

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JANUARY 21, 2025****COMMUNICATIONS****Distributed January 17, 2025****Item No.**

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

**Distributed January 20, 2025**

C13.	Presentation material	2
C14.	Carmela Roberts, Sant Farm Drive, Bolton, dated January 17, 2025	2
C15.	Giovanna Greco, Bolton, dated January 19, 2025	2
C16.	Marta Mulhern, dated January 19, 2025	2
C17.	Adam Rende, dated January 19, 2025	2
C18.	Vince and Antonia Anzelmo, Ward 2, Vaughan, dated January 19, 2025	2
C19.	Betty Lombardi, Bolton, dated January 19, 2025	2

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

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**COMMUNICATIONS**

<b><u>Distributed January 20, 2025</u></b>	<b><u>Item</u></b>
C20. Sandra Ettore, dated January 19, 2025	2
C21. Debbie Famele, dated January 19, 2025	2
C22. Famele, dated January 19, 2025	2
C23. Lisa Fonte, dated January 19, 2025	2
C24. L. Falconi, dated January 18, 2025	2
C25. Manjit, dated January 19, 2025	2
C26. Lauren Duffy, dated January 19, 2025	2
C27. Jen Myles, dated January 19, 2025	2
C28. Sarah O’Higgins, dated January 19, 2025	2
C29. Michele Steko, Caledon, dated January 19, 2025	2
C30. Carmela Anzelmo, Bolton, dated January 20, 2025 and January 18, 2025	2
C31. Juliet Palkowski, Bolton, dated January 18, 2025	2
C32. Francesca Discenza, dated January 20, 2025	2
C33. Scott Armstrong, Bolton, dated January 20, 2025	2
C34. Cathy Holmes, dated January 20, 2025	2
C35. Amanda Corbett, James Street, Bolton, dated January 21, 2025	2
C36. Francesco Fiorani and Claudio Brutto, Brutto Planning Consultant Ltd., Miranda Avenue, Toronto, dated January 17, 2025	1
C37. Carolyn Goerge, January 20, 2025	2
C38. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated January 20, 2025	2
C39. Franca Pisani, Highmore Avenue, Bolton, dated January 20, 2025	2

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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

