

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JANUARY 21, 2025

COMMUNICATIONS

<u>Distributed January 17, 2025</u>	<u>Item No.</u>
C1. Presentation material	1
C2. Loredana Abramovitch, Bolton, dated January 16, 2025	2
C3. Karen Cirillo, dated January 16, 2025	2
C4. Tina Liscio, North Hill Bolton, dated January 16, 2025	2
C5. Mark Milton, dated January 16, 2025	2
C6. Adwoa Kesewa Appiah, dated January 16, 2025	2
C7. Toni Peluso, dated January 16, 2025	2
C8. Rita Salvatore, dated January 16, 2025	2
C9. Catherine Cascun, dated January 16, 2025	2
C10. Dax Lee, dated January 16, 2025	2
C11. Andrea Agh, Dina Road, Maple, dated January 17, 2025	2
C12. Tina Christensen, Bolton, dated January 17, 2025	2

Disclaimer Respecting External Communications

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Please note there may be further Communications.

C1.

Communication

CW(PM) – January 21, 2025

Item No. 1

APPLICATION FOR
ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF SUBDIVISION

7 BEVAN DRIVE
CITY OF VAUGHAN
Z.14.005

PUBLIC MEETING

JANUARY 21 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



- Lot Area:
 - Entire Lands:
 - 1.1 Hectares (2.7 Acres)
- Frontage:
 - Approximately 115m along Bevan Road

Existing Site Conditions

- Existing residential dwelling
- Extended driveway to the east of the building
- Generally sloped down to the south and west
- One access point from Bevan Road
- Environmental Features to the west

