



TEL : 416-678-5247 TOLL FREE: 1-844-786-7858

FEBRUARY 11<sup>th</sup> 2024

TO: CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DR W.  
VAUGHAN, ON L6A 1P7

FROM: VICTOR LACARIA  
3100 STEELES AVE W. #206  
CONCORD, ONTARIO  
L4K 3R1

**C5.**

**Communication**

**CW(2) – February 13, 2024**

**Pres. 2**

**RE: Urgent Action Required: Persistent Violations of By-Law 001-2021 at 10 Doughton Rd, Vaughan**

Dear Mayor Del Duca, Members of Council, City Staff,

On behalf of my client, Peter Zeppieri, I am writing to bring to your attention the prolonged and unresolved violations of section 5.13, pertaining to outside storage under By-Law 001-2021, at 10 Doughton Rd, Vaughan, ON L4K 1R2. My client raised these concerns, Mr. Peter Zeppieri, who has witnessed the continuous disregard for this by-law by the business owners at the aforementioned property for over two decades, with a noticeable escalation in the last two years.

It is particularly troubling that despite previous charges and convictions against the business owners for these offences, which have resulted in fines, there has been no meaningful effort to remain in compliance with the by-law. This pattern of behaviour demonstrates a blatant disregard for the regulations set forth by the City of Vaughan, as well as a lack of respect for the well-being of the surrounding community.

In light of this history of non-compliance, I strongly urge the City of Vaughan to take decisive action to address these violations. If necessary, I recommend pursuing further legal avenues, such as issuing Part 3 summonses for continuous violators of the by-law and rectifying the ongoing issues at 10 Doughton Rd. Companies operating within our community must understand that continued disregard for regulations will not be tolerated and will be met with appropriate consequences.

My client has endured these violations for too long, and the City must take swift and effective measures to remedy the situation. I trust that the City of Vaughan will prioritize the well-being and satisfaction of its residents and business owners by enforcing compliance with the by-law and holding accountable those who choose to operate outside its bounds. Thank you for your attention to this urgent matter.

Yours sincerely,

Victor Lacaria  
Partner, Licensed Paralegal

## 5.13 Outside Storage

### 5.13.1 General Requirements for Outside Storage

1. The maximum permitted area of outside storage shall be 30% of the total lot area.
2. The maximum height of goods or materials stored within an outside storage area shall be 3 m.
3. Outside storage of motor vehicles except for the purpose of display, hire, or sale shall be prohibited.
4. Outside storage of obnoxious goods or materials shall be prohibited.

68 | Zoning By-law No. 001-2021

### 5.13.2 Location of Outside Storage

1. Outside storage shall not be permitted in a front yard or exterior side yard.
2. Outside storage shall not be permitted between a principal building or structure and a street line.
3. Outside storage shall only be permitted in an interior side yard where the lot frontage is 45 m or greater.
4. Outside storage shall not be permitted on any corner lot.

### 5.13.3 Screening of Outside Storage

1. Any portion of a lot used for outside storage shall be fully screened by an opaque fence or other vertical elements, except that screening shall not be required in a yard where outside storage abuts a railway corridor.
2. Where outside storage is screened by an opaque fence, the opaque fence shall be in accordance with the requirements of the City of Vaughan Fence By-law.

Letters regarding 10 Doughton Road

Peter Zeppieri  
80 Costa Road  
Concord, Ontario L4K 1N2

August 25, 2023

To: The City of Vaughan

To Whom it may Concern:

My name is Peter Zeppieri. I have been operating my business in the area of Jane and Highway 7 since 1970. I built my first building at 80 Costa Road, which was farmland at the time. My goal was to grow and improve my business. In 1980 I built two more industrial buildings at 29-35 Killaloe Road. At the time, this was a great area to conduct my business. During the operation of my business, I made several complaints to the City of Vaughan regarding the By-Law department's lack of enforcement in the area. In 1995, I had a meeting with Lorna Jackson regarding this issue and in 2003 I hired a lawyer, Bram Zinman, to help me deal with this issue. Please see letter and photos attached.

Years later and not much has improved. I obtained a copy of the City By-Laws, and it is clear what the property owner's responsibility is. Most of the businesses in the area are renting their spaces and the building owners get away with non-compliance. In 2018, Peter Trinh ordered No Parking signs to be installed on Costa Road, however, the signs are ignored because there is no enforcement.

York Transit did a beautiful job on Highway 7, even adding a boulevard with flowers to beautify the area. While 150 feet south of there, on the corner of Costa Road and Doughton Road, there are overgrown weeds and overflowing garbage bins. According to a city by-law officer, charges are being issued to the offending businesses, but in the meantime, they continue to operate in the same manner. On June 21, 2023, I sent an email to Celeste Jozefachi, regarding this matter, however, I have yet to receive a reply.

