

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to (OP.24.008) Zoning By-law Amendment File Z.24.020 (Subject Property on Albion-Vaughan Road)  
**Date:** Thursday, November 28, 2024 10:29:26 AM

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**From:** Vasselle B. [REDACTED]  
**Sent:** Thursday, November 28, 2024 10:26 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [mayor@vaughan.ca](mailto:mayor@vaughan.ca); Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Joshua Cipolletta <[Joshua.Cipolletta@vaughan.ca](mailto:Joshua.Cipolletta@vaughan.ca)>  
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**Subject:** [External] Opposition to (OP.24.008) Zoning By-law Amendment File Z.24.020 (Subject Property on Albion-Vaughan Road)

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Dear City of Vaughan Council,

I am writing to express my opposition to the rezoning application for 11339 Albion Vaughan Road (Official Plan Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020), item 4.4 on the December 3, 2024 agenda of the Committee of the Whole (Public Meeting).

<https://pub-vaughan.escrimemeetings.com/Meeting.aspx?Id=9b5793bd-48a9-4bb3-9ee9-2c681ca606cc&Agenda=Agenda&lang=English>

Considering the Town of Caledon has declared a Road Safety Emergency on October 8, 2024 and that Vaughan Council expressed at the meeting on November 5, 2024 frustration over its own efforts to curb illegal truck parking - it is critical that neighbouring municipalities respect this and stop approving truck intensive development until resident safety can be guaranteed and proper planning input can be gathered.

**Road safety is a major concern in the area where this property is located.** This property's proposed entrance/exit for the additional 111 trucks is right on a bend in the road which impacts visibility and movement of traffic. The vast majority of truck traffic will be exiting the property and travelling south on Albion Vaughan Road and turning left at the Highway 50 intersection which is quite close by. Traffic during rush hour is already extremely heavy and there is always a long line of traffic waiting in the left turn lane to go south on Highway 50. Trucks from this driveway would be turning directly into this long line of traffic and creating more congestion and increasing the

danger on this road. This is not acceptable and not what this community needs. We need fewer trucks on our in-town roads, not more.

This property has been **operating as an illegal truck yard on agricultural land**. Alterations to the property have already been done illegally. This has been replicated by two other landowners just north of this property. If Vaughan approves this rezoning, this sends the message to all others with agricultural land in the area that they **don't need to follow the zoning laws**. They can simply do whatever they want with their land, make large sums of money by using the land illegally & only submit a rezoning application after receiving a notice or cease-and-desist, if they want to. This approach encourages complete disregard of the laws and cannot be tolerated.

Rezoning applications should only be considered on lands that are currently in compliance with their intended uses - only then can the proper studies be done, submitted and reviewed and the application can be properly evaluated and a decision made.

The rezoning application paperwork mentions that there is a need for more truck container storage in the area. That is absolutely false and baseless. There is absolutely no need for any further truck or truck container storage in this area and for certain it's not needed approximately 500 meters away from a residential area in Caledon. The impact to residential neighbours is completely absent in this rezoning application. Just because the residents are on the Caledon side, does not mean they don't exist. The impact to them needs to be considered.

The town's report on this rezoning indicates in Attachment 4, several additional zoning amendments that would be needed, even within the Employment Lands zoning that is being requested (allowing a further public truck fueling facility, truck sales, 60% of the land be used for truck storage instead of the usual 30%, height of storage be 4 m instead of the usual 3m, allow truck storage in the front yard when this isn't usually permitted, and allowing truck storage between the front of the property and the existing building when this isn't usually permitted). For a property that was already being used illegally, the City should not be considering additional amendments to employment lands zoning. This further encourages illegal land use on other properties.

The Existing Official Plan in the Z.24.020 application indicates the land is Agriculture in Schedule 13, Vaughan Official Plan 2010, Volume 1, and being located in Natural Areas and Countryside in Schedule 1 - Urban Structure of VOP 2010, Volume 1. I don't understand how a truck yard can fit into this Existing Official Plan.

Lastly, I want to reiterate that City of Vaughan should only be considering rezoning applications on lands that are currently in compliance with their intended use. This community does not need further truck storage facilities or more trucks on our roads. The safety of our communities must take precedence! We will be paying close attention to how City of Vaughan votes on this rezoning application - it will show how the City of Vaughan will consider (or not consider) their neighbours and whether City of Vaughan will take meaningful action to discourage illegal land use, or whether they

will encourage it. I hope we can count on City of Vaughan to uphold their zoning laws.

I would also like to bring your attention to a development application submitted to the Town of Caledon in 2020 for a **residential building to be located across the street** from these agricultural lands. This plan has already done a traffic study showing the high volume of traffic in that area at peak times. Considering **the Provincial Government's commitment to increasing housing supply**, this rezoning application would be a blow to those efforts.

Overview Site Plan:<https://www.caledon.ca/en/town-services/resources/Business-Planning--Development/Development-Services/12148-Albion-Vaughan-/08.-A1.0-Cover-Page.pdf>

Building Site:<https://www.caledon.ca/en/town-services/resources/Business-Planning--Development/Development-Services/12148-Albion-Vaughan-/08.1.-A1.1--Site-Plan---Master-Plan.pdf>

Please also see the traffic study below, which DOES NOT include the addition of truck traffic which would be a result of the change of zoning for the Vaughan applicant:

<https://www.caledon.ca/en/town-services/resources/Business-Planning--Development/Development-Services/12148-Albion-Vaughan-/23.-Traffic-Impact-Study-Unprotected.pdf>

Sincerely,  
Vasselle Barber

