

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Correspondence for October 29th Council Meeting- 11151 Highway 50 (Block 4)  
**Date:** October-28-24 8:45:23 AM  
**Attachments:** [image001.png](#)  
[Notice to Applicant of Complete Application OP.23.005 Z.23.008.pdf](#)  
[RE Objection to Rezoning of 11151 Highway 50 \(4\).msg](#)  
[RE External Vaughan CoW Materials.msg](#)

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**From:** Katie Pandey <kpandey@westonconsulting.com>  
**Sent:** Saturday, October 26, 2024 11:29 AM  
**To:** Clerks@vaughan.ca; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>  
**Cc:** Amanah Rahal <arahal@westonconsulting.com>; Eric Lee <elee@westonconsulting.com>; Michael Paiva <michael@unifiedllp.com>; jajji mangat <mangat.jajji@gmail.com>; Spencer Roberts <spencer@unifiedllp.com>  
**Subject:** [External] Correspondence for October 29th Council Meeting- 11151 Highway 50 (Block 4)

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Christopher,

Weston Consulting formally submits this objection to the Comprehensive Zoning By-law Amendment concerning the inclusion of the property municipally addressed as [11151 Highway 50 \(Block 4\)](#).

Upon reviewing the revised Appendix 2, Column 2 incorrectly states that there is no active planning application for this property. In fact, a submission was made by GSAI, and a Notice of Complete Application was received. Please refer to the attached Notice of Complete Application for reference (**Attachment 1**).

An objection regarding this matter was previously submitted to the City via email on September 10, 2024, from Katie Pandey to Christopher Cosentino (**Attachment 2**). Furthermore, it was confirmed in a vote on September 25, 2024, that [11151 Highway 50](#) would be removed from Appendix 2, as noted in the council meeting minutes (**Attachment 3: Email from Christopher Cosentino to Katie, dated September 26, 2024**). However, at the request of Councillor Marilyn Iafrate, the item was reinstated during the Committee of the Whole meeting on October 8, 2024.

Although there is a compliance issue at the site, the Client is taking all necessary steps to address it through the pending planning application. Councillor Iafrate's comments during the October 8, 2024, Committee of the Whole meeting indicated that the property was added back to the administrative amendment list to allow the City of Vaughan to prosecute the property owner. These comments were inappropriate, as planning decisions, enforcement actions, and legal matters are distinct processes. The City cannot add this property to the administrative amendment list solely to ensure a prosecution. Moreover, deferring the amendment pending the outcome of the planning application should have no bearing on any legal proceedings.

A revised submission was submitted to the City on July 25, 2024, and Weston has been in ongoing communication with City staff regarding the technical planning aspects of the application. The statement that there is no active application is factually incorrect, and making zoning changes while there is an ongoing request for a zoning amendment on the subject property is unjust.

Regards,  
**KATIE PANDEY, MAES, MCIP, RPP**  
ASSOCIATE  
SHE/HER

MOBILE 647.261.4254  
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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca) <[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)>

**Sent:** October 22, 2024 10:45 AM

**To:** Eric Lee <[elee@westonconsulting.com](mailto:elee@westonconsulting.com)>

**Cc:** Katie Pandey <[kpandey@westonconsulting.com](mailto:kpandey@westonconsulting.com)>; Amanah Rahal <[arahal@westonconsulting.com](mailto:arahal@westonconsulting.com)>

**Subject:** FW: [External] Deadline to submit correspondence October 29th Council Meeting

Good morning,

The deadline to submit correspondence/communications for October 29, 2024 Council is the last business day before the meeting - October 28, 2024 at 12 p.m.

Thank you,

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

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1

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

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**From:** Eric Lee <[elee@westonconsulting.com](mailto:elee@westonconsulting.com)>

**Sent:** Tuesday, October 22, 2024 10:12 AM

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

**Cc:** Katie Pandey <[kpandey@westonconsulting.com](mailto:kpandey@westonconsulting.com)>; Amanah Rahal <[arahal@westonconsulting.com](mailto:arahal@westonconsulting.com)>

**Subject:** [External] Deadline to submit correspondence October 29th Council Meeting

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Good Morning,

Hope all is well.