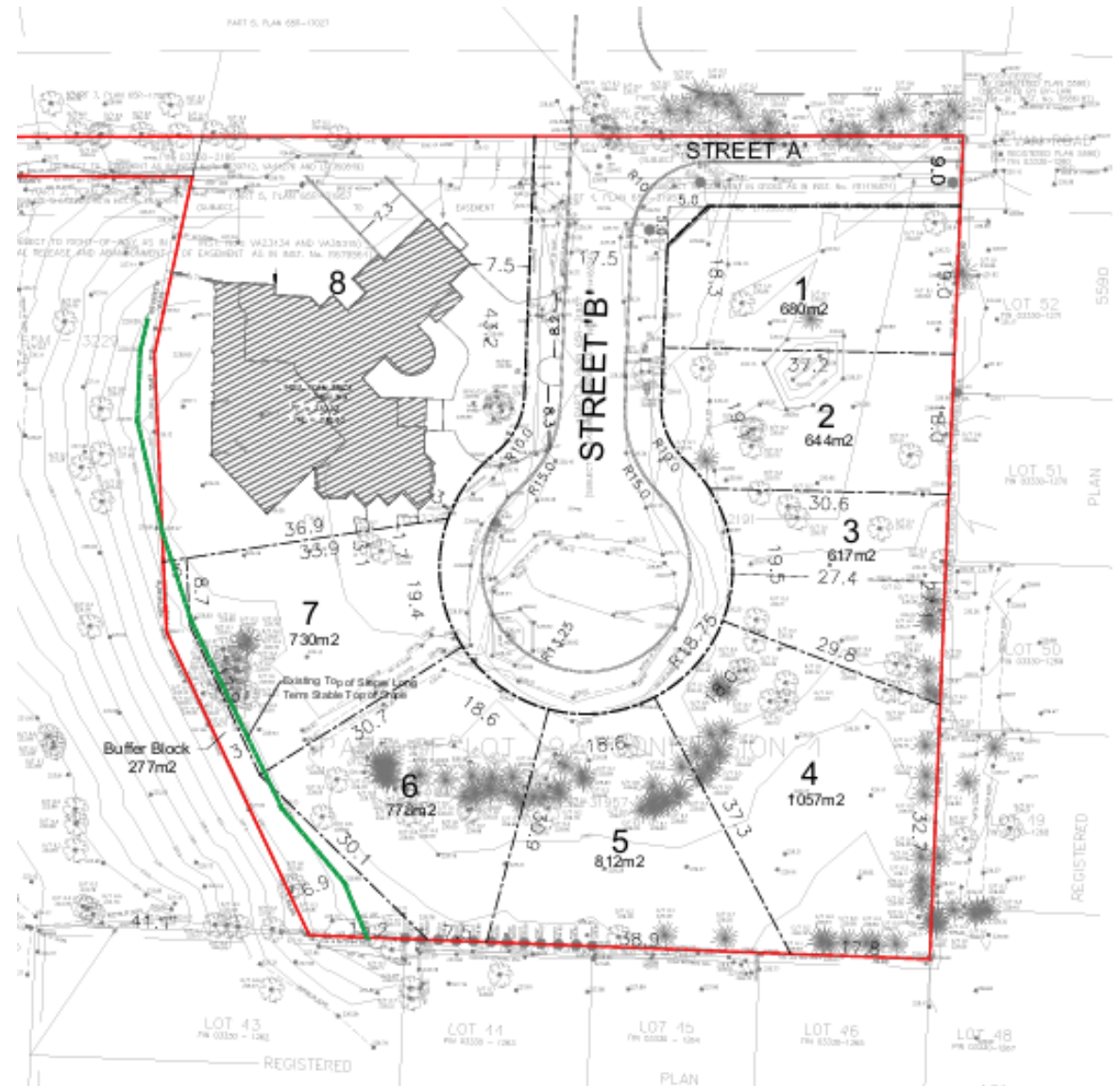


 Subject Lands

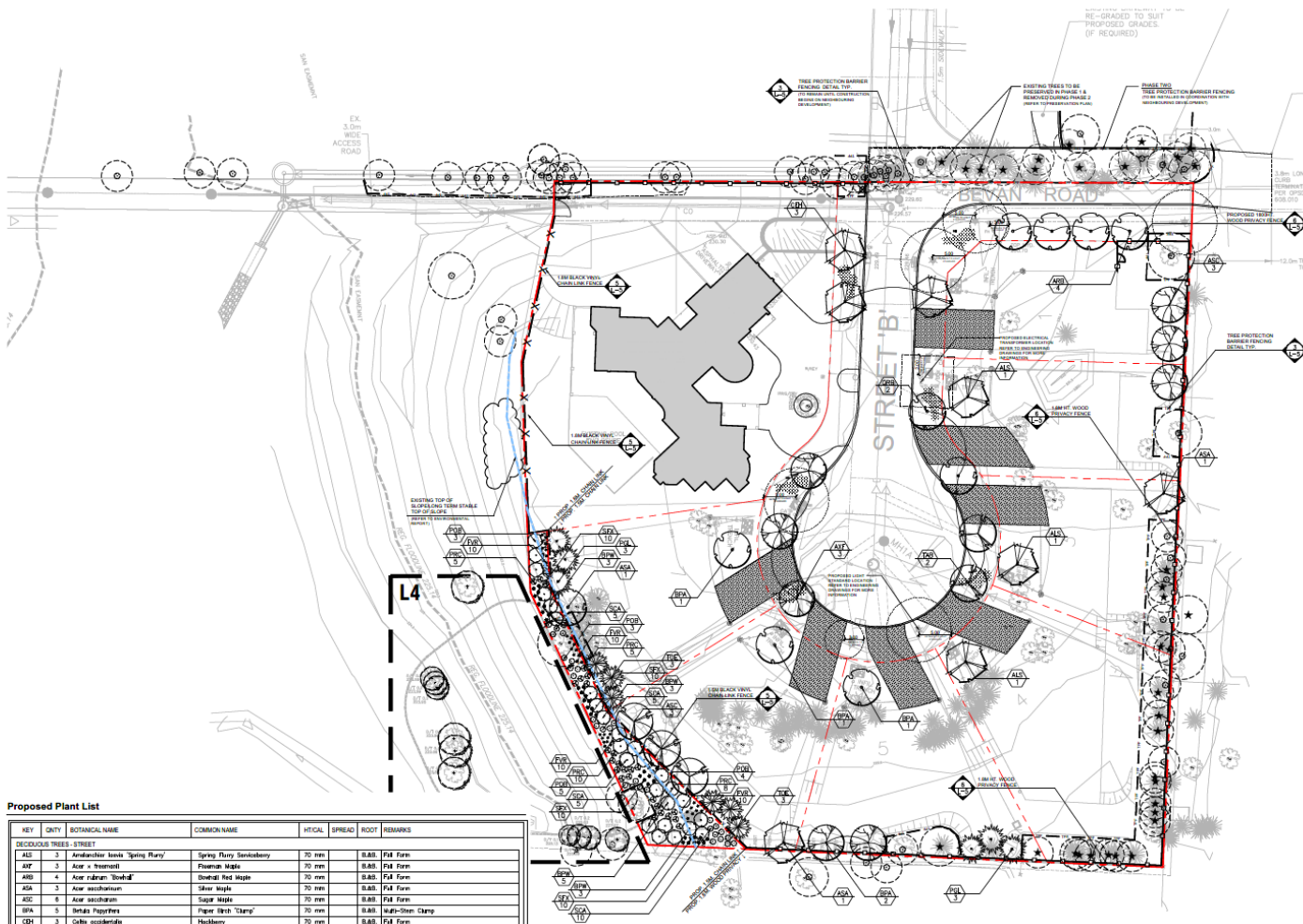


# DEVELOPMENT CONCEPT

- 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.



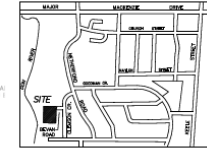
# LANDSCAPE PLAN



Proposed Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	HTCAL	SPREAD	ROOT	REMARKS
<b>DECIDUOUS TREES - STREET</b>							
ALS	3	Ambrosia artemisiifolia 'Spring Bluff'	Spring Flurry Aster	70 mm	S.B.B.	F&H Form	
ANF	3	Acer x freemanii	Freeman Maple	70 mm	S.B.B.	F&H Form	
ANS	4	Acer rubrum 'Spectol'	Spectral Red Maple	70 mm	S.B.B.	F&H Form	
ASA	3	Acer saccharum	Sugar Maple	70 mm	S.B.B.	F&H Form	
ASD	6	Acer saccharum	Sugar Maple	70 mm	S.B.B.	F&H Form	
BPA	5	Betula papyrifera	Paper Birch 'Champ'	70 mm	S.B.B.	Multi-Open Champ	
CBV	3	Cornus canadensis	Hackberry	70 mm	S.B.B.	F&H Form	
QOR	2	Quercus rubra	Red Oak	70 mm	S.B.B.	F&H Form	
WAI	2	Tilia americana 'Woodward'	Woodward Lilac	70 mm	S.B.B.	F&H Form	
<b>CONIFEROUS TREES</b>							
TRL	1	Taxus glabra	White Spruce	200 mm	S.B.B.	F&H Form	
WIC	6	Thuja occidentalis	White Cedar	200 mm	S.B.B.	F&H Form	
<b>DECIDUOUS TREES (W&amp;P)</b>							
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	
<b>DECIDUOUS SHRUBS</b>							
PRC	28	Prunus virginiana	Chokeberry	2 Gd.	F&H Form		
SDA	25	Sambucus canadensis	American Elderberry	2 Gd.	F&H Form		
<b>PERENNIALS</b>							
PR	40	Erigeron virginicus	Wild Strawberry		CO-#1	F&H Form	
SP	40	Sedum spectabile	Zingib. Goldcrest		CO-#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

Municipality: **VAUGHAN**

Notes:

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
1	Issued for Coordination	07/18/11

