

**C107.**

**Communication**

**CW(PM) – December 3, 2024**

**Item No. 4**

Dec 3, 2024  
Agenda Item 4.4 -  
OP.24.008 &  
Z.24.020 for 11339  
Albion Vaughan Road



# Major Concerns with this Rezoning Application for Land that has been Altered Illegally

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## **Agricultural land has already been illegally altered.**

- For reports & studies already done, were they done when the land had trucks illegally stored there? Are these studies usable?
- How can further reports & studies for the Rezoning application be done on already altered land (e.g. Storm Water Management Report, Grading Plan)? What purpose do they serve?

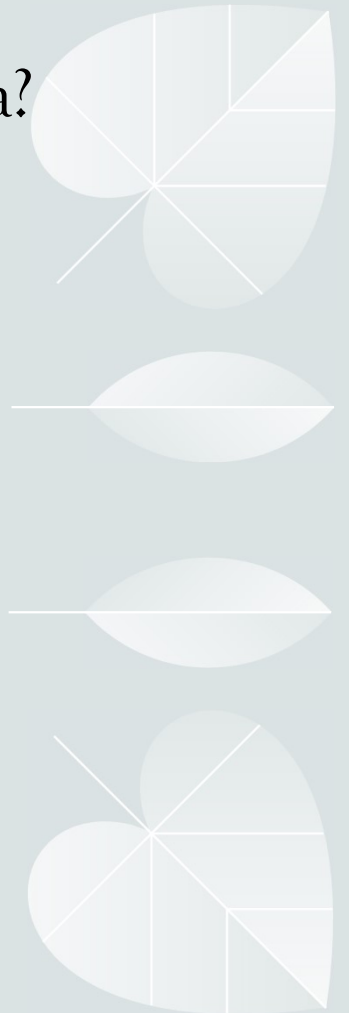
## **There are a sequence of events to be followed when filing a Rezoning application for a reason.**



