



64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

File: P-2179

June 15, 2022

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**Attention:** Mr. Chris Raynor,  
Regional Clerk

**Re:** Committee of the Whole Planning and Economic Development Staff Report June 16, 2022  
Employment Land Conversion Request V25  
1406979 Ontario Inc.  
Parts 2, 5 and 12 on Plan 65R-39517, Part of Part 2 and Part 3 on Plan 65R-8383  
and Part of the Original Road allowance between Concessions 9 and 10,  
City of Vaughan, Region of York

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Dear Mr. Raynor,

On behalf of our client ZZEN Group, acting as agents on behalf of owners, 1406979 Ontario Ltd., of the above noted lands, I wish to provide the below as it relates to Motion I.1 Employment Conversion – V25 from the May 26, 2022 Regional Council Meeting and Minutes as well as Recommendation #1 and Attachment #2 of the Committee of the Whole Planning and Economic Development Staff Report that is to be considered by Regional Council on June 16, 2022.

The Minutes related to Motion I.1 Employment Conversion – V25 from the May 26, 2022 Regional Council Meeting do not include the full legal description. The legal description for the lands should be 'Parts 2, 5 and 12 on Plan 65R-39517, Part of Part 2 and Part 3 on Plan 65R-8383 and Part of the Original Road allowance between Concessions 9 and 10, City of Vaughan, Region of York'. In addition, the original Motion notes 'Attachment A' whereas the 'Attachment 1' is appended to the resolution.

Accordingly, we request that Regional Council approve the following revised wording for Motion I.1 Employment Conversion – V25 from the May 26, 2022 Regional Council Meeting before the Minutes from the May 26, 2022 Regional Council Meeting are adopted:

“WHEREAS, the City of Vaughan and the Region of York Council approved the employment conversion request V25 on the lands then legally described as Part of Lots 4 and 5, Concession 9; and

WHEREAS, the City of Vaughan has since deemed the Huntington Road allowance surplus between Highway 50 and Highway 7. The City of Vaughan Council has stopped up and closed the Huntington Road allowance at its Council meeting on January 10, 2022, through the enactment of City of Vaughan By-law 032-2022; and

WHEREAS, the applicant has since purchased the Huntington Road Allowance from the City of Vaughan; and

WHEREAS, the applicant has further purchased the lands on the south-east corner of Highway 50 and Highway 7, thereby resulting in the consolidation of all lands east of Highway 50 and south of Highway 7 under the applicant’s ownership; and

WHEREAS, the City of Vaughan Council approved the below request at its council meeting of April 26, 2022.

THEREFORE it is recommended:

1. That the Region of York approve the corresponding revision to employment conversion request V25 to include the portion of lands legally described Parts 2, 5 and 12 on Plan 65R-39517, Part of Part 2 and Part 3 on Plan 65R-8383 and Part of the Original Road allowance between Concessions 9 and 10, City of Vaughan, Region of York as shown on Attachment 1.”

Recommendation #1 of the Committee of the Whole Planning and Economic Development Staff Report that is to be considered by Regional Council on June 16, 2022 states the recommendation that:

*“Council adopt the 2022 York Region Official Plan appended as Attachment 1, with further revisions as outlined in Attachment 2, and the exclusion of the Council endorsed urban expansion lands on the Oak Ridges Moraine in the Town of Whitchurch-Stouffville as outlined in Attachment 3.”*

We note that the 2022 Regional Official Plan Map 1A and Appendix 1 that are included in the appended Attachment 1 to the Staff Report do not reflect the requested expanded employment conversion request and continues to designate a portion of the lands request for conversion as *Employment Area*.

Further, Attachment 2 to the Committee of the Whole Planning and Economic Development Staff Report dated June 16, 2022 references the incorrect legal description and incorrectly describes the recommendation to *“expand employment designation associated with conversion V25”* whereas the recommendation from Regional Council via Motion I.1 was to include additional lands in the employment conversion request. There was no request to expand the employment designation.

Accordingly, we request that Attachment 2 be revised to include the full legal description (Parts 2, 5 and 12 on Plan 65R-39517, Part of Part 2 and Part 3 on Plan 65R-8383 and Part of the Original Road allowance between Concessions 9 and 10, City of Vaughan, Region of York) and be reworded to

note the request is to expand the conversion request area not the employment designation.  
Recommended revision to Attachment 2 is below:

Comment ID (cross reference with Attachment 6)	Chapter, Section, Policy or Map Number	Recommended Change
Table 1: I.1, F.1.1.19	Map 1A, Appendix 1	Expand the area of the employment conversion request associated with conversion V25 to include the portion of lands legally described as Parts 2, 5 and 12 on Plan 65R-39517, Part of Part 2 and Part 3 on Plan 65R-8383 and Part of the Original Road allowance between Concessions 9 and 10. Recommended as per Regional Council resolution May 26, 2022.

Trusting this is sufficient to have the requested revisions implemented by Regional Council, please contact the undersigned if there are any questions or concerns.

Yours truly,  
**KLM Planning Partners Inc.**



Rob Lavecchia, B.U.R.PI.  
*Senior Planner II*

cc: Joseph Sgro, ZZEN Group  
Sam Speranza, ZZEN Group  
Regional Council  
Sandra Malcic, Region of York  
Paul Bottomley, Region of York