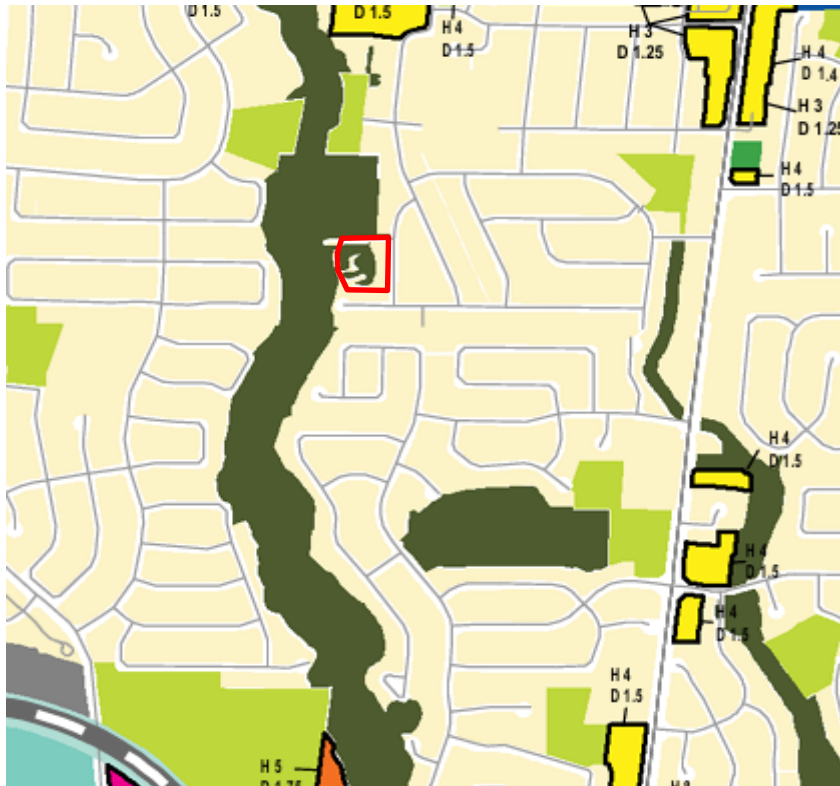
No. Revision Date

North: Stamp:

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

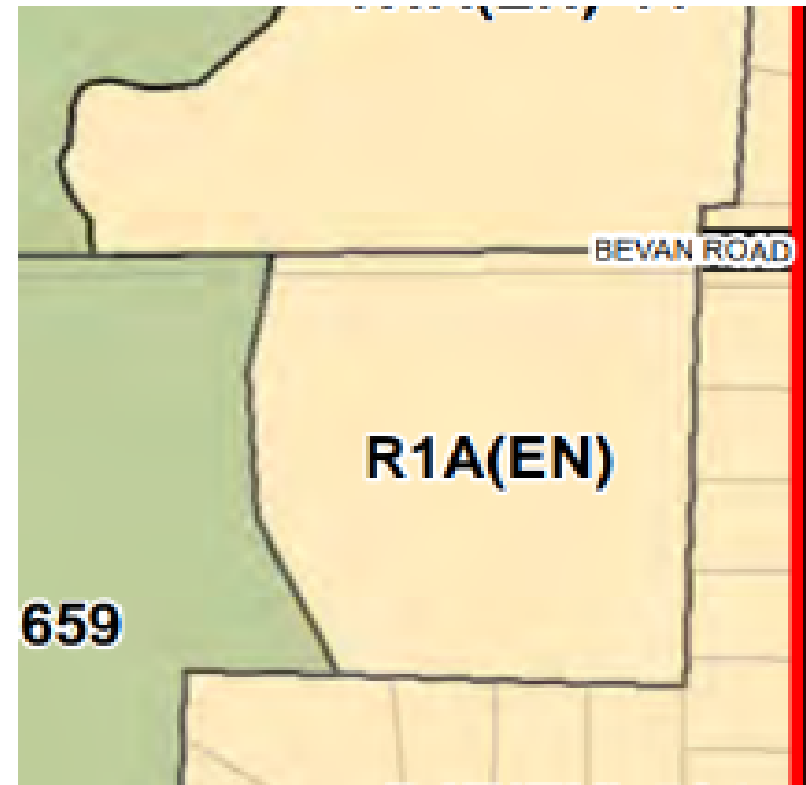
Scale: 1:300 Date: June 2011  
Drawn by: D.R. Checked by: L.M.  
Drawing Title: **Landscape Plan**

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



**City of Vaughan Official Plan,  
2010**

- Low Rise Residential



**City of Vaughan Zoning By-law 001-  
2021 (Map 147)**

- R1A(EN) First Residential Zone



## 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 <sup>2</sup>	Complies
Min. front yard	7.5m	<b>Lots 1-7:</b> -4.5m to any part of the front porch -6m to any part of the garage <b>Lot 8: 3m</b>
Min. rear yard	7.5m	<b>Lots 6-8 only: 5m</b>
Min. interior side yard	1.5m	<b>1.2m</b>
Min. exterior side yard	4.5m	Complies
Max. lot coverage	40%	<b>45%</b>
Max. height	9m	<b>11m</b>

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.