SURROUNDING USES

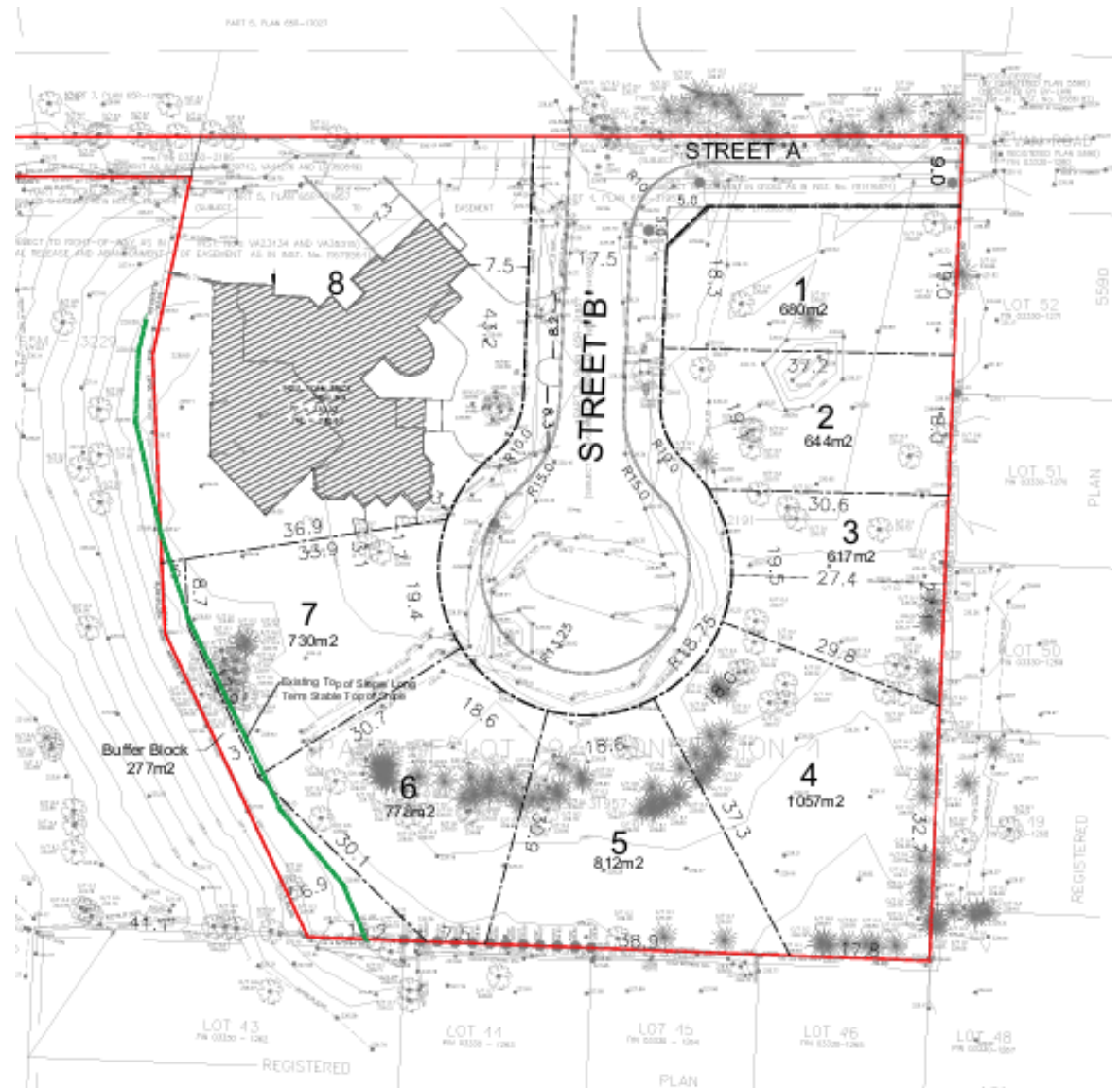


 Subject Lands

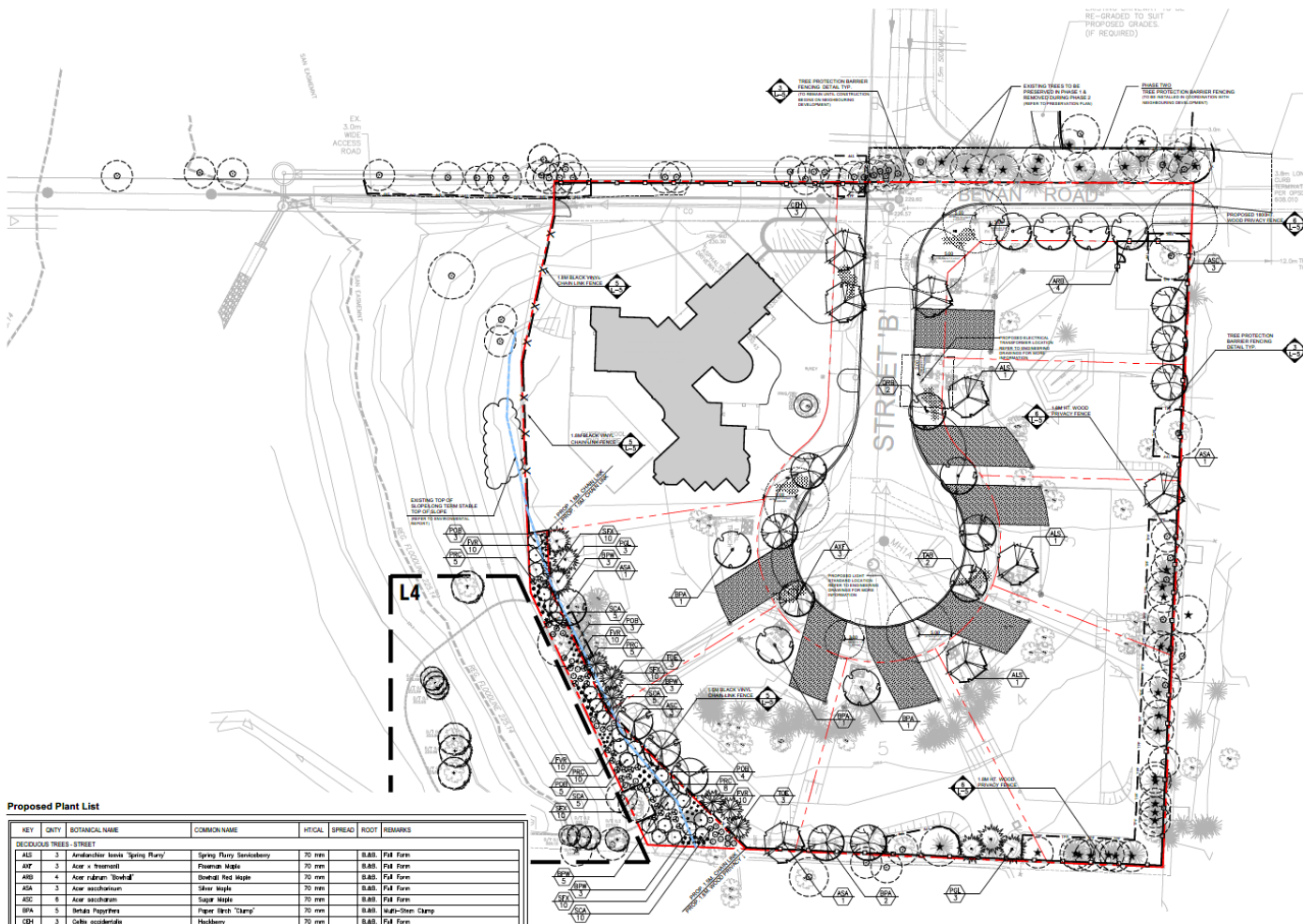


DEVELOPMENT CONCEPT

- New residential subdivision with seven (7) new lots and one (1) retained lot for the existing house.
- One (1) buffer block behind lots 6 and 7, bordering the environmental protection space, will be dedicated to TRCA.
- Each lot will have one single-family dwelling with a private driveway
- One main access point onto Bevan Road.



LANDSCAPE PLAN



Proposed Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	HTCAL	SPREAD	ROOT	REMARKS
DECIDUOUS TREES - STREET							
ALS	3	Ambrosia artemisiifolia 'Spring Bluff'	Spring Flurry Seneciohabry	70 mm	B.B.B.	F&H Form	
ANF	3	Acer x freemanii	Freeman Maple	70 mm	B.B.B.	F&H Form	
ANS	4	Acer rubrum 'Spectol'	Spectral Red Maple	70 mm	B.B.B.	F&H Form	
ASA	3	Acer saccharum	Sugar Maple	70 mm	B.B.B.	F&H Form	
ASD	6	Acer saccharum	Sugar Maple	70 mm	B.B.B.	F&H Form	
BSA	5	Betula papyrifera	Paper Birch 'Champ'	70 mm	B.B.B.	Multi-Open Champ	
CBV	3	Cornus canadensis	Hackberry	70 mm	B.B.B.	F&H Form	
COB	2	Quercus rubra	Red Oak	70 mm	B.B.B.	F&H Form	
WAI	2	Tilia americana 'Woodward'	Woodward Lilac	70 mm	B.B.B.	F&H Form	
CONIFEROUS TREES							
TRL	1	Taxus glabra	White Spruce	200 mm	B.B.B.	F&H Form	
YDC	6	Thuja occidentalis	White Cedar	200 mm	B.B.B.	F&H Form	
DECIDUOUS TREES (W&P)							
BWP	14	Betula papyrifera	Paper Birch 'W&P'	100 cm	W&P	F&H Form	
POP	12	Populus balsamifera	Balsam Poplar	100 cm	W&P	F&H Form	
DECIDUOUS SHRUBS							
PRC	28	Prunus virginiana	Chokeberry	2 Gd.	F&H Form		
SDA	25	Sambucus canadensis	American Elderberry	2 Gd.	F&H Form		
PERENNIALS							
PR	40	Erigeron virginicus	Wild Strawberry	CG-#1	F&H Form		
SPX	40	Sedum spectabile	Zingib. Goldcrest	CG-#1	F&H Form		

ALL QUANTITIES IN THE LIST OF PLANT MATERIALS ARE TO BE CHECKED BY THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT. THE QUANTITIES INDICATED ON THE DRAWINGS SUPERSEDE THE TOTAL QUANTITIES.



- Legend**
- Existing Coniferous Tree to Retain
 - Existing Deciduous Tree to Retain
 - Existing Coniferous Tree to be Removed (During PHASE 2)
 - Existing Deciduous Tree to be Removed (During PHASE 2)
 - Tree Protection Zone (TPZ)
 - Existing Chainlink and Post & Wire Fence
 - Tree Preservation Fencing
 - Silt Fence (Refer to Grading Plans for more information)
 - Tree Preservation Fencing (During PHASE 2)
 - Stable Top of Slope
 - TRCA Violation Area
 - Proposed Chain Link Fence (Refer to Plans for Height)
 - Proposed 1.8m Wood Privacy Fence
 - Property Line
 - Proposed Deciduous Tree
 - Proposed Coniferous Tree
 - Proposed Shrub
 - Proposed Driveway
 - Proposed Plant Material
 - Detail Reference Key
 - Existing Tree Reference Key
 - Proposed Light Standard Refer to Engineering Drawings for More Information
 - Proposed Electrical Transformer Refer to Engineering Drawings for More Information
 - Proposed Fire Hydrant Refer to Engineering Drawings for More Information

Legend

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- Proposed Plant Material
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- Proposed Electrical Transformer Refer to Engineering Drawings for More Information
- Proposed Fire Hydrant Refer to Engineering Drawings for More Information

17 Re-issued for 4th Submission 01/06/25
18 Issued for 4th Submission 07/29/24
15 Issued for 3rd Submission 01/22/24
14 Issued for Resubmission 11/09/22
12 Revised per Grading Plan 09/22/15
11 Revised per Base Plan 06/26/15
10 Revised per Grading Plan 09/03/15
9 Revised per Grading Plan 07/15/15
8 Revised per Grading Plan 06/25/15
7 Revised per Grading Plan 06/18/15
11 Issued for Coordination 07/18/11

No. Revision Date

North: Stamp:

Project: **Proposed Plan of Subdivision**
7 Bevan Road,
Vaughan, Ontario.

