

C105.

Communication

CW(PM) – December 3, 2024

Item No. 4

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] STOP Illegal Truck Yards in Bolton!
Date: Monday, December 2, 2024 8:25:39 AM

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

From: Tania Aragona [REDACTED]
Sent: Sunday, December 1, 2024 10:03 PM
Subject: [External] STOP Illegal Truck Yards in Bolton!

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 Council,

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

This property has been operating as an illegal truck yard on agricultural land, in direct violation of existing zoning laws. It has already received a notice (May 2023) and a cease-and-desist letter (January 2024). The fact that alterations have been made to the property without proper authorization makes this rezoning request even more problematic. Approving this application would set a dangerous precedent, signaling to others that they can disregard zoning regulations, misuse their land for profit, and seek rezoning only after enforcement action is taken. This undermines responsible community planning and erodes public trust in the City's ability to enforce its own regulations.

Road Safety Concerns

The Town of Caledon declared a Road Safety Emergency on October 8, 2024, and it is critical that Vaughan respects this declaration. The proposed development would introduce an additional 111 trucks entering and exiting the property daily, significantly worsening safety conditions on Albion Vaughan Road. The entrance/exit is located on a curve, creating poor visibility and dangerous traffic interactions.

These trucks would exacerbate congestion at the nearby Highway 50 intersection, where traffic is already heavy, particularly during rush hours. The risk of collisions and delays will only increase, creating unsafe conditions for residents and commuters. This community needs fewer trucks on its roads—not more.

Impact on Agricultural Land and Local Residents Rezoning this agricultural land to employment lands rewards illegal activity and encourages similar violations by other landowners. Proper zoning laws exist for a reason: to ensure sustainable and fair development that considers the needs of the community. Rezoning applications should only be considered for properties that are currently in compliance with their intended use.

The application also fails to address the proximity of residential neighborhoods in Caledon. The negative impact on residents' quality of life, including increased noise, air pollution, and traffic, has been completely ignored simply because these neighbors reside in a different municipality. This omission is unacceptable and dismissive of the broader community's needs.

False Claims and Inappropriate Amendments The application falsely claims there is a need for more truck container storage in the area. This assertion lacks evidence and is baseless. Moreover, the application seeks numerous additional zoning amendments, such as allowing 60% of the land for truck storage (instead of the usual 30%), increased storage height, and front-yard truck storage. These amendments go far beyond the intended use of

employment lands and further legitimize illegal modifications already made to the property.

Conflict with the Existing Official Plan The current Official Plan designates this property as agricultural land and situates it within Natural Areas and Countryside (Schedule 1). It is hard to see how a truck yard aligns with these designations. Rezoning this property would represent a significant departure from the City's long-term vision and undermine the integrity of the Official Plan.

The City of Vaughan must prioritize the safety and well-being of its communities and enforce zoning laws consistently. Rezoning applications like this one reward illegal activity and encourage further violations, compromising the City's ability to maintain orderly and sustainable development.

This community does not need more truck yards or additional trucks on its roads. The City's decision on this matter will demonstrate whether Vaughan upholds its zoning laws and considers the needs of its neighbors—or whether it will enable further illegal land use.

We are watching this decision closely and hope the City of Vaughan will act in the best interests of all its residents.

Sincerely,
Tania Aragona