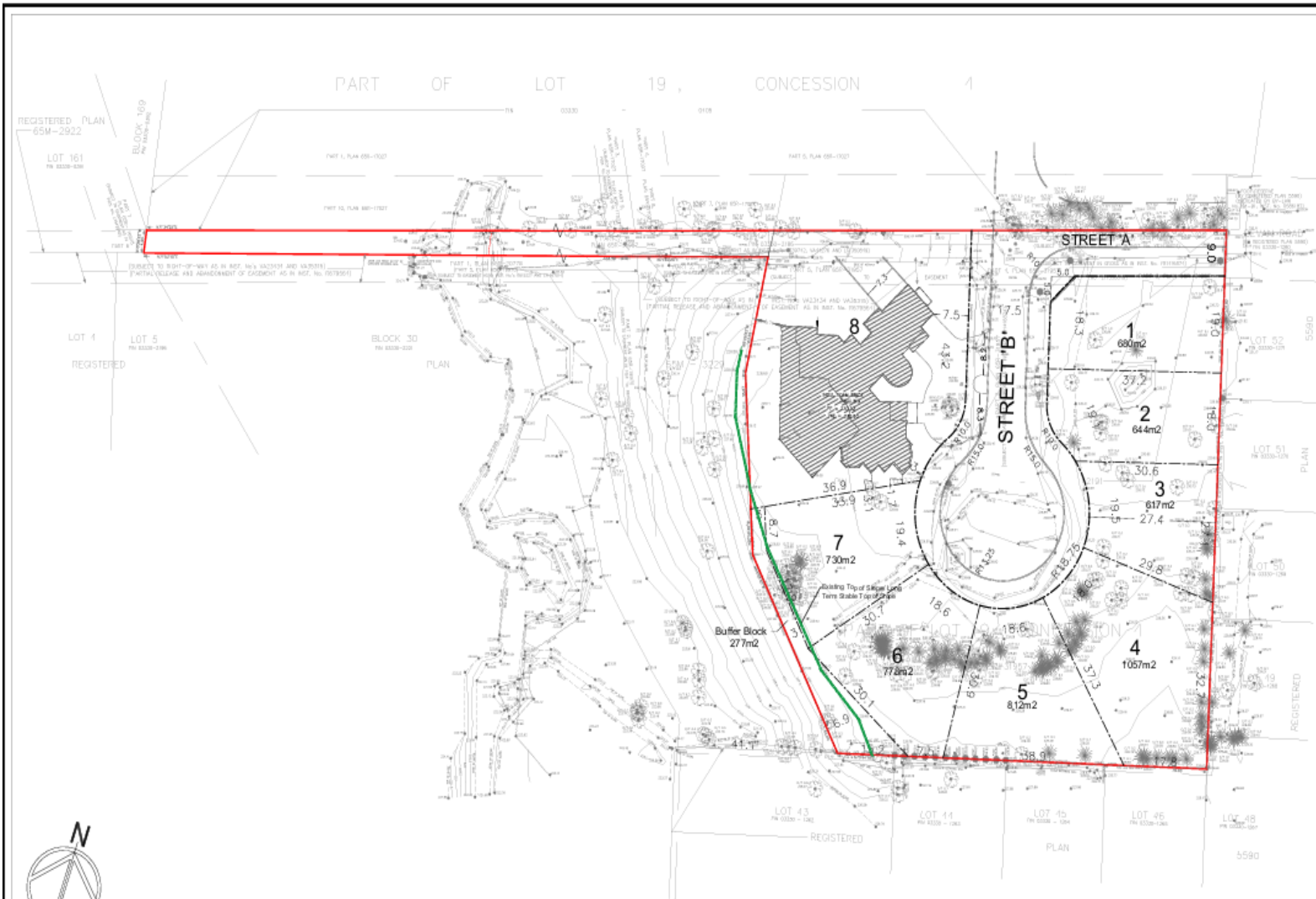
- The lands are within an existing residential neighbourhood within the City of Vaughan.
- The proposed development makes efficient use of existing land and resources.
- The development takes advantage of the established neighbourhood and existing amenities including schools, parks, and commercial areas.
- 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](mailto:info@ipsconsultinginc.com)