Scale: 1:300 Date: June 2011
Drawn by: D.R. Checked by: L.M.

Drawing Title: **Landscape Plan**

Project No: **11231** Sheet No: **L3 of 6**

Zoning By-law Amendment

First Residential Zone (R1A)



First Residential Zone with Special Provisions (R1A-XX)
and
Open Space Conservation (OS1)

Draft Plan of Subdivision

1 lot



8 lots plus buffer block

SITE SPECIFIC PROVISIONS

	R1A	Proposed
Min. lot frontage	18m	Complies
Min. lot area	540m ²	Complies
Min. front yard	7.5m	Lots 1-7: -4.5m to any part of the front porch -6m to any part of the garage Lot 8: 3m
Min. rear yard	7.5m	Lots 6-8 only: 5m
Min. interior side yard	1.5m	1.2m
Min. exterior side yard	4.5m	Complies
Max. lot coverage	40%	45%
Max. height	9m	11m

The following apply to Lot 8 only:

- The maximum combined driveway width for circular driveways shall be 16.5 metres measured at the street curb.
- A second driveway up to a maximum width of 8 metres shall be permitted.
- Street 'B' as the front lot line.

- The project has been underway since 2013.
- The development will share stormwater management infrastructure with the development at 10 Bevan Road.
- We are coordinating with the engineers for 10 Bevan to finalize our engineering documents, then will submit for a final review by City agencies and departments.

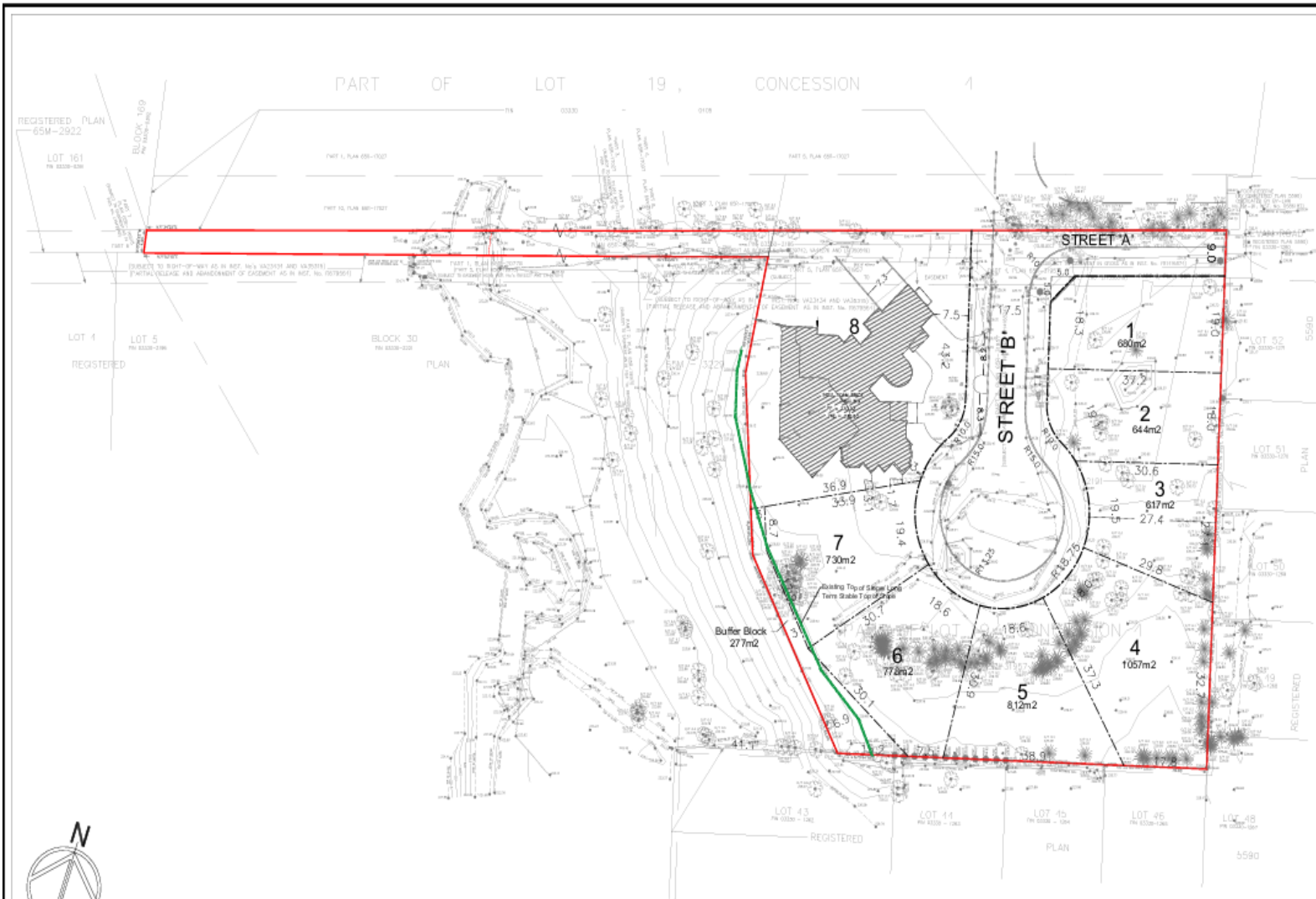
- The lands are within an existing residential neighbourhood within the City of Vaughan.
- The proposed development makes efficient use of existing land and resources.
- The development takes advantage of the established neighbourhood and existing amenities including schools, parks, and commercial areas.
- The inclusion of additional residential dwellings will allow more families the opportunity to live in the community. The proposed use is offered in a strategic location and will fit in with the character of the surrounding area.
- New housing units can be added to the community without the loss of any existing housing.

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com

CONCEPT PLAN



OWNERS AUTHORIZATION

I authorize Evans Planning to prepare and submit this plan for draft approval.

