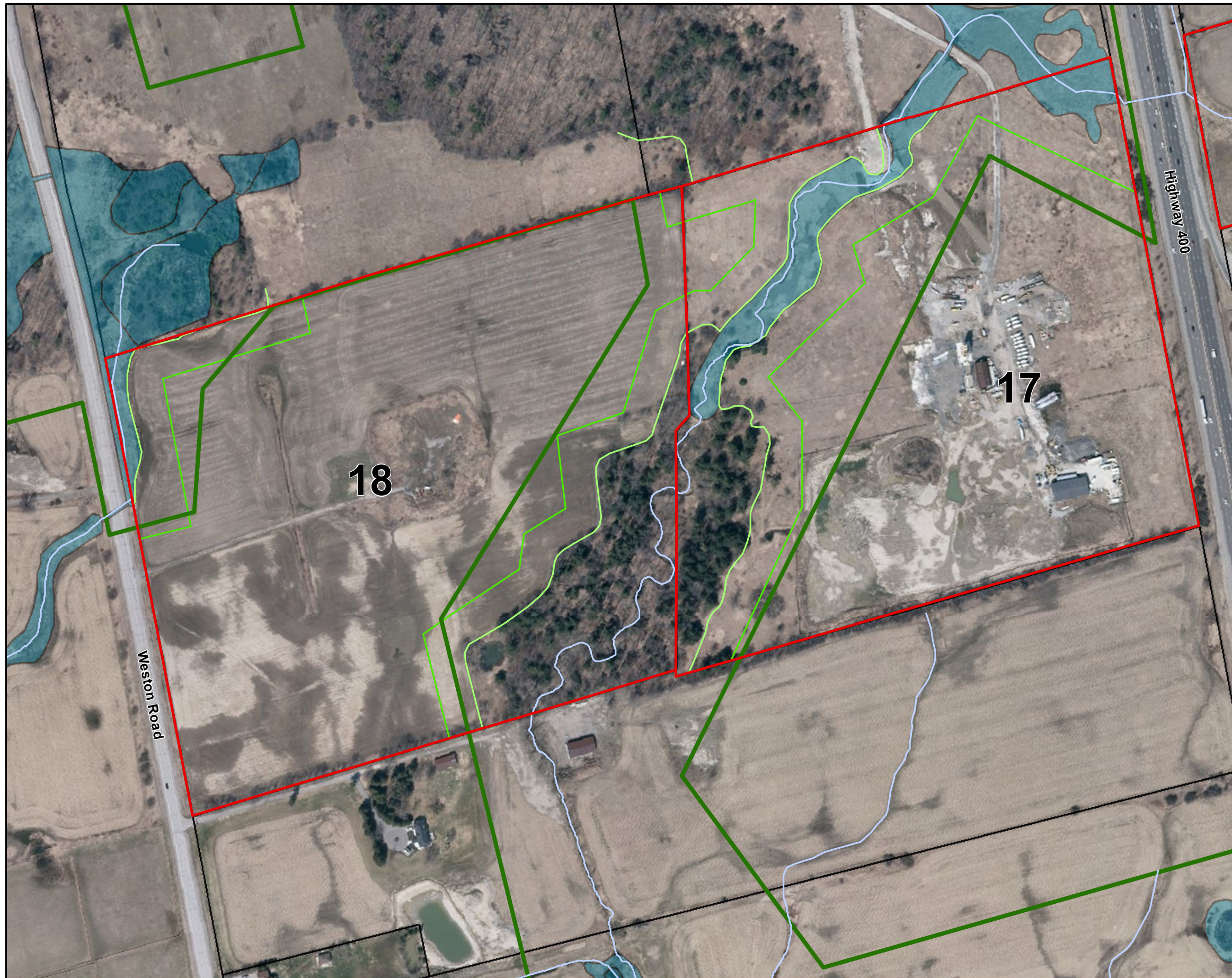
0 15 30 60 Metres

1:1,500



Project 213433  
May 2015





# Proposed Greenbelt Boundary

## Figure 2

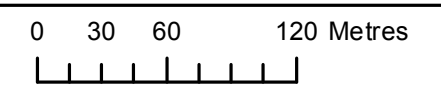
Block 35 Existing Conditions

### Legend

- Affected Owner
- Watercourse (MNR, 2012)
- Existing Greenbelt
- Proposed Greenbelt
- Feature Limit
- Provincially Significant Wetland

