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January 30, 2026

Via Email: matthew.meighoo@ontario.ca

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
Attn: Matthew Meighoo
777 Bay Street, 16th floor
Toronto, Ontario M7A 2J3

Dear Mr. Meighoo:

Re: Supplemental Submission for the Weston 7 Secondary Plan
City of Vaughan Official Plan 2025, ERO 025-1420
Weston 7 Landowners Group Inc.
Our File No. 13729

We are writing on behalf of our client, the Weston 7 Landowners Group Inc. ("W7LOG" or "Group") to make a supplemental submission to the January 16, 2026 submission made by Delta Urban Inc. ("Delta Urban"), the Group Manager. The W7LOG is comprised of various landowners within the Weston 7 Secondary Plan ("W7SP") area in the City of Vaughan ("City"), as identified on **Appendix A**.

The Group previously made a submission to ERO 025-1420 on January 16, 2026 highlighting its comments and concerns with the Weston 7 Secondary Plan, which forms part of the Vaughan Official Plan 2025 ("VOP 2025"). The original Delta Urban submission should be considered in conjunction with this letter. However, a recent decision by the City to endorse a proposed modification to the VOP 2025 necessitates the need for this supplemental submission.

On Tuesday, January 27, 2026, the City held a brief Special Committee of the Whole Meeting immediately before a Council meeting. The only item on the agenda was a January 27, 2026 staff report requesting a modification to the VOP 2025, adopted on October 28, 2025 and currently sitting with the Ministry of Municipal Affairs and Housing ("MMAH") for approval. The proposed modifications to the VOP 2025 would amend transition policy 1.3.2.4(c) in a manner which would require applications already deemed complete prior to the adoption of the W7SP, to be subject to the policies and schedules of the VOP 2025 and the W7SP.

We wholly object to this proposed modification by the City and ask that the Minister not consider or accept this modification, on the assumption this request has been made by the City.

In reviewing this objection to the City's request, we highlight the following:

1. The City brought the proposed modification forward without providing any notice to the W7LOG or other landowners. The City did not notify the affected landowners or the Group Manager despite being aware of the targeted impact. There was no opportunity to participate in the meeting when no notice was given, which is contrary to various purposes of the *Planning Act*;

2. The proposed modification would create an exception to the VOP 2025 transition policies adopted by the City, following the public adoption process. Policies 1.3.2.4(a) and (b) exempt development applications (including appeals) deemed complete prior to adoption of the VOP 2025 and prior to the day the VOP 2025 is approved, except in respect of parkland dedication;

3. The proposed modification is intended to apply strictly to the W7SP, a new Secondary Plan. The only other Secondary Plan adopted with the VOP 2025, for the Vaughan Metropolitan Centre ("VMC"), already had a Secondary Plan adopted under the prior VOP 2010. This precludes application of the proposed modification;

4. The City's proposed modification contravenes the established Clergy Principle and goes against the very principles the City supported in the adopted transition policies. The Clergy Principle recognizes that applicants are entitled to rely on the rules and policies in force as of the date of their applications. This is a fundamental principle of fairness. Undermining this principle is not only prejudicial to landowners in the W7SP area who have already submitted complete development applications, but it will delay the provision of housing and increase its cost;

5. The City was aware at the time of adoption that there were complete applications before it in the W7SP area. The City asked the landowners to form a landowners' group to work with the City on the W7SP. There have been frustrations with this process which the City is well aware of. However, the City's approach in respect of bringing this modification request to the Minister and the manner in which it was done does not reflect any sense of fairness to the landowners who have been continuously actively involved in this secondary plan process.

We are respectfully requesting that the Minister <u>not</u> consider or approve the City's proposed modification to Policy 1.3.2.4(c). It is neither appropriate nor fair to propose this change to complete applications in the W7SP at this time or in the manner put forward.

Delta Urban previously wrote the MMAH requesting an in-person meeting with staff and the W7LOG to discuss its comments and proposed solution to key issues on the W7SP. We would also ask that this request be further considered and a meeting be set through Delta Urban.

We are available to address any questions regarding the comments made in this letter.

Yours truly,

Scott Snider

Yours truly,

Shelley Kaufman

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Att'd

APPENDIX A

Weston 7 LOG - Participating Landowners
2371933 ONTARIO INC.
CANADIAN TIRE PROPERTIES INC.
GALLU CONSTRUCTION INC.
KINGSMOOR DEVELOPMENTS INC.
MARINO ON 7 INC.
PEM (WESTON) LIMITED PARTNERSHIP
PEM (WESTON) GP INC.