January 8, 2026
HPGI File: 25918

The Ministry of Municipal Affairs & Housing
Community Planning & Development (Central-Urban) Unit
College Park, 16th Floor
777 Bay Street
Toronto, Ontario
M7A 2J3

Re: City of Vaughan Official Plan, 2025
Livall Holdings Limited
11424 Jane Street

Humphries Planning Group Inc. ("HPGI") represents Livall Holdings Limited (the "Owner"), for the land municipally addressed as 11424 Jane Street in the City of Vaughan. On November 5, 2025, notice was issued by the City of Vaughan where it was stated that the Vaughan Official Plan, 2025 (VOP 2025) has been submitted to the Minister of Municipal Affairs and Housing for approval. On behalf of the Owner, we request modifications to the VOP 2025 document and schedules as it relates to the removal of the Highway 413 Focused Analysis Area (FAA).

On November 27, 2025, the Ontario Government designated Highway 413 under the Public Transportation and Highway Improvement Act resulting in the release of properties in the FAA and Narrowed Area of Interest that are not anticipated to be impacted by Highway 413 or the Northwest GTA Transmission Corridor. Accordingly, the mapping for Highway 413 was updated to reflect the removal of the FAA. Figure 1 below shows how the Owner's land looks on the current mapping.

190 Pippin Road
Suite A
Vaughan ON
L4K 4X9

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FIGURE 1: HIGHWAY 413 INTERACTIVE MAP – DECEMBER 1, 2025 (OWNER'S LAND)

Previous mapping from the Highway 413 team indicated that a portion of the Owner's land was within the FAA, which is reflected in the following schedules in VOP 2025:

- Schedule 1 – Urban Structure
- Schedule 1A – Urban Area
- Schedule 1B – Strategic Growth Areas
- Schedule 9A – Street Classification
- Schedule 9B – Planned Street Rights-of-Way
- Schedule 9C – Cycling Facilities and Trails
- Schedule 10 – Major Transit Network

As the submission of the VOP 2025 to the Minister for approval predates the removal of the FAA for Highway 413, we ask that the schedules listed above be modified to reflect the removal of the FAA as it relates to the Owner's land and reflect what is currently shown on the Highway 413 interactive mapping.

Thank you for your consideration of our request. On behalf of the Owner, we request to be notified concerning the decision of approval for the City of Vaughan Official Plan, 2025.
Yours truly,

HUMPHRIES PLANNING GROUP INC.

R Humphries

Rosemarie Humphries BA, MCIP, RPP
President

cc. *Livall Holdings Limited*