First Base Solutions  
Web Mapping Service 2014

UTM Zone 17 N, NAD 83

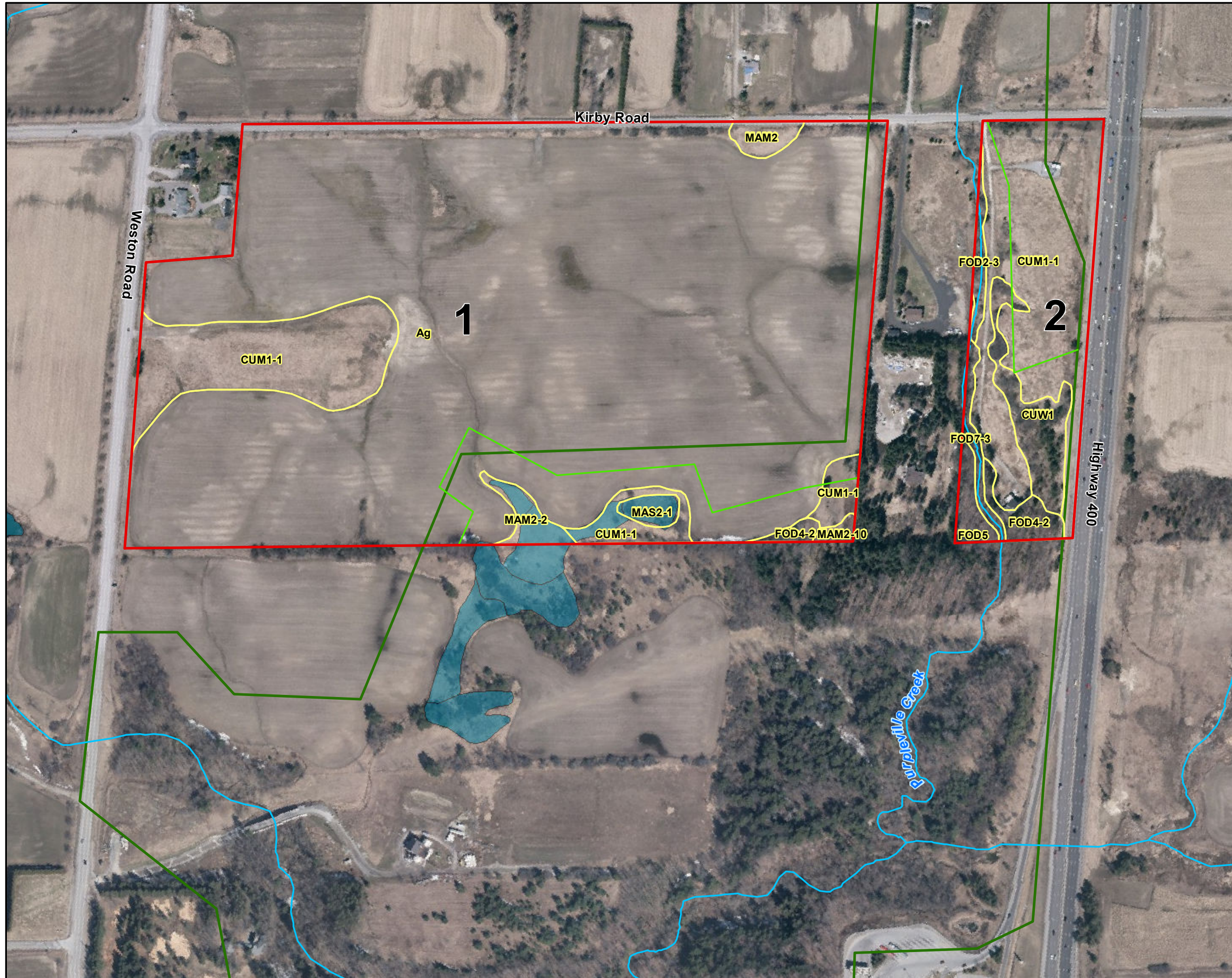


1:3,500



Project 213433  
May 2015





# Proposed Greenbelt Boundary

## Figure 3

Block 34 West Existing Environmental Conditions Study

### Legend

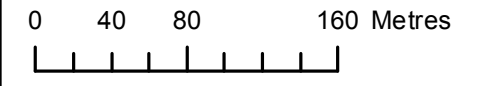
- Affected Owners
- ELC Communities
- Existing Greenbelt
- Proposed Greenbelt
- OBM Watercourse
- East Humber River Provincially Significant Wetland Complex

### Vegetation Communities

- Terrestrial System**
- Forest (FO)  
 FOM2: Dry-Fresh White Pine Mixed Forest Ecosite  
 FOM4: Dry-Fresh White Cedar Mixed Forest Ecosite  
 FOD4-2: Dry-Fresh White Ash Deciduous Forest Vegetation Type  
 FOD5: Dry-Fresh Sugar Maple Deciduous Forest Ecosite  
 FOD7-3: Fresh-Moist Willow Lowland Deciduous Forest Type
- Cultural (CU)  
 CUM1-1: Dry-Fresh Old Field Meadow Type  
 CUT1a/b: Mineral Cultural Thicket Ecosite  
 CUW1: Mineral Cultural Woodland Ecosite
- Wetland System**
- Swamp (SW)  
 SWD4-1: Willow Mineral Deciduous Swamp Type
- Marsh (MA)  
 MAM2: Mineral Meadow Marsh Ecosite  
 MAM2-2: Reed-canary Grass Mineral Meadow Marsh Type  
 MAM2-10: Forb Mineral Meadow Marsh Type  
 MAS2-1: Cattail Mineral Shallow Marsh Type

