

**C99.**  
**Communication**  
**CW(PM) – December 3, 2024**  
**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020), listed as Item 4.4 on the December 3, 2024  
**Date:** Monday, December 2, 2024 8:03:16 AM

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**From:** Franca Pisani [REDACTED]  
**Sent:** Sunday, December 01, 2024 9:40 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020), listed as Item 4.4 on the December 3, 2024

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Franca Pisani  
[REDACTED] Highmore Ave.  
Bolton, Ontario  
[REDACTED]

December 1, 2024

Mayor Del Duca and Vaughan City Council  
City of Vaughan

Subject: Opposition to Rezoning Application for 11339 Albion Vaughan Road

Dear Mayor Del Duca and Members of Vaughan City Council,

As a resident of Bolton, I am writing to express my strong 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), listed as Item 4.4 on the December 3, 2024, agenda of the Committee of the Whole (Public Meeting).

This property has had a cease-and-desist orders dating back to January 2024.

The claim in the rezoning application that there is a need for additional truck container storage in the area is both unfounded and misleading. The proposed zoning change to legalize the existing illegal truck yard at 11339 Albion Vaughan Road poses a severe and immediate threat to public safety, the environment, and the quality of life in the surrounding communities.

### Public Safety Concerns

The property's location on a curve with limited visibility already creates significant hazards for drivers. Increased commercial truck traffic would further exacerbate these risks. Currently, large trucks in the area contribute to severe congestion at the intersection of Highway 50 and Albion Vaughan Road. Drivers face extended delays, leading to unsafe behaviors such as running red lights, illegal U-turns, and reckless weaving to bypass traffic. Alarmingly, even large commercial trucks engage in these dangerous maneuvers, significantly increasing the risk of accidents and fatalities.

Approving this rezoning application would only amplify these issues. The already precarious intersection will become even more hazardous, endangering residents and commuters alike.

### Precedent and Community Impact

This rezoning decision would set a dangerous precedent, encouraging further encroachment of industrial activities into areas ill-suited for heavy traffic. By approving this change, Vaughan risks inviting more illegal truck yards to seek rezoning of agricultural land, perpetuating the current crisis and worsening the safety and quality of life for residents.

Despite claims that the property will accommodate only 111 trucks, the history of illegal operations on this site raises serious doubts about this figure. The true scale of operations could far exceed stated numbers, potentially encroaching further onto adjacent agricultural lands. This behavior has already been observed in nearby illegal truck yards, where containers are stacked as high as six units.

### Environmental and Residential Risks

The proximity of this property to residential areas, including a proposed condominium development directly opposite the truck driveway, heightens the risk to public safety. The illegal operations at this location suggest a pattern of disregard for by-laws and regulatory compliance, raising serious concerns about the potential for hazardous activities, such as

improper fuel handling, that could endanger nearby residents, businesses, and employees, truck turning on a low visibility curve of the road.

#### Call to Action

Given the Town of Caledon's declaration of a Road Safety Emergency on October 8, 2024, it is critical that neighboring municipalities, including Vaughan, prioritize safety and take decisive action to address these concerns. Approving truck-intensive developments at this time would undermine these efforts and disregard the urgent safety issues affecting our communities.

This rezoning application represents a clear disregard for the law and regulatory standards. Allowing it to proceed would send a troubling message that illegal operations are tolerated, further undermining trust and safety in our community.

I urge the City of Vaughan to reject this rezoning application and take a firm stance against the continued expansion of illegal trucking operations. The well-being of residents, commuters, and the environment must take precedence over these developments.

Thank you for your attention to this matter and for considering the critical implications of this decision.

Sincerely,

Franca Pisani