[Signature] Date: 02/18/2023
 GREG MARRICO
 10000 HWY 7, UNIT 100, MARKHAM, ONTARIO

[Signature] Date: 02/18/23
 ZIMKE MATTHEW
 7554A HWY 7, MARKHAM, ONTARIO

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

[Signature] Date: 10/17/23

IAN COOPER CLS
 CONSULTING SURVEYORS PUBLIC LTD.
 1400 SHEPPARD AVENUE EAST, SUITE 101
 SCARBOROUGH, ONTARIO M1S 1T5
 PHONE: (416) 491-2100 FAX: (416) 491-2101

ADDITIONAL INFORMATION

[Section 51(1.7) of the Planning Act, 1990]

α - lot, β - lot, γ - lot, δ - on plan
 ε - on key plan
 ζ - see statistics (7)
 η - piped water to be installed by Developer
 θ - clay loam
 ι - all municipal services to be made available
 j - on plan

DEVELOPMENT STATISTICS

PROPOSED LAND USE	Units	Lot/Block No.	Area
1) Residential	8	11.8	6388
2) 3-5 Storey	1	1	277
3) 6-10 Storey	1	1	277
4) 11-15 Storey	1	1	277
5) 16-20 Storey	1	1	277
6) 21-25 Storey	1	1	277
7) 26-30 Storey	1	1	277
8) 31-35 Storey	1	1	277
9) 36-40 Storey	1	1	277
10) 41-45 Storey	1	1	277
11) 46-50 Storey	1	1	277
12) 51-55 Storey	1	1	277
13) 56-60 Storey	1	1	277
14) 61-65 Storey	1	1	277
15) 66-70 Storey	1	1	277
16) 71-75 Storey	1	1	277
17) 76-80 Storey	1	1	277
18) 81-85 Storey	1	1	277
19) 86-90 Storey	1	1	277
20) 91-95 Storey	1	1	277
21) 96-100 Storey	1	1	277
22) 101-105 Storey	1	1	277
23) 106-110 Storey	1	1	277
24) 111-115 Storey	1	1	277
25) 116-120 Storey	1	1	277
26) 121-125 Storey	1	1	277
27) 126-130 Storey	1	1	277
28) 131-135 Storey	1	1	277
29) 136-140 Storey	1	1	277
30) 141-145 Storey	1	1	277
31) 146-150 Storey	1	1	277
32) 151-155 Storey	1	1	277
33) 156-160 Storey	1	1	277
34) 161-165 Storey	1	1	277
35) 166-170 Storey	1	1	277
36) 171-175 Storey	1	1	277
37) 176-180 Storey	1	1	277
38) 181-185 Storey	1	1	277
39) 186-190 Storey	1	1	277
40) 191-195 Storey	1	1	277
41) 196-200 Storey	1	1	277
42) 201-205 Storey	1	1	277
43) 206-210 Storey	1	1	277
44) 211-215 Storey	1	1	277
45) 216-220 Storey	1	1	277
46) 221-225 Storey	1	1	277
47) 226-230 Storey	1	1	277
48) 231-235 Storey	1	1	277
49) 236-240 Storey	1	1	277
50) 241-245 Storey	1	1	277
51) 246-250 Storey	1	1	277
52) 251-255 Storey	1	1	277
53) 256-260 Storey	1	1	277
54) 261-265 Storey	1	1	277
55) 266-270 Storey	1	1	277
56) 271-275 Storey	1	1	277
57) 276-280 Storey	1	1	277
58) 281-285 Storey	1	1	277
59) 286-290 Storey	1	1	277
60) 291-295 Storey	1	1	277
61) 296-300 Storey	1	1	277
62) 301-305 Storey	1	1	277
63) 306-310 Storey	1	1	277
64) 311-315 Storey	1	1	277
65) 316-320 Storey	1	1	277
66) 321-325 Storey	1	1	277
67) 326-330 Storey	1	1	277
68) 331-335 Storey	1	1	277
69) 336-340 Storey	1	1	277
70) 341-345 Storey	1	1	277
71) 346-350 Storey	1	1	277
72) 351-355 Storey	1	1	277
73) 356-360 Storey	1	1	277
74) 361-365 Storey	1	1	277
75) 366-370 Storey	1	1	277
76) 371-375 Storey	1	1	277
77) 376-380 Storey	1	1	277
78) 381-385 Storey	1	1	277
79) 386-390 Storey	1	1	277
80) 391-395 Storey	1	1	277
81) 396-400 Storey	1	1	277
82) 401-405 Storey	1	1	277
83) 406-410 Storey	1	1	277
84) 411-415 Storey	1	1	277
85) 416-420 Storey	1	1	277
86) 421-425 Storey	1	1	277
87) 426-430 Storey	1	1	277
88) 431-435 Storey	1	1	277
89) 436-440 Storey	1	1	277
90) 441-445 Storey	1	1	277
91) 446-450 Storey	1	1	277
92) 451-455 Storey	1	1	277
93) 456-460 Storey	1	1	277
94) 461-465 Storey	1	1	277
95) 466-470 Storey	1	1	277
96) 471-475 Storey	1	1	277
97) 476-480 Storey	1	1	277
98) 481-485 Storey	1	1	277
99) 486-490 Storey	1	1	277
100) 491-495 Storey	1	1	277
101) 496-500 Storey	1	1	277
102) 501-505 Storey	1	1	277
103) 506-510 Storey	1	1	277
104) 511-515 Storey	1	1	277
105) 516-520 Storey	1	1	277
106) 521-525 Storey	1	1	277
107) 526-530 Storey	1	1	277
108) 531-535 Storey	1	1	277
109) 536-540 Storey	1	1	277
110) 541-545 Storey	1	1	277
111) 546-550 Storey	1	1	277
112) 551-555 Storey	1	1	277
113) 556-560 Storey	1	1	277
114) 561-565 Storey	1	1	277
115) 566-570 Storey	1	1	277
116) 571-575 Storey	1	1	277
117) 576-580 Storey	1	1	277
118) 581-585 Storey	1	1	277
119) 586-590 Storey	1	1	277
120) 591-595 Storey	1	1	277
121) 596-600 Storey	1	1	277
122) 601-605 Storey	1	1	277
123) 606-610 Storey	1	1	277
124) 611-615 Storey	1	1	277
125) 616-620 Storey	1	1	277
126) 621-625 Storey	1	1	277
127) 626-630 Storey	1	1	277
128) 631-635 Storey	1	1	277
129) 636-640 Storey	1	1	277
130) 641-645 Storey	1	1	277
131) 646-650 Storey	1	1	277
132) 651-655 Storey	1	1	277
133) 656-660 Storey	1	1	277
134) 661-665 Storey	1	1	277
135) 666-670 Storey	1	1	277
136) 671-675 Storey	1	1	277
137) 676-680 Storey	1	1	277
138) 681-685 Storey	1	1	277
139) 686-690 Storey	1	1	277
140) 691-695 Storey	1	1	277
141) 696-700 Storey	1	1	277
142) 701-705 Storey	1	1	277
143) 706-710 Storey	1	1	277
144) 711-715 Storey	1	1	277
145) 716-720 Storey	1	1	277
146) 721-725 Storey	1	1	277
147) 726-730 Storey	1	1	277
148) 731-735 Storey	1	1	277
149) 736-740 Storey	1	1	277
150) 741-745 Storey	1	1	277
151) 746-750 Storey	1	1	277
152) 751-755 Storey	1	1	277
153) 756-760 Storey	1	1	277
154) 761-765 Storey	1	1	277
155) 766-770 Storey	1	1	277
156) 771-775 Storey	1	1	277
157) 776-780 Storey	1	1	277
158) 781-785 Storey	1	1	277
159) 786-790 Storey	1	1	277
160) 791-795 Storey	1	1	277
161) 796-800 Storey	1	1	277
162) 801-805 Storey	1	1	277
163) 806-810 Storey	1	1	277
164) 811-815 Storey	1	1	277
165) 816-820 Storey	1	1	277
166) 821-825 Storey	1	1	277
167) 826-830 Storey	1	1	277
168) 831-835 Storey	1	1	277
169) 836-840 Storey	1	1	277
170) 841-845 Storey	1	1	277
171) 846-850 Storey	1	1	277
172) 851-855 Storey	1	1	277
173) 856-860 Storey	1	1	277
174) 861-865 Storey	1	1	277
175) 866-870 Storey	1	1	277
176) 871-875 Storey	1	1	277
177) 876-880 Storey	1	1	277
178) 881-885 Storey	1	1	277
179) 886-890 Storey	1	1	277
180) 891-895 Storey	1	1	277
181) 896-900 Storey	1	1	277
182) 901-905 Storey	1	1	277
183) 906-910 Storey	1	1	277
184) 911-915 Storey	1	1	277
185) 916-920 Storey	1	1	277
186) 921-925 Storey	1	1	277
187) 926-930 Storey	1	1	277
188) 931-935 Storey	1	1	277
189) 936-940 Storey	1	1	277
190) 941-945 Storey	1	1	277
191) 946-950 Storey	1	1	277
192) 951-955 Storey	1	1	277
193) 956-960 Storey	1	1	277
194) 961-965 Storey	1	1	277
195) 966-970 Storey	1	1	277
196) 971-975 Storey	1	1	277
197) 976-980 Storey	1	1	277
198) 981-985 Storey	1	1	277
199) 986-990 Storey	1	1	277
200) 991-995 Storey	1	1	277
201) 996-1000 Storey	1	1	277

