

COMMITTEE OF THE WHOLE (1) – NOVEMBER 5, 2024

COMMUNICATIONS

<u>Distributed November 1, 2024</u>	<u>Item No.</u>
C1. Presentation material titled “Truth and Reconciliation Briefing Note”	Presentation 1
C2. Presentation material titled “Rutherford GO Station – 721 Westburne Drive, Sign Variance Application”	1
C3. Rose Collura, resident of Bolton	Presentation 2
C4. Tony Peluso, resident of Bolton	Presentation 2
C5. Debbie Famele, resident of Bolton	Presentation 2
C6. Giovanna Greco, Bolton resident	Presentation 2
C7. Vincenzo and Antonia Anzelmo, residents of Woodbridge (Ward 2)	Presentation 2
<u>Distributed November 4 2024</u>	
C8. John Lombardo, resident of Caledon East	Presentation 2
C9. Amanda Corbett, dated November 1, 2024	Presentation 2
C10. Manisha Mangal, resident of Bolton, dated November 3, 2024	Presentation 2
C11. Nat Portelli, resident of Bolton, dated November 3, 2024	Presentation 2
C12. Tanya Lucente, dated November 1, 2024	Presentation 2
C13. Tina Liscio, Schaefer Place, Bolton, dated November 1, 2024	Presentation 2
C14. Teresa Prior Bolton resident and Paramedic, dated November 1, 2024	Presentation 2
C15. Lonnie Prior, dated November 4, 2024	Presentation 2
C16. Franca Pisani, resident of Bolton, dated November 1, 2024	Presentation 2
C17. Sean McDonald, resident of Bolton, dated November 2, 2024	Presentation 2
C18. Joe Palk, resident of Bolton, dated November 2, 2024	Presentation 2
C19. Carmelo Galluccio, dated November 2, 2024	Presentation 2

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Please note there may be further Communications.

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C20.	Chris Hribar, dated November 2, 2024	Presentation 2
C21.	Sammy Jones, dated November 2, 2024	Presentation 2
C22.	Natacha Hounsou, South Hill, Bolton, dated November 3, 2024	Presentation 2
C23.	Mag Boganda, South Hill, Bolton, dated November 3, 2024	Presentation 2
C24.	Concetta Marie Schiraldi, resident of Caledon, dated November 3, 2024	Presentation 2
C25.	Joaquim Martins, resident of Bolton, dated November 4, 2024	Presentation 2
C26.	Ayesha Faruq Ahmad, resident of Bolton, dated November 3, 2024	Presentation 2
C27.	Seemi Usman, resident of Bolton, dated November 3, 2024	Presentation 2
C28.	Jamie Politi, resident of Bolton, dated November 3, 2024	Presentation 2
C29.	Adam Rende, dated November 3, 2024	Presentation 2
C30.	Lori Guidolin, resident of Bolton, dated November 3, 2024	Presentation 2
C31.	Tanya Frank, resident of Bolton, dated November 3, 2024	Presentation 2
C32.	Armando and Lilia Falconi, Bolton, dated November 3, 2024	Presentation 2
C33.	Antonietta Friello, dated November 3, 2024	Presentation 2
C34.	Tina Leger, resident of Bolton, dated November 3, 2024	Presentation 2
C35.	Rose Tzanis, resident of Bolton, dated November 3, 2024	Presentation 2
C36.	Amanda Corbett, dated November 3, 2024	Presentation 2
C37.	Tina DiDomizio, resident of Bolton, dated November 4, 2024	Presentation 2
C38.	Janet MacPhee, Hersey Crescent, Bolton, dated November 4, 2024	Presentation 2
C39.	Sara Palkowski, dated November 4, 2024	Presentation 2
C40.	Juliet Palkowski, resident of Bolton, dated November 4, 2024	Presentation 2
C41.	Presentation material titled “STOP Illegal Truck Yards”	Presentation 2

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COMMUNICATIONS

- | | | |
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| C42. | Christienne Uchiyama, Principal, Manager of Heritage Consulting Services and Benjamin Holthof, Senior Heritage Planner, Heritage Planning & Archeology, Princess Street, Kingston, dated October 23, 2024. | 2 |
| C43. | John Cutler, President / Kleinburg & Area Ratepayers Association, dated November 4, 2024. | 5 |

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Truth and Reconciliation Briefing Note

UFCW CANADA TRUTH AND RECONCILIATION
BRIEFING NOTE

In effort to redress the legacy of colonization and advance the process of reconciliation in a meaningful way, it is imperative that all levels of government address the harms caused by the residential school system, as well as the colonial policies and practices that have and continue to have devastating consequences for First Nations, Métis, and Inuit peoples.

British Columbia, Prince Edward Island, the Northwest Territories, Nunavut and the Yukon all recognize Truth and Reconciliation Day, by making it a statutory holiday.

The province of Ontario and multiple municipalities abdicate their responsibility and commitment to Indigenous constituents by continuing to ignore community calls to declare National Day for Truth and Reconciliation as a statutory holiday across the province. While Hamilton, Toronto and Vaughan recognize the importance of the day, with local events, ceremonies and resource lists, September 30th is not recognized as paid time off for employees to learn and explore how they can dismantle anti-Indigenous oppression. This missed opportunity fails to address a pathway to reconciliation where everyone is responsible to learn and collectively uphold solidarity with Indigenous peoples and show meaningful inclusion of Indigenous peoples within this province.

The Truth and Reconciliation Commission of Canada denotes the importance of developing meaningful opportunities to honour residential school survivors and Indigenous peoples through Call to Action #80, which calls upon government, in collaboration with Indigenous peoples to establish this national statutory holiday and Call to Action #81, which calls upon government in collaboration with Survivors and other parties to honour Survivors and all the children lost to their families and communities.

We are asking for a letter of support to be written to Premier Ford from the mayors to make National Truth and Reconciliation Day, one that is statutory for the Province of Ontario.

UFCW CANADA TRUTH AND RECONCILIATION
BRIEFING NOTE

City of Hamilton: Truth and Reconciliation Day is **not** a statutory day for staff.

City of Toronto: Truth and Reconciliation Day is **not** a statutory day for staff. It should be as it is in Ottawa, the other single tier municipality within the Province of Ontario.

City of Vaughan: Truth and Reconciliation Day is **not** a statutory day for municipal staff.

Town of Oakville: Truth and Reconciliation Day is a statutory day for municipal staff.

City of Mississauga: Truth and Reconciliation Day is a statutory day for municipal staff.

City of Brampton: Truth and Reconciliation Day is a statutory day for municipal staff.

Town of Orillia: Truth and Reconciliation Day is a statutory day for staff.

Municipality of Middlesex-Centre: Truth and Reconciliation Day is a statutory day for municipal staff.

City of Owen Sound: Truth and Reconciliation Day is a statutory day for municipal staff.

City of Greater Sudbury: Truth and Reconciliation Day is a statutory day for municipal staff.

Municipality of Port Hope: Truth and Reconciliation Day is a statutory day for municipal staff.

City of Burlington: Truth and Reconciliation Day is a statutory day for municipal staff.

The Association of Municipalities of Ontario closes their offices in recognition of this date.

NOTE: While Prince Edward County and London, Ont., do give city staff a day off for Sept 30th, there is no official proclamation of this date as a statutory holiday.

UFCW CANADA TRUTH AND RECONCILIATION
BRIEFING NOTE

Jurisdiction	Recognizes National Day for Truth and Reconciliation	Statutory Holiday
British Columbia	X	
Alberta	X	
Saskatchewan		
Manitoba	X	X (Provincial Workers Only)
Ontario	X	
Quebec	X	
Prince Edward Island	X	X
New Brunswick	X	X Municipal Workers Only)
Nova Scotia	X	
Newfoundland and Labrador	X	
Yukon	X	
Northwest Territories	X	X
Nunavut	X	X

C 2

Communication

CW(1) – November 5, 2024

Item No. 1

RUTHERFORD GO STATION
721 WESTBURNE DRIVE

SIGN VARIANCE APPLICATION

OVERVIEW OF THE PROPOSAL

On behalf of Metrolinx, we are seeking approval for the installation of one ground sign with a single sign face, to be located at the north-west corner of the property at 721 Westburne Drive, known as Rutherford GO Station.

This Proposed Sign is part of a broader signage network being implemented at Metrolinx stations across the GTA to improve communication with the public and transit users. It will replace an existing wayfinding sign to provide enhanced visibility and clarity.

Pattison and Metrolinx have worked closely to ensure that all necessary measures are in place to minimize the impact on nearby residents. We are confident that this new sign will contribute positively to the local community by delivering valuable information to commuters and creating opportunities for local businesses to engage with potential customers, supporting local economic growth.

DESIGN OF THE PROPOSED SIGN



The Proposed Sign is an integral component of a broader strategy designed to keep commuters informed with real-time updates on Metrolinx initiatives, ongoing construction projects, and important emergency advisories, such as Amber Alerts or extreme weather warnings.

PUBLIC INFORMATION SIGNS EXEMPT FROM REQUIREMENTS

SECTION 4 – SIGNS PERMITTED FOR ALL USE CATEGORIES ON PRIVATE PROPERTY

4.1 PERMITTED SIGNS

Notwithstanding Sections 6 to 19 inclusive of this by-law, the following Signs shall be permitted for all use categories in the City and shall be exempt from the requirements of a permit; however, such Signs shall comply with the provisions specified herein.

- v. Every *Election Sign* shall be removed within seventy-two hours after Election Day;
- vi. No *Person* shall cause or permit the *Erection* of *Election Signs* on municipal property under the jurisdiction of The Corporation of the *City*; and
- vii. No *Person* shall cause or permit the *Erection* of *Election Signs* on all public road allowances;
- g. *Public Information Signs*;
- h. *Temporary Signs* advertising festivals and community events operated by a *Religious Organization*, *Community Organization* or *Charitable Organization* that subject to the following provisions:
 - i. *Temporary Signs* shall comply with Section 8.11 a(i) to (v) or b(ii) with respect to size, location and standards;

“Public Information Sign” means any *Signs*:

- a. Erected by or under the direction of a government agency;
- b. designating public hospitals, schools operated by a *Regional Municipality* of York School Board and the *Regional Municipality* of York Separate School Board, Vaughan Public Libraries, Vaughan Community Centres, Vaughan Public Arenas or other public government use; and/or
- c. required by the *City* to inform the public of proposed zoning changes, official plan amendments, severance, plans of subdivision on the property subject to the application;

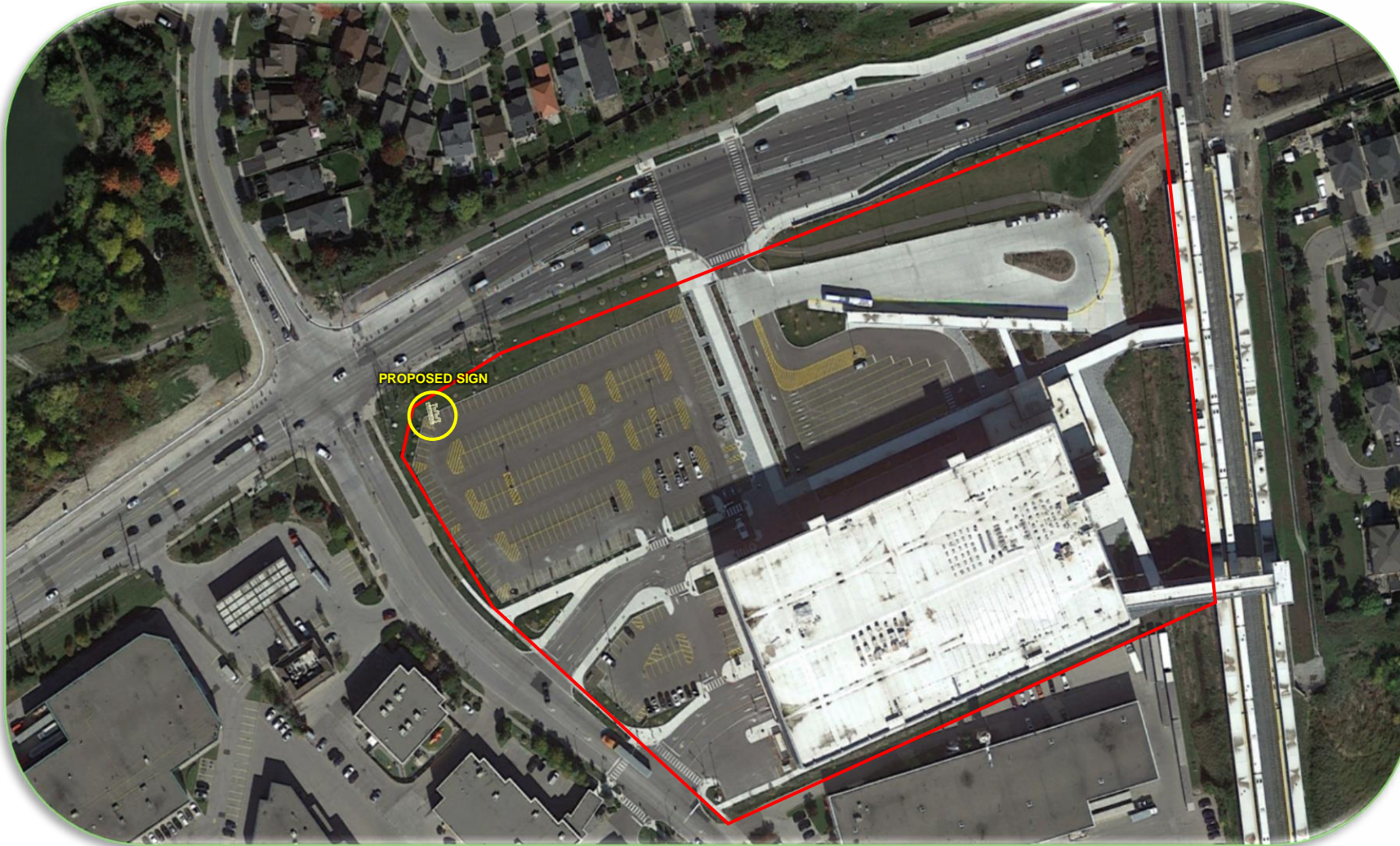
Section 4 of the Vaughan Sign By-law outlines exemptions from permit requirements for certain signs.

Among these are Public Information Signs, defined as “Signs erected by or under the direction of a government agency.”

The Proposed Sign, to be erected by Metrolinx, qualifies as a Public Information Sign, as it will display beneficial public information.

Metrolinx has been granted similar by-law exemptions in various municipalities throughout Southern Ontario.

LOCATION OF THE PROPOSED SIGN



The Proposed Sign has been strategically placed at the north-west corner of the station, with its sign face oriented westward. This positioning ensures that the sign will not be visible to the residential homes located to the north on Barrhill Road.

To further mitigate any impact, the sign will be completely turned off between 11 PM and 7 AM, and its brightness will automatically adjust to lower levels after sunset.

SIGN ORIENTATION PREVENTS ANY VISIBILITY FROM NEARBY USES



As shown here, the Sign Face is strategically positioned perpendicular to the nearest home on Barrhill Road, facing West.

This orientation ensures that the sign's visibility and impact on residential properties is negated, as the light and content will be directed away from homes and toward the street and public areas.

CONSULTATION WITH NEARBY RESIDENTS FOR FEEDBACK

GO Expansion Construction Notice


Rutherford GO: Electronic Ground Sign Installation Fall 2024

Project Overview
GO service is expanding to serve you better - with more frequent service, more stations, cleaner technology, and more connections.