Can you please confirm when the deadline is to submit correspondence to be included with the agenda for the October 29<sup>th</sup> Vaughan City Council meeting.

Best,

**ERIC LEE, BURPL**  
PLANNER

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May 31, 2023

Japji Mangat  
Fanfare Place  
Brampton, ON  
[REDACTED]

Dear Mr. Mangat,

**RE: NOTICE OF COMPLETE APPLICATION  
2631622 Ontario Corp.  
Part Lot 28, Con. 11 (Part 4, Reference Plan No. 65R-19710)  
OP.23.005 and Z.23.008**

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The Development Planning Department has conducted a preliminary review of the following applications received on May 08, 2023:

- to amend the City of Vaughan Official Plan in accordance with Sections 22(4) and 22(6.1) of the Planning Act, File OP.23.005
- to amend the City of Vaughan Zoning By-law in accordance with Sections 34(10.1) and 34(10.4) of the Planning Act, File Z.23.008

In accordance with Schedule "1" of Ontario Regulation 543/06 (Official Plan) and/or 545/06 (By-laws) and/or Vaughan Official Plan (VOP) 2010, these applications are deemed to be complete, and no additional information is required to be submitted at this time to initiate the processing of these applications by the City.

You are required to install a Notice Sign on the Subject Lands within fourteen (14) days of this Notice in accordance with the [Notice Signs Procedures and Protocols](#).

If you have any questions, please contact Rebecca Roach, the Planner working on the files at 905-832-8585, Extension 8626 or at [Rebecca.Roach@vaughan.ca](mailto:Rebecca.Roach@vaughan.ca)

Yours truly,

**Rebecca Roach**  
Development Planning Department

Copy: Andrea Buchanan, Office of the City Clerk  
Nelson Pereira, Manager of Development Finance

**From:** [Katie Pandey](#)  
**To:** [Christopher Cosentino](#); [Clerks@vaughan.ca](#)  
**Cc:** [Michael Paiva](#); [Spencer Roberts](#); [japji.mangat](#); [Ulysses Perkunder](#); [Eric Lee](#)  
**Subject:** RE: Objection to Rezoning of 11151 Highway 50 (4)  
**Attachments:** [image001.png](#)

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Correction to the subject line :

**Rezoning of 11151 Highway 50 (Block 4)**

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**From:** Katie Pandey

**Sent:** September 10, 2024 4:47 PM

**To:** Christopher.Cosentino@vaughan.ca; clerks@vaughan.ca

**Cc:** Michael Paiva <michael@unifiedllp.com>; Spencer Roberts <spencer@unifiedllp.com>; japji.mangat <[REDACTED]>; Ulysses Perkunder <uperkunder@westonconsulting.com>; Eric Lee <elee@westonconsulting.com>

**Subject:** Objection to Rezoning of 11151 Highway 50 (Block 1-3)

Christopher and Clerks,

Weston Consulting is the planning agent for the property addressed as 11151 Highway 50 (Block 4), owned by 2631622 Ontario Corp .

We have submitted **planning applications OP.23.005 and Z.23.008, and** are currently in the second stage of the process for rezoning the property for General Commercial uses. The specifics of this application are included in our latest submission.

We object to the proposed rezoning of this property to an Agricultural zone. **A letter has previously been submitted by our counsel (attachment 1)** regarding this matter, and we will be submitting a planning rationale before the September 24th Council meeting.

For now, please accept this as a formal comment regarding page 2, row 3, columns 4 and 5 of Attachment 2, related to the property at 11151 Highway 50.