DRAFT PLAN OF SUBDIVISION

19T-14V002
 PART OF LOT 19
 CONCESSION 4
 CITY OF VAUGHAN
 (REGIONAL MUNICIPALITY OF VAUGHAN,
 COUNTY OF YORK)
 REGIONAL MUNICIPALITY OF YORK

Scale 1:300

IPS

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 www.ipsplanning.com

20 YEARS

C2.

Communication

CW(PM) – January 21, 2025

Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Stop illegal truck yards
Date: Thursday, January 16, 2025 11:46:59 AM

From: BERNIE ABRAMOVITCH [REDACTED]
Sent: Thursday, January 16, 2025 11:46 AM
To: Clerks@vaughan.ca
Subject: [External] Stop illegal truck yards

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear City of Vaughan Council,

I am writing to express my opposition to the temporary zoning application for 7300 Major Mackenzie Drive West (Z.24.034), item 4.2 on the January 21, 2025 agenda of the Committee of the Whole (Public Meeting).

This property is currently operating illegally, with no temporary zoning or approved site plan in place. It's important to start with the history on this property to put things into context regarding their complete disrespect for this community, the law & the City of Vaughan.

- First Notice to Comply for having outside storage on Agricultural land received in Aug 2009 (over 15 years ago)
- The land owners took the City of Vaughan to the OMB, but withdrew their application prior to the Feb 2015 hearing date
- City of Vaughan eventually took this property to court & they finally pled guilty in Oct 2019 and paid a minimal fine of \$3,000
- Only then did the owners submit a temporary zoning by-law application – which was approved in Jun 2021
- A site plan application was made (DA.20.034), but never approved & so this property continued to operate illegally even while temporary zoning was in place
- Temporary zoning expired in Jun 2024 & a Notice of Contravention to cease & desist was issued in Oct 2024
- The current temporary zoning by-law application was submitted in Oct 2024, which is currently under review

This property has operated illegally for over 15 years & only paid a minimal fine of \$3,000. And now, even though a Notice of Contravention was received to cease & desist, they

continue to operate illegally. These owners have completely disrespected the law, the community and the City of Vaughan and should not be rewarded with temporary zoning. They need to bring the property into full compliance with the agricultural zoning that they disrespected for more than a decade & only then should a zoning application be considered.

Additionally, these owners also own another property that has been used as an illegal truck yard – namely, 6990 Nashville Road. Currently, it appears they have removed the trucks & trailers from this property – but given their past disrespect for the law, it's likely they will move them back into that property and be happily operating illegally as soon as temporary zoning is granted on this property at 7300 Major Mackenzie. The owners should be required to also take any other properties they own & bring them back to proper zoning compliance before temporary zoning on this property is granted.

Should the City of Vaughan grant this additional temporary zoning, there must be a requirement to have an approved site plan in place (DA.20.034) within a certain time of temporary zoning being granted. City of Vaughan should not be allowing an owner to operate a business on a property that doesn't have an approved site plan in place (as was done with the previous temporary zoning that expired in Jun 2024). Once the site plan is approved, the shed on the property should be demolished immediately as this is where a truck maintenance facility is being operated (which is not allowed under any of the zoning, either current or temporary).

