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**Communication**

**CW(PM) – September 10, 2024**

**Item No. 5**

**Augusta National Inc.** 178 Main Street, Suite 300, Unionville, Ontario L3R 2G9

Tel: ~~(905) 974-9709~~

Email: everard@rogers.com

Fax: ~~(905) 974-9710~~

www.augustanational-inc.ca

Cell: (416) 464-0145

September 9, 2024.

Mr. David Harding, RPP.,  
Senior Planner,  
Development Planning Department,  
City of Vaughan.

Dear Mr. Harding:

Re: **Statutory Public Meeting**  
**7:00 PM., Tuesday, September 10, 2024**  
**ZBA File : Z.24.022**  
**Applicant: 523 Valley Inc.**

Please be advised, that the urban planning consulting firm, Augusta National Inc., is retained by Mr. Scott Smith, President and CEO., J.D Smith & Sons Limited and Subrisco Investments Inc., 539 Bowes Road, Vaughan.

J.D Smith & Sons ("JDS") operates in the building owned by Subrisco Investments Inc. ("Subrisco") at 539 Bowes Road. The building is 143,000 sf Gross Floor Area, has been in operation since January 1990. At this facility, "JDS" employs approximately 40 people in warehousing, co-packing and distribution services. "JDS" clients, predominantly in the Food, Medical and Health and Beauty industries require stringent quality control regarding odour, health and safety, sanitation and cleanliness. Accordingly "JDS" is audited annually by their customer's Quality teams as well as by SQF. Passing customer audits and maintaining SQF designation is critical to "JDS" business.

We have serious concerns regarding the proposed Zoning By-law Amendment application to permit the proposed waste transfer processing and storage station use for the following reasons:

- The proposed development does not conform with Vaughan Official Plan 2010 because the use will result in a nuisance factor and/or have an adverse effect on "Subrisco" by virtue of the emission/discharge of noise, odor, etc.
- Zoning By-law 001-2021 does not permit the proposed use as the waste transfer processing and storage station is listed as an obnoxious use under Section 3.0 and as a prohibited use under Section 4.16 of Zoning By-law 001-2021.

- The proposed site-specific Zoning exception is incompatible with the existing “Employment” surrounding land uses.

The Application should be “Deemed Incomplete” until the Proponent submits the following material, both to the City and “Subrisco”, for our perusal and comment, including but not limited to, Land Use Compatibility Study, Air Quality Assessment, Emission Summary and Dispersion Modelling Report, Vibration Study, Traffic Impact Study and any additional studies/reports required for the Province’s Environmental Compliance Approval.

We look forward to meeting with City Staff and the Proponent, 523 Valley Inc.

Regards:



Mike Everard, M.Sc., RPP.  
Principal.

Copy: Mr. Scott Smith, ‘Subrisco’  
Ms. Ivka Starcevic, Wilson Vukelich LLP.