Across the entire network, our goal is to deliver over 10,000 train trips a week - so you won't need a schedule because you know the next train will be coming soon. GO Expansion will transform the GO rail network from a commuter service into an all-day, rapid system.

What You Need to Know
Metrolinx has partnered with PATTISON to build and install an electronic ground sign in the early part of 2025 at Rutherford GO station. This coincides with our comprehensive strategy to provide commuters with updated information, details on Metrolinx initiatives and construction projects, as well as emergency advisements such as Amber Alerts or extreme weather warnings.

What to expect
Several measures are in place to ensure the sign will not create any impact on residential communities. This includes:



There are two homes on Barrhill Road which fall within the 100-metre separation requirement.

Representatives from Metrolinx and Pattison visited the property owners on July 18, 2024 to discuss the details of the proposal.

Both homeowners were shown the Sign placement area, and which direction the content would be directed. Both were comfortable with this approach, and confirmed that they had no concerns about the Proposed Sign.

LIGHT IMPACT STUDY - NO SUBSTANTIAL INCREASE TO RESIDENTS



As a condition of approval, the sign's brightness will be capped at 50% of the levels permitted by the Vaughan Sign By-law, operating at only 150 NITS between sunset and sunrise.

This will result in a minimal increase to ambient light levels of only 0.2%. For reference, Rutherford GO's existing parking lot lights cast between 6 and 10 lux. The Proposed Sign will only contribute 0.17 lux at the closest residential property 76m to the north. This is well within the negligible range of 0.3 lux or less.

Given the current high levels of ambient light at Rutherford GO, the introduction of the Proposed Sign will not result in any significant or noticeable increase in light levels to nearby properties.

LIGHT IMPACT STUDY – HIGH AMBIENT LIGHT LEVELS PRESENT



The area surrounding the Rutherford GO Station, including commercial and transit uses like the 7-Eleven, gas station, and the station itself, already generate significant levels of ambient lighting.

An on-site ambient light reading near the closest residential home on Barrhill Road shows an existing light level of approximately 7 lux in the evening.

The Proposed Sign would result in only a 0.2% increase in ambient light at that location. This minimal increase will not impact nearby residents.

COMPLIANCE WITH ALL BY-LAW REQUIREMENTS FOR DIGITAL SIGNS



1-800-667-4554
1387 Cornwall Rd.
Oakville, ON L6J 7T5
mediaresources.com

August 18th 2022,
Letter of Certification for Pattison Outdoor Proposed Digital Billboard at Rutherford GO Station

To whom it may concern,

Media Resources Inc. has been engaged by Pattison Outdoor to certify the capabilities of the Media Resources VISIONiQ Digital Billboard product with regards to compliance with City of Vaughan Signage By-laws. Specifically, the VISIONiQ product as configured for the proposed Rutherford GO Station project will be fully equipped to comply with all provisions of Section 19.1 (b):*Digital Signs may only display static messages;*(c):*the transition time between one image to the next cannot exceed 1.0 second;*(d):*a Digital Sign must display messages for a minimum of 10 seconds;* (g):*the illumination shall not increase the light levels within 10.0 metres of all points of the Sign Face by more than 3.0 lux above the ambient lighting level;*(h):*the difference between the level of illumination before and after there is a transition of digital messages shall be no greater than 25 per cent;*(i):*the illumination shall not exceed 5,000 nits during the period between sunrise and sunset;*(j):*the illumination shall not exceed 150 nits during the period between sunset and sunrise;*(n):*the Digital Sign must shut off in the event of a malfunction;*(o):*to obtain a permit, the Digital Sign owner must produce third-party certification from a Digital Sign expert, such as a Digital Sign manufacturer, advising, that the Sign meets the requirements of the by-law with respect to the provisions in Section 19; of the Vaughan Digital Sign By-law.*

Further recognizing the need for dependable illumination management, we have also included a description of the brightness control system.

The proposed digital billboard will be well equipped with modern brightness controls, configured with dual redundant photocells, capable of sensing ambient light and managing the output brightness even in the event of a hardware failure. A number of secondary fail-safes are also implemented including communications watchdogs (self reduction to night time brightness in the event of a communication loss), and fallback to a brightness time schedule in the event of catastrophic photocell system failure.

Media Resources is committed to the responsible application of LED digital technology and are happy to engage with regulatory stakeholders at any time. Please feel free to contact us if you have any questions.

Sincerely,

Cheng Qian
Chief Product Architect
Media Resources Inc.
(905) 586-1064
cqian@mediareources.com

The Proposed Sign will fully comply with all requirements outlined in the Sign By-law, as confirmed in this Letter of Certification.

At no point will the sign display full-motion video or any scrolling, blinking, or flashing effects. Instead, it will present a series of static images that transition every 10 seconds, ensuring a non-disruptive and visually consistent display.

Additionally, the sign is equipped with an advanced ambient light sensor, which will automatically adjust brightness levels to suit surrounding conditions, ensuring optimal visibility without contributing to light pollution. The sign will also be monitored 24/7 through a live video feed, enabling immediate detection and resolution of any operational issues.

NATURAL OBSTRUCTIONS FURTHER REDUCE ANY VISIBILITY



Because the Proposed Sign is single-sided and oriented westward, it will not be visible from the residential properties on Barrhill Road, ensuring that residents experience no direct impact from the sign's content or illumination.

Furthermore, a mature tree line exists between the Proposed Sign and the residential properties, providing an additional natural barrier that significantly reduces any potential visibility.

This combination of strategic placement and natural screening ensures that the sign will have no visual intrusion on nearby homes, further protecting the area's character.

NATURAL OBSTRUCTIONS FURTHER REDUCE ANY VISIBILITY



This photo demonstrates that even during the Winter months, the tree line between the nearest residential property at 620 Barrhill Road and the Proposed Sign continues to provide substantial screening.

This natural barrier provides additional assurance that the Proposed Sign will not negatively impact nearby residents, maintaining their privacy and minimizing any visual intrusion.

NO WINDOWS FACING THE PROPOSED SIGN



This photo confirms that there are no windows on the upper storey of the nearest residential property at 620 Barrhill Road facing south toward the Proposed Sign.

This reinforces our assessment that residents on Barrhill Road will have no direct line of sight to the sign, ensuring minimal visual impact on the nearby homes.


NATURAL OBSTRUCTIONS FURTHER REDUCE ANY VISIBILITY










HIGH LEVEL OF COMPLIANCE WITH BILLBOARD SIGN REQUIREMENTS



SECTION 15 – BILLBOARDS

15.1 VACANT INDUSTRIAL AND COMMERCIAL ZONED LANDS AND UTILITY CORRIDORS

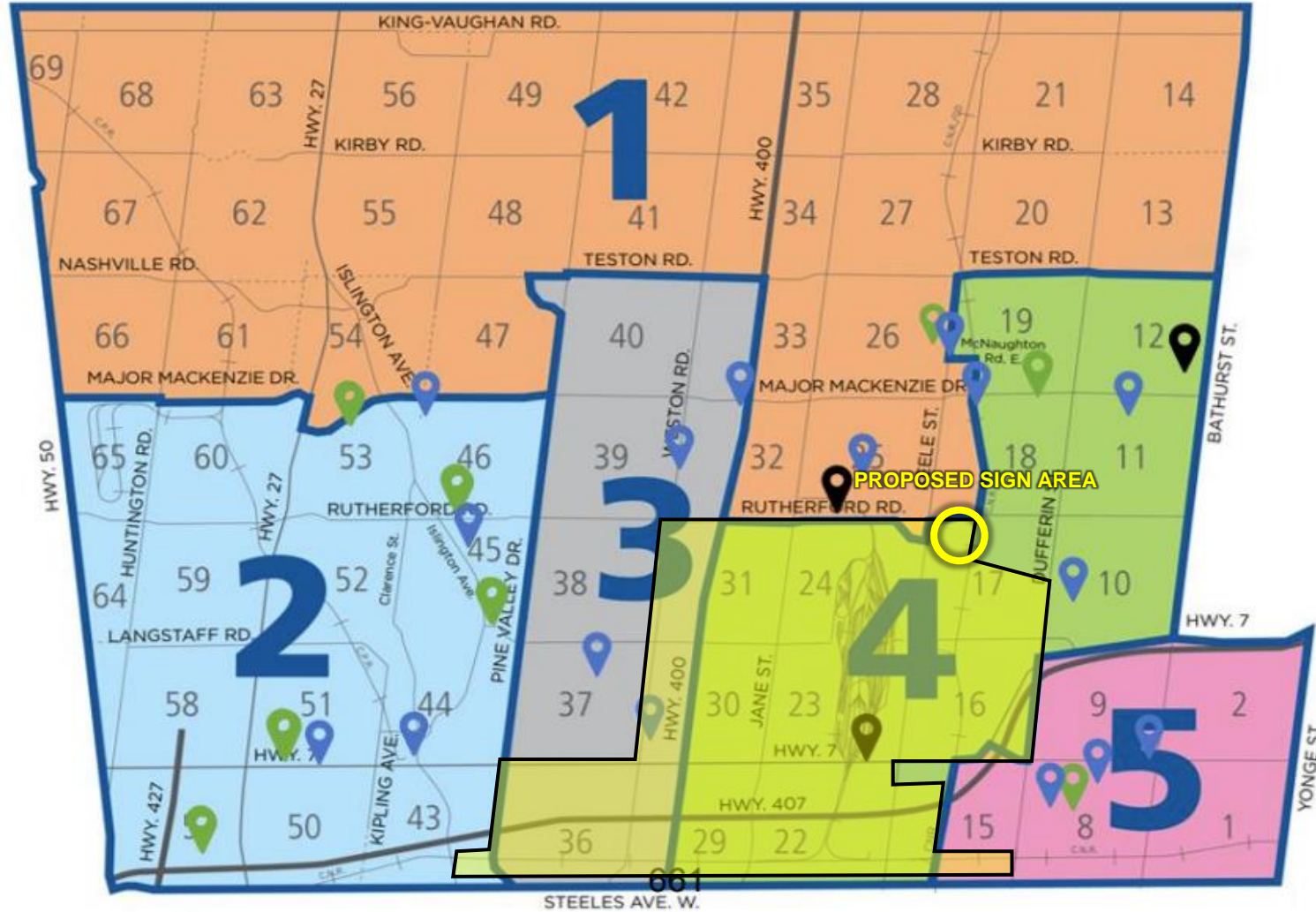
Notwithstanding Section 6 and Section 8, one (1) *Billboard Sign* may be permitted on vacant lot *Zoned Industrial Use* or *Commercial Use*, or within a Utility Corridor in accordance with the requirements that *Billboard Sign Signs* be: 

- a. be located within the limits of the Employment Areas as shown in Schedule “E”; 
- b. be set back a minimum of 5.0 metres from all street lines; 
- c. not exceed a maximum *Sign Area* of 20.0 square metres for any single *Sign Face* with a total *Sign Area* of 40 square metres for all *Sign Faces* combined; 
- d. not exceed 8.0 metres in height measured from the finished grade level at the base of the supporting structure; 
- e. be set back a minimum of 5.0 metres from any common lot boundary with an adjacent lot; 
- f. not be located closer than 1.0 metre to any driveway; 
- g. be set back a minimum of 600 metres from any other *Billboard Sign* 

HIGH LEVEL OF COMPLIANCE WITH BILLBOARD SIGN REQUIREMENTS

- h. not be permitted within 100 metres from a building containing Residential dwelling units or lands *Zoned Residential*;
- i. not be located within, and be setback 100 metres from, Special *Sign Districts* as shown on Schedules "A", "B", "C" and "D"; and 
- j. shall not be placed within 400 m of any 400-series *Highway* unless permitted by the Ministry of Transportation Ontario Corridor Signing Policy, or successor policies. 

PROPOSED SIGN IS LOCATED WITHIN THE SCHEDULE 'E' AREA



The Proposed Sign is situated within the Schedule 'E' Area, which is identified by the City of Vaughan as a suitable location for digital signage.

This placement complies with the City's preferences for such signs.

COUNCIL DECISIONS – CONCERNS ABOUT SETTING PRECEDENT

LEGAL OPINION PROVIDED BY MUNICIPAL ACT EXPERT JOHN MASCARIN, OF AIRD & BERLIS

The concern of "setting a precedent" should not be a factor when Council or Committee is considering an application. Each decision must be made based on its individual merits. Legally, Council's discretion cannot be "fettered" before determining an application, including through reliance on precedent.

Council can be assured that its decisions are not—and by law, cannot be—binding precedents. Every application must be evaluated on its own unique circumstances. It is entirely permissible for Council to reach different conclusions on similar applications, provided each is fairly considered on its merits.

Where staff suggests that a negative "precedent" might be set, this argument does not align with the principles governing Municipal Council decisions. In fact, it may risk leading Council into a legal error by implying that its decisions establish or are bound by precedent.

Failure to assess each application on its individual merits could open the decision to legal challenge.

THANK YOU!

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Illegal trucks
Date: Friday, November 1, 2024 11:29:12 AM

-----Original Message-----

From: rose collura [REDACTED]
Sent: Friday, November 1, 2024 10:53 AM
To: Clerks@vaughan.ca
Subject: [External] Illegal trucks

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Sent from my iPhone

I'm a resident of Bolton for 34 years

I seen enough people's kill by the trucks If you allow theses trucks company to invade Bolton you are not only kill more innocent lives but Bolton itself already there is too many of them around I suggest to move them more north and leave our town before you destroy it Thank you Rose Collura

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Illegal Truck Yards and Storage Vaughan Border
Date: Friday, November 1, 2024 11:28:59 AM

From: Toni Peluso [REDACTED]
Sent: Friday, November 1, 2024 11:20 AM
To: Clerks@vaughan.ca
Subject: [External] Illegal Truck Yards and Storage Vaughan Border

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good Morning

I am a long time resident of Bolton and have been submitting complaints to Vaughan regarding illegal truck yards on Hwy 50 Vaughan side and Albion Vaughan.

Every day, the traffic and land use is worsening. The traffic, noise, pollution and stress this puts on residents and road infrastructure. These lands are agricultural use.

You can't even safely drive on Hwy 50. Exiting 427 to Major Mac is horrible. The traffic, trucks have no regard for safety or direction. You feel unsafe being surrounded by all these trucks, running red lights, doing U turns, cutting off cars, not knowing where to go.... it's a mess.

I get nervous when my daughter has to drive these roads. Stressful and fearful all the time.

The planning was horrible. The land use is out of hand. How are we letting these lands be used for truck yards? Why can't we enforce more stringent fines, block entrances? These yards are growing in size, and we as residents feel helpless. This needs to stop. Our health and well-being is now questionable.

Please, we implore you to expedite actions against these illegal land uses.

Thank you.

Toni Peluso

Sent from my Galaxy

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Illegal truck yards
Date: Friday, November 1, 2024 11:51:02 AM

-----Original Message-----

From: Debbie Famele [REDACTED]
Sent: Friday, November 1, 2024 11:43 AM
To: Clerks@vaughan.ca
Subject: [External] Illegal truck yards

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,,

I'm writing to you with extreme concern for Bolton. I'm sure you are aware that there have been several illegal truck yards popping up at the outer borders of Vaughan and Caledon (Bolton specifically). There is a new trucking yard that seems to be close to opening on the Vaughan side of Albion Vaughan. I can't begin to tell you how concerning this is to the residents of Bolton. Albion Vaughan does not have the infrastructure to support hundreds of trucks travelling daily. There is no way that a tractor trailer can turn in and out of that driveway safely without going into oncoming traffic. We should not have to fear for our lives everytime we leave our subdivision. We shouldn't have to break out into a cold sweat everytime our children leave the house out of fear that a truck will come into their path in our own backyards. Albion Vaughan is one lane in either direction that backs on to a subdivision where we live with our children. The truck yard is literally outside the back door of several residents. Not to mention that the fill they are using is contaminated and I cant imagine what it is doing to our environment and to our health. Our community member Carmela Palkowski is delegating at Vaughan council on Tuesday and we are BEGGING you to listen to her and to help us! This is NOT ok!!!

