

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

January 17, 2022

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Todd Coles, City Clerk

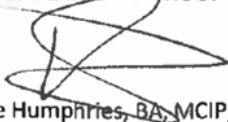
**Re: Comment Letter – File Z.21.052 – Amendment to Transition Provisions of
CZBL 001-2021 - Comprehensive Zoning By-law of the City of Vaughan
Item 3 – January 18, 2022 Committee of the Whole Public Meeting
4433, 4455 and 4477 Major Mackenzie Drive (the “Subject Lands”)
Lots 2, 3 and 4, Registered Plan M-1191
Valley Major Developments Limited**

Humphries Planning Group Inc. (HPGI) represents Valley Major Developments Limited, owner of the lands located at 4433, 4455 and 4477 Major Mackenzie Drive, in the City of Vaughan and legally described as Lots 2, 3 and 4, Registered Plan M-1191, City of Vaughan, Region of York.

The City of Vaughan Council passed By-law 001-2021 on October 20th, 2021, which is a new Comprehensive Zoning By-law for the City of Vaughan. HPGI has reviewed the Public Meeting Staff Report for Zoning By-law Amendment (ZBLA) File Z.21.052, which outlines proposed amendments to the transition policies of By-law 001-2021 and we will provide detailed feedback to Staff on the proposed amendments, as it relates to the Subject Lands. The Owner has an ongoing appeal to By-law 001-2021, related to the existing transition policies and how they relate to the Owner’s ongoing Planning applications and as such, the Owner has an interest in the proposed changes to the transition policies.

We request notification of any upcoming meeting or decision related to ZBLA File Z.21.052. If you have any further questions regarding the above noted information, feel free to contact the undersigned at extension 244.

Yours sincerely,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries, BA, MCIP, RPP
President

cc. Scott Lafete