**Neither the Japji nor Weston Consulting received a formal letter notifying them of the intention to amend the Zoning By-law, despite being the Owner and Authorized Planning Representative**

**Owner will be attending the Committee of the Whole Meeting scheduled for September 10th, 2024 at 7 PM in order to provide oral submissions.**

Thank you for your attention to this matter

**KATIE PANDEY, MAES, MCIP, RPP**  
ASSOCIATE  
SHE/HER

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**From:** [Christopher Cosentino](#)  
**To:** [Katie Pandey](#)  
**Cc:** [Eric Lee](#); [Michael Paiva](#); [Spencer Roberts](#); [Amanah Rahal](#)  
**Subject:** RE: [External] Vaughan CoW Materials  
**Date:** September-26-24 8:48:04 AM  
**Attachments:** [image001.png](#)  
[RE External RE Objection to Rezoning of 11151 Highway 50 \(Block 1-3\).msg](#)

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Hi Katie,  
Yes it will be removed per my last email.  
Thank you,  
Chris Cosentino

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**From:** Katie Pandey <kpandey@westonconsulting.com>  
**Sent:** Wednesday, September 25, 2024 12:35 PM  
**To:** Christopher Cosentino <Christopher.Cosentino@vaughan.ca>  
**Cc:** Eric Lee <elee@westonconsulting.com>; Michael Paiva <michael@unifiedllp.com>; Spencer Roberts <spencer@unifiedllp.com>; Amanah Rahal <arahal@westonconsulting.com>  
**Subject:** [External] Vaughan CoW Materials

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Hi Christopher,

Further to our earlier correspondence and communication, please confirm that the property municipally addressed as 11151 Highway 50 will be removed from Attachment 2, as noted in the council meeting.

Thank you!

Best,

**KATIE PANDEY, MAES, MCIP, RPP**  
ASSOCIATE  
SHE/HER

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**From:** [Christopher Cosentino](#)  
**To:** [Katie Pandey](#)  
**Subject:** RE: [External] RE: Objection to Rezoning of 11151 Highway 50 (Block 1-3)  
**Attachments:** [image001.png](#)

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Hi Katie,  
Yes I can confirm that the Committee made a verbal resolution to defer 11151 Highway 50 and we will not be proceeding with a correction under file Z.24.018. Instead we will discuss the matter further through your applications.  
Thank you,  
Chris Cosentino

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**From:** Katie Pandey <kpandey@westonconsulting.com>  
**Sent:** Wednesday, September 11, 2024 1:01 PM  
**To:** Christopher Cosentino <Christopher.Cosentino@vaughan.ca>  
**Subject:** [External] RE: Objection to Rezoning of 11151 Highway 50 (Block 1-3)

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Hi Christopher,  
Thank you for all your help with this. To my understanding, the property at 11151 Highway 50, including Blocks 1-3 and Block 4, will be removed from the list of corrections to the zoning by-law. Could you please confirm?  
Best regards  
**KATIE PANDEY, MAES, MCIP, RPP**  
ASSOCIATE  
SHE/HER

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**From:** Katie Pandey  
**Sent:** September 10, 2024 4:55 PM  
**To:** [Christopher.Cosentino@vaughan.ca](mailto:Christopher.Cosentino@vaughan.ca); [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
**Cc:** Michael Paiva <[michael@unifiedllp.com](mailto:michael@unifiedllp.com)>; Spencer Roberts <[spencer@unifiedllp.com](mailto:spencer@unifiedllp.com)>; Peter Nicoletti <[pnicoletti@sentrexco.com](mailto:pnicoletti@sentrexco.com)>; Ulysses Perkunder <[uperkunder@westonconsulting.com](mailto:uperkunder@westonconsulting.com)>; Eric Lee <[elee@westonconsulting.com](mailto:elee@westonconsulting.com)>  
**Subject:** Objection to Rezoning of 11151 Highway 50 (Block 1-3)

Christopher and Clerks,  
Weston Consulting is the planning agent for the property addressed as 11151 Highway 50 (Blocks 1-3).  
We had a pre-consultation under PAC.23.007 and are currently in the process of preparing further planning applications.  
We object to the proposed rezoning of this property to an Agricultural zone. **A letter has previously been submitted by our counsel on this matter (attachment 1)**, and we will be submitting a planning rationale before the September 24th Council meeting. Please accept this as a formal comment regarding page 2, row 3 of Attachment 2, related to the property at 11151 Highway 50.  
**Neither the owner nor Weston Consulting received a formal letter notifying them of the intention to amend the Zoning By-law.**  
Thank you for your attention to this matter.

**KATIE PANDEY, MAES, MCIP, RPP**  
ASSOCIATE  
SHE/HER

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