

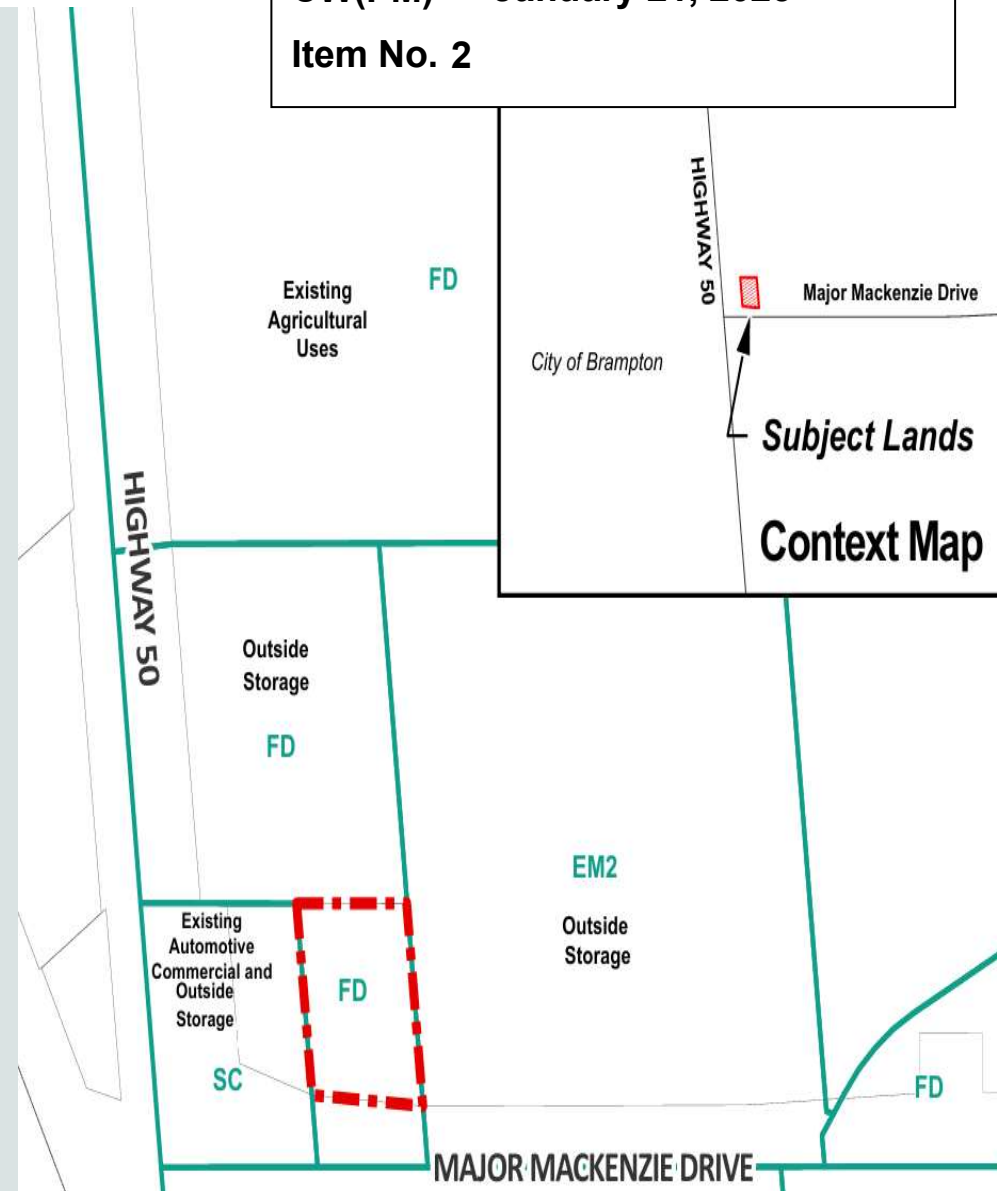
Jan 21, 2025
Agenda Item 4.2 -
Z.24.034 for 7300
Major Mackenzie
Drive West

C35.

Communication

CW(PM) – January 21, 2025

Item No. 2



Context & Location In Real Life



History of Illegal Land Use for Over 15 Years

Aug 2008
Property purchased
(agricultural)

2009-2015
(6 years)

Aug 2009
First Notice to Comply
(outside storage on
agricultural land)

Feb 2015
Owners withdraw
OMB application prior
to hearing date

Oct 2019
Guilty plea in court
(\$3k fine)
1st temporary
zoning application

Jun 2021
1st temporary
zoning
approved

Oct 2024
Notice of
Contravention to
cease & desist
New temporary
zoning application

Jul 2020
Site development
application
(DA.20.034)

Jun 2024
1st temporary
zoning
expired (still
no site plan)

Owner continues to operate even today, despite notice of contravention and cease & desist and no site plan.

Should City of Vaughan approve this new temporary zoning, **the City must require an approved site plan be in place quickly after temporary zoning is approved**



Some Current Contraventions on this Property

A truck maintenance facility is currently operating on this land

- The previous temporary zoning (now expired) did not permit a truck maintenance facility
- The new temporary zoning application also does not permit this

City of Vaughan should shut down the truck maintenance facility immediately

A Phase 1 Environmental Site Assessment (ESA) was done with the previous, now expired temporary zoning application

- 9 areas of potential contamination were found & a Phase 2 ESA was recommended

City of Vaughan should request a Phase 2 ESA, or at minimum, an updated Phase 1 ESA be done to confirm the status of the previous 9 potential areas of contamination & if any new areas are identified



Some Current Contraventions on this Property

Hazardous materials were found on this property when the previous, now expired, temporary zoning application was being considered

- Examples of some of the hazardous materials found include bulk antifreeze, de-icing manufacturing, gasoline, several leaking oil tanks, improperly stored batteries
- The previous temporary zoning (now expired) did not permit hazardous materials
- The new temporary zoning application also does not permit this

City of Vaughan should immediately inspect this property to ensure hazardous materials are removed



Impact to Traffic at Major Mack & Hwy 50

Major Mack & Highway 50 is a very dangerous & congested intersection

City of Vaughan / York Region should require a traffic study, or at minimum, a review of the turning in & out of the driveway of this property on the intersection

- Would provide some insight as to where these truck cabs are coming & going from this property & how they impact the traffic at the intersection

Suggest City of Vaughan require the driveway of this property be restricted to right-in & right-out only, given the close proximity to the intersection of Major Mack & Highway 50 and the vast amount of traffic travelling in & around that area



Context Considering Traffic



Zoning into Compliance Encourages Illegal Land Use

Landowners must follow the law, just like the rest of us are expected to.

If City of Vaughan continues this backwards practice of zoning into compliance, landowners will continue to do whatever they want with their land, make money while using it illegally, and only apply for rezoning once they've been fined or taken to court & then the city will just accept what has been done to the land & zone into compliance.

- **Why have Zoning by-laws at all?**

The landowner should be required to take the land back to its original, properly zoned state (Agricultural) before a rezoning application is considered.

Additional suggestion: require the owner to bring any other properties they own into zoning compliance before any new zoning is granted (6990 Nashville Road, for example - an illegal truck yard on a no truck road)

Landowners and the City of Vaughan must do better than this. We will be closely watching Vaughan's vote on this application. **Please hear us - we are not going away - we are counting on you do to the right thing & stop zoning into compliance.**





Thank you

AMANDA CORBETT
Resident of Bolton

