

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] 2026-03-30_CN Comments_OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting
Date: Wednesday, April 1, 2026 9:50:20 AM
Attachments: [2025_PLANNING_PROCESS_GUIDE_04_25.pdf](#)
[NPM_OP.25.012_Z.25.026.pdf](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 1:02 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] 2026-03-30_CN Comments_OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting

From: Alexandre Thibault <Alexandre.Thibault@cn.ca> **On Behalf Of** Proximity
Sent: Monday, March 30, 2026 12:56 PM
To: [Clerks@vaughan.ca](#)
Cc: Kaveen Fernando <[Kaveen.Fernando@vaughan.ca](#)>
Subject: [External] 2026-03-30_CN Comments_OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is within 300 meters of CN's Main Line. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. The [Guidelines for New Development in Proximity to Railway Operations](#) reinforce the safety and well-being of any existing and future occupants of the area. Please refer to these guidelines for the development of sensitive uses in proximity to railway operations. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities. CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

- The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

We request that CN rail and the proximity@cn.ca email be circulated on any and all public notices and notice of decisions with respect to this and future land use planning applications with respect to the subject site.

Thank you and do not hesitate to contact us with any questions.

Best regards ,



CN Proximity

E: proximity@cn.ca

What's New at CN | Quoi de neuf au CN

From: occservices@vaughan.ca <occservices@vaughan.ca>

Sent: Friday, March 06, 2026 2:55 PM
To: occservices@vaughan.ca
Cc: Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
Subject: OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting

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Hello,

Attached, you will find a Notice of Public Meeting along with Vaughan's Planning Process brochure, which provides additional details on the public participation process.

All notices can also be viewed on the City's Public Notice Webpage: [Public Notices | City of Vaughan](#)

Why am I receiving this notice? You are receiving this notice because you have [signed up](#) to receive notifications about development applications within the City of Vaughan that require statutory notice.

If you want to **stop** receiving these email notifications [submit this form \(click here\)](#).

Office of the City Clerk, Adjudicative Services

occservices@vaughan.ca

905-832-8504

City of Vaughan | Office of the City Clerk
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vaughan.ca

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