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| COMMUNICATION |
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From: Stedwill, Hilary [mailto:HStedwill@cosma.com]

Sent: Friday, January 30, 2015 5:00 PM

To: DevelopmentPlanning@vaughan.ca

Cc: Lorne Kumer (lkumer@granitereit.com); Steve Zakem

Subject: Comments re Rutherford Land Development Corp. Application (File No. OP.06.028 and Z.06.075)

City of Vaughan:

Attached are Magna International Inc.'s and Granite REIT's comments regarding Rutherford Land Development Corp.'s application (File No. OP.06.028 and Z.06.075) to be included at the Committee of the Whole (Public Hearing) on February 3, 2015.

Kindly acknowledge receipt of this e-mail by signing and returning the acknowledgment form attached to our letter, or simply reply to all on this e-mail confirming same.

Call or e-mail me directly with any difficulty opening the attachment.

Hilary Robert Stedwill

Senior Legal Counsel, Cosma International Group



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Brampton, Ontario

L6T 5R3

P: 905.799.7660

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This e-mail is subject to copyright and may contain confidential or privileged information. Delete if sent to you in error.

RECEIVED

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CLERK'S DEPT.

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Maple Stamping

2550 Steeles Avenue East
Brampton, Ontario
L6T 5R3

905.799.7600
www.magna.com

**VIA: E-MAIL (DEVELOPMENTPLANNING@VAUGHAN.CA)
REGULAR MAIL**

January 28, 2015

Planning Department
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Re: 2901 Rutherford Road, City of Vaughan
Your File: OP.06.028 and Z.06.075**

Rutherford Land Development Corp. (the “Developer”) is applying to develop lands immediately to the northwest of Magna International Inc.’s (“Magna”) stamping business at 401 Caldari Road (“Maple Stamping”). Magna leases the lands and buildings for this business from a subsidiary corporation of Granite REIT (“Granite”).

Magna and Granite oppose the Developer’s application.

Maple Stamping operates two full shifts from 7:00 a.m. to 11:00 p.m., Monday to Saturday. A third night shift starts from 11:00 p.m. to 7:00 a.m. with reduced production. Maple Stamping is permitted and designed to operate 24 hours per day, seven days per week.

Maple Stamping manufactures original equipment parts for the automotive industry. The manufacturing processes include cutting steel coils, forming parts on up to 22 heavy presses and welding parts. Maple Stamping features HVAC units, air make-up units, exhausts, compressor louvers and exhausts, cooling tower, dust collector, bay doors, and shipping and receiving trucks.

Maple Stamping is noisy and busy.

We doubt that many living in the Developer’s proposed mixed-use area will enjoy living next door to Maple Stamping; the uses are incompatible. We expect many complaints from new Vaughan residents and businesses to us, the City of Vaughan and the Government of Ontario. We also expect our business will be increasingly restrained as traffic volume increases in an already choked corridor.

If the Developer’s application is approved as presented, Magna’s costs to comply with its increased obligations under the Ontario Environmental Protection Act alone will likely make

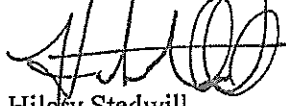
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continuing the Maple Stamping business prohibitively expensive and few if any other companies will take up Magna's lease with Granite under those regulatory conditions.

We urge the City of Vaughan to decline the Developer's application.

Yours truly,

MAGMA INTERNATIONAL INC.



Hilary Stedwill
Senior Legal Counsel

GRANITE REIT



Lorne Kumer
EVP, Real Estate Portfolio and Asset
Management

cc: Steve Zakem, Aird & Berlis LLP

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Kindly confirm receipt of this letter by marking the box and signing below:

☐ We received your letter dated January 28, 2015.

CITY OF VAUGHAN

Name:

Title: