

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Illegal Land Use - Vaughan
Date: Monday, September 12, 2022 12:53:21 PM

From: IRENE FORD [REDACTED]
Sent: Monday, September 12, 2022 11:33 AM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca; Wayne Emmerson <wayne.emmerson@york.ca>; John Taylor <jtaylor@newmarket.ca>; Frank Scarpitti <mayorscarpitti@markham.ca>; Jack Heath - Markham Regional Councillor <jheath@markham.ca>; Margaret Quirk <mquirk@georgina.ca>; Deputy Mayor Don Hamilton – Markham <dhamilton@markham.ca>; Carmine Perrelli <carmine.perrelli@richmondhill.ca>; David West <david.west@richmondhill.ca>; Joe DiPaola <joe.dipaola@richmondhill.ca>; Joe Li <joeli@markham.ca>; Tom Vegh <tvegh@newmarket.ca>; Robert Grossi <rgrossi@georgina.ca>; Jim Jones <jjones@markham.ca>; Tom Mrakas <tmrakas@aurora.ca>; Mayor-Town of Whitchurch-Stouffville <mayor@townofws.ca>; Steve Pellegrini <spellegrini@king.ca>; Virginia Hackson <vhackson@eastgwillimbury.ca>; Steve Clark <steve.clark@pc.ola.org>
Subject: [External] Illegal Land Use - Vaughan

Vaughan Clerk,

Please add the following as my communication for Agenda Item 5 (1).

Vaughan - Illegal Land Use for Equipment Storage and Industrial Operations

I am thankful to see another resident come forward expressing concern about the extent and breadth of illegal land use in Vaughan. I am sad that it is so widespread and it has come to this point. The following sites are all documented as having established themselves illegally, in the absence of zoning permissions.

- 3501 King Vaughan Rd - approved on a temporary zoning permit that has expired and not been renewed, operated crushing operations in the absence of land use approvals, possible increased capacity and changed equipment on site in the absence of approval from the City of Vaughan and/or the MECP
- 3230 King Vaughan Rd. - zoned to store school buses, prefabricated structure erected, heavy equipment storage and company operating blatantly from this site in the absence of approved land uses to conduct such operations
- 3300 King Vaughan Rd - aggregate recycling facility operating in the absence of land use zoning to conduct such activities
- This staff report documents several other sites operating without permits or no information available: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=114795>

It seems probably that there are numerous sites in the vicinity of the CP railyard that has seen rapid container storage expansion during the pandemic and since the Highway 427 expansion have started to store containers and heavy equipment in the absence of zoning permissions. There are several storage yards visible from Highway 427 located north of Rutherford Rd off Huntington Rd. There is a site off of

Highway 50 that has material visibly stockpiled from the road, does not appear on the above staff report, 10535 Highway 50 is this in compliance?

I once again ask Council if you do not have the resources, tools and ability to enforce land use compliance that you reach out to the Province of Ontario and work together with applicable Ministries to ensure that illegal land use does not persist. It destroys our natural heritage, likely endangered species habitat and is creating excessive and continue nuisance impacts for your residents dust, noise and traffic. The heavy truck traffic in some areas is becoming a matter of public safety. Highway 413 even if built will not arrive for decades and action is required now. I also ask Vaughan Council to look at stronger administrative penalties and deterrents that are of significant enough consequent to give pause or deter this type of land use from establishing itself.

The sites on King Vaughan Road were just rewarded for setting up illegally when York Region upgraded the road, we were told it was routine asset management but find this hard to believe given the nature of conflicts and complaints over recent years. So York Reigon and Vaughan property tax payers paid for the road to be upgraded due to illegal land use operations and Vaughan nor the Region have collected any development fees? What about property taxes, do these sites pay according to the operations being conducted at these sites or does that only happen upon zoning approval?

I have cc'd York Region council and traffic as well as planning staff b/c this is a problem that should require lower and upper tier coordination to resolve. It is very difficult for residents to understand which level of government is responsible for what services and when land use planning impacts regional roads, creates unsafe traffic conditions, contributes to traffic congestion then all levels of government should be involved even provincial ministries. This is not a problem isolated to Vaughan or York Region. Caledon has documented over 300 sites that are storing heaving equipment illegally. Our bylaws are not effective they appear to be a cost of doing business. The response to residents that the charges have been taken to court is not sufficient, nothing changes, sites continue to operate and now we are only seeing more illegal land use become established.

What will Vaughan Council do to document and respond to residents concerns? Anything? Or just push it off until next term and let residents endure or be forced to take legal action because there is no other recourse and their government has failed to protect their rights to the reasonable use and enjoyment of their properties and uphold, local, regional and provincial planning and environmental legislation.

Thank you for reading. I look forward to some kind of meaningful action.
Irene Ford