We appreciate your consideration

Debbie

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] reference 12151 Albion Vaughan Road delegation from Carmela Palkowski
Date: Friday, November 1, 2024 1:35:15 PM

From: giovanna greco [REDACTED]
Sent: Friday, November 1, 2024 1:32 PM
To: Clerks@vaughan.ca
Subject: [External] reference [REDACTED] Albion Vaughan Road delegation from Carmela Palkowski

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Good day,

I am writing today in reference to the above.

I am a resident in Bolton, Ontario and I would like to mention a few things about these illegal truck yards that are popping everywhere surrounding Bolton's residence.

This has become out of control and it is time that this is addressed to the City of Vaughan as this is on the grounds of Vaughan and needs to be dealt with immediately.

I understand that this property is for agricultural plans not a trucking yard. How is it possible that this is being allowed when it's clearly being used as a truck lot and is contaminating the soil. and disrupting the community of Bolton. These trucking yards are surrounding Bolton and it has become a truck city as far as I am concerned. Our Mayor and councilors are residents of our community, how do they allow this to happen???? The community has raised their voices and will continue to be heard until this matter is dealt with.

It is obvious that these illegal truck yards are not disrupting the Vaughan community as it is at the end of the Vaughan jurisdiction, but it is sure making it very difficult to our community who have to deal with all the trucks on the road along with all the pollution that comes with it. Our community was known as its beautiful green space, this is not the case the past few years.

We need the City of Vaughan to be accountable for these illegal truck yards that are everywhere to be seen along with Cold creek. I must have counted at least 6 on my way home one day and I am sure i was off on my count because everywhere I look, I see more and more popping up. We need MTO to come out and view these yards and the drivers and make sure that they are supposed to be there and the drivers should be looked at for legal training and legal licenses to be running these trucks.

We have lost a life most recent of a 23 year old young lady to a careless act on the road by a trucker. How many more do we have to loose to ensure that our roads are safe. I am very concerned, my family travels on these roads daily whether its for work or school, and I am terrified every single day, every minute that I am on the road with these truckers, we are surrounded by them. This needs to stop now!!!!

Giovanna Greco

Bolton Resident

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Nov 5 delegation by Carmela Palkowski
Date: Friday, November 1, 2024 1:47:09 PM

From: vince anzelmo [REDACTED]
Sent: Friday, November 1, 2024 1:44 PM
To: Clerks@vaughan.ca
Cc: Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; mayor@vaughan.ca
Subject: [External] Nov 5 delegation by Carmela Palkowski

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Hello.

Our names are Vincenzo and Antonia Anzelmo. We have been Vaughan citizens for 27 years. We are writing in regards to the delegation by Carmela PALKOWSKI on Nov 5th, on illegal truck yards making roads unsafe. We live in Woodbridge in Mr Volpentestas ward.

We have 3 children who live in Bolton, Ontario. We drive down Albion Vaughan road to each of our family members and we are absolutely afraid for our lives. Trucks come out of yards with one lane into oncoming lanes. We can't even have bbq's in our children's backyards.

We are begging for the city of Vaughan to stop these illegal truck yards. We are afraid for our family. We will assist our children with fighting these yards. Please, Maypr Del duca, please help

Our family.

Vincenzo and Antonia Anzelmo

[REDACTED]

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] 12151 Albion Vaughan and road delegation
Date: Friday, November 1, 2024 2:44:32 PM

From: [REDACTED]
Sent: Friday, November 1, 2024 2:44 PM
To: Clerks@vaughan.ca
Subject: [External] [REDACTED] Albion Vaughan and road delegation

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi,

As a resident of Caledon east and being on the road a lot because I am a contractor. I see so many traffic infractions from over sized vehicles on our sideroads after hours to illegal u turns with over sized vehicles. This is all due to illegal truck yards tucked away in our sideroads on Agriculture land. Do you know the impact this has on our natural resources. I'm sure the Ministry of natural resources would love this. These truck yards have owner operators changing oil on the spot and dump the oil right on the ground I have been told. We need to put an end to this and get rid of these depots. Also I have farmers as customers saying they are looking to move their farms because of these illegal truck yards because they are scared their water sources may get contaminated.. Our streams host Salmon Spawning, wildlife drinking water and are in jeopardy from these illegal truck yards. Bolton, Vaughan, Caledon and Alton's water supplies are mostly fed from water towers in which get their water from Big pumped wells, if they become contaminated from Illegal dumping of oils and fuels we may one day may have another Walkerton on their hands and trust me a we don't need that. Road Safety and Conservation safety should be our No.1 priority for the future of our Agricultural lands and to the farmers and people who work this land.

Regards

John Lombardo
[REDACTED]

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Concerns About Illegal Truck Yards for Agenda Item 5.2 for Upcoming Committee of the Whole Meeting on Nov 5, 2024
Date: Friday, November 1, 2024 3:54:15 PM

From: Amanda Corbett [REDACTED]
Sent: Friday, November 1, 2024 3:36 PM
To: Clerks@vaughan.ca
Cc: Caledon Community Road Safety Advocacy Group <ccrsa.group@gmail.com>; Annette.Groves@caledon.ca; Mario Russo <Mario.Russo@caledon.ca>; Tony Rosa <Tony.Rosa@caledon.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; mayor@vaughan.ca
Subject: [External] Concerns About Illegal Truck Yards for Agenda Item 5.2 for Upcoming Committee of the Whole Meeting on Nov 5, 2024

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear City of Vaughan Committee of the Whole,

I am writing to you regarding an **urgent** and concerning issue with an Illegal Truck Yard at the border of the City of Vaughan & Town of Caledon. This pertains to item number 5.2 (regarding Illegal Truck Yards) on the agenda for the Meeting of the Committee of the Whole on November 5, 2024.

The property in question is at 12151 Albion Vaughan Road. This is a property that is zoned Agricultural, but is currently being graveled over illegally, in preparation for storing trucks and truck containers. This is a completely unacceptable and illegal use for Agricultural land and the **City of Vaughan needs to act quickly** to ensure that this property is brought back into compliance with Agricultural zoning and ensure that no trucks or containers are stored on this lot.

I have included an aerial photo for you to get an idea of the safety issues that I am concerned about below.

The dangers of the illegal use of land on this property are numerous. I've specified a few below, but this is by no means an exhaustive list:

☐☐☐ Albion Vaughan Road is a single lane in each direction. In order for trucks to turn in and out of this property - they will need to turn into the oncoming traffic lane. In case you

aren't aware, Albion Vaughan Road is an extremely busy road that often has many drivers speeding on it. Having trucks illegally parking on this property will have them turning into oncoming traffic routinely & will definitely get someone killed or seriously hurt.

- ☐☐☐ The opposite side of the road from this property is residential - any traffic incident that happens right outside of this lot puts all the homes bordering this property at risk. Someone could easily have a transport truck in their backyard or basement or bedroom if an accident does happen at the driveway of this property.
- ☐☐☐ Truck yards have a lot of high-intensity lighting - which will be shining directly into the backyards and homes that are across the road from this illegal lot. They shine 24/7 - and it's not reasonable to expect that residents need to put up with this from a property being used illegally.
- ☐☐☐ There will be trucks moving in and out of this illegal property 24/7, creating unnecessary noise, ground shaking and dust. The residents across the road from this property should not have to put up with this.
- ☐☐☐ The driveway of this property seems to have been widened in an attempt to accommodate the trucks and containers that are planned to be illegally stored here. This should be an additional by-law violation and the City of Vaughan should be able to demand immediate alterations be made to change the driveway back to its original width.
- ☐☐☐ The fill/gravel that they are illegally bringing on this land is likely not clean. As they are operating illegally, I cannot imagine they would be paying good money for clean fill - but accepting dirty fill that other bad actors don't want to pay money to dispose of.
- ☐☐☐ Additionally, without a Site Plan, there is every opportunity for this illegal truck yard to not be grading the property properly and putting the environment at risk. This property is very close to TRCA lands and likely has water running through it that is at risk of being contaminated from the illegal fill being used - not to mention the future contamination from diesel spills and oil spills once trucks and containers are moved in.
- ☐☐☐ As the zoning is Agricultural, the City of Vaughan will not be collecting appropriate taxes on how this land is being used illegally.

Here are some photos to show you the evolution of the land over the past year and a half - as the illegal use has continued & gone unchecked by the City of Vaughan.

There are actions that the City of Vaughan can take now to bring this property back into compliance and ensure that trucks and containers are not illegally stored here. This property should be routinely monitored by the City of Vaughan and the owner of the property should be charged for using the land illegally. I'm not sure why this isn't happening. I don't understand what the issue is - the land is being used illegally. That should be the end of the story.

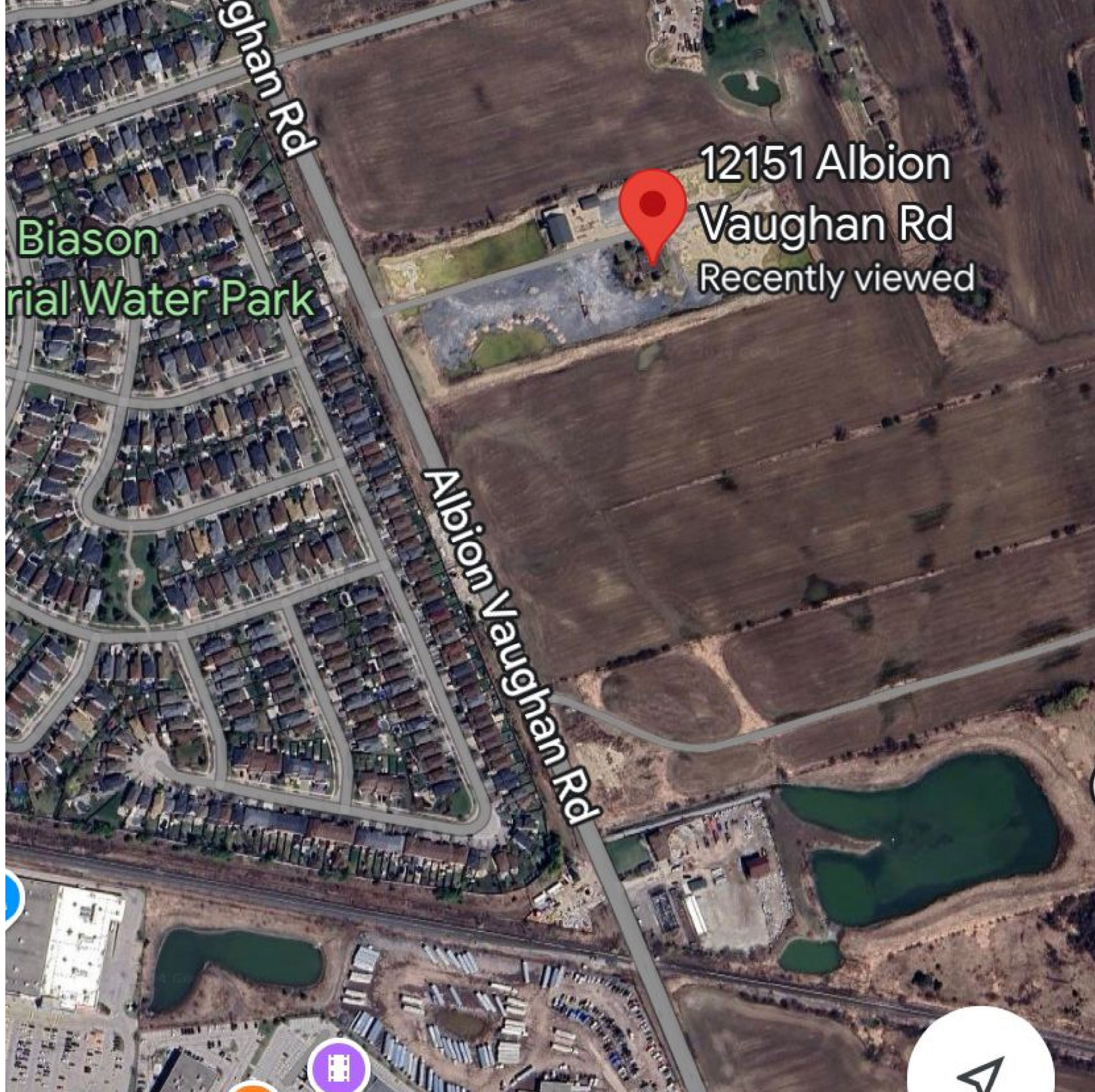
I ask you to please imagine how you would feel if you owned a property that backs onto Albion Vaughan Road directly across from this property. What if it was your son or daughter, or parents that owned a property that backs onto Albion Vaughan Road here? What would you do to ensure that your family would stay safe? I'm sure that you wouldn't sit by and say there's nothing that can be done. I'm sure that you would do whatever you can, within your power to ensure the illegal use of this land stops - and as quickly as possible. We are asking for you to do that now - trucks could be moving onto this property any day now - you need to act now!

What action will you take today to make some meaningful change?

This is not the only illegal truck yard in this area of Vaughan. The same actions to enforce the by-laws should be taking place at the other illegal truck yards in this area. And the City of Vaughan should routinely be driving around this area to ensure any new lots popping up are being properly enforced.

You need to take action as if your family's safety was in danger - we certainly are, and we're asking for your help.

Looking forward to a response and some meaningful action,
Amanda Corbett



Albion Vaughan Rd

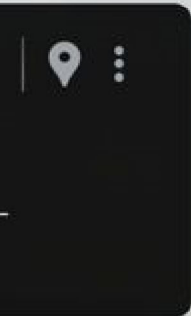
Biason
rial Water Park

Albion Vaughan Rd



12151 Albion
Vaughan Rd
Recently viewed







© 2024 Google

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Google





From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Illegal truck yards at Vaughan Albion Rd
Date: Monday, November 4, 2024 8:37:22 AM

-----Original Message-----

From: manisha mangal [REDACTED]
Sent: Sunday, November 3, 2024 5:20 PM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com
Subject: [External] Illegal truck yards at Vaughan Albion Rd

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor and Councillors,

I am writing on behalf of myself and concerned residents of Bolton, specifically those residing near Albion Vaughan Road, to bring urgent attention to the establishment of an illegal truck yard behind our homes. This correspondence is also in relation to the agenda item for Carmela Palkowski's presentation scheduled for November 5, 2024.

We have observed recent development activities at 12152 and 12001 Albion Vaughan Road, including land flattening, landfill additions for truck parking, and the erection of metal fencing. These properties are zoned for agricultural use, and their conversion into truck yards is in direct violation of zoning bylaws. We are gravely concerned about the implications of these unregulated developments for our community, which include:

1. Traffic and Safety Risks

Increased truck traffic is already causing congestion and dangerous conditions, compounding issues created by existing illegal yards on Mayfield Road, Highway 50, Albion King Road (directly across from our subdivision), and Cold Creek Road. With 11 illegal yards currently operating on Albion King Road, our streets are reaching unsustainable levels of heavy vehicle traffic, endangering drivers, pedestrians, and residents.

