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October 28, 2020

**COMMUNICATION – C61
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020**

Office of the Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Todd Coles

Dear Sir:

**RE: City of Vaughan Comprehensive Zoning By-law Review – Public Meeting October 29, 2020
PFAFF Automotive Partners – 78 Trowers Road**

I am making this submission on behalf of PFAFF Automotive Partners, for their location at the 78 Trowers Road.

The subject property is zoned EM1 – Prestige Employment under zoning By-law 1-88, as amended. The proposed zoning for the subject property is also EM1, but the permitted uses under the proposed EM1 zone category are now much less permissive.

In particular, uses such as Motor vehicle sales, Motor vehicle rentals, and Motor vehicle repair will only be permitted if they were existing at time of passing the proposed zoning by-law.

Currently the existing EM1 zoning by-law permits a Car Brokerage on the subject property and my client wants that use to continue to be a permitted use as it applies to 78 Trowers Road, in addition to including adding Motor Vehicle Repair as a permitted use.

The Motor vehicle related permissions are very important as they provided a needed service to the business and employees throughout the employment area.

My client is willing to further discuss this matter with City of Vaughan Planning staff prior to the zoning by-law going to Council.

Yours very truly,
KLM PLANNING PARTNERS INC.



Roy Mason
Principal Planner

cc: Mr. Chris Pfaff, President and CEO, Pfaff Automotive Partners
Mr. Michael Talmage, Executive Vice President, Pfaff Automotive Partners