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Communication

Council – October 29, 2024

CW(1) – Report No. 32 Item No. 3

Dated: Oct 24, 2024

The Honourable Mayor Mr. Del Luca and Esteemed Regional and Local council members.

The City of Vaughan

2141 Major MacKenzie Dr W, Vaughan, ON L6A 1T1

**Subject: RE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.018 THE CORPORATION OF THE CITY OF VAUGHAN**

Linked for your information is Item 3, Report No. 28, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2024.

In correspondence to above mentioned email sent to Japji Mangat on Oct 21, 2024, the following feedback was provided by the City Staff

“The referenced item was brought forward to the Committee of the Whole (1) meeting of October 8, 2024, and any recommendations that were made at that meeting may be further discussed and ratified at the Council meeting of October 29, 2024.

Speakers are not permitted at Council, so you will not be able delegate the matter that day. You may submit written comments by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). The deadline for written submissions is by 12pm on Monday, October 28<sup>th</sup>. The corresponding Council agenda will be made available on Friday, October 25<sup>th</sup> by 5pm at the following link.”

**Dear Honourable Mayor and Esteemed Regional and Local Council Members of the City of Vaughan**

This letter is in objection to “The referenced item was brought forward to the Committee of the Whole (1) meeting of October 8, 2024” mentioned above. Following are the reasons which describe in detail why 11151 Highway 50 (Part 4) Vaughan ON ( Tax Roll No: 1928000363012000000, Location 0 Highway 50, Legal Dscr: CON 11 PT LT 28 RS65R19710 PT 4) property should be kept General Commercial under ZBI-001-2021

1) **Regulatory Complications:** On Sep 26, 2024, the lawyers representing the city and the lawyers representing 2631622 Ontario Corp and its shareholders reached on a plea agreement which is slated to be signed by the honorable Judge of Peace on Nov 13, 2024 (date which was provided by the honorable Judge of Peace in August 2024).

As per the disclosure provided by the City officials with respect to above mentioned summons, 2631622 Ontario Corp and its shareholders were prosecuted upon the complaint of 11133 Hwy 50 Vaughan. But the truth of the matter is that owners of 11133 Hwy 50 Vaughan have been in violation for uses Outside Storage, truck trailer parking, storing containers for the last 6 yrs or more years, yet City has failed to send any legal notice to this property owner but took all the necessary steps to protect and empower this property owner by not prosecuting them. Neither this owner pays any relevant property taxes nor has filed for any OPA, ZBA application to conform the use. Yet no action has been taken by the city till date against this owner. Proof of the violation is present in the City Files since Oct 2018. Also, the proof of violation of this neighbor has been provided by the expropriation documentation provided by York Region to 2631622 Ontario Corp.

Furthermore, as per the disclosure, there are 6 Pictures which reflects violation done by our other neighbour who has been illegally operating since 2018 yet 2631622 Ontario Corp is the only one summoned and prosecuted by the City not anyone else even with hundreds of thousands of dollars paid to city in terms of Taxes and planning fees for past 3 yrs.

The motion under which this item no was brought back in for review again (after it was deferred on Sep 10 then adopted on Sep 24, 2024) sighting this would assist legal departments, by-law officers and lawyers to prosecute 2631623 Ontario Corp. The motion does not have a standing as the City and its staff has already successfully prosecuted 2631622 Ontario Corp. The fundamental grounds on which this motion was brought forward again does not exist long before this motion was brough forward.

Furthermore, in the **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.018 THE CORPORATION OF THE CITY OF VAUGHAN** the 11151 Hwy 50 (Part 4) is being labelled as part of 11151 Hwy 50. As matter of fact 11151 Hwy 50 (Part 4) is separate parcel of land owned by 2631622 Ontario Corp but 11151 Hwy 50 (Part 1), 11151 Hwy 50 (Part 2) and 11151 Hwy 50 (Part 3) are owned by 946489 Ontario Corp. Every time these 4 different properties are labelled as one property due to which accusations, summons, prosecutions, repercussions and convictions whether it's through the Ontario Court of Justice or by City of Vaughan are being levied and specifically targeted only to 11151 Hwy 50 (Part 4) and owners of this property get exclusively subjected and face consequences with respect to that.