Regarding the current condition of the property:

- A truck maintenance facility is operating in the shed that exists on this property & should be shut down immediately – this is not allowed within the current zoning, the past expired temporary zoning, or this new temporary zoning.
- A Phase One Environmental Site Assessment (ESA) was required for the previous temporary zoning (which expired in Jun 2024) and found 9 areas of potential contamination & recommended that a Phase 2 ESA be done. Additionally, TRCA indicated (in comments from their review in Mar 2019 for the Pre-Application Consultation meeting) this property falls within a Significant Groundwater Recharge Area.
 - o The City of Vaughan should be requesting that a Phase Two ESA be done (as recommended),
 - o Or, at minimum, an update to the Phase One ESA is required to ensure that the areas of contamination have been properly resolved and no new areas of contamination have been identified
 - o This must be done before new temporary zoning is granted.
- Hazardous materials were found to be stored on this property (bulk antifreeze & de-icing manufacturing, gasoline, leaking oil tanks, improperly stored batteries, etc) – they need to be removed immediately.

Considering this property has been operated illegally for more than a decade – City of Vaughan must keep a close eye on the damage the owners are doing to this property and the environment. This should be done prior to granting any temporary zoning, and prior to site plan approval, and should be done afterwards as well.

In the review comments from City of Vaughan and neighbouring regions, it seems that any sort of examination of traffic in & out of this property will not be looked at. As many of you are aware, the intersection of Major Mackenzie and Highway 50 is a very dangerous & congested intersection. It would be prudent for the City or the Region to review the in & out traffic generated by the driveway for this property. I would suggest that there should be only a right-in & right-out access point for this property (and a no left turn sign to enter and exit the property) - as anyone trying to make a left into or out of this property would significantly disrupt traffic and add to the chaos and danger of this intersection.

When reviewing the previous temporary zoning application documents (for Z.19.021) there was a communication on file from a resident in opposition to this property, received in Jun 2021. Below is a quote of a portion of her email, as it is still very relevant today:

‘Support for Temporary By-Law Absolves Land Owners of Operating Illegally and sets a precedent for other landowners in this area. What will stop them from doing whatever they wish on prime agricultural land and then seeking to be brought into compliance via a temporary by-law?’

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Sincerely,

Loredana Abramovitch

Concerned resident of Bolton and surrounding areas



From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [[External] my opposition to the temporary zoning application for 7300 Major Mackenzie Drive West (Z.24.034), item 4.2 on the January 21, 2025 agenda of the Committee of the Whole (Public Meeting).
Date: Thursday, January 16, 2025 12:01:37 PM

From: karen cirillo [REDACTED]
Sent: Thursday, January 16, 2025 12:01 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
Subject: [External] my opposition to the temporary zoning application for 7300 Major Mackenzie Drive West (Z.24.034), item 4.2 on the January 21, 2025 agenda of the Committee of the Whole (Public Meeting).

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To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] 7300 Major Mackenzie Drive West (Z.24.034), item 4.2 on the January 21, 2025 agenda of the Committee of the Whole (Public Meeting).
Date: Thursday, January 16, 2025 12:18:01 PM

From: Tina L [REDACTED]
Sent: Thursday, January 16, 2025 12:17 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
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Tina Liscio
North Hill Bolton

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Stop Illegal Truck Yards near Major Mack & Highway 50
Date: Thursday, January 16, 2025 2:05:10 PM

From: Mark Milton [REDACTED]
Sent: Thursday, January 16, 2025 1:52 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
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Regards,

Mark Milton

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [[External] Link to the Agenda, refer to item 4.2: Committee of the Whole (Public Meeting) - January 21, 2025
Date: Thursday, January 16, 2025 2:05:20 PM

From: Adwoa Kesewa Appiah [REDACTED]
Sent: Thursday, January 16, 2025 2:01 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Link to the Agenda, refer to item 4.2: Committee of the Whole (Public Meeting) - January 21, 2025

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Subject: FW: [External] Temporary zoning application for 7300 Major Mackenzie Drive West (Z.24.034), item 4.2
Date: Thursday, January 16, 2025 2:55:05 PM

From: Toni Peluso [REDACTED]
Sent: Thursday, January 16, 2025 2:54 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>; Annette Groves <Annette.Groves@caledon.ca>
Subject: [External] Temporary zoning application for 7300 Major Mackenzie Drive West (Z.24.034), item 4.2

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- A truck maintenance facility is operating in the shed that exists on this property & should be shut down immediately – this is not allowed within the current zoning, the past expired temporary zoning, or this new temporary zoning.
- A Phase One Environmental Site Assessment (ESA) was required for the previous temporary zoning (which expired in Jun 2024) and found 9 areas of potential contamination & recommended that a Phase 2 ESA be done. Additionally, TRCA indicated (in comments from their review in Mar 2019 for the Pre-Application Consultation meeting) this property falls within a Significant Groundwater Recharge Area.

- o The City of Vaughan should be requesting that a Phase Two ESA be done (as recommended),
- o Or, at minimum, an update to the Phase One ESA is required to ensure that the areas of contamination have been properly resolved and no new areas of contamination have been identified
- o This must be done before new temporary zoning is granted.
- Hazardous materials were found to be stored on this property (bulk antifreeze & de-icing manufacturing, gasoline, leaking oil tanks, improperly stored batteries, etc) – they need to be removed immediately.

Considering this property has been operated illegally for more than a decade – City of Vaughan must keep a close eye on the damage the owners are doing to this property and the environment. This should be done prior to granting any temporary zoning, and prior to site plan approval, and should be done afterwards as well.

In the review comments from City of Vaughan and neighbouring regions, it seems that any sort of examination of traffic in & out of this property will not be looked at. As many of you are aware, the intersection of Major Mackenzie and Highway 50 is a very dangerous & congested intersection - absolute nightmare. It would be prudent for the City or the Region to review the in & out traffic generated by the driveway for this property. I would suggest that there should be only a right-in & right-out access point for this property (and a no left turn sign to enter and exit the property) - as anyone trying to make a left into or out of this property would significantly disrupt traffic and add to the chaos and danger of this intersection.

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then ask to be zoned into compliance in the future, after operating illegally for decades.

We expect and demand that landowners and the City of Vaughan to do better than this. Landowners that operate businesses on their lands illegally must be punished and must be required to take their lands back to the original zoning condition and only then should re-zoning applications be considered. Otherwise, Vaughan will be encouraging illegal land use, as they continue to zone into compliance. This is not acceptable & City of Vaughan needs to do better for your community & neighbouring communities.

Sincerely,

Toni Peluso

Sent from my Galaxy

C8.
Communication
CW(PM) – January 21, 2025
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Stop Illegal Truck Yards
Date: Friday, January 17, 2025 8:20:56 AM

-----Original Message-----

From: Rita Salvatore [REDACTED]
Sent: Thursday, January 16, 2025 9:46 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
Subject: [External] Stop Illegal Truck Yards

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Dear City of Vaughan Council,

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This property is currently operating illegally, with no temporary zoning or approved site plan in place. It's important to start with the history on this property to put things into context regarding their complete disrespect for this community, the law & the City of Vaughan.

