

October 28, 2020
HPGI File: 20637

**COMMUNICATION – C31
Council – November 17, 2020
Committee of the Whole (Public Meeting)
Report No. 50, Item 1**

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
3911 Teston Road, City of Vaughan (the “Property”)
3911 Teston Road Inc. (the “Owner”)**

Humphries Planning Group represents 3911 Teston Road inc., the owner of the property municipally known in the City of Vaughan as 3911 Teston Road. The Owner intends to submit a future development application for the redevelopment of the Property and has already participated in a PAC meeting with city staff, City of Vaughan file number PAC 19.099.

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. The transition regulations in the Proposed By-law do not appropriately address zoning by-law amendment applications which will be submitted prior to the adoption of the Proposed By-law. Further, the owner has concerns regarding the potential two-year restriction on amendments for the Proposed By-law once it is adopted, as per section 34(10.0.0.1) of the *Planning Act*.

Based on the above concerns and the intended adoption date of late 2020, we request that a site-specific deferral be considered or that a city-wide provision exempting properties from the two-year restriction be incorporated into the Proposed By-law.

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:

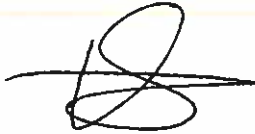
Humphries Planning Group Inc.
c/o Rosemarie Humphries
190 Pippin Road, Suite A
Vaughan, ON, L4K 4X9

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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, appearing to be 'RH', with a horizontal line extending to the left from the base of the letters.

Rosemarie Humphries, BA, MCIP, RPP
President

cc: Mr. Brandon Correia, Manager, Special Projects
3911 Teston Road Inc.