# CONCEPT PLAN



**KEY MAP**



**OWNERS AUTHORIZATION**

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

*[Signature]* Date: 02/18/2023  
 GREG MARRICO  
 10000 10th Avenue Ontario  
*[Signature]* Date: 02/18/23  
 ZIMKE MATTHEW  
 7524A Road, Maple Shade

**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]  
 a) - on plan  
 b) - see statistics (f)  
 c) - all water to be installed by Developer  
 d) - all municipal services to be made available  
 e) - on plan

**DEVELOPMENT STATISTICS**

PROPOSED LAND USE	AREA (m <sup>2</sup> )	LOT / Block No.	HA
1) Residential	8	11.8	0.008
2) 3-5 Storey	8	8	0.008
3) 6-10 Storey	8	0.008	
TOTAL SITE AREA	8		1.084

**DRAFT PLAN OF SUBDIVISION**

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

Scale 1:300

**C2.**

**Communication**

**CW(PM) – January 21, 2025**

**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto: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

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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?’

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,

Loredana Abramovitch

Concerned resident of Bolton and surrounding areas



**From:** [Clerks@vaughan.ca](mailto: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

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**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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- 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
  
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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**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

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**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>  
**Subject:** [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).

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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.

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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.

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expired temporary zoning, or this new temporary zoning.

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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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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 Liscio  
North Hill Bolton

**From:** [Clerks@vaughan.ca](mailto: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

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**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>  
**Subject:** [External] Stop Illegal Truck Yards near Major Mack & Highway 50

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**From:** [Clerks@vaughan.ca](mailto: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

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**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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**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**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

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**From:** Toni Peluso [REDACTED]  
**Sent:** Thursday, January 16, 2025 2:54 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [mayor@vaughan.ca](mailto:mayor@vaughan.ca); Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Kaveen Fernando <[Kaveen.Fernando@vaughan.ca](mailto:Kaveen.Fernando@vaughan.ca)>; Annette Groves <[Annette.Groves@caledon.ca](mailto:Annette.Groves@caledon.ca)>  
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Sent from my Galaxy

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

**From:** [Clerks@vaughan.ca](mailto: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

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-----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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Sincerely,

Rita Salvatore, a very concerned resident.

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto: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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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.

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Sincerely,

Catherine Cascun

**C10.**

**Communication**

**CW(PM) – January 21, 2025**

**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto: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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Sincerely,

Dax Lee

**From:** [Clerks@vaughan.ca](mailto: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

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

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

Andrea Agh

■ Dina Road  
Maple Ontario



**From:** [Clerks@vaughan.ca](mailto: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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Sincerely,  
Tina Christensen  
Bolton, Ontario