2631622 Ontario Corp and its shareholders would like to add there are so many properties which are currently violating different by-laws including properties which are zoned or not

zoned or the ones who only have Official Plans in favour but not zoning and they have not applied for any formal application within the City are able to continue to operate **without any retributions and without paying any Industrial/Commercial Taxes**. Yet no motion till date has been brought up by City of Vaughan which deliberately targets a particular owner or specific corporation which specifically targets prosecuting, victimising and causes exceptionally high monetary losses even though mentioned earlier, City has collected hundreds of thousands of dollars in term of Taxes and other fees for past 3 yrs and suffering to a landowner by deliberately reverting their General Commercial lands to Agriculture and/or Employment to Agriculture and/or changing Official Plans from Employment to Agriculture. If the City reverts the subject lands from General Commercial to Agriculture does not reflect as a planning decision but renders a direct judgement against the property owners.

**2) Planning Implications:** When this CBZL was brought before this Council for consideration, there is no mention of the fact that there is an active Official Plan Amendment and Zoning By-law amendment application currently under review i.e., **OP.23.005 & Z.23.008 - Vaughan Official Plan Amendment and Temporary Zoning By-Law Amendment Application**. To convert these lands from Commercial to Agriculture the Council is obligated to proceed through the existing planning application not through CZBL. More then \$86,621.24 has been provided to the City for processing this planning application which in its final stages of completion. Along with this more then \$400000 have been spent by the owners of this corporation towards this planning application. The entire application has been submitted in accordance with site specific exemption to General Commercial Use. This reversion from General Commercial Use to Agriculture is going to trash years of hard work and so many man hours spent on this application and cost hundreds of thousands of dollars. This reversion not only dismisses efforts of team 2631622 Ontario Corp but thousands of man hours spent on this application by the City Planners which are funded by tax payers of the City of Vaughan.

Currently and for the last 3 consecutive year this property is zoned General Commercial and has permitted uses of Office and Motor Vehicle Sales in accordance with ZBL 2021. If the property is reverted from General Commercial to Agriculture, why should we be devoid of these existing permitted uses which had been legal for the last 3 years and all of a sudden, they will be illegal, and we will have to pay more fees and monies for a planning application and City will intentionally prosecuting us.

- 3) **Financial Impact to the City:** From Nov 2022, City has collected \$228037.67 in form of Fully Commercial Taxes (2022, 2023 & 2024) & Industrial Stormwater Charges (\$21026.04) apart from the planning costs mentioned in Planning Implications section of this letter. As per City of Vaughan's website, <https://www.vaughan.ca/residential/property-tax-assessment/assessment-information>
- “Under General assessment information**
- The last property assessment notices due to reassessment were mailed to residents in Vaughan on June 13, 2016. The values are utilized to calculate the municipal (City of Vaughan and York Region) and education portions (Province of Ontario) of the property tax bill for the tax years 2017 through to 2020 (now 2022, 2023, and 2024). If there has been any change to the property, an updated assessment notice was mailed out in November 2023. **An assessment increase does not necessarily mean your property tax will increase.** When property values increase, the tax rate is adjusted down to accommodate the increase as the City of Vaughan receives the same total amount of tax dollar revenue.” If the General Commercial zoning as per ZBL -001-2021 is an error still
- a) Notice of Change of Assessments and Notice of Assessment were issued in 2022 contrary to verbiage mentioned on City of Vaughan's website.
  - b) Contrary to the City of Vaughan verbiage 2631622 Ontario Corp was taxed, and monies were collected
  - c) For three consecutive years City of Vaughan has been executing all its actions whether its taxation, regulation or planning in accordance with General Commercial zoning as per ZBL-001-2021
  - d) The taxes imposed on this property were approved by the City Council and charged as land being fully developed and used but not as vacant in accordance 2022 Tax Rate Schedule, 2023 Tax Rate Schedule & 2024 Tax Rate Schedule posted on City of Vaughan's website.
  - e) 2631622 Ontario Corp have already been paying fully Industrial/Commercial taxes same as existing zoned properties in the same Ward of Vaughan which is 54 times more than non-zoned properties.