Please see the accompanying photos from the 2000's, as well as recent ones, to demonstrate the issues we are experiencing on Costa Road.

I would appreciate a reply outlining what action will be taken to resolve these issues.

Best Regards,

Peter Zeppieri

**BRAM M. ZINMAN**  
BARRISTER AND SOLICITOR

June 11, 2003

Sent by Fax (905) 832-8535

City of Vaughan  
2141 Major MacKenzie Drive  
Vaughan, Ontario L6A 1T1

Attention: Susan Kadis, Councillor

Dear Madame:

Re: Peter Zeppieri/Property Standards By-Laws Issues  
Highway No. 7 and Jane Street, Industrial District

I am the solicitor for Peter Zeppieri, the registered owner of 80 Costa Road, in the Highway 7 and Jane Street industrial district. Mr. Zeppieri has had a history with the City in requesting, without success, enforcement of the Property Standards By-law in the Jane & Highway 7 industrial area over the last few years; unfortunately, there has been no action in this area and matters have gotten significantly worse over the past year.

I have been retained by Mr. Zeppieri to bring this matter to City Council and to push for enforcement of the existing Property Standards By-law. In this connection I forwarded to the City of Vaughan on May 22, 2003 a letter (a copy of which is attached) setting forth Mr. Zeppieri's complaints, including infractions at 15 separate properties in his area, being significant property standards violations of long standing, plus two further general complaints with regard to Costa Road and Doughton Road regarding long standing abandoned vehicles. As you can see in my letter, this was requested to be added as a deputation item for the City Council meeting scheduled for Monday June 16, 2003.

Subsequently, Mr. Thompson, the Manager of By-law Enforcement added items 22 and 23 to the agenda for Council, a copy of which I understand you have, dealing with appointment of By-Law Enforcement Officers and also dealing with the status of enforcement in the area, although Mr. Thompson does not deal explicitly with my letter.

You will see my reply to Mr. Thompson's item 23 which I sent to him yesterday; I have sent this to the City Clerk to add to our deputation item when called.

200-56 Sheppard Avenue West, Toronto, Ontario M2N 1M2  
Telephone (416) 221-5919 Facsimile (416) 221-6633  
Email: bzinman@bellnet.ca

03 02:55am From:BLUFARB ZINMAN

4162215633

T-900 P 003/003 F-397

Bram M. Zinman

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In view of the circumstances, I understand from the City Clerk that my letters will be circulated on Friday and will be attached to items 22 and 23 to be discussed at the Council meeting on Monday; I also understand Council's procedure to be that if a Councillor requests this matter to be dealt with at the beginning of the meeting, items 22 and 23 as well as my letters and deputation can be heard together at the beginning of the meeting, which I request in view of the fact that we have several property owners in addition to Mr. Zeppieri who will attend; I hope you can make this request on our behalf.

I also wish to discuss whether you can support my clients requests in this matter.

Kindly contact me at your earliest convenience to discuss this matter and in any event prior to Monday June 16, 2003. Your anticipated assistance is greatly appreciated.

Yours very truly,



Bram M. Zinman

/sp

cc: client

Photos of Violations: March 2023, July 2023,  
and November 2023



2023. 3 8





2023. 7. 10



  
GTABINS.CA

LANDSCAPING

  
GTABINS.CA

14-01  
  
GTABINS.CA

20-1  
8-04  
  
GTABINS.CA

BK-97654

UNIT

2023. 7. 23



2023. 7. 23



2023. 7. 30



2023. 7. 30



2023.11.2



Photos of Violations:  
October 2023 - February 2024





2023. 10. 25



GTALANDSCAPING  
LANDSCAPING - IRRIGATION  
647.830.9

2023. 11. 12

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Propane  
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NO SMOKING  
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KEEP CYLINDERS IN AN  
UPRIGHT POSITION

2023. 11. 12



2023.11.12

GENERAL REPAIRS LTD.  
Tel: (905) 738-1100



2023. 11. 4



2023. 11. 4



  
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2023.11.2



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20-04

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2023. 12. 2





  
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02

2023. 12. 3



2023. 12. 2



2023.12.10



2023.12.10



  
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UNIT 1

MAX LOADING LEVEL

2024. 1. 1



2024. 1. 27



2024. 1. 21



  
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LANDSCAPING

UNIT 1

2024. 1. 14





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ADJACENT LOCATION

2024. 1. 21



BR-72249

BK-97554

2024. 1. 28



2024. 2. 4



Feedston

AJ-34228

2024. 2. 4



2024. 2. 4