C13.  
Communication  
CW(PM) – January 21, 2025  
Item No. 2

# Committee of the Whole (Public Meeting)

7300 Major Mackenzie Drive  
City of Vaughan  
January 21, 2025

WESTON  
CONSULTING



# SUBJECT LANDS CHARACTERISTICS

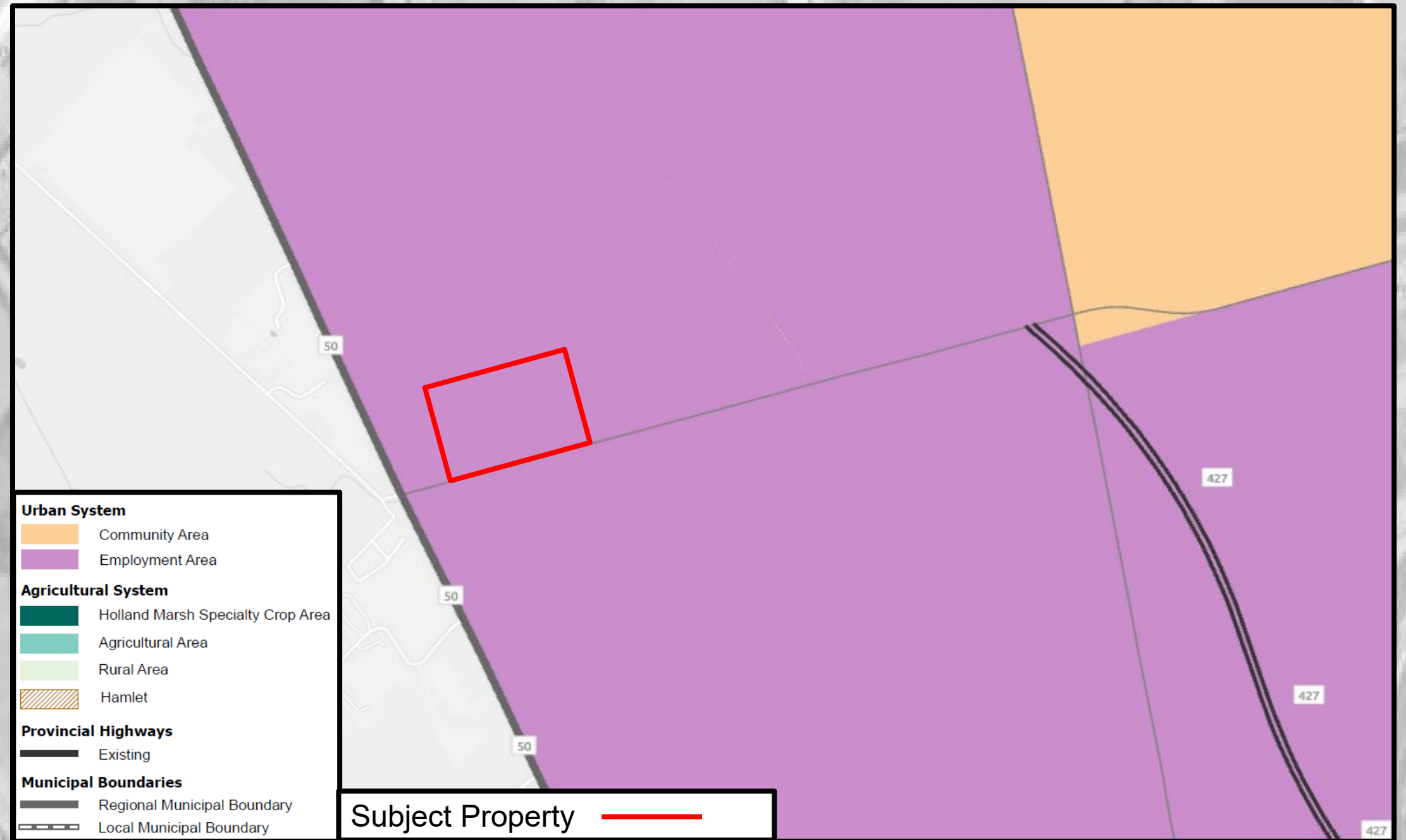


- 0.74 acres (0.3 hectares)
- Access on the southern side of the property along the Major Mackenzie frontage.
- ~54m of frontage along Major Mackenzie Drive.
- Surrounding zones are Employment Zones and Future Development.
- The EM2 permits the use of Intermodal Containers and outdoor storage.
- The EM1 Zone permits Intermodal Containers.
- Northernly adjacent to the CPKC Railway Intermodal Facility.
- ~1KM away from Highway 427 and close proximity to the proposed Highway 413 route.