2. Environmental Impact

The absence of proper infrastructure for waste disposal, drainage, and noise management at these sites poses serious environmental risks. We are particularly concerned about potential long-term damage, such as contamination of local water sources and the decline in air quality due to emissions.

3. Quality of Life

The continuous noise, pollution, and visual blight from these truck yards have a profoundly negative impact on our neighborhood's peace and could also lower property values, undermining our community's well-being.

We respectfully request that the Vaughan Council take swift action to preserve the safety and quality of life in our community. Specifically, we urge you to:

- * Investigate the activities at 12152 and 12001 Albion Vaughan Road to ensure compliance with zoning bylaws.
- * Enforce existing zoning and environmental regulations to halt unauthorized truck yard developments.
- * Provide regular updates on the progress of this matter and any actions taken by the city to address these unauthorized activities.

As residents, we are fully committed to safeguarding our neighborhood, and we trust that the Council shares this commitment. Please let us know how we can support your efforts to resolve this issue effectively.

Thank you for your immediate attention. We look forward to a prompt response and decisive action to protect our community.

Best regards,
Manisha Mangal

C 11

Communication

CW(1) – Novembmer 5, 2024

Item No. Pres2

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] TRANSPORT TRAIERS
Date: Monday, November 4, 2024 8:37:07 AM

-----Original Message-----

From: Nat Portelli [REDACTED]
Sent: Sunday, November 3, 2024 8:44 PM
To: Clerks@vaughan.ca
Cc: mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; marketplace@cbc.ca;
info@newsmediacanada.ca; mtoinfo@ontario.ca
Subject: [External] TRANSPORT TRAIERS

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

We are absolutely disgusted by all the illegal trucking companies popping up in our backyards! Thousands of trucks are arriving on Albion Vaughan Road in the next few weeks! Who has jurisdiction over these trucks? We are dealing with too many accidents, deaths among our young drivers . Please stop allowing these trucks from arriving to our small town community of Bolton. We cannot handle any more trucks!

They are damaging our roads, damaging the CN Rails, damaging our lives! We cannot sit in our backyards, we cannot leave our windows open . We are trapped in our homes due to these massive transport trailers driving in front of us, behind us and every where you look! Bolton is a small town with 72,000 people. We have more trucks than residents! This is suppose to be a quiet neighborhood- please remove all the trucks from our streets. We cannot take it anymore! Too many people are getting trapped under these trucks! Remove them from Bolton and our surrounding area!!!

They are popping up everywhere!!!! We had enough!!!! Another 800 trucks arriving in the next few weeks, 20 feet away from our backyards and 10 feet away from the Canadian National Railway. How can you let this happen?

Sent from my iPhone

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Fwd: Illegal Trucking Yards In Vaughan bordering Caledon backyards (Albion Vaughan)
Date: Monday, November 4, 2024 8:36:58 AM
Attachments: [Coldcreek, Kirby and Albion Vaughan 2 lanes.pdf](#)
[Coldcreek, Kirby and Albion Vaughan 2 lanes.pdf](#)
[Albion Vaughan Maps.pdf](#)
[Albion Vaughan Google Earth.pdf](#)

From: Tanya Lucente [REDACTED]
Sent: Friday, November 1, 2024 5:47 PM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com; Annette Groves <annette.groves@caledon.ca>; mayor@vaughan.ca
Subject: [External] Fwd: Illegal Trucking Yards In Vaughan bordering Caledon backyards (Albion Vaughan)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Subject: Urgent: Addressing Illegal Trucking Yards and Road Safety Concerns

Dear Clerks,

I am writing to bring to your urgent attention the illegal trucking yard being constructed on 12151 Albion Vaughan Road. This development is not only unauthorized but also poses significant safety hazards due to the lack of proper road infrastructure to support safe turns in and out of the yard. Trucks entering and exiting the yard are forced into the opposite lane, creating a dangerous situation for all road users.

Additionally, the trucking yards off Coldcreek Road are exacerbating the problem. The current road infrastructure does not support proper turning lanes, leading to trucks turning into oncoming traffic. This situation is a severe safety risk and increases the likelihood of accidents, potentially resulting in fatalities.

The risks associated with these illegal trucking yards are numerous and severe. The lack of enforcement and real repercussions allows these businesses to operate with impunity. They purchase properties worth millions, and even substantial fines are merely a minor inconvenience to them. This lack of accountability is unacceptable and endangers the lives of our community members.

I would like to share a personal experience to highlight the gravity of the situation. Recently, while driving with my son, who has a learner's permit, we

encountered a speeding truck behind us. The truck driver aggressively honked, and proceeded giving us the the finger causing my son to become disoriented and forcing us to pull over. My son was driving within the speed limit and following all traffic rules, yet this incident left us shaken and highlighted the reckless behavior of some truck drivers.

These trucks are operating on roads with weight limits that they are clearly exceeding, further endangering the public. The agricultural land in our area is being destroyed by these trucking businesses, which show little regard for road safety or environmental conservation.

To further illustrate the issue, I have included attachments with Google Maps and Google Earth images showing that the roads in question are made up of two lanes—one in each direction. These roads were designed within side road parameters and do not have the necessary space to allow these trucks to make safe turns. Additionally, I have included a picture showing a truck turning into oncoming traffic, highlighting the immediate danger posed by these illegal operations.

We urgently need the city's intervention to halt these illegal activities and ensure the safety of our community. The current situation is untenable and poses a high risk to all road users. We demand a complete shutdown of these illegal trucking yards. The safety of our community should not be compromised for the financial gain of a few businesses.

Thank you for your attention to this critical matter.

Sincerely,

+ New



This is your running list of projects. Create new ones, open existing ones from Drive, or import files from your computer.



Layers

Navigation controls including a person icon, a refresh icon, a 2D view icon, a compass icon, and zoom in/out (+/-) buttons.

EXCISE

+ New



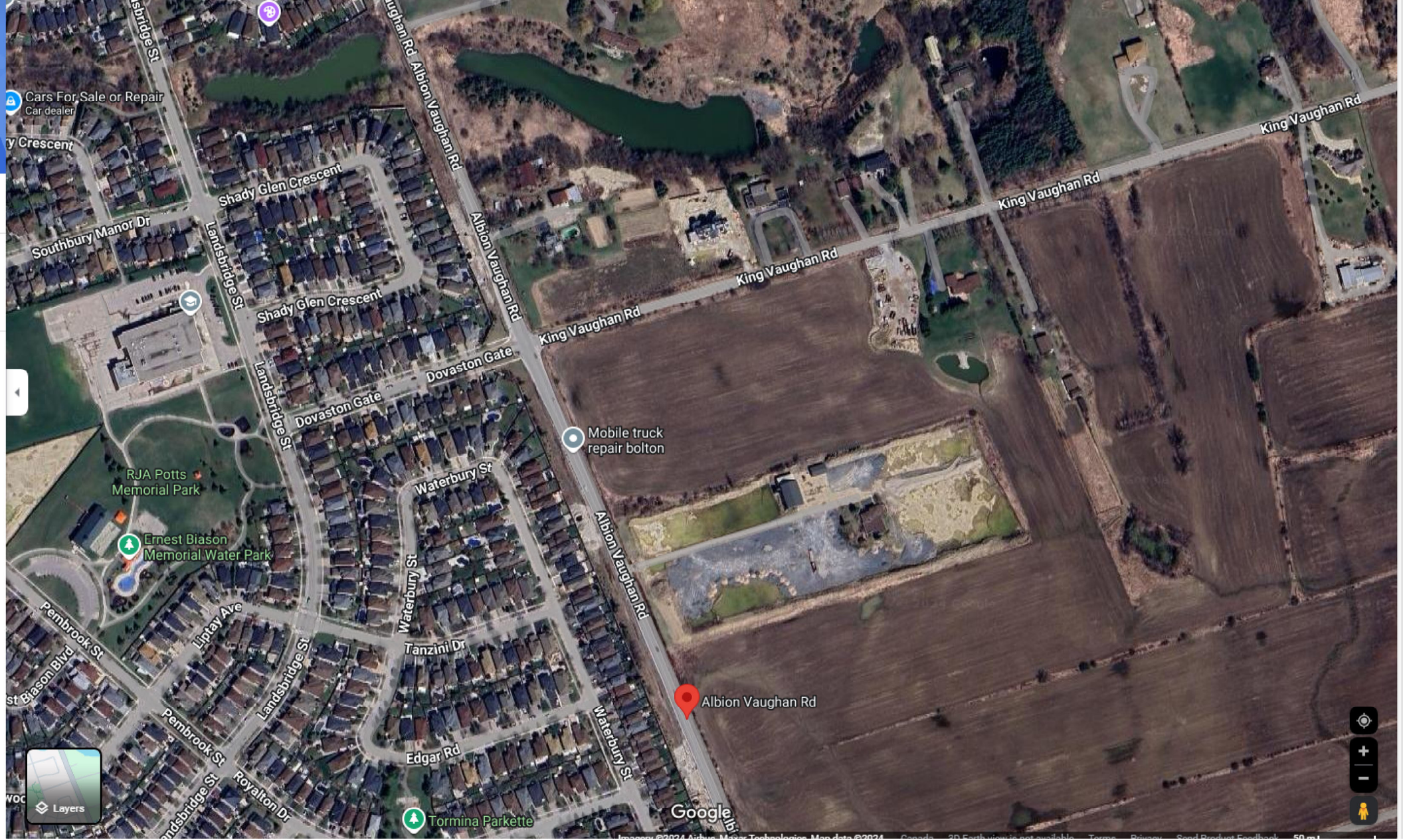
This is your running list of projects. Create new ones, open existing ones from Drive, or import files from your computer.



EXCISE

Layers

2D



Cars For Sale or Repair
Car dealer

Shady Glen Crescent

Southbury Manor Dr

Pembroke St

Pembroke St

Layers

RJA Potts Memorial Park

Ernest Biason Memorial Water Park

Liptay Ave

Royalton Dr

Tormina Parkette

Shady Glen Crescent

Shady Glen Crescent

Dovaston Gate

Ernest Biason Memorial Water Park

Liptay Ave

Royalton Dr

Waterbury St

Tanzini Dr

Edgar Rd

Tormina Parkette

King Vaughan Rd

Mobile truck repair bolton

Albion Vaughan Rd

Google

Albion Vaughan Rd

King Vaughan Rd

King Vaughan Rd

King Vaughan Rd



+ New



This is your running list of projects. Create new ones, open existing ones from Drive, or import files from your computer.



Layers



From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Illegal Truck Yards Bordering Caledon Backyards
Date: Monday, November 4, 2024 8:35:55 AM

From: Tina Liscio [REDACTED]
Sent: Friday, November 1, 2024 6:12 PM
To: Clerks@vaughan.ca
Subject: [External] Illegal Truck Yards Bordering Caledon Backyards

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Dear Vaughan Council Members,

I am writing to express my concern regarding the ongoing issue of illegal trucking operations on lands not designated for trucking purposes. These unauthorized activities are located in Vaughan on properties such as 12151 Albion Vaughan Road, 11339 Albion Vaughan Road, and a lot on Cold Creek Road are directly negatively impacting the lives of residents and businesses in Caledon. The presence of illegal trucking yards and the unauthorized parking of heavy vehicles on residential properties create significant disturbances that undermine the quality of life and safety of our community.

The negative impacts of these illegal operations extend far beyond zoning violations. Constant truck traffic disrupts the peace and safety of residential neighborhoods, creating excessive noise, increasing dust, and leading to hazardous road conditions. Large trucks contribute to wear and tear on local roads, often requiring costly repairs that burden taxpayers. For residents living nearby, these disruptions affect daily life, as the noise and pollution generated by large trucks are constant, significantly diminishing property values and making it difficult for families to enjoy their homes and surroundings.

Moreover, these illegal operations lead to environmental concerns, as fuel and chemical leaks from heavy vehicles pose serious pollution risks to Caledon's natural landscape and water systems. This pollution not only damages the environment but can also have long-term health consequences for residents, especially children and elderly individuals who are more vulnerable to air and water quality issues.

We urge the Council to prioritize substantial enforcement measures against these illegal operations to uphold the standards and guidelines designed to protect our community. Addressing these violations will help restore the well-being, safety, and quality of life that Caledon residents deserve.

Thank you for your attention to this matter. I hope the Council will take prompt action to investigate these sites and implement the necessary measures to eliminate illegal trucking operations in Caledon.

Sincerely,

Tina Liscio

■ Schaefer Place
Bolton ON L7E1W3



From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Fwd: Stop Illegal truck yard
Date: Monday, November 4, 2024 8:35:44 AM

From: Teresa Prior [REDACTED]
Sent: Friday, November 1, 2024 7:02 PM
To: Clerks@vaughan.ca
Subject: [External] Fwd: Stop Illegal truck yard

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Sent from my iPhone

Begin forwarded message:

From: Teresa Prior [REDACTED]
Date: November 1, 2024 at 11:12:08 AM EDT
To: clerks@vaughn.ca
Subject: Stop Illegal truck yard

To whom can make change, stop the environmental disaster that is evolving with these truck yards. The infrastructure is not there. You're putting families life at risk. What kind of community are we building? Build it right, in the right place!!! Many thanks Teresa Prior Bolton resident and Paramedic

Sent from my iPhone

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Truck yards
Date: Monday, November 4, 2024 8:35:36 AM

-----Original Message-----

From: Lonnie Prior [REDACTED]
Sent: Friday, November 1, 2024 7:15 PM
To: Clerks@vaughan.ca
Subject: [External] Truck yards

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Children should not grow up with diesel fumes in their backyards. The truck run for long periods in the winter. The roads are not constructed to carry the loads of these trucks. The truck belong in industrial areas not beside our home. Please stop the truck yards beside residential homes. Many thanks Lonnie Prior Sent from my iPhone

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Nov. 5, 2024 - Carmela Palowski - Illegal truck yards in Vaughan bordering on Caledon backyards (12151 Albion Vaughan Rd.)
Date: Monday, November 4, 2024 8:35:35 AM

From: Franca Pisani [REDACTED]
Sent: Friday, November 1, 2024 10:40 PM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com; Annette.Groves@caledon.ca; Mario.Russo@caledon.ca; Tony.Rosa@caledon.ca; Tony.Rosa@caledon.ca; mayor@vaughan.ca; Cosimo.Napoli@caledon.ca
Subject: [External] Nov. 5, 2024 - Carmela Palowski - Illegal truck yards in Vaughan bordering on Caledon backyards (12151 Albion Vaughan Rd.)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor Del Duca and Council Members,

I would like to thank Mayor Del Duca for collaborating with Mayor Groves and Mayor Brown in this very urgent matter before the residents of Vaughan, Caledon and Brampton. All Mayor's and Council members are showing the residents that you are all united in this urgent matter for the safety of their residents.

I am a long-time resident of Bolton, and I am writing to express my deep concerns regarding the illegal truck yards that are threatening our communities safety. The situation we are facing is beyond what any resident should have to endure. We are currently surrounded by these illegal operations. I have already lost two friends in accidents involving large commercial trucks. So you can understand my extreme concerns.

A particular soon to be truck yard at 12151 Albion Vaughan Road is set to open soon, and I urge The City of Vaughan to make sure that it does not open to commercial vehicles or containers. This address is zoned for agriculture.

I recently had a close call while driving north on Cold Creek Road on October 31st. I managed to avoid an accident when a truck turned right from Kirby Road to go southbound onto Cold Creek Road (picture attached from my dash cam). As I was approaching, and without regard that I had the right of way, he took both northbound and southbound lanes to make his turn. Luckily, I was able to slow down enough and avoid a head on collision. This truck was going to park at one of the many illegal truck lots on Cold Creek Road. I have also attached a picture of a property in that area that has an application in for a zoning change that should not be passed.