- First Notice to Comply for having outside storage on Agricultural land received in Aug 2009 (over 15 years ago)
- The land owners took the City of Vaughan to the OMB, but withdrew their application prior to the Feb 2015 hearing date
- City of Vaughan eventually took this property to court & they finally pled guilty in Oct 2019 and paid a minimal fine of \$3,000
- Only then did the owners submit a temporary zoning by-law application – which was approved in Jun 2021
- A site plan application was made (DA.20.034), but never approved & so this property continued to operate illegally even while temporary zoning was in place
- Temporary zoning expired in Jun 2024 & a Notice of Contravention to cease & desist was issued in Oct 2024
- The current temporary zoning by-law application was submitted in Oct 2024, which is currently under review

This property has operated illegally for over 15 years & only paid a minimal fine of \$3,000. And now, even though a Notice of Contravention was received to cease & desist, they continue to operate illegally. These owners have completely disrespected the law, the community and the City of Vaughan and should not be rewarded with temporary zoning. They need to bring the property into full compliance with the agricultural zoning that they disrespected for more than a decade & only then should a zoning application be considered.

Additionally, these owners also own another property that has been used as an illegal truck yard – namely, 6990 Nashville Road. Currently, it appears they have removed the trucks & trailers from this property – but given their past disrespect for the law, it's likely they will move them back into that property and be happily operating illegally as soon as temporary zoning is granted on this property at 7300 Major Mackenzie. The owners should be required to

also take any other properties they own & bring them back to proper zoning compliance before temporary zoning on this property is granted.

Should the City of Vaughan grant this additional temporary zoning, there must be a requirement to have an approved site plan in place (DA.20.034) within a certain time of temporary zoning being granted. City of Vaughan should not be allowing an owner to operate a business on a property that doesn't have an approved site plan in place (as was done with the previous temporary zoning that expired in Jun 2024). Once the site plan is approved, the shed on the property should be demolished immediately as this is where a truck maintenance facility is being operated (which is not allowed under any of the zoning, either current or temporary).

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Sincerely,

Rita Salvatore, a very concerned resident.

Sent from my iPhone

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] 7300 major Mackenzie drive opposed temporary zoning
Date: Friday, January 17, 2025 8:21:11 AM

From: Catherine Cascun [REDACTED]
Sent: Thursday, January 16, 2025 9:22 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] 7300 major Mackenzie drive opposed temporary zoning

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Only then did the owners submit a temporary zoning by-law application – which was approved in Jun 2021 · A site plan application was made (DA.20.034), but never approved & so this property continued to operate illegally even while temporary zoning was in place · Temporary zoning expired in Jun 2024 & a Notice of Contravention to cease & desist was issued in Oct 2024 · The current temporary zoning by-law application was submitted in Oct 2024, which is currently under review

This property has operated illegally for over 15 years & only paid a minimal fine of \$3,000. And now, even though a Notice of Contravention was received to cease & desist, they continue to operate illegally. These owners have completely disrespected the law, the community and the City of Vaughan and should not be rewarded with temporary zoning.

They need to bring the property into full compliance with the agricultural zoning that they disrespected for more than a decade & only then should a zoning application be considered.

Additionally, these owners also own another property that has been used as an illegal truck yard – namely, 6990 Nashville Road. Currently, it appears they have removed the trucks & trailers from this property – but given their past disrespect for the law, it's likely they will move them back into that property and be happily operating illegally as soon as temporary zoning is granted on this property at 7300 Major Mackenzie.

The owners should be required to also take any other properties they own & bring them back to proper zoning compliance before temporary zoning on this property is granted. Should the City of Vaughan grant this additional temporary zoning, there must be a requirement to have an approved site plan in place (DA.20.034) within a certain time of temporary zoning being granted.

City of Vaughan should not be allowing an owner to operate a business on a property that doesn't have an approved site plan in place (as was done with the previous temporary zoning that expired in Jun 2024).

Once the site plan is approved, the shed on the property should be demolished immediately as this is where a truck maintenance facility is being operated (which is not allowed under any of the zoning, either current or temporary). Regarding the current condition of the property: ·

A truck maintenance facility is operating in the shed that exists on this property & should be shut down immediately – this is not allowed within the current zoning, the past expired temporary zoning, or this new temporary zoning. · A Phase One Environmental Site Assessment (ESA) was required for the previous temporary zoning (which expired in Jun 2024) and found 9 areas of potential contamination & recommended that a Phase 2 ESA be done. Additionally, TRCA indicated (in comments from their review in Mar 2019 for the Pre-Application Consultation meeting) this property falls within a Significant Groundwater Recharge Area. o The City of Vaughan should be requesting that a Phase Two ESA be done (as recommended), o Or, at minimum, an update to the Phase One ESA is required to ensure that the areas of contamination have been properly resolved and no new areas of contamination have been identified yet

This must be done before new temporary zoning is granted. · Hazardous materials were found to be stored on this property (bulk antifreeze & de-icing manufacturing, gasoline, leaking oil tanks, improperly stored batteries, etc) – they need to be removed immediately.

Considering this property has been operated illegally for more than a decade – City of Vaughan must keep a close eye on the damage the owners are doing to this property and the environment.

This should be done prior to granting any temporary zoning, and prior to site plan

approval, and should be done afterwards as well. In the review comments from City of Vaughan and neighbouring regions, it seems that any sort of examination of traffic in & out of this property will not be looked at.

As many of you are aware, the intersection of Major Mackenzie and Highway 50 is a very dangerous & congested intersection. It would be prudent for the City or the Region to review the in & out traffic generated by the driveway for this property.

I would suggest that there should be only a right-in & right-out access point for this property (and a no left turn sign to enter and exit the property) - as anyone trying to make a left into or out of this property would significantly disrupt traffic and add to the chaos and danger of this intersection.

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If City of Vaughan approves this – you will continue to encourage illegal land use, as you are showing property owners that they can do whatever they want with their properties & then ask to be zoned into compliance in the future, after operating illegally for decades.

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Sincerely,

Catherine Cascun

C10.

Communication

CW(PM) – January 21, 2025

Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Re: Opposing of Amendment File Z.24.034
Date: Friday, January 17, 2025 8:31:59 AM

-----Original Message-----

From: Dax [REDACTED]
Sent: Thursday, January 16, 2025 4:10 PM
To: Clerks@vaughan.ca; mayor@vaughan.ca
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
Subject: [External] Re: Opposing of Amendment File Z.24.034

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Additionally, these owners also own another property that has been used as an illegal truck yard – namely, 6990 Nashville Road. Currently, it appears they have removed the trucks & trailers from this property – but given their past disrespect for the law, it's likely they will move them back into that property and be happily operating illegally as soon as temporary zoning is granted on this property at 7300 Major Mackenzie. The owners should be required to also take any other properties they own & bring them back to proper zoning compliance before temporary zoning on this property is granted.