All these monies are going to be wasted due to one single decision of the city. Does the City intend to refund this money with interest plus compensations of the harassment that we had to go for past so many years once this rezoning occurs and does the City want us to file for a new development application since all the planning and submissions were done in to get site-specific exemptions for General Commercial.

- 4) **Financial Impacts to the Owner:** The reversion if the property form General Commercial to Agriculture will have serious ramifications in terms of astronomical

devaluation of the subject lands amounting in millions of dollars and City will be sentencing a direct judgement and nullifying the efforts of property owners whether they are directed towards their existing efforts of tax payments and efforts done to bring the property to compliance and causing a huge delay in the planning process.

General Commercial uses allows us to set up office, truck sales center, truck wash center, truck repair center as per ZBL-001-2021 and through our planning application all we are asking is a permission to use the site as Intermodal facility were trucks can be parked for a period of three years temporarily (while not requesting any water or sewer facility from the City, savings of millions of dollars of the City which can be invested in other essential infrastructural projects). Through this application, we would like to explain why nothing else can be done on site and this application is the most prudent and efficient why to fully optimize these lands, bring further taxes to the city, fight inflation and increase employment resulting in economic growth.

## **5) Background**

2018: This property was purchased after former Premier of Ontario Kathleen Wayne had scrapped Highway 413 with a vision of establishing a fueling station, Hotel, Warehouse with Truck Trailer parking area as an accessory storage predominantly consisting mixed used development combining both commercial and employment uses. The layout of the vision was showcased in person meeting with City Officials in Oct 2018. At that time City Officials directed us that OP 2010 and Zoning By-Law 1-88 do not support such development and told us to bring a development which is supported under Agriculture uses. The owners were exponentially disappointed as they had bought this property by consulting with the City prior to buying this property in May 2018.

2019: Still the owners of the property wanted to develop this property as the mortgage and interest costs on this property were exceptionally high and to afford it, with detailed review of the existing policies, in 2019 a tennis court facility development PAC agreement was filled which was approved by the City and consequently Development Application was formally filed in 2020.

2021: All the requirements by the City were fulfilled, the owners were waiting for a dig permit to fill the ground when in April 2021 the City objected on the file sighting that the property was in FAA of Highway 413 but is not on the actual route, therefore its not going to get expropriated in the process of the development of Highway 413. City cannot give any kind of permanent permits till the property is in FAA of Highway 413. Pursuant to this we desperately tried to sell the property, when the Real Estate was all time high, but we did not get even a

single offer, because the buyers used to contact the City and City Officials informed the buyers that no building permit can be built on site.

In October 2021, City passed the ZBL 2021 which converted the lands from Agriculture to General Commercial (H).

2022: April 2022, City approved the PAC agreement for OPA and ZBL amendment from General Commercial to add Intermodal facility.

Nov 2022: Back dated Supplementary General Commercial taxes were issued by the City.

Nov 2022: Formal inquiry was made regarding what does "(H)" means under ZBL-001-2021 General Commercial(H). In response to which City officials responded that (H) is a Holding symbol which is an error which can be removed through an amendment, sighting that there is no Hold on the property and property is GC.

March 2023: City removed the Holding symbol "H" by passing amendment to Vaughan By-law 001-2021 and enacted zoning By-Law 029-2023 and the property was officially zoned GC(H) to GC (General Commercial) and the City notified the landowners.

May 2023: First submission of OPA-ZBA application in accordance site-specific amendment to General Commercial zone was done. Public Meeting was held in September 2023 where staff supported the application.