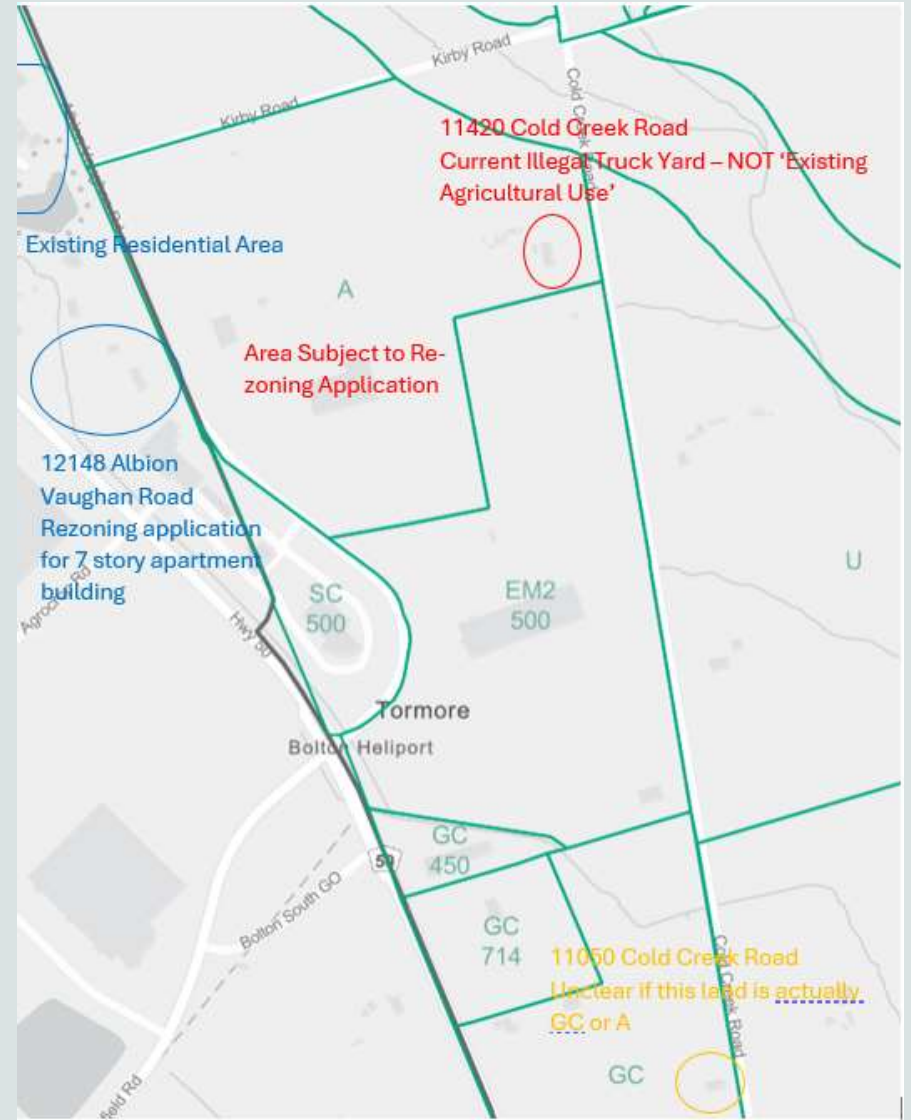
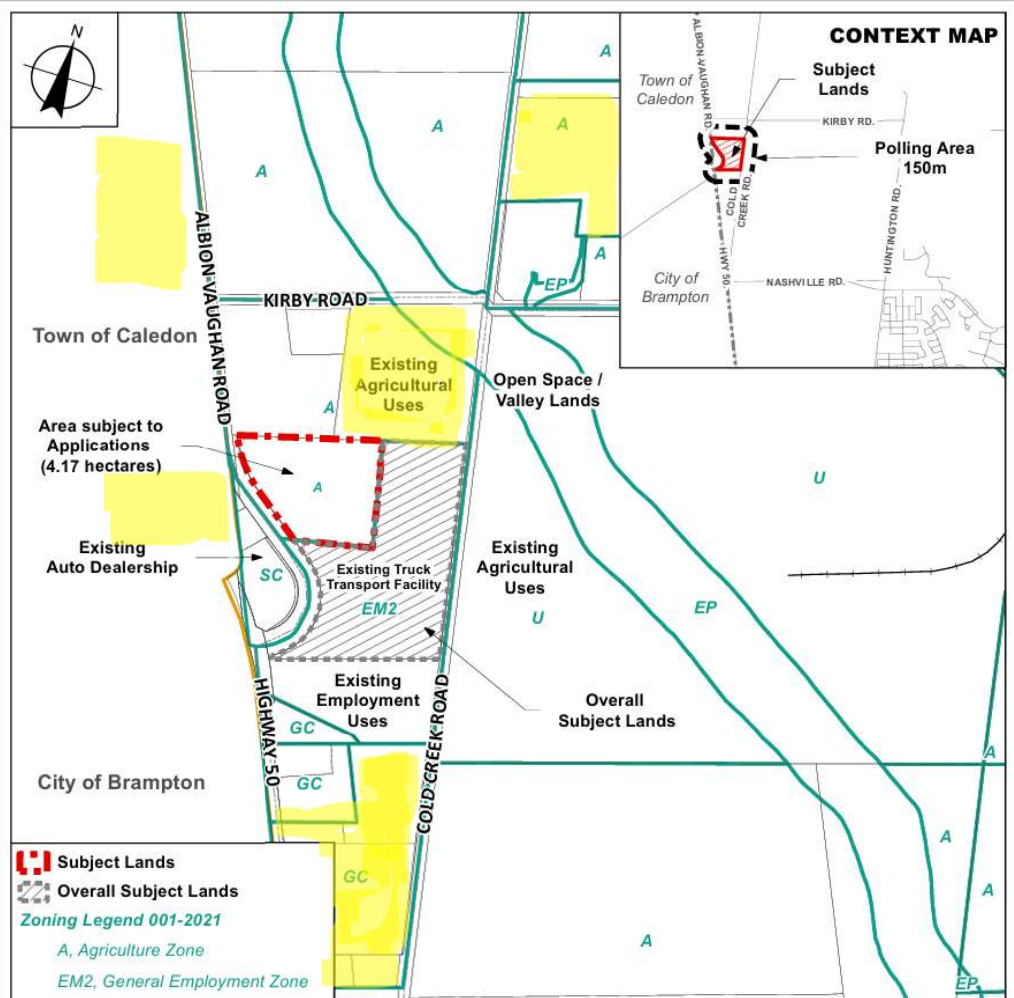
# Is There Really a Need for More Truck Yards In This Area?

