

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] RE: Request to Speak forms Re: 523 Bowes Road Z.24.022
Date: September-23-24 11:20:18 AM

From: Jai Arora [REDACTED]
Sent: Monday, September 23, 2024 11:15 AM
To: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Cc: Clerks@vaughan.ca; David Harding <David.Harding@vaughan.ca>; Rob Krolak [REDACTED]
Subject: [External] RE: Request to Speak forms Re: 523 Bowes Road Z.24.022

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Hello,

Yes, additional comments for tomorrow's meeting regarding Zoning Amendment of 523 Bowes Road. We were notified to add additional comments for tomorrow's meeting for distribution to council

Additional concerns :

??? Depreciation of Real Estate Value of 539 Bowes Road with changes to Zoning of 523 Bowes Road

??? Future uncertainty / high risks with Zoning By-law Amendment File Z.24.022 - Waste Processing and Storage - to our understanding 523 Bowes Road has been "illegally" operating as a waste storage facility, however, there is GREAT uncertainty to future hazards / risks posed by Zoning By-law Amendment File Z.24.022 permitting 523 Bowes Road to operationally function as a Waste Processing facility.

Additionally: 523 Bowes Road's "Illegal" operation at the moment may not be fully functional / operational, as of yet, due to 523 Bowes Road seeking approval, thereby, partially disclosing any real risks or potential future risks

??? Customer Regulatory / QA departments conduct / analyze external risks / neighbourhood

assessment, which may or may not be disclosed to JDS, inhibiting / preventing acquisition of future contracts in food / medical storage, processing and/or packaging sectors

- ☐☐☐ Certification bodies SQF / Organic / Auditors strictly and thoroughly analyze neighbourhood risks.
- ☐☐☐ Zoning By-law Amendment File Z.24.022 will prevent / challenge JDS's capacity to meet strict customer / regulatory / certification body guidelines and food safety requirements
- ☐☐☐ HIGH risk to current food / medical products being stored (with additional Waste Processing amendment / expansion)
- ☐☐☐ Deterrent to any and all future customers - HIGH risk to JDS's capacity for acquisition of new customers (as neighbourhood assessments are key factors in customer approval process)

These are only a few of minimum points being brought forward to the attention of City of Vaughan

Additional points below :

- ☐☐☐ A similar operation also exists at 550 Bowes Road. “ 550 Bowes Road is Soil Disposal and Recycling facility “ - not the same risk of Biological, chemical and physical hazards as compared to Waste Processing and Storage facility
- ☐☐☐ 523 Valley Inc. has been operating this ‘illegal’ waste transfer and storage operation. 523 is seeking to expand operational needs to Waste Processing and Storage
- ☐☐☐ operation, at this location, for a number of years, without any complaints or adverse effects received from the surrounding neighbours. Owner may have limited / reduced current operations to prevent complaints as Owner is operating “ illegally “.
- ☐☐☐ In the process of obtaining 523 Valley Inc. two (2) Environmental Studies required by the City. These studies may be based on current operational functionalities of 523 Bowes Road, which may not be at full operational capacity. Furthermore, these studies are restricted and limited to current operations and not future allowances of 523 Bowes Road to Waste Processing facility

Thank you and have a wonderful day,

Jai

From: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>

Sent: September 23, 2024 10:17 AM

To: Jai Arora <[REDACTED]>

Cc: Clerks@vaughan.ca; David Harding <David.Harding@vaughan.ca>

Subject: Request to Speak forms Re: 523 Bowes Road Z.24.022

Good Morning,

Our office is in receipt of a request to speak form for the October 8th Committee of the Whole (Public Meeting) and October 22nd Committee of the Whole (2) meeting for the above-noted matter.

Please note that the matter was already heard at the Committee of the Whole (Public Meeting) on September 10th, and will be ratified at tomorrow's Council meeting. The Council agenda can be [accessed here](#), and the minutes from the Committee of the Whole (Public Meeting) [here](#). **Any further comments pertaining to this matter can be submitted in writing by 12pm today, for distribution to Council and inclusion in the public record.** Deputations are not permitted at Council.

Thank You,

Assunta Ferrante, M.Ed., TESL, Hon B.Sc.
Legislative Specialist
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