Furthermore in the zoning remarks sent by the City Planner dated July 14, 2023 in response to the first submission sighted that the following "To correct this error, the City plans to bring forward an administrative amendment to Zoning By-law 001-2021 which will involve a future Public Meeting and subsequent Committee of the Whole Meeting, to reinstate the "Agricultural" zone for the Subject Lands and surrounding properties, to be consistent with the Official Plan designation and zone category in Zoning By-law 1-88. Should the Development Planning Department find merit in the applications through the assessment of further information requested in the 1st submission comments, there may be an opportunity to correct the error through these development applications, **should the Owner agree.**"

Prior to this City never indicated, GC zoning of the property under the ZBL-001-2021 is an error rather every action of the City directed towards the subject land whether it was in form of Regulatory Charges, Planning, Taxation were in conformity to ZBL-001-2021 but not in accordance with ZBL 1-88. City's Comprehensive Zoning By-law 001-2021 (subject lands General Commercial as per this law) is in effect since Oct 2021 and York Regional Official Plan 2022 (subject lands in Employment Area as per this law) is in effect since November 2022 which supersedes VOP 2010. Then why does the City wants to revert lands to conform with ZBL 1-88 when the City of Vaughan's official website clearly indicates the Zoning By-Law

001-2021 is in force and Vaughan Official Plan is being amended to conform York Region Official Plan 2022.

July 2024: Second submission in regard to OP.23.005 & Z.23.008 - Vaughan Official Plan Amendment and Temporary Zoning By-Law Amendment Application has been made and City staff and consultants of 2631622 Ontario Corp are working on the file as its on its final level.

Sep-Oct 2024: **EXPROPRIATION**, 2631622 Ontario Corp through means of general inquiry got to know Region of Peel and Region of York are collaborating to widen Hwy 50 and an expropriator from York Region has been assigned to deal with this matter. 2631622 Ontario Corp contacted this Region of York Official who notified that the subject lands are getting expropriated. On meeting zoom meeting the Official told 2631622 Ontario Corp, that Region of York has mailed out the Expropriation Notice on a wrong address back in May 2024 and that the Region shall be acquiring the lands through our planning application which is slated to be acquired in the First Quarter of 2025. On Oct 11, 2024 York Region's representative emailed the original expropriation notice and documents reflecting how much of the property is getting expropriated. So far no City Official has notified 2631622 Ontario Corp that subject lands are getting expropriated and how does the City intends to proceed in this matter. This is extremely disheartening that City of Vaughan who works in partnership with Region of York when it comes to vital construction projects and widening of Hwy 50 as mentioned on Region of York's website has not cared to inform 2631622 Ontario Corp that their lands are either getting expropriated or getting acquired through the planning application or both, but is actually concealing this material fact about the fate of the subject lands. City is supposed to inform the representatives of 2631622 Ontario Corp to modify the application accordingly which is going to cost 2631622 Ontario Corp hundreds of thousands of dollars. Since Region and City are aware of this expropriation since May 2024, the city should have notified 2631622 Ontario Corp to modify the contents of application before second submission was done. Through this letter, I humbly request that City becomes more transparent about what is going on with respect to the OPA/ZBA application so that there is no further delay, which is inevitably going to happen as the whole application must be modified to fit the needs of City & Region.

**OPA/ZBA Application (OP.23.005 & Z.23.008 - Vaughan Official Plan Amendment and Temporary Zoning By-Law Amendment Application)**

This application is only for temporary use for three years as the City cannot not allow any permanent use on the City sighting the location of the property is in FAA of 413. There current application is of the highest and optimum utilization of the subject lands due its proximity to existing resources such as CPKC and CN Rail terminal and Highway 427 extension. At its

inception in 1991 Vaughan CPKC and CN Rail Intermodal Terminal was built to accommodate and serve less than 26 million Canadian population. Today Canada has more than 42 million people which needs to be served. The entire area where these subject lands are located are either used for Intermodal facilities or exponentially large warehouses are existing or getting established and providing exponentially large employment opportunities. Currently Canada is standing at its worst rate of Unemployment in many years and this facility provides employment opportunities to directly or indirectly to thousands of people who are the backbone of Transportation Industry which contributes billions in GDP across all modes. Canada's transportation networks form the literal backbone of the country's economy. Furthermore, this Intermodal Facility in a lay man's terms is a miniature version of CPKC and CN Rail facility without railway lines in it.