Albion Vaughan Road is of similar width to Cold Creek Road but experiencing significantly heavier traffic with vehicles and trucks exceeding speeds of 80 km/h, and during rush hour there is barely a gap between vehicles traveling northbound and southbound. There are residents backyards just across from this soon to be truck yard. It would be devastating to see an accident that pushes a truck into someone's backyard.

The thought of hundreds of trucks entering and exiting from the yard on Albion Vaughan Road, merging onto a two-lane road that is already heavy with traffic, is terrifying.

I also worry that many of the drivers may be unqualified and that many of the trucks may be unfit for the road.

I urge you to take immediate action to ensure that the property at 12151 Albion Vaughan Road does not open for commercial vehicle operations or container storage as this poses a significant risk to all resident's safety.

The fill being brought into these illegal truck yards poses a serious risk of soil contamination, particularly if it's not properly regulated. This, combined with potential diesel fuel leaks, could render the land unsuitable for future farming and impose high cleanup costs on developers, assuming it can even be restored. The long-term impacts

could be both environmental and financial.

Additionally, Provincial permission needs to be granted to all Mayors to barricade the entrances and exits of all illegal truck yards. The fines imposed for these illegal operations are often viewed as merely a “cost of doing business” or ignored altogether.

I want to extend my heartfelt thank you to our Mayor Annette Groves, Councillor Tony Rosa, Councillor Cosimo Napoli and Councillor Mario Russo, for their unwavering dedication they have shown to this matter. At first, I didn't fully grasp or appreciate just how much work Mayor Groves and her council have put in over the years, but it's become clear how deeply committed they have been. Mayor Groves has been tirelessly hard at work and I am truly grateful for her efforts and those of her Council.

It is now wonderful to see three dedicated and influential Mayors collaborating to prioritize the safety and well-being of their communities. My heartfelt gratitude to each of you for your hard work, commitment and teamwork.

Franca Pisani

NOTICE: OFFICIAL PLAN AMENDMENT AND TEMPORARY REZONING

APPLICATIONS HAVE BEEN SUBMITTED TO THE
CITY OF VAUGHAN TO DEVELOP THIS SITE FOR:

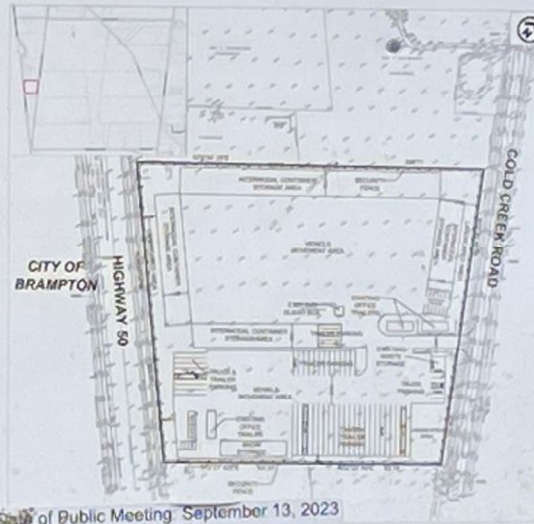
**TEMPORARY STORAGE OF INTERMODAL
CONTAINERS AND TRUCK AND TRAILER PARKING,
INCLUDING THREE ADMINISTRATIVE OFFICE
TRAILERS.**

Owner: 2631622 Ontario Corp.
Contact: (647)-992-3306

Applicant: Glen Schnarr & Associates Inc.
Contact: (905)-568-8888

For Further Information, Contact the City of Vaughan
Development Planning Department (905-832-8585) and
Refer to File # O.P.A. 2123 008

Date of Submission: 09/11/2023



Date of Public Meeting: September 13, 2023
Time of Public Meeting: 7:00pm
Location: Vaughan City Hall

THESE APPLICATIONS ARE CURRENTLY UNDER REVIEW BY THE CITY OF VAUGHAN



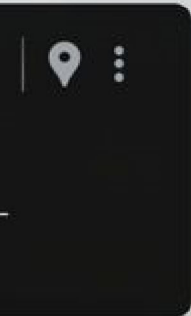


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From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Illegal Truck and Container Storage Yards
Date: Monday, November 4, 2024 8:34:30 AM

From: Sean McDonald [REDACTED]
Sent: Saturday, November 2, 2024 1:57 PM
To: Clerks@vaughan.ca; Cc: Caledon Community Road Safety Advocacy Group <ccrsa.group@gmail.com>; Annette.Groves@caledon.ca; Mario Russo <Mario.Russo@caledon.ca>; Tony Rosa <Tony.Rosa@caledon.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; mayor@vaughan.ca
Subject: [External] Illegal Truck and Container Storage Yards

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To City of Vaughn;

Attention: Mayor Del Duca.

As a resident of Bolton my family has seen an increase in the number trucks with storage trailers on Hwy 50 and surrounding roadways such King-Vaughan line and Cold Creek Rd, in Vaughan. It has been noted by the residents, that these yards are opening all over the HWY# 50 areas, and on the Peel Regional side too. When investigating these zoning applications, we are finding they are zoned as "Agricultural", but the owners have dumped fill and not using the land properly.

I have been in contact with Mayor Groves, and she informed of your meeting with the other Mayors to discuss the illegal yards and the traffic issues it is creating. A task force involving the different regions would be helpful to address some of the issues.

One method that could help, is to engage use of Neiborhood Policing programs, such as "Neiborhood watch" or "Road Watch". Connect with different residential associations to bring the support of the different communities within York Region. Additional Policing resources through OT (pay Duty) activities could assist. Traffic Blitz's on trailers and licence enforcement.

Additionally, engagement from the MTO is mandatory since they own road safety

responsibility and licencing requirements.

In June, "**Bill 197 Safer Roads & Communities Act**" passed through its 2nd reading. Not sure where the Bill sits now? it spells out Trailer Safety, Licencing requirements (take the responsibility back) currently farmed to a third party, with no Provical over site, Highway Traffic Acts fine changes, and the Municipal Act. Proposed changes to provide stronger powers to road safety and Municipalities to enforce illegal land use issues.

We have been unable to discuss Road Safety Issues or Bill 197 with our MPP Sylvia Jones and MTO Minister Sakaria. Any help the Mayors can provide would be welcomed to ensure we make the proper changes to the current standards and how we deal with these issues.

Regards,

Sean McDonald

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Illegal truck yard support for delegation City of Vaughan Nov 5th -Carmela Palkowski
Date: Monday, November 4, 2024 8:34:30 AM

From: Joe Nes [REDACTED]
Sent: Saturday, November 2, 2024 3:03 PM
To: Clerks@vaughan.ca
Cc: annette.groves@caledon.ca; mayor@vaughan.ca; ccrsa.group@gmail.com
Subject: [External] Illegal truck yard support for delegation City of Vaughan Nov 5th -Carmela Palkowski

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Good day Council of City of Vaughan,

I am a resident of Bolton/Caledon Ontario which borders the City of Vaughan.

I fear for my life and the life of my children. Not only are there trucks coming into single lane roads going into oncoming traffic, but the environmental impact that illegal truck yards are making into our environment. Where is the water running into diesel going? Into my back and front yard... that's where. What air do we have to breath in my backyard while i'm bbq'ing?

I beg you Mayor Del Duca, these illegal yards that are setting up in my backyard are in your City. Just because your residents are not impacted directly in subdivisions doesn't mean they are out of your jurisdiction. I invite you to drive through hwy 50 and Albion Vaughan to understand what is happening on your land.

In Particular, 12151 Albion Vaughan Road. I open my back bedroom window and I can see the yard. I am meters away from this property. Please, Mayor Delduca, please help us shut these down and work with our Mayor Annette Groves. I can't fathom losing anymore residents on our roads due to road safety and trucks on our roads.

Joe Palk

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] We need help!!!!
Date: Monday, November 4, 2024 8:33:52 AM

From: carmelo galluccio [REDACTED]
Sent: Saturday, November 2, 2024 8:15 PM
To: Clerks@vaughan.ca
Subject: [External] We need help!!!!

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Good afternoon, these trucks yards bordering bolton are making our lives hell. We cant sleep at night, cant go in our backyards during the day. Constant noise inside and outside of our homes. These yards are directly in our back yards. Please see attached photos of a 1km stretch of road i found 12 illegal truck yards. The attached photos are from albion vaughan road and coldcreek road. Just this morning another one opened for parking right at the train tracks, they demoed the existing building and barn in less than 1 day. Please help us we are suffering.

[1000020818.jpg](#) [1000020828.jpg](#) [1000020817.jpg](#) [1000020827.jpg](#) [1000020826.jpg](#) [1000020825.jpg](#) [1000020824.jpg](#) [1000020823.jpg](#) [1000020822.jpg](#) [1000020821.jpg](#) [1000020820.jpg](#) [1000020819.jpg](#)

Get [Outlook for Android](#)

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] 12151 Albion Vaughan
Date: Monday, November 4, 2024 8:33:47 AM

From: Chris Hribar [REDACTED]
Sent: Saturday, November 2, 2024 10:16 PM
To: Clerks@vaughan.ca
Cc: annette.groves@caledon.ca
Subject: [External] 12151 Albion Vaughan

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Good afternoon

Everyday as I drive on Albion Vaughan, I've seen another truck yard taking shape. This one on 12151 Albion Vaughan is on prime agricultural land. There is no need to ruin more property. The road is a single lane and is congested enough with everyday traffic without transport trucks who will be trying to into the driveway. Please explain how this is happening in our backyard.

Thank you
Chris Hribar

[REDACTED]

C 21

Communication

CW(1) – November 5, 2024

Item No. Pres2

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Stop yards on Albion Vaughan!
Date: Monday, November 4, 2024 8:33:38 AM

From: Sammy Jones [REDACTED]
Sent: Saturday, November 2, 2024 10:57 PM
To: Clerks@vaughan.ca
Subject: [External] Stop yards on Albion Vaughan!

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear City Council Members,

I am writing to express my concerns regarding the truck yards on Albion Vaughan Road. The proliferation of these facilities has significantly impacted our community in several ways.

Firstly, the increased traffic from heavy trucks poses safety risks for both pedestrians and motorists. The noise and emissions generated by these vehicles contribute to air pollution, adversely affecting the quality of life for residents in the area.

Furthermore, the aesthetic impact of truck yards detracts from the neighborhood's character and property values. This not only affects current residents but could also deter potential buyers and new businesses from investing in our community.

I urge the council to consider regulations and heavy penalties that limit the expansion of truck yards on Albion Vaughan Road and explore alternatives that could mitigate these concerns. A comprehensive review of zoning laws may be necessary to protect our neighborhood's integrity.

Thank you for your attention to this matter. I look forward to seeing positive changes that prioritize the well-being of our community.

Sincerely,

Sammy



From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Truck yard on Albion Vaughan Road
Date: Monday, November 4, 2024 8:33:32 AM

From: Natacha Hounsou [REDACTED]
Sent: Sunday, November 3, 2024 8:57 AM
To: Clerks@vaughan.ca
Subject: [External] Truck yard on Albion Vaughan Road

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To whom it may concerns,

We are experiencing a very difficult situation with truck yards on Albion Vaughan Road. These yards are illegal. However, they park close to residential properties . I live in Bolton South Hill, I am a mom of 2 young kids and I have to drive them everyday at school using highway 50, Albion road, Kirby road or Nashville since their school is located in Maple. Every day on the road we are scared by the amount of trucks on these little roads and our safety.

A few months ago, a young lady died on Highway 50 and the accident happened with a truck.

We need the city of Vaughan to be more involved on what is going on here and to stand by us and protect the people who live there by banning these illegal yard trucks.

Sincerely.

Natacha Hounsou

[REDACTED]

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Truck yards on Albion Vaughan Road
Date: Monday, November 4, 2024 8:33:25 AM

From: Mag Boganda [REDACTED]
Sent: Sunday, November 3, 2024 8:58 AM
To: Clerks@vaughan.ca
Subject: [External] Truck yards on Albion Vaughan Road

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To whom it may concern,

We are concerned with the development of illegal truck yards on Albion Vaughan Road. We recently noticed at least 3 new truck yard developments that will represent a huge safety issue for the residents of Bolton South Hill community and surrounding areas. This portion of the road between the train track and King Road should not welcome truck yards, we expect the city of Vaughan to weight in to help ban these illegal truck yards.

I'm looking forward to hearing from you on this major concern.

Sincerely,

Mag Boganda

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Agenda 5.2 - Illegal truck yards presentation by Carmela Palkowski
Date: Monday, November 4, 2024 8:33:16 AM

From: Concetta Marie Schiraldi [REDACTED]
Sent: Sunday, November 3, 2024 9:24 AM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com
Subject: [External] Agenda 5.2 - Illegal truck yards presentation by Carmela Palkowski

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Members of the City of Vaughan Council,

I am a Caledon resident writing in regards to Agenda item 5.2 - Illegal truck yards presentation by Carmela Palkowski.

I am hoping the council really takes the time to understand what "**illegal land use**" is and how it is (and will continue) effecting the City of Vaughan and Town of Caledon residents. I am specifically concerned about the **illegal land use** taking place on a property at 12151 Albion Vaughan Road in Vaughan, which is **zoned for agricultural use**. These activities pose serious environmental, traffic, and safety concerns for the community.

To date, the following issues have been observed and communicated to both a City of Vaughan Councillor and the Town of Caledon council (and Bylaw's):

- 1. Illegal Land Use:** The property at 12151 Albion Vaughan Road is currently being used as a truck yard without proper zoning. As far as we are aware, there has been no application for rezoning of this agricultural land, nor has there been a temporary zoning filed.
- 2. Illegal Dumping of Fill:** In addition to the improper use as a truck yard, the site has been observed dumping illegal fill, potentially compromising the environmental integrity of the area.
- 3. Lack of Proper Permits:** The owners have been engaging in activities on the land without obtaining the necessary permits, further contributing to the environmental risk.

4. Impact on Traffic and Infrastructure: The illegal truck yard will eventually increase traffic along Albion Vaughan Road, leading to safety hazards and deterioration of road infrastructure. This road is jointly owned by the Town of Caledon and the City of Vaughan, but there has been a lack of coordination in addressing these issues. The road is designated as a truck "bypass" but not for trucks to stop to turn into a narrow lot slowing and halting traffic in both directions. Soon, I am sure, they will widen the entryway into their property (without permit) if they haven't already.

5. Passing of Responsibility Between Municipal Authorities: Despite reaching out to the Mayor of Vaughan, the Vaughan Councillor for the specific ward, and our local Caledon Council, there has been no effective resolution (that resident's area aware of). We have been told that the municipalities have limited authority in this matter and that provincial intervention is needed. They continue to say "we need to wait for more tools from the province" however, the longer we wait, the harder it will be to shut this specific lot down - never mind others that are popping up or have been around for years.

The situation is becoming increasingly urgent as trucks are expected to be parked on the site soon, adding to the strain on local infrastructure and compounding environmental risks.

I understand that there has been an ongoing investigation but bylaw has said that there aren't any current violations (if I remember correctly), which is completely hard to believe. My goal is simply to protect the environment, maintain the integrity of agricultural land, and ensure the safety of residents in the surrounding areas.

This is not only about enforcing the rules but also about safeguarding the environment and maintaining road safety for future generations. We cannot do this with you and your staff who is way more knowledgeable and experienced (compared to me). Your intervention is crucial in resolving this matter.

Thank you for your attention and prompt action on this critical matter.

