

**C108**  
**COMMUNICATION**  
**COUNCIL – October 20, 2021**  
**CW (2)- Report No. 46, Item 9**

**From:** [Assunta Ferrante](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Vaughan Comprehensive Zoning By-law Final Draft - 5859 Rutherford Road - Weston Consulting  
**Date:** October-13-21 11:52:15 AM  
**Attachments:** [2021.10.12 - Response Letter to City of Vaughan Comprehensive ZBL.pdf](#)

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**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Wednesday, October 13, 2021 11:30 AM  
**To:** Assunta Ferrante <Assunta.Ferrante@vaughan.ca>  
**Subject:** FW: [External] Vaughan Comprehensive Zoning By-law Final Draft - 5859 Rutherford Road - Weston Consulting

**From:** Liam O'Toole <[lotoole@westonconsulting.com](mailto:lotoole@westonconsulting.com)>  
**Sent:** Wednesday, October 13, 2021 10:42 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Nina Tanti <[ntanti@westonconsulting.com](mailto:ntanti@westonconsulting.com)>; Ryan Guetter <[rguetter@westonconsulting.com](mailto:rguetter@westonconsulting.com)>  
**Subject:** [External] Vaughan Comprehensive Zoning By-law Final Draft - 5859 Rutherford Road - Weston Consulting

Good Morning,

Please find our comments attached regarding the proposed final draft of the Comprehensive Zoning By-law, for the property located at 5859 Rutherford Road.

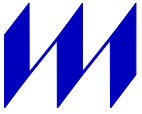
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Please let me know if there are any questions,

**LIAM O'TOOLE, BA, BURPI**  
PLANNER

VAUGHAN 905.738.8080 x316  
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# WESTON CONSULTING

planning + urban design

City of Vaughan  
Planning and Growth Management  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

October 12<sup>th</sup>, 2021  
File 5264-1

## **Attn: Chair and Members of the Committee of the Whole**

**RE: City-Wide Comprehensive Zoning By-law, The Corporation of the City of Vaughan  
Committee of the Whole of the City of Vaughan  
5859 Rutherford Road, City of Vaughan  
Tien De Religion Canada**

Weston Consulting is the planning consultant for Tien De Religion, the owner of the property municipally known as 5859 Rutherford Road, (herein called the “subject property”) in the City of Vaughan. The subject property is located on the south side of Rutherford Road, east of Highway 27 and is an irregular shape.

## **City of Vaughan Comprehensive Zoning By-law Review**

Within the proposed final draft mapping of the City of Vaughan comprehensive review, the subject property is proposed to be zoned *Environmental Protection Zone (EP)*. We recognize the permissions added, allowing for existing Residential and Agricultural uses within the EP zone, however, Secondary Suites are not permitted within the EP Zone. We request that Secondary Suites be recognized as a permitted use on the Subject Property, in accordance with the Secondary Suite policies of Section 5.20.

In conclusion, we wish to make this submission on behalf of the owners as it relates to the subject property and the proposed regulatory and schedule changes proposed through the final draft of the City-wide comprehensive review of its Zoning By-law being considered. We reserve the right to provide further comments in relation to the by-law, prior to passing by Council. Please provide written notice of any Zoning By-law passed pursuant to this process to the undersigned.

If you have any questions or require further information in the meantime, please contact the undersigned below.

Yours truly,  
**Weston Consulting**

**Per:**



Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

c: Tien De Religion  
Alan Heisey, Papazian, Heisey, Myers  
Peter Chee

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