Due to exponentially high population growth, CPKC Vaughan terminal is overflowing with excessive demand of essential and non-essential commodities. There are no other facilities provided by the City nor the City is approving sites where Intermodal facilities can be established to cater the needs of growing population. Scarcity of Intermodal facilities increases costs of storage and transportation. Just like Canada is facing the highest residential property shortages, similar is the situation of single truck-trailer parking sites to large intermodal facilities. This cost is driving up the property costs of day-to-day commodities driving inflation exponentially high. Supporting transportation industry is prudent to support the needs of every Canadian resident.

City has been granting zoning to property owners whose properties are directly in the main route of Highway 413, such is the case of 10951 Hwy 50 Vaughan, further sporting the GC zoning through this CZBL-Z.24.018. Furthermore, Region of York, City of Vaughan, Region of Peel & City of Brampton collectively united to grant the use of Temporary Intermodal Facility and Outside Storage for a period of 3 years to 11176 Hwy 50 Brampton in Dec 2023 (this property is located on the actual route of Hwy 413 and is located only fronting on Hwy 50 jurisdictionally this which is shared by 4 all authorities mentioned above). Yet City is not willing to work on our application which is steps away from the properties mentioned above and is not getting expropriated by future development of Hwy 413.

No one knows the fate of Highway 413, which is only on paper for the last fourteen years and nobody can say when the subject lands are going to be out of FAA. Businesses can not run, and mortgages cannot be paid out on the anticipation as to when something is going to happen. Most importantly York Region Official Plan 2022 puts the subject lands into Employment Areas which City of Vaughan is obligated conform before November 2025. There are provisions both in York Region Official Plan 2022 & VOP 2010 which supports this



development. Through this application we plea the City of Vaughan to allow this use as its compatible to needs for our society.

All these monies are going to be wasted due to one single decision of the City. Does the City intend to refund this money with interests and compensations once this rezoning occurs and does the City want us to file for a new development application since all the planning and submissions were done in to get site-specific exemptions for General Commercial

Lastly, we urge the honourable Mayor and esteemed council please consider our plea in this matter and we are confident that they will make there decisions as per the merits of OP.23.005 & Z.23.008 - Vaughan Official Plan Amendment and Temporary Zoning By-Law Amendment Application not based on intentionally prosecuting 2631622 ON Corp and its shareholders. 2631622 Ontario Corp shareholders are living in life of fear as the members of their ethnicity are getting specifically targeted in Canada by internal and external sources. With this letter we plea that prosecution, justice and law should be equal to all without the discrimination of caste, color, creed, religion of sex of the individual.

Please feel free to contact us without any hesitation as we want to corporate to build and contribute to the economy of the City of Vaughan.

Thanks for this opportunity.

Kind Regards



Japji Mangat

(On behalf of 2631622 ON Corp, Owner of 11151 Hwy 50 (Part 4) Vaughan

Mailing Adress for Corp: 6 Fanfare Pl Brampton ON L6P4B8)

[REDACTED]

[REDACTED]

[REDACTED]

S. Sarai Oct 24, 2024

Satnam Singh Sarai

(Shareholder 2631622 Ontario Corp)

[Redacted]

[Redacted]



24-10-2024

Barinder Singh Sarai

(Shareholder 2631622 Ontario Corp)

[Redacted]

bindy@saraitrucking.com

[Redacted]



Oct 24, 2024.

