

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

October 28, 2020
HPGI File: 10244

SUBMITTED VIA EMAIL: clerks@vaughan.ca

City Council

Vaughan City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Attention: City Clerk, City of Vaughan

**Re: Public Hearing – Third Draft Comprehensive Zoning By-law Review
2180 Langstaff Road, City of Vaughan (the “Property”)
Langvalley Holdings Inc. (the “Owner”)**

Humphries Planning Group represents Langvalley Holdings Inc., owner of the property located at 2180 Langstaff Road within the City of Vaughan and legally described as Part of Lot 11, Concession 3. The Owner has an active Official Plan and Zoning By-law Amendment Applications on the Property, amending the currently in-force By-law Number 1-88, City of Vaughan file numbers OP.12.012 and Z.12.009.

As such the Owner has a vested interest in the Third Draft Comprehensive Zoning By-law (the “Proposed By-law”) scheduled to be presented at the City of Vaughan Public Hearing on October 29, 2020. It is our understanding that the intended adopted of the Proposed By-law is late 2020. The transition regulations in the Proposed By-law do not appropriately address zoning by-law amendment applications that are currently active.

Based on the above concerns and the Owner’s active development application submission, we request that a site-specific deferral be considered for the Property to facilitate the finalization of the development application submission.

We ask to be provided notice regarding the status of the Third Draft Comprehensive Zoning By-law, including any further public meetings and future council meetings. Notice can be delivered to the following mailing address:

Humphries Planning Group Inc.
c/o Rosemarie Humphries
190 Pippin Road, Suite A
Vaughan, ON, L4K 4X9

190 Pippin Road
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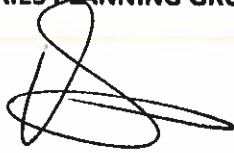
www.humphriesplanning.com

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We thank you for your consideration in this matter. If you have any further questions regarding the above information, feel free to contact the undersigned.

Yours sincerely,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal stroke.

Rosemarie Humphries, BA, MCIP, RPP
President

cc: Mr. Brandon Correia, Manager, Special Projects
Langvalley Holdings Inc.