

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] Public comment. Official Plan Amendment (OP) file OP.24.008 and Zoning By-Law Amendment (ZBL) file Z.24.020 for the property located at 11339 Albion-Vaughan Road.
Date: Friday, November 29, 2024 8:32:58 AM

From: Maxim Morgunov [REDACTED]
Sent: Thursday, November 28, 2024 10:52 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Marilyn.iafrete@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; [REDACTED]
Subject: [External] Public comment. Official Plan Amendment (OP) file OP.24.008 and Zoning By-Law Amendment (ZBL) file Z.24.020 for the property located at 11339 Albion-Vaughan Road.

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To whom it may concern,

I am writing to submit a public comment on the proposed Official Plan Amendment (OP) file OP.24.008 and Zoning By-Law Amendment (ZBL) file Z.24.020 for the property located at 11339 Albion-Vaughan Road.

1. The area surrounding the proposed development already experiences heavy truck traffic due to large amount of transportation businesses in the area - CP Vaughan Intermodal, warehouses along Hwy 50 and in Bolton Business area and growing truck depots appearing in the areas with agricultural zoning designation, lack of road infrastructure to guaranty ingress-egress of heavy truck traffic. Allowing more rezoning would further deteriorate the traffic situation in the area, impacting the quality of life for residents.

- I am worried that the entrance-exit of the lot is not designed for use by heavy trucks as the Albion-Vaughan road curves in the area and doesn't have a turning lane when accessing from southbound direction.

- Caledon municipality declared road emergency (link: <https://pub-caledon.escribemeetings.com/filestream.ashx?DocumentId=43553>) which is a result of increased traffic violation and accidents involving heavy truck equipment.

- Recent MTO blitzes show that the growth of the transportation business in the area is accompanied with the increased number of vehicles failing CMV inspections

- The trucks in the area use local roads which are designated as load restricted, such as Kirby Rd, Cold Creek Rd, Huntington Rd which leads to deterioration of the road surface.

- This the property in question, the neighbouring 11245 Highway 50 and the most of the truck yards of this type in the area are unpaved, which creates significant mud tracking, dust generation, dislodged snow/and ice from the roof of trucks or trailers

2. The site plan doesn't illustrate the proximity of the residential area to the north of the site.

3. This zoning change can set a precedent: this property used the land illegally, received a Notice of Contravention, continued to use the land illegally, received a Cease and Desist Demand Letter, now they're asking for re-zoning. If this application is approved – it says to all others with agricultural land 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 have to submit a re-zoning request once they have received a Notice of Contravention or a Cease and Desist Demand Letter.

I urge the Vaughan Planning Department to thoroughly consider these concerns before reviewing the proposed zoning and official plan amendments.

Maxim Morgunov

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