Amanpreet Singh Saggu

(Shareholder 2631622 Ontario Corp)

[Redacted]

[Redacted]

[Redacted]

**From:** [japji.mangat](mailto:japji.mangat)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Adelina Bellisario](mailto:Adelina.Bellisario); [mayor@vaughan.ca](mailto:mayor@vaughan.ca); [Linda Jackson](mailto:Linda.Jackson); [Gino Rosati](mailto:Gino.Rosati); [Mario Ferri](mailto:Mario.Ferri); [Mario G. Racco](mailto:Mario.G.Racco); [Gila Martow](mailto:Gila.Martow); [Marilyn Iafrate](mailto:Marilyn.Iafrate); [Adriano Volpentesta](mailto:Adriano.Volpentesta); [Rosanna DeFrancesca](mailto:Rosanna.DeFrancesca); [Chris Ainsworth](mailto:Chris.Ainsworth); [Bindy Sarai](mailto:Bindy.Sarai);  
**Subject:** Re: [External] Re: Item 3, Committee of the Whole (Public Meeting) - Report No. 28, Council September 24, 2024  
**Date:** October-24-24 3:55:30 PM  
**Attachments:** [Letter of objection .pdf](#)

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## Good Afternoon to the Respectable Authorities

Attached is the Letter of Objection to the referenced item mentioned below.

**RE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021  
GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW  
AMENDMENT FILE Z.24.018 THE CORPORATION OF THE CITY OF  
VAUGHAN**

[Linked](#) for your information is Item 3, Report No. 28, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2024. The referenced item was brought forward to the [Committee of the Whole \(1\) meeting of October 8, 2024](#), and any recommendations that were made at that meeting are scheduled for further discussed and ratified at the Council meeting of October 29, 2024.

Kindly Consider our plea stated in the attachment before making a decision.

Thank you

Kind Regards

Japji Mangat

(On behalf of 2631622 Ontario Corp)

██████████

On Tue, Oct 22, 2024 at 9:22 AM Assunta Ferrante <[Assunta.Ferrante@vaughan.ca](mailto:Assunta.Ferrante@vaughan.ca)> wrote:

Good Morning,

The referenced item was brought forward to the [Committee of the Whole \(1\) meeting of October 8, 2024](#), and any recommendations that were made at that meeting may be further discussed and ratified at the Council meeting of October 29, 2024.

Speakers are not permitted at Council, so you will not be able delegate the matter that day. You may submit written comments by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). The deadline for written submissions is by 12pm on Monday, October 28<sup>th</sup>. The corresponding Council agenda will be made available on Friday, October 25<sup>th</sup> by 5pm at the [following link](#).

Thank you,

**Assunta Ferrante, M.Ed., TESL, Hon B.Sc.**

**Legislative Specialist**

905-832-8585, ext. 8030 | [assunta.ferrante@vaughan.ca](mailto:assunta.ferrante@vaughan.ca)

**City of Vaughan | Office of the City Clerk**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** japji mangat <[REDACTED]>

**Sent:** Monday, October 21, 2024 6:30 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] Re: Item 3, Committee of the Whole (Public Meeting) - Report No. 28, Council September 24, 2024

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Thanks Mr. Coles for your email.

Can you please put forward my name Japji Mangat, resident of [REDACTED] Balloon Cres, Brampton, ON [REDACTED], Canada.

I shall be delegating for the said property again as this matter has been rebrought up and discussion on the same subject matter Council Meeting is scheduled for Oct 29, 2024. Please register my request to speak on this matter again on Oct 29, 2024.

Please provide confirmation that you have received this email and my name has been registered as a delegator in this regard.

Thanks again

Kind Regards

Japji Mangat

On Mon, Oct 21, 2024, 9:58 a.m. [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca) <[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)> wrote:

*Sent on behalf of Todd Coles, City Clerk*

**RE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021  
GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW  
AMENDMENT FILE Z.24.018 THE CORPORATION OF THE CITY OF  
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***To assist us in responding to inquiries, please quote the item and report number.***

Sincerely,

**Todd Coles**

**City Clerk**

905-832-8504 | [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**City of Vaughan | Office of the City Clerk**

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