

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Rezoning Application UNACCEPTABLE
Date: Thursday, November 28, 2024 1:34:04 PM

C23.
Communication
CW(PM) – December 3, 2024
Item No. 4

From: Gord Schwab [REDACTED]
Sent: Thursday, November 28, 2024 1:33 PM
To: mayor@vaughan.ca; Clerks@vaughan.ca; Marilyn.iafrete@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Subject: [External] Rezoning Application UNACCEPTABLE

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Dear City of Vaughan Council Members,

I am writing to express my vehement 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).

Considering the Town of Caledon has declared a **Road Safety Emergency** on October 8, 2024, it is critical that neighbouring municipalities respect this and stop approving truck intensive development until resident safety can be guaranteed.

Road safety is a major concern in the area where this property is located. This property's proposed entrance and exit for the additional **111 trucks** is right on a bend in the road which impacts visibility, movement of traffic and obviously, public safety. The vast majority of truck traffic will be exiting the property and travelling south on Albion Vaughan Road, turning left at the Highway 50 intersection which is quite close. Traffic during rush hour is extremely heavy and there is always an extraordinarily 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 risk of even more life-threatening accidents on this road. This is neither acceptable nor what this community needs or wants. We need fewer trucks on our 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. 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 and only submit a rezoning application after receiving a notice or cease-and-desist. This approach encourages complete disregard of the laws, condones illegal activity in our region and simply 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 performed, 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, which is absolutely false and baseless. On the contrary, there is 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 fuelling facility, truck sales, 60% of the land be used for truck storage instead of the usual 30%, height of storage be 4m 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 land zoning. This further encourages illegal land use on other properties and again, opens up the region to criminal activity.

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 and all its citizens MUST take precedence! We will be paying close attention to how City of Vaughan votes on this rezoning application - it will clearly demonstrate 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. We are depending on the City of Vaughan to uphold their zoning laws.

Regards,

Gord Schwab

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Schomberg, ON, L0G 1T0

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