

**COMMUNICATION – C10  
Council – June 29, 2020  
Committee of the Whole  
Report No. 25, Item 32**

**BLOCK 41  
LANDOWNERS GROUP**

June 15, 2020

Mayor Maurizio Bevilacqua and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

**RE: Block 41 New Community Area Lands, City of Vaughan**

This letter is in response to TransCanada Pipelines Limited's ("TCPL") letter to City Council, dated June 8, 2020. TCPL opposes the City requesting a Minister's Zoning Order ("MZO") from the Honourable Steve Clarke, Minister of Municipal Affairs and Housing. On behalf of the Block 41 Landowners Group, we categorically disagree with the TCPL letter.

There are only two aspects of the TCPL letter which warrant a response. These are 1) Jurisdiction and 2) Conformity with the Secondary Plan.

The TCPL letter submits that the Minister would not have the jurisdiction to enact an MZO which implements the Block Plan. Because TCPL's pipeline and facility is federally regulated. Minister Clarke would not enact an MZO which he lacked jurisdiction to enact. The MZO would not apply to the TCPL lands in any way whatsoever. Moreover, 'roads' are not zoned and are thus not part of a MZO. There is no jurisdictional question regarding the MZO and certainly there is no question of jurisdiction when the City simply requests Minister Clarke to enact the MZO.

The TCPL letter alleges that the MZO would fail to conform with the Council adopted Secondary Plan. This suggestion is simply without foundation. It essentially alleges that City staff would recommend, and City Council would request, a MZO which fails the conformity test. City Council should never be presumed to do any such thing. The Block 41 Landowners Group has complete faith that the City would only request a MZO which conformed with the objectives and intent of Secondary Plan and which represented good planning. Of course, not all of the procedural steps which TCPL would like followed will be followed but that is the nature of a MZO and the reason why Minister Clarke is enacting many of them during the tough economic times. Minister Clarke will only enact a MZO which the City supports and requests. The City can take great comfort in knowing that it maintains full control over this process.

The MZO is needed for the Block 41 Lands to provide a shovel-ready project that can support the economic recovery during these unprecedented times. TCPL has appealed the City adopted Secondary Plan and it may take years for the appeal to work its way through the backlogged queue at the LPAT. Through not only this MZO but the further land use approval processes, the City will ensure good planning and compatibility with TCPL's facility. The Block 41 Landowners will continue to work with TCPL in good faith to address their concerns.


Sincerely,


**BLOCK 41 LANDOWNERS GROUP**

  
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Elvio De Meneghi  
Kirbywest Ltd.

  
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Bobby Pilliteri  
AMMP Holdings Inc.

  
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Edith Devico  
1212763 Ontario Limited  
1212765 Ontario Limited

  
\_\_\_\_\_  
Jack Eisenberger  
Block 41-28W Developments Inc

  
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Silvio De Gasperis  
Block 41-28E Developments Inc

  
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Eddy Mastrogiuseppe  
Richmond Properties (Block 41) Inc.

cc: Mary Real, Deputy City Manager, Community Services