The Planning Justification Report in the Rezoning application indicates that there is a need for more truck storage in the area.

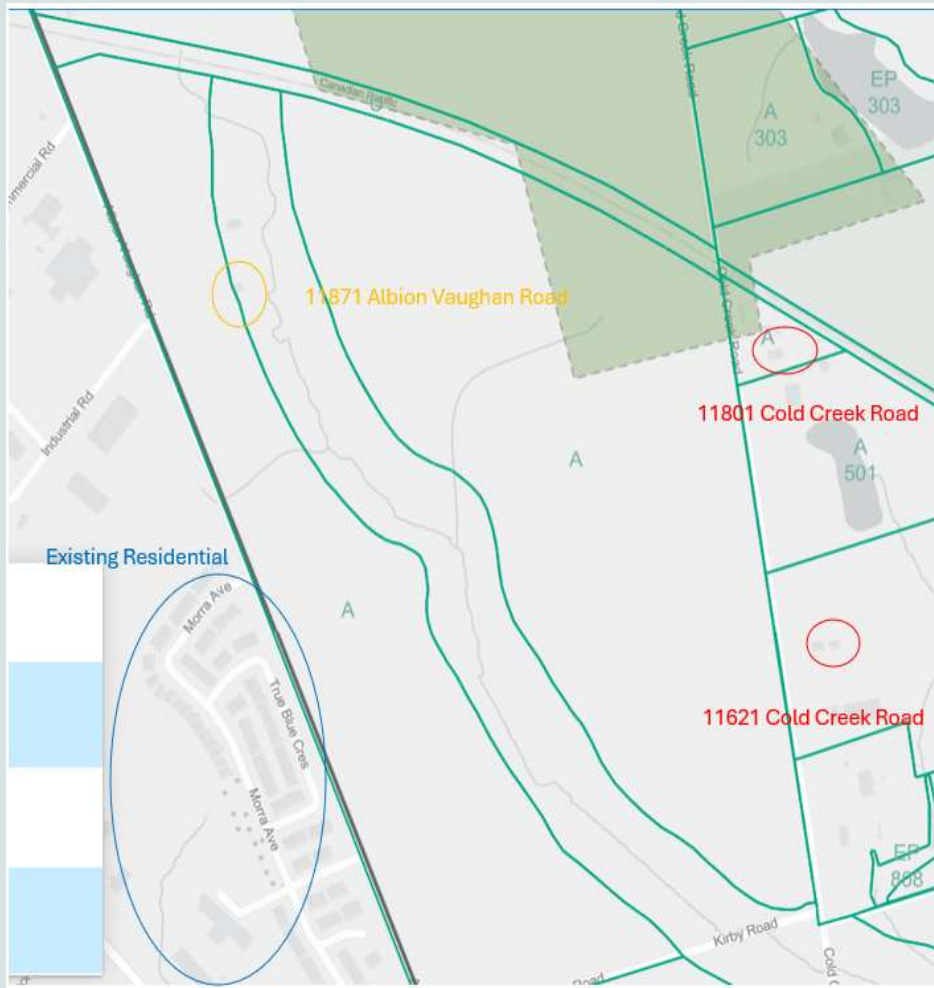
- **How exactly are they determining that?**
- I request you to consider the Context & Location Map (Attachment 1) in the documents included in the Agenda - this map does not accurately show the existing land uses. Several uses are either missing, or do not represent how the lands are currently being used.



