



C1
Communication
Council - February 21, 2024
CW (2) - Report No. 5 Item No. 3 &
CW (CS) - Report No. 6 Item 4

64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3
T 905.669.4055 F 905.669.0097
KLMPLANNING.COM

SUBMITTED VIA EMAIL

File: P-2851

February 20, 2024

City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON
L6A 1T1

Attention: Hon. Mayor Del Duca and Members of Council

Re: Royal King Valley Holdings Inc.
Zoning By-law Amendment File: Z.21.004
Site Development Application File: DA.21.006
Temporary Use for a Contractors Yard
Council Meeting – February 21, 2024, Item 7.3
3230 King Vaughan Road
City of Vaughan,
Region of York

KLM Planning ("**KLM**") is the land use planning consultant representing Royal King Valley Holdings Inc. (the "**Client**"), owner of the lands known municipally as 3230 King Vaughan Road, City of Vaughan, in the Region of York and generally located on the north side of King Vaughan Road between Highway 400 and Jane Street. Applications for a Zoning By-law Amendment (File: Z.21.004) and Site Plan Approval (DA.21.006) (collectively "**the Applications**") were submitted in February 2021 to permit a temporary use for a maximum of three (3) years for an existing Contractors Yard with outdoor storage for construction equipment and materials as well as a 1,724m² storage building with accessory office uses.

The Applications were subject to a Statutory Public Hearing on June 1, 2021 and were subject to a second Statutory Public Hearing on November 1, 2023. On February 13, 2024, Vaughan Committee of the Whole considered a recommendation report from the Deputy City Manager, Planning and Growth Management recommending approval of the Applications subject to conditions as outlined in the report. KLM on behalf of our client supports the staff recommendation and associated conditions.

We have prepared this letter to clarify the following two points that were raised in discussion by members of Committee of the Whole during the meeting on February 13, 2024.

1. In response to the discussion surrounding the existing business operating without appropriate approvals and permits from the City of Vaughan, we would like to respond by indicating that we were retained in late 2019 to assist our client in bringing the site into compliance with all municipal policies and zoning. The length of time that has passed since our initial retainer and the recommendation before Vaughan Council has been the result of a technical review of the site plan and proposed zoning exceptions with internal staff and external agencies including the TRCA and the Region of York in particular. The recommendation from the Deputy City Manager, Planning and Growth Management follows a considerable amount of technical review and will allow our client to submit the necessary building permits.
2. Concerns were raised again about the issuance of three (3) certificates from the Ministry of Environment, Conservation and Parks ("**MECP**") dealing with the haulage of various materials including contaminated soil and biosolids. For clarity, our Client confirms the following:

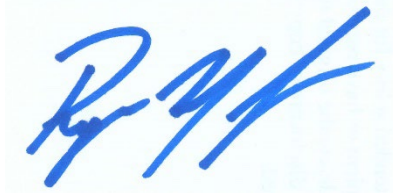
- a. One (1) environmental certificate was issued to 2651501 Ontario Inc. for dump trucks. This was in relation to a specific short-term job with GFL and all disposal occurred at one of their approved sites. This job was short-term during the winter of 2019 to 2020 and is complete.
- b. One (1) environmental certificate was issued to 2516839 Ontario Inc. in relation to the use of vac trucks for a specific job in Halton Region under contract to GFL. All material was disposed of at an approved GFL location. This job is now complete.
- c. One (1) environmental certificate was issued to Royal Stone Landscaping & Design in relation to the storage of stone, gravel, and soil on the property in relation to the landscaping services offered by the business. No contaminated materials or site materials are stored or located at the property. All material is disposed of at approved transfer or waste stations.

We hope the above provides additional clarity in relation to the operations on the subject lands. In order to move the existing use of the property forward and to allow the Owner to submit the necessary building permits, **We respectfully ask that Vaughan Council support the staff recommendation for approval of the Applications.**

If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, B.U.R.PI, MCIP, RPP
PARTNER

CC: client