All the best,

Concetta Marie Schiraldi



"Be so good they can't ignore you" - Steve Martin

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Nightmare
Date: Monday, November 4, 2024 8:33:04 AM

-----Original Message-----

From: Joaquim Martins [REDACTED]
Sent: Sunday, November 3, 2024 12:29 PM
To: Clerks@vaughan.ca
Subject: [External] Nightmare

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi I am senior and I live in Bolton for about 50 years I bring my Family here from Thornhill, I have total 20 people all Daughters Sons in law and grandchildren now I scared to go out driving on hyway 50 It's like a suaside road every day bad accidents happen.

I am thinking on moving out of this town before something happens.

Sent from my iPhone

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] URGENT ATTENTION NEEDED: Illegal Truck Yards Developing Behind Albion Vaughan neighborhood
Date: Monday, November 4, 2024 8:32:51 AM

From: Ayesha Faruq Ahmad [REDACTED]
Sent: Sunday, November 3, 2024 2:05 PM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com
Subject: [External] URGENT ATTENTION NEEDED: Illegal Truck Yards Developing Behind Albion Vaughan neighborhood

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Dear Mayor and councillors ,

I am writing on behalf of myself and concerned residents of Bolton living at Albion vaghan Rd, to bring urgent attention to an illegal truck yard that is attempting to establish itself behind residents homes. I am writing in relation to agenda item presentation of Carmela Palkowaski on 5th of Nov 2024. This development in future will pose significant safety, environmental, and quality-of-life issues for our community, and we are requesting immediate intervention to prevent its further development.

12152 Albion Vaughan Rd

Interlock depot on albion vaghan rd just west of Railway tracks .

Over the past weeks, we have observed a disturbing increase in activity in these areas, like flattening the land, bringing landfill to park trucks, erecting metal fence. This unapproved use of the land (agricultural zoning)used as future truck yards is inconsistent with zoning by laws, and it raises serious concerns regarding:

Traffic and Safety Risks: The increased truck traffic has already led to congestion and dangerous road conditions due to illegal yards on mayfield rd, highway 50 and albion King rd (located opposite to our subdivision)and cold creek rd due to existing 11 illegal yards on Albion king rd.

📧 **Environmental Impact:** The unregulated truck yard lacks appropriate infrastructure to handle issues such as waste disposal, drainage, and noise management. We are worried about potential long-term environmental damage, including contamination of local water sources and impact on air quality due to emissions.

📧 **Quality of Life:** The continuous noise, pollution, and visual intrusion from this illegal truck yard severely disrupt our neighborhood's peace and could potentially lower property values.

We ask that the Vaughan Council take swift action to address this issue, which is critical to preserving the safety and well-being of our community. Specifically, we urge you to:

- Investigate the activity at these locations to verify its compliance with zoning bylaws.
- Enforce any zoning and environmental regulations that prevent unauthorized truck yard developments.
- Provide regular updates on the progress of this issue and any actions taken by the city to stop unauthorized truck activities.

We, as residents, are committed to ensuring our neighborhood remains a safe and pleasant place to live, and we trust that the Council shares this commitment. Please let us know how we can support your efforts in resolving this matter.

Thank you for your immediate attention to this critical issue. We look forward to your prompt response and to seeing decisive action to protect our community.

Sincerely,
Ayesha Faruq Ahmad

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Urgent Action: Illegal yards developing on Albion Vaughan rd
Date: Monday, November 4, 2024 8:32:27 AM

From: seemi usman [REDACTED]
Sent: Sunday, November 3, 2024 3:56 PM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com
Subject: [External] Urgent Action: Illegal yards developing on Albion Vaughan rd

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor and councillors ,

I am writing on behalf of myself and concerned residents of Bolton living at Albion vaghan Rd, to bring urgent attention to an illegal truck yard that is attempting to establish itself behind residents homes. I am writing in relation to agenda item presentation of Carmela Palkowaski on 5th of Nov 2024. This development in future will pose significant safety, environmental, and quality-of-life issues for our community, and we are requesting immediate intervention to prevent its further development.

12152 Albion Vaughan Rd

12001 Albion Vaughan RD Interlock depot .

Over the past weeks, we have observed a disturbing increase in activity in these areas, like flattening the land, bringing landfill to park trucks, erecting metal fence. This unapproved use of the land (agricultural zoning)used as future truck yards is inconsistent with zoning by laws, and it raises serious concerns regarding:

Traffic and Safety Risks: The increased truck traffic has already led to congestion and dangerous road conditions due to illegal yards on mayfield rd, highway 50 and albion King rd (located opposite to our subdivision)and cold creek rd due to existing 11 illegal yards on Albion king rd.

Environmental Impact: The unregulated truck yard lacks appropriate infrastructure to handle issues such as waste disposal, drainage, and noise management. We are worried

about potential long-term environmental damage, including contamination of local water sources and impact on air quality due to emissions.

Quality of Life: The continuous noise, pollution, and visual intrusion from this illegal truck yard severely disrupt our neighborhood's peace and could potentially lower property values.

We ask that the Vaughan Council take swift action to address this issue, which is critical to preserving the safety and well-being of our community. Specifically, we urge you to:

- Investigate the activity at these locations to verify its compliance with zoning bylaws.
- Enforce any zoning and environmental regulations that prevent unauthorized truck yard developments.
- Provide regular updates on the progress of this issue and any actions taken by the city to stop unauthorized truck activities.

We, as residents, are committed to ensuring our neighborhood remains a safe and pleasant place to live, and we trust that the Council shares this commitment. Please let us know how we can support your efforts in resolving this matter.

Thank you for your immediate attention to this critical issue. We look forward to your prompt response and to seeing decisive action to protect our community.

Sincerely,
Seemi usman

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Illegal truck parking 12001 Albion Vaughan Road
Date: Monday, November 4, 2024 8:32:06 AM

-----Original Message-----

From: Jamie Politi [REDACTED]
Sent: Sunday, November 3, 2024 4:18 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] Illegal truck parking 12001 Albion Vaughan Road

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

As a resident of Bolton who uses this road daily. I would greatly appreciate this being shutdown asap! Every way out of our beautiful town is littered with trucks and eyesores that are environmentally tolling ! Affecting our properties and with no regard to our citizens !

Please act now !!!

Your neighbour,
Jamie Politi of Bolton

[REDACTED]

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Illegal Trucking Yard - SAFETY
Date: Monday, November 4, 2024 8:31:58 AM

From: Adam Rende [REDACTED]
Sent: Sunday, November 3, 2024 5:04 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Illegal Trucking Yard - SAFETY

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Hello Vaughan Team,

This e-mail is in regard to the illegal trucking yards appearing on the Vaughan side of Albion Vaughan Road - specially, lot 12001. This is the 2nd lot that appear on this street posting sides for Truck Parking.

These truck yards are posing a HUGE safety risk. As a person who travels this road daily, and also has seen the effects of these yards, this needs to be stopped immediately.

Issues being noticed are as follows:

Dumping of oils/ fuel by products including refrigerants and contaminants from either working on the vehicles or poorly maintain vehicles.

Increased noise from either working on the vehicles or poorly maintained vehicles.

Increased smell and pollutants from driving in and out of these yards in their daily activities from either working on the vehicles or poorly maintained vehicles.

Increased volume of traffic on this road. After a review of 2 days between Mon - Fri, between the hours of 4 to 6PM, I counted 10 - 15 Tractors or Tractor Trailer combos driving in excess of the speed limit. This was calculated by using a timer and counting the seconds between signs. On average, the excess speed was between 5 and 30 kilometers. I cannot emphasize enough the amount of energy is carried in this heavy vehicle. We have families driving down these 2 lane roads.

Albion Vaughan and the areas east of that on the Vaughan side are being destroyed by illegal yards. Families homes being consumed by Tractors and Trailer's day and night by these industries. They are not parking trucks. They are conducting full out business including mechanical work. They have open commercial vehicle mechanic shops next to these beautiful family homes destroying the environment of this once beautiful and sacred Canadian land

Why are you allowing this to continue?? Have you spoken to the indigenous community as to weather they want this land destroyed??

Adam Rende

Sent from my Bell Samsung device over Canada's largest network.

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] SUBJECT: urgent request to address illegal truck yard developments near Albion Vaughan RD
Date: Monday, November 4, 2024 8:31:49 AM

From: lori guidolin [REDACTED]
Sent: Sunday, November 3, 2024 5:11 PM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com
Subject: [External] SUBJECT: urgent request to address illegal truck yard developments near Albion Vaughan RD

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Dear Mayor and Councillors,

I am writing on behalf of myself and concerned residents of Bolton, specifically those residing near Albion Vaughan Road, to bring urgent attention to the establishment of an illegal truck yard behind our homes. This correspondence is also in relation to the agenda item for Carmela Palkowski's presentation scheduled for November 5, 2024.

We have observed recent development activities at **12152 and 12001 Albion Vaughan Road**, including land flattening, landfill additions for truck parking, and the erection of metal fencing. These properties are zoned for agricultural use, and their conversion into truck yards is in direct violation of zoning bylaws. We are gravely concerned about the implications of these unregulated developments for our community, which include:

Traffic and Safety Risks

Increased truck traffic is already causing congestion and dangerous conditions, compounding issues created by existing illegal yards on Mayfield Road, Highway 50, Albion King Road (directly across from our subdivision), and Cold Creek Road. With 11 illegal yards currently operating on Albion King Road, our streets are reaching unsustainable levels of heavy vehicle traffic, endangering drivers, pedestrians, and residents.

Environmental Impact

The absence of proper infrastructure for waste disposal, drainage, and noise management at these sites poses serious environmental risks. We are particularly concerned about potential long-term damage, such as contamination of local water sources and the decline in air quality due to

emissions.

☐☐☐ **Quality of Life**

The continuous noise, pollution, and visual blight from these truck yards have a profoundly negative impact on our neighborhood's peace and could also lower property values, undermining our community's well-being.

We respectfully request that the Vaughan Council take swift action to preserve the safety and quality of life in our community. Specifically, we urge you to:

- Investigate the activities at **12152 and 12001 Albion Vaughan Road** to ensure compliance with zoning bylaws.
- Enforce existing zoning and environmental regulations to halt unauthorized truck yard developments.
- Provide regular updates on the progress of this matter and any actions taken by the city to address these unauthorized activities.

As residents, we are fully committed to safeguarding our neighborhood, and we trust that the Council shares this commitment. Please let us know how we can support your efforts to resolve this issue effectively.

Thank you for your immediate attention. We look forward to a prompt response and decisive action to protect our community.

Best regards,
lori Guidolin

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] illegal truck yards at Vaughan Albion rd
Date: Monday, November 4, 2024 8:31:40 AM

From: tanya frank <mayfieldenviornmentalgroup@myyahoo.com>
Sent: Sunday, November 3, 2024 5:15 PM
To: Clerks@vaughan.ca
Cc: ccrsa.group@gmail.com
Subject: [External] illegal truck yards at Vaughan Albion rd

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor and Councillors,

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The absence of proper infrastructure for waste disposal, drainage, and noise management at these sites poses serious environmental risks. We are particularly concerned about potential long-term damage, such as contamination of local water sources and the decline in air quality due to emissions.

Quality of Life

The continuous noise, pollution, and visual blight from these truck yards have a

profoundly negative impact on our neighborhood's peace and could also lower property values, undermining our community's well-being.

We respectfully request that the Vaughan Council take swift action to preserve the safety and quality of life in our community. Specifically, we urge you to:

- Investigate the activities at **12152 and 12001 Albion Vaughan Road** to ensure compliance with zoning bylaws.
- Enforce existing zoning and environmental regulations to halt unauthorized truck yard developments.
- Provide regular updates on the progress of this matter and any actions taken by the city to address these unauthorized activities.

As residents, we are fully committed to safeguarding our neighborhood, and we trust that the Council shares this commitment. Please let us know how we can support your efforts to resolve this issue effectively.

Thank you for your immediate attention. We look forward to a prompt response and decisive action to protect our community.

Best regards,
Tanya Frank

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] 12151 Albion Vaughan Road and Delegation Tuesday, November 5 by Carmela Palkowski
Date: Monday, November 4, 2024 8:31:31 AM

-----Original Message-----

From: Lilia Falconi [REDACTED]
Sent: Sunday, November 3, 2024 6:01 PM
To: Clerks@vaughan.ca
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; mayor@vaughan.ca
Subject: [External] 12151 Albion Vaughan Road and Delegation Tuesday, November 5 by Carmela Palkowski

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor of Vaughan and Council Members,

We are residents of Caledon living in Bolton and am writing to support the delegation by Carmela Palkowski on Tuesday, November 5, 2024.

There are many illegal trucks and container storage yards that are popping up all over the city, and I have to complain of one that is ready to open up for business right around the corner from my home.

This is located at 12151 Albion Vaughan Road in Vaughan. We live on the west side of Albion Vaughan Road which is the road that borders Caledon and Vaughan.

We have lived in this residential subdivision for 25 years and what was once a beautiful small little town, we have watched it turn into an ugly trucking and container town especially more so over the last 2-3 years.

They are every where and we are surrounded by them being situated in the middle of Vaughan and Brampton borders.

We have also noticed many more truck yards opening up on Nashville Road at Hwy 50 area. Although this is considered Vaughan, it is close enough to Bolton that it brings more and more trucks to our area. There has been a few near misses and car accidents right at Cold Creek and Nashville Road (at Hwy 50 intersection) with so many trucks coming and going out of Cold Creek Road because of another Illegal Truck Yard located at the corner of Kirby Road and Cold Creek. We are surrounded by these Illegal Trucking Yards!!!

We have now noticed a sign located at 12001 Albion Vaughan Road which is next to the rail road track lines, advertising truck spots available for rent. This was an Interlocking business which recently demolished a barn on the property and have now added gravel and cleared the land for truck parking too. What is going on??? This is getting out of control!!!!

We can't imagine what the environmental impacts (damage soil and water), the pollution (air, light and noise pollution), Safety (large trucks on residential roads), and Quality of Life (impacting our property values and discouraging potential new residents) all of these trucking yards are creating. Let's not forget for the potential of more car and truck accidents with all these trucks trying to pull in and out of lots onto a 2 lane road that was not meant for this.

On behalf of myself and all the residents of Bolton as well as Vaughan and Brampton, enough is enough!!! Let's put a stop to these illegal land use and activities once and for all before there is a major disaster or loss of life. Being illegal, this should be easy to shut down!!!

Thank you and sincerely,

Armando and Lilia Falconi
Bolton, Ontario



From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Agenda 5.2
Date: Monday, November 4, 2024 8:31:24 AM

From: Antonietta Friello [REDACTED]
Sent: Sunday, November 3, 2024 6:25 PM
To: Clerks@vaughan.ca
Subject: [External] Agenda 5.2

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello, this email is in reference to agenda 5.2. There are too many truck parking lots being built around the Albion Vaughn road and it is making driving throughout Bolton very dangerous. As concerned citizens we want these truck lots gone and placed in an area where it is not as busy with residential traffic . Lives are being put at risk and we would like to know what is going to be done to ensure our roads become safer again. That can only be done with less trucks driving on hwy.50, which is a large part caused by all these trucks dropping off their bins.

Sincerely,
Antonietta

[REDACTED]

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Illegal Trucking yards along Albion Vaughan Road
Date: Monday, November 4, 2024 8:31:09 AM

From: Tina Leger [REDACTED]
Sent: Sunday, November 3, 2024 6:55 PM
To: Clerks@vaughan.ca
Subject: [External] Illegal Trucking yards along Albion Vaughan Road

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Hello,

I live in Bolton and back up onto Albion Vaughan Road. We have had too many fatalities involving trucks and I am getting very angry that these illegal trucking yards keep popping up in our small town.