# Context & Location Map



# Wider Area Context - North



## Wider Area Context - South



Intersection of Nashville Road, Cold Creek Road & Highway 50 is incredibly dangerous.

Nashville is a NO TRUCK ROAD, but is dangerously congested due to trucks going in & out of illegal truck yards and turning at Cold Creek & Nashville to get onto Highway 50. This intersection is not designed for this!!

Where is the York Regional Police enforcement?

# Existing Zoning and Official Plan Information

The rezoning application documents online are confusing regarding the Existing Zoning and Official Plan information

- Zoning by-law Z.24.020 indicates:
  - Existing zoning: "EM2 - General Employment Zone", subject to site-specific exception 14.500, and "A - Agriculture Zone"
  - Existing Official Plan: "Agriculture" in Schedule 13 - Land Use of VOP 2010, Volume 1 and are located within "Natural Areas and Countryside" in Schedule 1 - Urban Structure of VOP 2010, Volume 1
- Official Plan OP.24.008 indicates:
  - Existing zoning: EM2
  - Existing Official Plan: Agriculture Employment (New)

Why does the Official Plan neglect to mention the Agricultural portion of the land? What exactly does 'Agriculture Employment (New)' mean?

Why are the descriptions different?



## Also Asking for Exceptions to EM2 Zoning

The rezoning application asks to rezone from agricultural to employment lands (EM2) to be consistent with the zoning for the lands immediately to the south.

However, Attachment 4 in the agenda documents asks for many further exceptions needed to the EM2 zoning to bring this land into compliance - as it has already been altered such that it wouldn't even comply with EM2 zoning:

- Allowing a truck refueling facility and truck sales
- 60% of the land to be used for outside storage instead of the usual 30%
- Height permitted to be 4m instead of the usual 3m
- Allow outside storage in the front yard when it isn't normally allowed
- Permit outside storage between the front lot line & the building when it normally isn't allowed

**It is outrageous to consider this on land that has already been altered and used illegally!! If Vaughan approves this, it will encourage further illegal land use!!**





# What Message Will This Send?

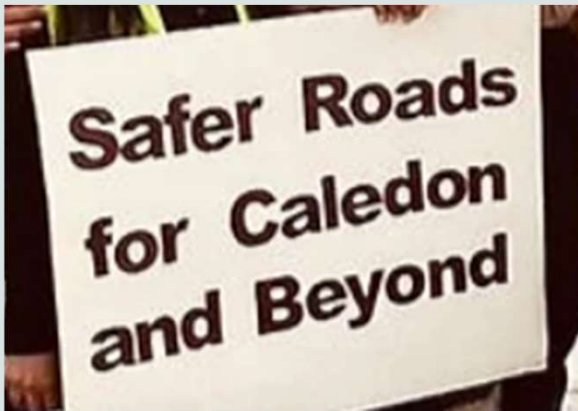
If City of Vaughan were to consider approving this Rezoning application (with land that has already been used illegally & received a notice and Cease-and-Desist Demand Letter) - **what message does this send?**

- **Why have Zoning by-laws at all?**
- Do whatever you want with your land, make lots of money while using it illegally, get a fine & only then do a rezoning application & the city will just accept whatever you've done to the land.

**The owner of the land should be required to take the land back to its original state (Agricultural) before a Rezoning application is considered.**



## In Closing



Town of Caledon has declared a Road Safety Emergency. The City of Vaughan should take this into consideration when reviewing this Rezoning application.

It's clear from the Context & Location maps that **we do not need any more truck traffic, truck storage or truck container storage in this location. The safety of the residents and commuters in this area should take precedence.**

I urge the City of Vaughan to consider the message you will be sending if you approve this rezoning application - **Zoning by-laws need to be respected, and if they are ignored, landowners must be responsible for taking them back to their intended use BEFORE a rezoning application is considered.**

We will be closely watching Vaughan's vote on this application. It will clearly show whether your previous statements about your concern for illegal land use is just lip service, or whether you really are listening. **Please hear us - we are not going away - we are counting on you do to the right thing.**



# Thank you

AMANDA CORBETT  
Resident of Bolton

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