First Base Solutions  
Web Mapping Service 2014

UTM Zone 17 N, NAD 83

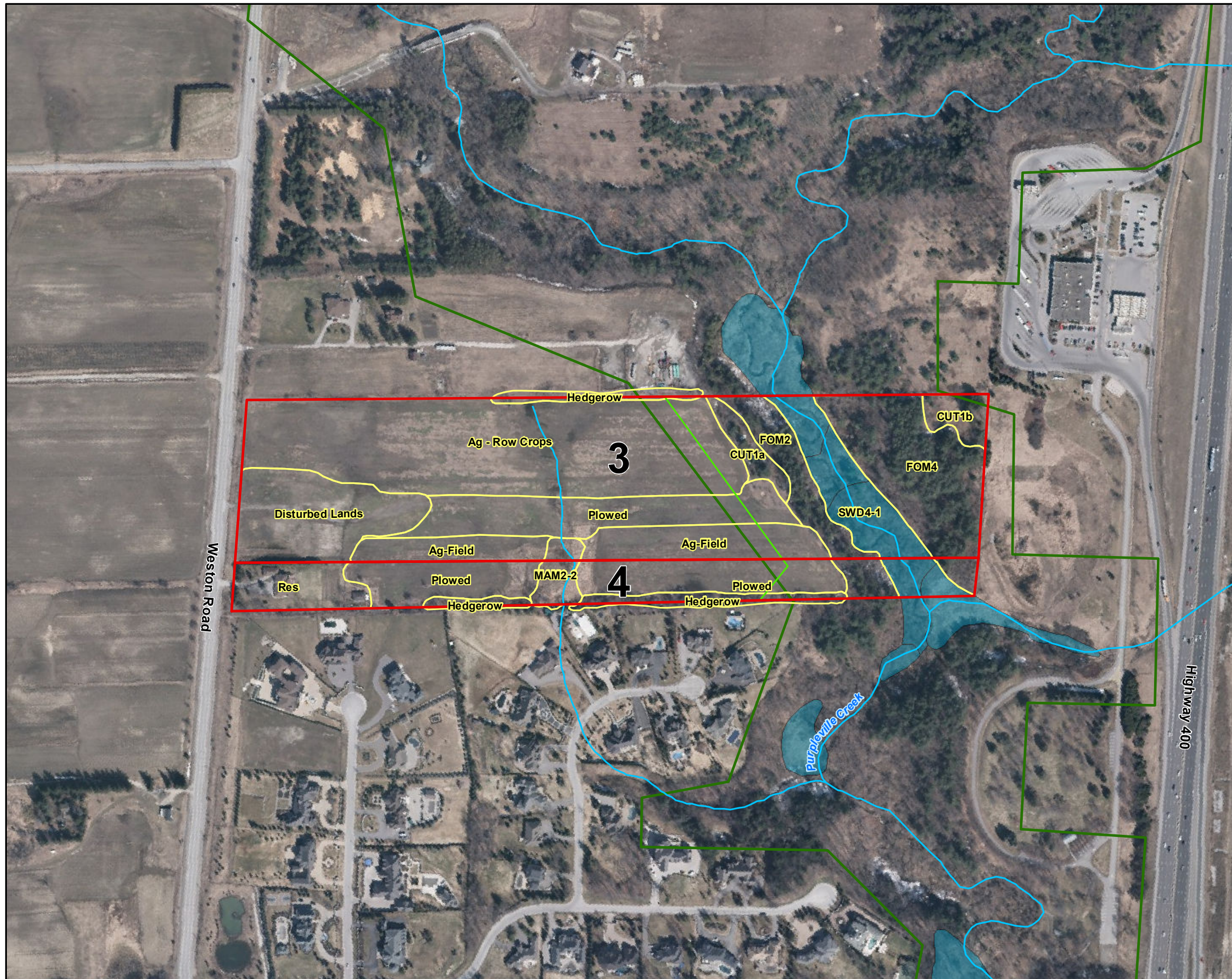


1:4,000



Project 211329  
May 2015





# Proposed Greenbelt Boundary

## Figure 4

Block 34 West Existing Environmental Conditions Study

### Legend

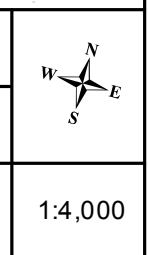
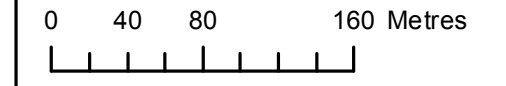
- Affected Owners
- ELC Communities
- Existing Greenbelt
- Proposed Greenbelt
- OBM Watercourse
- East Humber River Provincially Significant Wetland Complex

### Vegetation Communities

- Terrestrial System**
- Forest (FO)  
 FOM2: Dry-Fresh White Pine Mixed Forest Ecosite  
 FOM4: Dry-Fresh White Cedar Mixed Forest Ecosite  
 FOD4-2: Dry-Fresh White Ash Deciduous Forest Vegetation Type  
 FOD5: Dry-Fresh Sugar Maple Deciduous Forest Ecosite  
 FOD7-3: Fresh-Moist Willow Lowland Deciduous Forest Type
- Cultural (CU)  
 CUM1-1: Dry-Fresh Old Field Meadow Type  
 CUT1a/b: Mineral Cultural Thicket Ecosite  
 CUW1: Mineral Cultural Woodland Ecosite
- Wetland System**
- Swamp (SW)  
 SWD4-1: Willow Mineral Deciduous Swamp Type
- Marsh (MA)  
 MAM2: Mineral Meadow Marsh Ecosite  
 MAM2-2: Reed-canary Grass Mineral Meadow Marsh Type  
 MAM2-10: Forb Mineral Meadow Marsh Type  
 MAS2-1: Cattail Mineral Shallow Marsh Type

First Base Solutions  
Web Mapping Service 2014

UTM Zone 17 N, NAD 83



1:4,000



Project 211329  
May 2015