Albion Vaughan Rd has become extremely dangerous. The truck drivers don't follow the speed limit and continuously cut cars off. It is a nightmare trying to drive to my home.

Now with so many illegal trucking yards popping up along Albion Vaughan Rd I believe we are going to see many accidents. Lives are going to change as I believe we will lose more members of our community.

The newest illegal trucking yard near Dovaston is ready to open. This is a 2 lane road that will be backed up for miles while trucks are trying to pull in & out of the lot. People are going to get frustrated and do stupid things trying to manoeuvre around them. School buses full of children travel this road and I believe something devastating is going to happen, unless these yards get shut down before they are allowed to open for business.

Unfortunately Bolton is part of the Region of Peel and there isn't anything our municipality can do, so I am asking you to please do something to get these illegal yards stopped.

Are you able to have police officers or town officials sit at the gate and hand out fines all

day and not let trucks pull into the yard?

We are super frustrated! Please on do something on behalf of our community.

Thank you,

Tina Leger



From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Agenda 5.2 Carmela Polkowski
Date: Monday, November 4, 2024 8:30:58 AM

-----Original Message-----

From: Rose Tzanis [REDACTED]
Sent: Sunday, November 3, 2024 6:58 PM
To: Clerks@vaughan.ca
Subject: [External] Agenda 5.2 Carmela Polkowski

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Hello Carmela,
Please understand the impact of an additional truck depot on Albion Vaughan.
This will create an already overburdened roadway.
With the additional traffic creating dangerous conditions as well as damaging our roads.
This needs to stop!
Concerned Citizens of Bolton,
Rose Tzanis
Sent from my iPhone

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Re: Concerns About Illegal Truck Yards for Agenda Item 5.2 for Upcoming Committee of the Whole Meeting on Nov 5, 2024
Date: Monday, November 4, 2024 8:30:49 AM

From: Amanda Corbett [REDACTED]
Sent: Sunday, November 3, 2024 10:06 PM
To: Clerks@vaughan.ca
Cc: Caledon Community Road Safety Advocacy Group <ccrsa.group@gmail.com>; Annette.Groves@caledon.ca; Mario Russo <Mario.Russo@caledon.ca>; Tony Rosa <Tony.Rosa@caledon.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; mayor@vaughan.ca
Subject: [External] Re: Concerns About Illegal Truck Yards for Agenda Item 5.2 for Upcoming Committee of the Whole Meeting on Nov 5, 2024

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear City of Vaughan Committee of the Whole,

I've had to write to you again, as a new truck yard just down the road from this one has accelerated their preparations to open as well. The address is 12001 Albion Vaughan Road.

Just over this past weekend, they have demolished buildings and graded the property to get it ready to store trucks. There is even a sign out front advertising the truck storage!! Please see the attached photo.

This is completely unacceptable - the City of Vaughan must act now!!! The owners of these properties have no respect for the people who live here and are completely disregarding the law - something must be done!

Looking forward to a response and some meaningful action,
Amanda Corbett

On Fri, 1 Nov 2024 at 15:35, Amanda Corbett [REDACTED] wrote:

Dear City of Vaughan Committee of the Whole,

I am writing to you regarding an **urgent** and concerning issue with an Illegal Truck Yard

at the border of the City of Vaughan & Town of Caledon. This pertains to item number 5.2 (regarding Illegal Truck Yards) on the agenda for the Meeting of the Committee of the Whole on November 5, 2024.

The property in question is at 12151 Albion Vaughan Road. This is a property that is zoned Agricultural, but is currently being graveled over illegally, in preparation for storing trucks and truck containers. This is a completely unacceptable and illegal use for Agricultural land and the **City of Vaughan needs to act quickly** to ensure that this property is brought back into compliance with Agricultural zoning and ensure that no trucks or containers are stored on this lot.

I have included an aerial photo for you to get an idea of the safety issues that I am concerned about below.

The dangers of the illegal use of land on this property are numerous. I've specified a few below, but this is by no means an exhaustive list:

- ☐☐☐ Albion Vaughan Road is a single lane in each direction. In order for trucks to turn in and out of this property - they will need to turn into the oncoming traffic lane. In case you aren't aware, Albion Vaughan Road is an extremely busy road that often has many drivers speeding on it. Having trucks illegally parking on this property will have them turning into oncoming traffic routinely & will definitely get someone killed or seriously hurt.
- ☐☐☐ The opposite side of the road from this property is residential - any traffic incident that happens right outside of this lot puts all the homes bordering this property at risk. Someone could easily have a transport truck in their backyard or basement or bedroom if an accident does happen at the driveway of this property.
- ☐☐☐ Truck yards have a lot of high-intensity lighting - which will be shining directly into the backyards and homes that are across the road from this illegal lot. They shine 24/7 - and it's not reasonable to expect that residents need to put up with this from a property being used illegally.
- ☐☐☐ There will be trucks moving in and out of this illegal property 24/7, creating unnecessary noise, ground shaking and dust. The residents across the road from this property should not have to put up with this.
- ☐☐☐ The driveway of this property seems to have been widened in an attempt to accommodate the trucks and containers that are planned to be illegally stored here. This should be an additional by-law violation and the City of Vaughan should be able to demand immediate alterations be made to change the driveway back to its original width.

???) The fill/gravel that they are illegally bringing on this land is likely not clean. As they are operating illegally, I cannot imagine they would be paying good money for clean fill - but accepting dirty fill that other bad actors don't want to pay money to dispose of.

???) Additionally, without a Site Plan, there is every opportunity for this illegal truck yard to not be grading the property properly and putting the environment at risk. This property is very close to TRCA lands and likely has water running through it that is at risk of being contaminated from the illegal fill being used - not to mention the future contamination from diesel spills and oil spills once trucks and containers are moved in.

???) As the zoning is Agricultural, the City of Vaughan will not be collecting appropriate taxes on how this land is being used illegally.

Here are some photos to show you the evolution of the land over the past year and a half - as the illegal use has continued & gone unchecked by the City of Vaughan.

There are actions that the City of Vaughan can take now to bring this property back into compliance and ensure that trucks and containers are not illegally stored here. This property should be routinely monitored by the City of Vaughan and the owner of the property should be charged for using the land illegally. I'm not sure why this isn't happening. I don't understand what the issue is - the land is being used illegally. That should be the end of the story.

I ask you to please imagine how you would feel if you owned a property that backs onto Albion Vaughan Road directly across from this property. What if it was your son or daughter, or parents that owned a property that backs onto Albion Vaughan Road here? What would you do to ensure that your family would stay safe? I'm sure that you wouldn't sit by and say there's nothing that can be done. I'm sure that you would do whatever you can, within your power to ensure the illegal use of this land stops - and as quickly as possible. We are asking for you to do that now - trucks could be moving onto this property any day now - you need to act now! **What action will you take today to make some meaningful change?**

This is not the only illegal truck yard in this area of Vaughan. The same actions to enforce the by-laws should be taking place at the other illegal truck yards in this area. And the City of Vaughan should routinely be driving around this area to ensure any new lots popping up are being properly enforced.

You need to take action as if your family's safety was in danger - we certainly are, and we're asking for your help.

Looking forward to a response and some meaningful action,
Amanda Corbett

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Trucking Situation!
Date: Monday, November 4, 2024 8:30:15 AM

From: DANNY DIDOMIZIO [REDACTED]
Sent: Monday, November 4, 2024 7:56 AM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Trucking Situation!

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To the City Of Vaughan,

As a resident of Bolton for almost 20 years, the Trucking yard going up as I write across from Dovaston Gate in Bolton is appalling!

Do you realize that an Elementary School is just minutes from there? A subdivision with small children is a stones throw away? Families with elderly residents who still drive, families with young children who need to get to school Monday to Friday are a stones throw away?

What in the world are you thinking????

This needs to STOP NOW!

NOW!

NOW!

I am calling for action immediately, please think about the danger these trucks will and already have on the neighboring community after the 100's of lives already lost due to the insensible driving by these untrained and inexperienced truck drivers.

These trucks are overloaded and unsafe.

Please make this STOP!

Regards,

Tina DiDomizio



From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Vaughan Illegal Truck Yards
Date: Monday, November 4, 2024 9:20:35 AM

From: [REDACTED]
Sent: Monday, November 4, 2024 9:20 AM
To: Clerks@vaughan.ca
Subject: [External] Vaughan Illegal Truck Yards

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Hello –

As a resident of Bolton, I have been closely following the Caledon road safety situation. The purpose of this note is to add my voice behind the Caledon delegation who will be speaking at your Council meeting about the proliferation of truck yards that are appearing on our border with Vaughan.

A new sign regarding truck parting at 12001 Albion Vaughan Road has recently appeared to add to the many that are already there. It is getting increasingly difficult to get in and out of our town. There are days when tractor trailers are lined up (taking up the right lane of highway 50) back to Nashville Side Road as they wait to make a right turn on Mayfield.

After recent accidents, we live in daily fear as our loved ones leave to drive to work. Something must be done to ensure the well being of our residents.

Thank you.

Janet MacPhee
[REDACTED] Hersey Crescent
Bolton, ON
[REDACTED]

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] November 5th Agenda 5.2 Re: Illegal Truck Yarda
Date: Monday, November 4, 2024 11:48:33 AM

C 39
Communication
CW(1) – November 5, 2024
Item No. Pres2

From: Sara Palk [REDACTED]
Sent: Monday, November 4, 2024 11:48 AM
To: Clerks@vaughan.ca
Subject: [External] November 5th Agenda 5.2 Re: Illegal Truck Yarda

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Hi there,

I am writing in regards to Carmela Palkowski's delegation on November 5 2024.

I am a student in my third year of university commuting from home to school every day. Technically, I should be a 25-minute drive without traffic from my school, but unfortunately that is not the case because of the illegal truck yards and trucks backing up highway 50 to Major Mac. I have to leave my house an hour early to get to school and most of the time I'm late because for some reason it takes 30 minutes in itself to turn from Highway 50 onto major Mac. And don't think that taking Rutherford is any different, because I will sometimes try Rutherford and it's the exact same thing. At the end of the day, I could name 12 other routes I've tried taking to avoid the trucks to get to school, but that is not the case. Every route is riddled with trucks. I go to school at the Humber College campus, driving from Bolton to the 427. I feel safer when I get off the 427 and in Toronto. Toronto is known for being one of the worst places to drive and as a relatively new driver, I feel more confident and safe driving in Toronto when I get off the 427 rather than in my hometown in Bolton. This needs to stop, please work with the municipalities and province to have these yards eliminated.

Thank you for your time,

Sara Palkowski

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] re: Nov 5 agenda 5.2 Carmela Palkowski delegation
Date: Monday, November 4, 2024 11:52:58 AM

From: Juliet Palkowski [REDACTED]
Sent: Monday, November 4, 2024 11:52 AM
To: Clerks@vaughan.ca
Subject: [External] re: Nov 5 agenda 5.2 Carmela Palkowski delegation

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to whom it may concern.

i am a resident of Bolton ontario and live on the boarder of vaughan. my home is in a subdivision across from the albion vaughan road where truck yards are being set up. we all know they are illegal, why is the government not doing anything about it?

our safety and health are being compromised. how can we live in a country where this is happening? i am scared for my life and the life of my family. the air we breath, the water we drink, the road safety?? i am terrified.

please push the province to give you the power to stop these yards NOW before more people are killed.

i support the delegation of carmela palkowski and want action now!

julie palk



ILLEGAL TRUCK YARDS

Illegal Truck Yards in
Vaughan bordering
Caledon backyards

Caledon Community
Road Safety Group

ccrsa.group@gmail.com



www.ccrsagroup.com

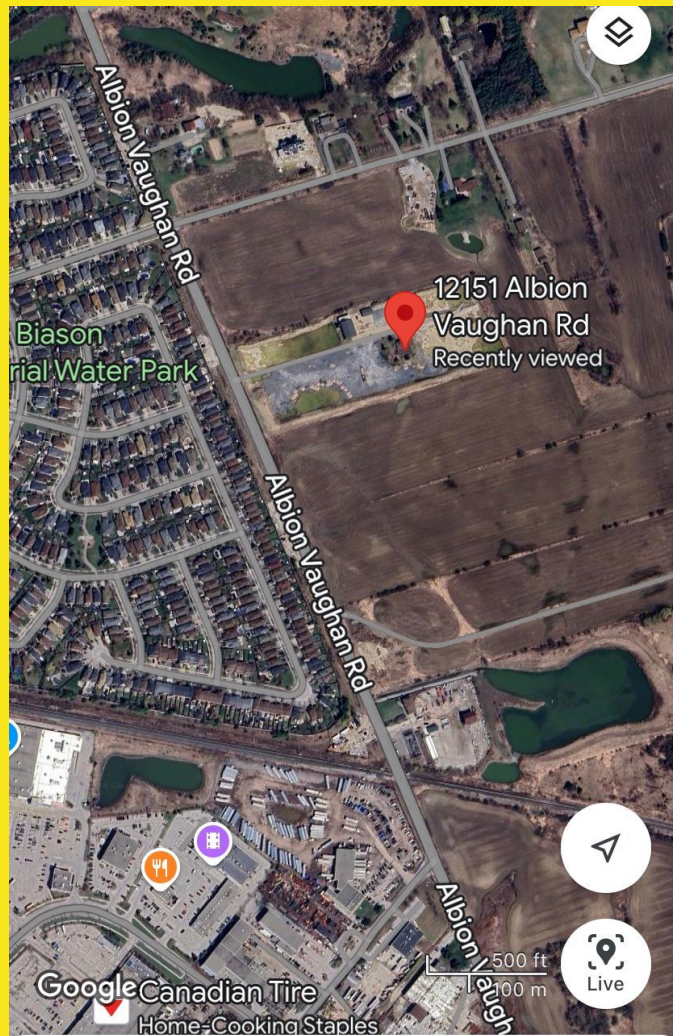
CCRSA Group

**Caledon Community Road
Safety Advocacy Group**

Carmela Palkowski

Agenda 5.2

November 5, 2024



12151 Albion Vaughan Road -Property borders Caledon/Vaughan.

- This property is agriculturally zoned
- **Environment:** Damaging sensitive soil and water drainage
- **Farmland:** Paving over precious farmland
- **Pollution:** air, rain water, noise pollution, light
- **Safety:** Residential roads, School and bus zones, backing onto subdivisions, literally meters away, one lane each way roads -trucks turning into oncoming traffic
- **Town character:** makes town look unwelcoming, decreasing quality of life, property values and will attribute to traffic gridlock.



**Residents views from their homes.
Vibration, exhaust fumes, Diesel,
lights flashing into their homes
24/7.**



**Business owners in the area
now capitilizing and renting
out their space to trucks 12001
Albion Vaughan road**





Steven Del Duca
@StevenDelDuca

Follow

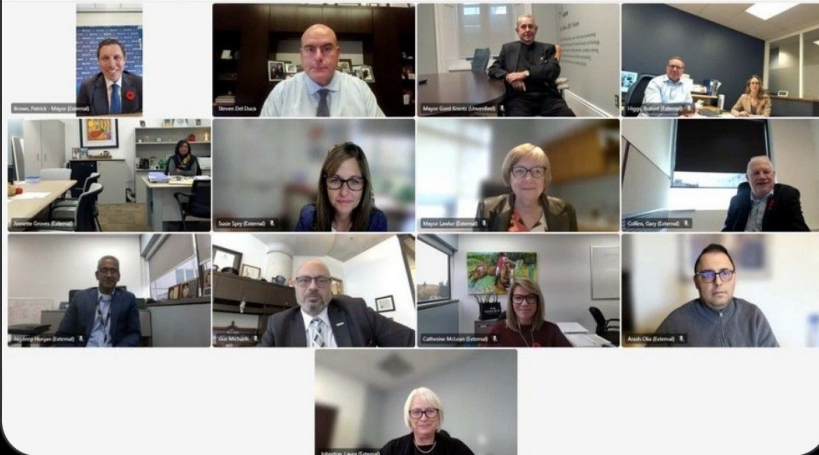
🚫 Illegal land use for truck yards, shipping container storage, and construction yards is on the rise, especially in areas with easy access to highways, open spaces, and industries.