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o The City of Vaughan should be requesting that a Phase Two ESA be done (as recommended), o Or, at minimum, an update to the Phase One ESA is required to ensure that the areas of contamination have been properly resolved and no new areas of contamination have been identified o This must be done before new temporary zoning is granted.

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Sincerely,

Dax Lee

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Temporary zoning application -7300 Major Mackenzie Drive West Illegal Truck Yard
Date: Friday, January 17, 2025 9:15:41 AM

-----Original Message-----

From: Andrea Agh [REDACTED]
Sent: Friday, January 17, 2025 9:13 AM
To: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Clerks@vaughan.ca; mayor@vaughan.ca; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
Cc: [REDACTED]
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Sincerely,

Andrea Agh

■ Dina Road
Maple Ontario



From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] 7300 Major Mackenzie Drive West
Date: Friday, January 17, 2025 11:41:24 AM

C12.
Communication
CW(PM) – January 21, 2025
Item No. 2

-----Original Message-----

From: TINA CHRISTENSEN [REDACTED]
Sent: Friday, January 17, 2025 11:39 AM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
Subject: [External] 7300 Major Mackenzie Drive West

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This property is currently operating illegally, with no temporary zoning or approved site plan in place. It's important to start with the history on this property to put things into context regarding their complete disrespect for this community, the law & the City of Vaughan.

- First Notice to Comply for having outside storage on Agricultural land received in Aug 2009 (over 15 years ago)
- The land owners took the City of Vaughan to the OMB, but withdrew their application prior to the Feb 2015 hearing date
- City of Vaughan eventually took this property to court & they finally pled guilty in Oct 2019 and paid a minimal fine of \$3,000
- Only then did the owners submit a temporary zoning by-law application – which was approved in Jun 2021
- A site plan application was made (DA.20.034), but never approved & so this property continued to operate illegally even while temporary zoning was in place
- Temporary zoning expired in Jun 2024 & a Notice of Contravention to cease & desist was issued in Oct 2024
- The current temporary zoning by-law application was submitted in Oct 2024, which is currently under review

This property has operated illegally for over 15 years & only paid a minimal fine of \$3,000. And now, even though a Notice of Contravention was received to cease & desist, they continue to operate illegally. These owners have completely disrespected the law, the community and the City of Vaughan and should not be rewarded with temporary zoning. They need to bring the property into full compliance with the agricultural zoning that they disrespected for more than a decade & only then should a zoning application be considered.

Additionally, these owners also own another property that has been used as an illegal truck yard – namely, 6990 Nashville Road. Currently, it appears they have removed the trucks & trailers from this property – but given their past disrespect for the law, it's likely they will move them back into that property and be happily operating illegally as soon as temporary zoning is granted on this property at 7300 Major Mackenzie. The owners should be required to

also take any other properties they own & bring them back to proper zoning compliance before temporary zoning on this property is granted.

Should the City of Vaughan grant this additional temporary zoning, there must be a requirement to have an approved site plan in place (DA.20.034) within a certain time of temporary zoning being granted. City of Vaughan should not be allowing an owner to operate a business on a property that doesn't have an approved site plan in place (as was done with the previous temporary zoning that expired in Jun 2024). Once the site plan is approved, the shed on the property should be demolished immediately as this is where a truck maintenance facility is being operated (which is not allowed under any of the zoning, either current or temporary).

Regarding the current condition of the property:

- A truck maintenance facility is operating in the shed that exists on this property & should be shut down immediately – this is not allowed within the current zoning, the past expired temporary zoning, or this new temporary zoning.

- A Phase One Environmental Site Assessment (ESA) was required for the previous temporary zoning (which expired in Jun 2024) and found 9 areas of potential contamination & recommended that a Phase 2 ESA be done. Additionally, TRCA indicated (in comments from their review in Mar 2019 for the Pre-Application Consultation meeting) this property falls within a Significant Groundwater Recharge Area.

- o The City of Vaughan should be requesting that a Phase Two ESA be done (as recommended),

- o Or, at minimum, an update to the Phase One ESA is required to ensure that the areas of contamination have been properly resolved and no new areas of contamination have been identified

- o This must be done before new temporary zoning is granted.

- Hazardous materials were found to be stored on this property (bulk antifreeze & de-icing manufacturing, gasoline, leaking oil tanks, improperly stored batteries, etc) – they need to be removed immediately.

Considering this property has been operated illegally for more than a decade – City of Vaughan must keep a close eye on the damage the owners are doing to this property and the environment. This should be done prior to granting any temporary zoning, and prior to site plan approval, and should be done afterwards as well.

In the review comments from City of Vaughan and neighbouring regions, it seems that any sort of examination of traffic in & out of this property will not be looked at. As many of you are aware, the intersection of Major Mackenzie and Highway 50 is a very dangerous & congested intersection. It would be prudent for the City or the Region to review the in & out traffic generated by the driveway for this property. I would suggest that there should be only a right-in & right-out access point for this property (and a no left turn sign to enter and exit the property) - as anyone trying to make a left into or out of this property would significantly disrupt traffic and add to the chaos and danger of this intersection.

When reviewing the previous temporary zoning application documents (for Z.19.021) there was a communication on file from a resident in opposition to this property, received in Jun 2021. Below is a quote of a portion of her email, as it is still very relevant today:

‘Support for Temporary By-Law Absolves Land Owners of Operating Illegally and sets a precedent for other landowners in this area. What will stop them from doing whatever they wish on prime agricultural land and then seeking to be brought into compliance via a temporary by-law?’

It is very sad to see that nothing has changed since 2021 – the last time this property was asking for a temporary zoning to be brought into compliance. This property still continues to operate illegally today – and yet, they are seeking temporary zoning again. If City of Vaughan approves this – you will continue to encourage illegal land use, as you are showing property owners that they can do whatever they want with their properties & then ask to be zoned into compliance in the future, after operating illegally for decades.

We expect and demand that landowners and the City of Vaughan to do better than this. Landowners that operate businesses on their lands illegally must be punished and must be required to take their lands back to the original zoning condition and only then should re-zoning applications be considered. Otherwise, Vaughan will be encouraging illegal land use, as they continue to zone into compliance. This is not acceptable & City of Vaughan needs to do better for your community & neighbouring communities.

Sincerely,
Tina Christensen
Bolton, Ontario

