

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] 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)
Date: Sunday, December 1, 2024 6:17:12 PM

From: Tina Liscio [REDACTED]
Sent: Friday, November 29, 2024 2:42 PM
To: Clerks@vaughan.ca
Cc: mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Subject: [External] 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)

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Dear Vaughan Council Members,

As a concerned resident of Bolton, I am writing to express my strong opposition to the rezoning application for 11339 Albion Vaughan Road, a property currently being used illegally for trucking and container storage.

(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).

This issue is not just a matter of compliance but has far-reaching implications for our community's safety, environment, and quality of life.

A Dangerous Precedent

This property has consistently violated zoning laws, ignoring Notices of Contravention and Cease-and-Desist Letters. Allowing re-zoning under these circumstances sends a clear message to others: agricultural landowners can profit from illegal activities without meaningful consequences. This undermines the integrity of our zoning laws and opens the door for further illegal use of agricultural lands across Vaughan and Caledon.

Improper Studies and Altered Land

Key studies required for the re-zoning application—such as stormwater management, grading plans, and transportation impact assessments—are fundamentally flawed. These assessments have been conducted on land already altered with illegal fill and gravel, not its original agricultural state. This makes it impossible to accurately evaluate the environmental and traffic impacts of the proposed changes.

Harm to Nearby Residential Areas

The property is located dangerously close to residential areas and a proposed condo development. Additional truck traffic, noise, and pollution from 111 trucks stored on-site will exacerbate existing road safety issues, particularly at the busy Hwy 50 and Albion Vaughan intersection. Residents already face significant congestion, and adding more trucks will worsen this bottleneck, threatening public safety.

No Need for More Truck Yards

The Town of Caledon has declared a Road Safety Emergency. The need for more truck yards and storage facilities in this area is non-existent. Furthermore, this proposal includes allowances for fuel pumping, truck maintenance, and sales—activities that are entirely inappropriate for land so close to residential zones.

Violation of Zoning Rules and Standards

The proposed re-zoning requests numerous exceptions, including:

- Increasing outdoor storage to 60% of the land, far beyond the usual 30%.
- Permitting truck storage in front yards, which is typically prohibited.
- Allowing building heights of 4m instead of the usual 3m.

These deviations are completely out of line with zoning standards and demonstrate a blatant disregard for community impact.

Environmental and Agricultural Concerns

The land in question was originally designated for agricultural use. It is critical that the property is restored to its original condition before any re-zoning application is considered. Approving this application without doing so undermines the Official Plans and disregards the agricultural heritage and environmental health of our region.

Call to Action

I implore Vaughan Council to reject this re-zoning application. Approval would not only reward illegal behavior but also compromise the safety, well-being, and future of our community.

I urge you to prioritize resident concerns, enforce zoning laws, and uphold the integrity of our planning processes.

Thank you for your attention to this critical matter.

Sincerely,

Tina Liscio

North Hill Bolton