Thank you for saying “NO” to illegal land use, however...

We need **IMMEDIATE** action from all Municipalities and the Province.



We say NO to Illegal Land Use ❌



MEMORANDUM

C 42

Communication

CW(1) – November 5, 2024

Item No. 2

TO: 1411069 Ontario Inc.
Tony Gugleitti
President
1 & 2 Bradwick Drive
Concord, ON

CC: Rosemarie Humphries
Humphries Planning Group Inc.

FROM: LHC Heritage Planning & Archaeology Inc.

DATE: 23 October 2024

RE: **REVIEW OF THE NOTICE OF INTENTION TO DESIGNATE DOCUMENTATION FOR
2480 KIRBY ROAD IN THE CITY OF VAUGHAN, ONTARIO**

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in August 2024 by 1411069 Ontario Inc. (the Owner) of 2480 Kirby Road (the Property) to review a Notice of Intention to Designate (NOID) issued by the City of Vaughan (the City) and supporting documentation for the NOID.

On 30 July 2024, the Office of the City Clerk issued a NOID under the *Ontario Heritage Act (OHA)* to designate the Property under Part IV Section 29 of the *OHA*. On 06 August 2024, Humphries Planning Group Inc. sent a letter of objection to the City on behalf of the Owner.

According to Section 29(6) of the *OHA*, municipal Council has 90 days after the end of the 30-day period (30 days from NOID is 29 August 2024 plus 90 days is 27 November 2024) to decide regarding whether or not to withdraw the NOID.

1 NOID REVIEW

The *OHA* includes specific requirements for a NOID. Section 29(4) of the *OHA* includes three content requirements for a NOID served on an owner, and states:

- Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,
- (a) an adequate description of the property so that it may be readily ascertained;
 - (b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

LHC's review of the NOID finds that it does not include an adequate description of the property [Section 29(4a)]. Since the *OHA* does not define what an adequate description of the property includes, guidance from the *Ontario Heritage Tool Kit Designating Heritage Properties (Tool Kit)* informs LHC's understanding of what should be included in the NOID. The *Tool Kit* states that:

The *Description of Property* describes the general character of the property and identifies those aspects of the property to which the designation applies. In addition to providing information so that the location of the property can be identified (i.e. municipal address and neighbourhood if appropriate), it should outline the principal resources that form part of the designation (i.e. buildings, structures, landscapes, remains, etc.) and identify an discernable boundaries.¹

The NOID includes the municipal address but does not include a description of its general character or specifically identify those aspects of the property to which the designation applies. It also does not specify the principal resources, although it can be inferred that the house on the property is the focus of the designation. The NOID does not describe discernable boundaries.

The NOID includes a statement explaining the cultural heritage value or interest of the property [Section 29(4b)] in the section titled "Reasons for Proposed Designation". However, the NOID itself does not include a description of heritage attributes of the property. It references an 11 April 2024 Heritage Vaughan report with a statement of cultural heritage value, but all the required information is not included in the NOID itself. The NOID is not clear about what details a heritage designation by-law would contain and what heritage attributes must be conserved to conserve the heritage value of the property.

2 11 APRIL 2024 HERITAGE VAUGHAN COMMITTEE REPORT - REVIEW

The Heritage Vaughan Committee Report proposes and recommends the designation of the Property. It includes the municipal address and legal description of the Property, and an evaluation against the criteria for determining cultural heritage value or interest from *Ontario Regulation 9/06 (O. Reg. 9/06)*. The evaluation indicates that the property meets 8 of the 9 criteria. In LHC's professional opinion, it is highly unusual for a property like this one to meet so many of the criteria.

¹ Province of Ontario, Ontario Heritage Tool Kit, Designating Heritage Properties, 2006, 15.

The evaluation utilizes the common approach of grouping the criteria into three main categories: design or physical value, historical or associative value, and contextual value.

It includes a brief discussion or explanation following each group of criteria. Additional detail is included in a Statement of Cultural Heritage Value included as Attachment 2 to the report. The evaluation for physical value or design value indicates that the City believes the Property meets two of the three criteria, criteria 1 and 2. It makes a case that the property is “an excellent representative and surviving example of the Gothic Cottage style”, which may support the property in meeting criterion 1. However, the evaluation finds that the Property demonstrates a high degree of craftsmanship or artistic merit (criterion 2) but there is no discussion of how it meets the criterion. In LHC’s professional experience, a visit to the building—usually including interior access—and detailed photographic documentation of the entire building(s) and potential heritage attributes would be required to determine if the Property demonstrates craftsmanship. Attachment 3 includes two windshield survey images and a Google Streetview image; however, these images only depict the façade from a distance and are insufficient for determining potential for craftsmanship. Review of recent site photographs and an on site review of the exterior on 12 September 2024 suggests that while the building does exhibit a number of decorative elements including buff on red brickwork (*i.e.*, headers, quoins and banding) and decorative wooden bargeboard along the central gable peak, these elements and the patterns are relatively standard in examples of dichromatic brick Gothic Cottage architecture across Ontario. Further, the application of these simple and widely used patterns did not require a higher than usual application of skill on the part of the bricklayer.²

The evaluation indicates that the City believes the Property meets all three of the historical value or associative value criteria, criteria 4 through 6. However, the discussion following the historical value or associative value criteria only makes a case for criterion 4. There is information that identifies William and Joseph Kirby as historically significant and connected to the Property which could support it meeting criterion 4. The description includes supporting information about the potential significance of William Kirby. There is some confusion in the reference to Joseph Kirby, as LHC’s preliminary research suggests that James H. Kirby was a township councillor and reeve, not Joseph. It is unknown if J.H. Kirby went by both James and Joseph, or if there may be conflicting historical references. The report only states that he was a multi-term councillor in Vaughan Township. It does not **directly** connect him to the Property while serving on Township Council or confirm that he lived at the Property during his time in office. There is no discussion on how the Property yields or has the potential to yield information that contributes to an understanding of a community or culture (criterion 5). There is no discussion on how the Property reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community (criterion 6). An architect, artist, builder,

² T. Ritchie. “Notes on dichromatic brickwork in Ontario,” *Association for Preservation Technology Bulletin*, 11, 2, pp. 60-75, 1979.

designer, or theorist were not identified for this Property. It is unusual – although not impossible – for a specific architect, artist, builder, designer, or theorist to be associated with a rural farmhouse since the intent of the *Canadian Farmer* and other architectural design booklets was to provide broad access to these styles and allow anyone to construct one for themselves.

The discussion of contextual value criteria indicates that the City believes the Property meets all three of the contextual value criteria, criteria 7 through 9. The discussion does not specify how the Property meets these criteria except to describe it as a longstanding landmark (criterion 9). The report mentions that the Property is the “namesake property” of Kirby Road, without expanding on what that means and mentions that it is one of the remaining residential properties associated with the Hamlet of Hope, without explaining how this demonstrates that it meets any of the *O. Reg. 9/06* criteria or how the property supports, maintains or defines the character of the area (criterion 7). Limited information about the context of the Property is presented but there is no analysis describing how the Property supports, defines, or maintains the character of the area or how it is physically, functionally, visually, or historically linked to its surroundings.

In LHC’s professional opinion this report does not provide adequate support for the conclusions.

3 STATEMENT OF CULTURAL HERITAGE VALUE - REVIEW

A Statement of Cultural Heritage Value is attached to the Heritage Vaughan report. This statement includes the address; legal description of the Property; a brief overview of the Property and discussion for architectural/physical value, historical/associative value, and contextual value; a Summary of Cultural Heritage Value that appears to be a list of heritage attributes and associations; and a bibliography/resources.

The overview describes the Property as located in the community of the Hamlet of Hope. However, it appears that this was a rural property outside of the hamlet and it is understood that the hamlet no longer exists. The statement does not describe the property sufficiently for the reader to understand where it is, what it includes, or what the boundaries may be. Furthermore, the overview describes the property condition as fair; however, there is no supporting information or images to verify this assessment. It is unclear how condition was determined or if whomever prepared this document visited the Property for this assessment.

The discussions of architectural/physical value, historical/associative value, and contextual value are more detailed than the information included in the main Heritage Vaughan report. The discussion includes a description of the house and limited historical information but does not include citations linking the information to the bibliography or list of resources consulted. It is unclear exactly where the information came from, its relevance, or the quality of the source material.

The document states “He [William Kirby] was recognized as a significant local pioneer. His son Joseph H would go on to not only inherit the Kirby Farm, but also served on the Vaughan Township Councils for several terms.” This is an example of a statement that is not referenced

and does not include objective analysis to confirm William's significance to the community. The statement also does not include details on the significance Joseph Kirby (James Kirby) had while on Township Council, or if he lived at or farmed the Property while also serving on Council. This information may be relevant to the background and evaluation of the Property, but the documents do not effectively link information to the evaluation.

The discussion of contextual value describes the disappearance of the hamlet of Hope and asserts that this Property is a remaining piece of the hamlet. The statement also describes how the buildings in the hamlet disappeared over time. From this description, it appears that this Property was rural, outside of the hamlet, and increasingly isolated from any historic context associated with the hamlet as tangible evidence of it disappeared over time. Therefore, without much more information, context and landscape analysis the report does not make an effective case that the Property is historically linked to the hamlet of Hope.

The discussion of contextual value also asserts that the Property is a landmark because it is the only property with significant structures along the road. Review of Kirby Road between Dufferin Street and Jane Street (focussing on the area around Keele Street and Kirby Road, which was formerly the hamlet of Hope) did not identify a definable character supported or maintained by the former farmhouse at 2480 Kirby Road. Along Kirby Road is a mix of trees, berms, residential subdivisions, cultivated fields without notable agricultural structures or features (e.g., barns, silos). The farmhouse itself is partially shielded from view along the road by large coniferous trees. From Kirby Road, other aspects of the golf course on the property are equally prominent. There is no information indicating that this property is or was used in wayfinding. The discussion of the Property as a landmark is not supported by sources.

The summary of cultural heritage value includes a bullet list of physical features and historic facts about the Property. A list of heritage attributes should be physical features of the Property that are key to understanding its cultural heritage value or interest. The list of physical features appears to be used as a list of potential heritage attributes. However, this list does not explain how they connect to each of the relevant criteria from *O. Reg. 9/06* as required by *Ontario Regulation 385/21 (O. Reg. 9/06)* if they are to be used in a designation By-law. This list also includes speculation regarding the originality of wood frame windows. Since heritage attributes are supposed to be the key physical features that must be retained to conserve cultural heritage value or interest, it is inappropriate to speculate about originality. This kind of discussion is better suited for research summaries. Furthermore, many of the features listed are imprecise. For example, it is unknown if "the stone laid foundation" is rubble, coursed, cut or if it is a crawlspace or full basement. There is concern that the vague nature of how features of the house are described introduces potential for different interpretations around conservation which make planning for change, maintenance, or rehabilitation challenging.

The summary of contextual value states "the property is a longstanding landmark in the area and is the namesake property of Kirby Road, and its location and orientation in relation to Kirby Road is important in establishing that connection". This description as a landmark contains

multiple ideas. It is unclear if only the house, the entire Property, or any natural or landscape elements are considered part of the landmark. The vague description raises questions such as: How does the orientation and location of the Property or house on Kirby Road establish a connection? Was the road named for the Property or –as seems likely—for one or more of the Kirby family members? How is this property any more of a landmark than any other older agricultural property in the rural areas of the City? In LHC’s professional opinion, more analysis is required to evaluate the historical significance of the context around the Property.

Furthermore, the Statement of Cultural Heritage Value would benefit from a map or site plan illustrating where the City finds that cultural heritage value is located on the Property. It would also benefit from a section that clearly states which parts of the Property the City finds do not have cultural heritage value or interest.

4 CONCLUSION

In LHC’s professional opinion, the NOID and supporting information in the report to Heritage Vaughan and attached Statement of Cultural Heritage Value is incomplete and includes insufficient analysis and supporting materials. It is unclear exactly how many of the criteria from *O. Reg. 9/06* are met by the Property. LHC would recommend a much more detailed research and evaluation report be prepared before the City considers designation of this Property. Furthermore, the information in the 11 April 2024 report to Heritage Vaughan, the Statement of Cultural Heritage Value, and the NOID are different and it is unclear what details a heritage designation by-law would contain and how heritage attributes connect to each of the criteria from *O. Reg. 9/06*. This creates significant uncertainty around management of the Property.

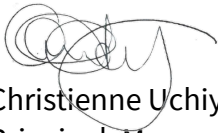
As described in this Statement of Cultural Heritage Value, the list of what appears to be heritage attributes would be difficult to work with from a heritage planning standpoint and does not enable the owner to clearly understand what needs to be conserved to conserve cultural heritage value on this Property.

LHC recommends additional research and analysis of the Property be completed –with clearly referenced sources—to clearly identify which criteria from *O. Reg 9/06* it may meet. If evaluation finds that the Property still meets criteria for designation, a NOID should be prepared that includes all information required by the *OHA* for NOIDs and also includes all information required by *O. Reg. 385/21* for designation By-laws so that the NOID can serve as a draft By-law and the owner can very clearly understand the relevant implications.

SIGNATURES



Benjamin Holthof, MPI, MMA, RPP, MCIP, CAHP
Senior Heritage Planner



Christienne Uchiyama, MA, CAHP
Principal, Manager of Heritage Consulting Services

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Nov 5 COW Mtg re KENTVILLE ESTATES 10398/10402 Islington Ave in Kleinburg
Date: Monday, November 4, 2024 12:03:49 PM

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Monday, November 4, 2024 12:02 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Nov 5 COW Mtg re KENTVILLE ESTATES 10398/10402 Islington Ave in Kleinburg

From: John CUTLER [REDACTED]
Sent: Monday, November 04, 2024 11:40 AM
To: Mayor and Members of Council <MayorandMembersofCouncil@vaughan.ca>
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; JOHN CUTLER [REDACTED]
Kathryn Angus [REDACTED]
Subject: [External] Nov 5 COW Mtg re KENTVILLE ESTATES 10398/10402 Islington Ave in Kleinburg

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

RE: Official Plan Amendment OP.18.022 and
Zoning by-law amendment File Z.18.035

At the November 5, 2024 Committee of the Whole meeting (Planning & Growth Mgmt section - Item #5), Council will be requested to approve the re-designation and rezoning of the subject lands. The Kleinburg & Area Ratepayers Association (K.A.R.A.) supports this project since the architectural design and composition aligns well to the guidelines of the KNHCD. Since mid 2023, K.A.R.A. has had a number of productive meetings and communications with the developer and planners and strongly believe that this project (22 condominium units / 5 blocks) will be positive step in using a long abandoned site in the Kleinburg village core and providing much needed residential housing.

Sincerely
John Cutler
President / Kleinburg & Area Ratepayers Association