CACHET

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January 31, 2026

RE: CITY OF VAUGHAN OFFICIAL PLAN / ERO 025-1420

DiPoce Management Limited ("DPML"), with representation from Cachet Homes, is pleased to provide the following comments to the Ministry of Municipal Affairs and Housing in response to the City of Vaughan Official Plan 2025, as posted on the Environmental Registry of Ontario under ERO No. 025-1420.

The subject lands are municipally known as 245 Nashville Road and are owned by DPML. DPML generally supports the City's proposed land use framework, and acknowledges and agrees with the identification of portions of the subject lands as "Low-Rise Residential" on Schedule 13 – Land Use Designations. This designation appropriately reflects the surrounding land use context and the suitability of parts of the subject lands for residential development.

That said, DPML respectfully submits that the limits of the "Low-Rise Residential" designation on Schedule 13 should be further refined to more accurately reflect the actual extent of the natural features and environmental constraints surrounding the table development lands. As currently shown, the natural areas designation appears to extend beyond the true limits of the identified natural features, resulting in an overly restrictive land use framework that does not fully recognize the developable potential of the subject lands.

Refining the land use designation to align with the confirmed limits of the natural features would create greater opportunities for housing, allow for the more efficient use of underutilized lands, and better implement provincial objectives related to intensification, housing supply, and the efficient use of serviced lands. This would require a rounding out of the low-rise residential area to ensure it has sufficient frontage and access to Stevenson Road, along with extending, where appropriate, the designation to the limits of the actual natural features on-site. Such an approach would be consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, both of which emphasize the importance of accommodating a range and mix of housing options while optimizing land use within settlement areas.

For clarity, DPML has prepared a figure illustrating the subject lands in relation to Schedule 13 – Land Use Designations, which is referenced in support of this submission. DPML respectfully requests that the Ministry consider these comments and encourage the City of Vaughan to refine Schedule 13 accordingly as part of the Official Plan 2025 approval process.

We appreciate the opportunity to provide input on the City of Vaughan Official Plan 2025 and would welcome continued engagement as the planning framework for these lands is advanced.

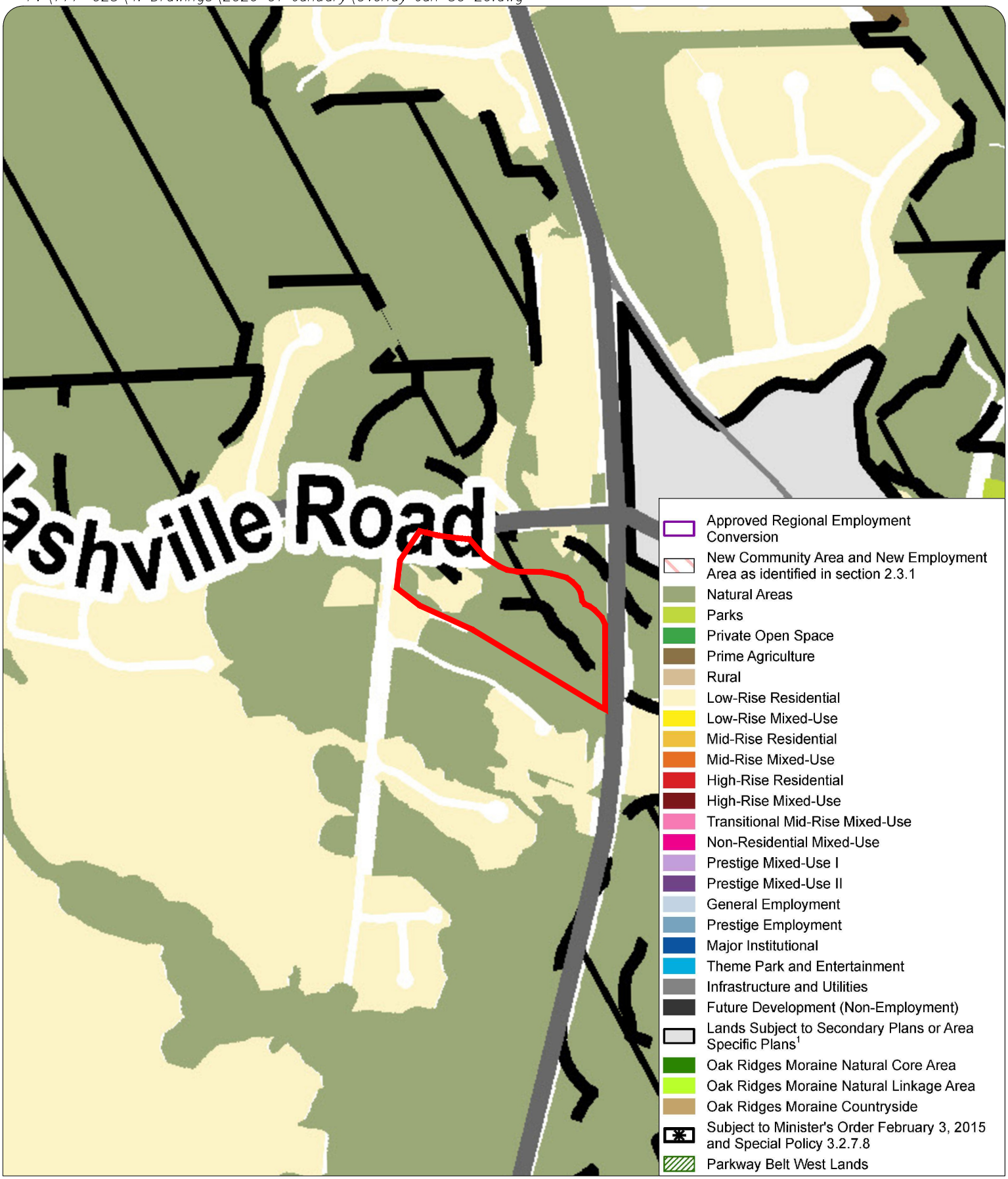
CACHET

Sincerely,



Cachet Homes
Marcus Gagliardi

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VAUGHAN OFFICIAL PLAN

SCHEDULE '13' - LAND USE DESIGNATIONS

LEGEND

SUBJECT LANDS

245 NASHVILLE ROAD,
PART OF LOT 23 AND 24, CONCESSION 8
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE NTS
JANUARY 30, 2026

GSAI
Glen Schnarr & Associates Inc.