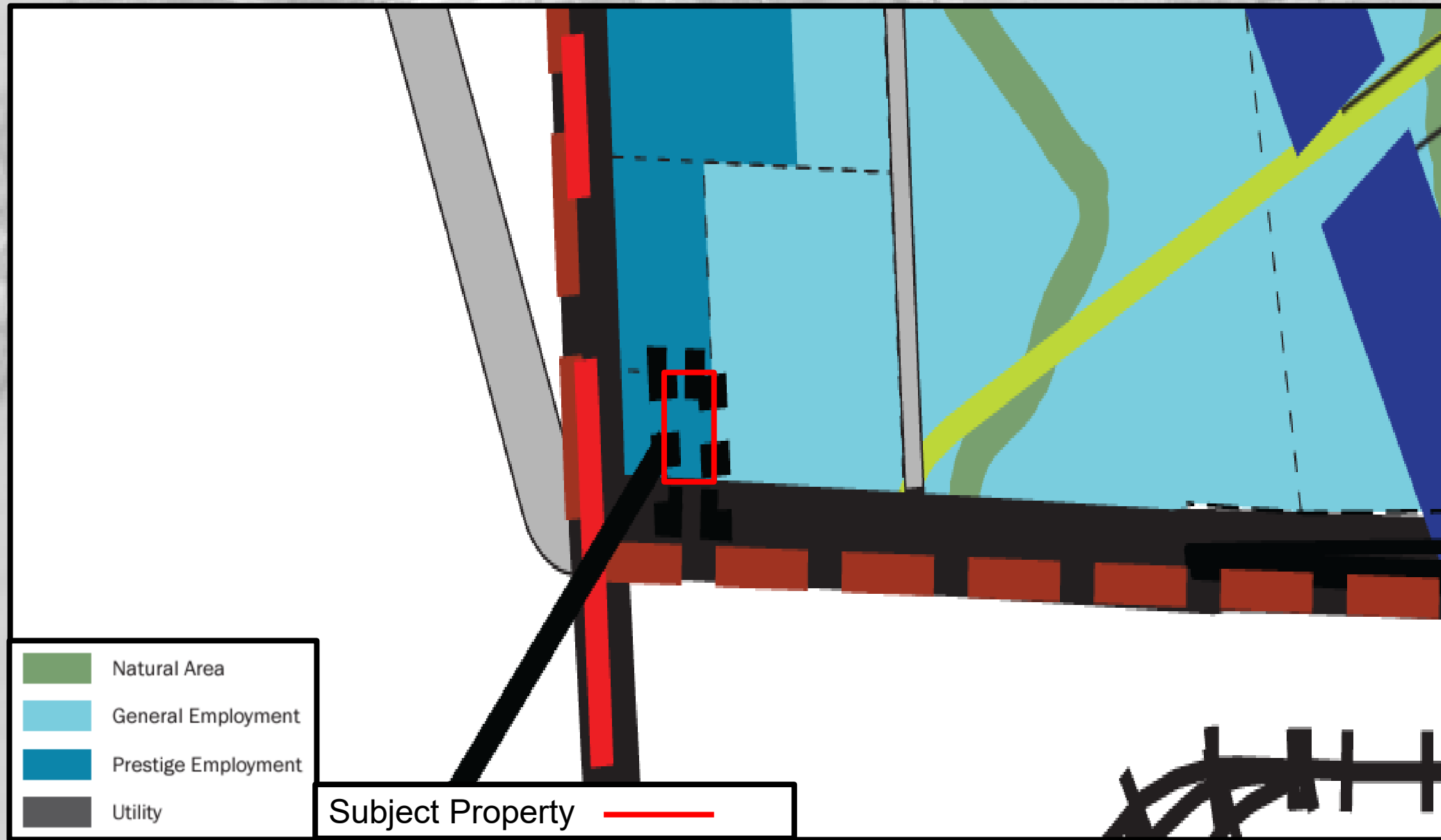
Subject Property

# LAND USE DESIGNATION– YROP (2022)

- Employment Area (York Region Official Plan 2022).
- The proposed/existing use complies with the Employment Area policies of the York Region Official Plan (2022).



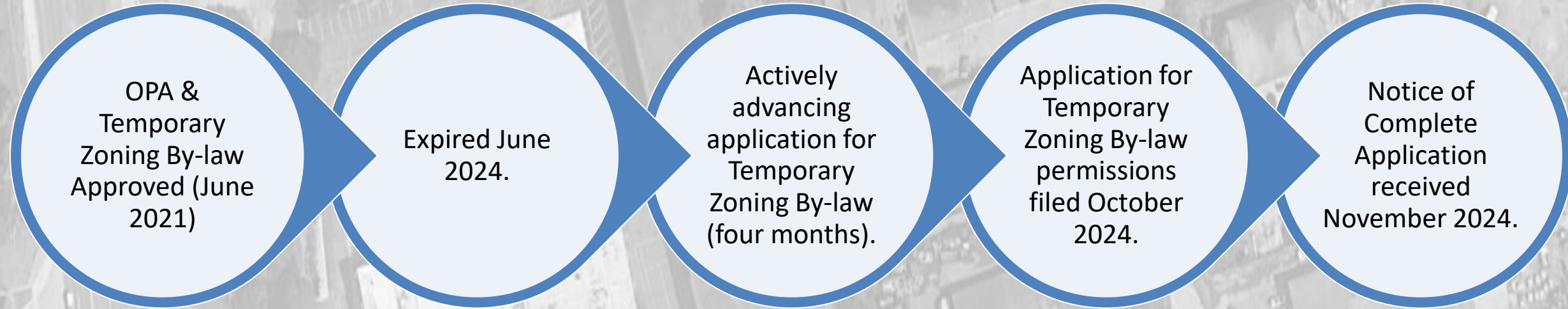
# LAND USE DESIGNATION – WVEASP (2020 CONSOLIDATION)



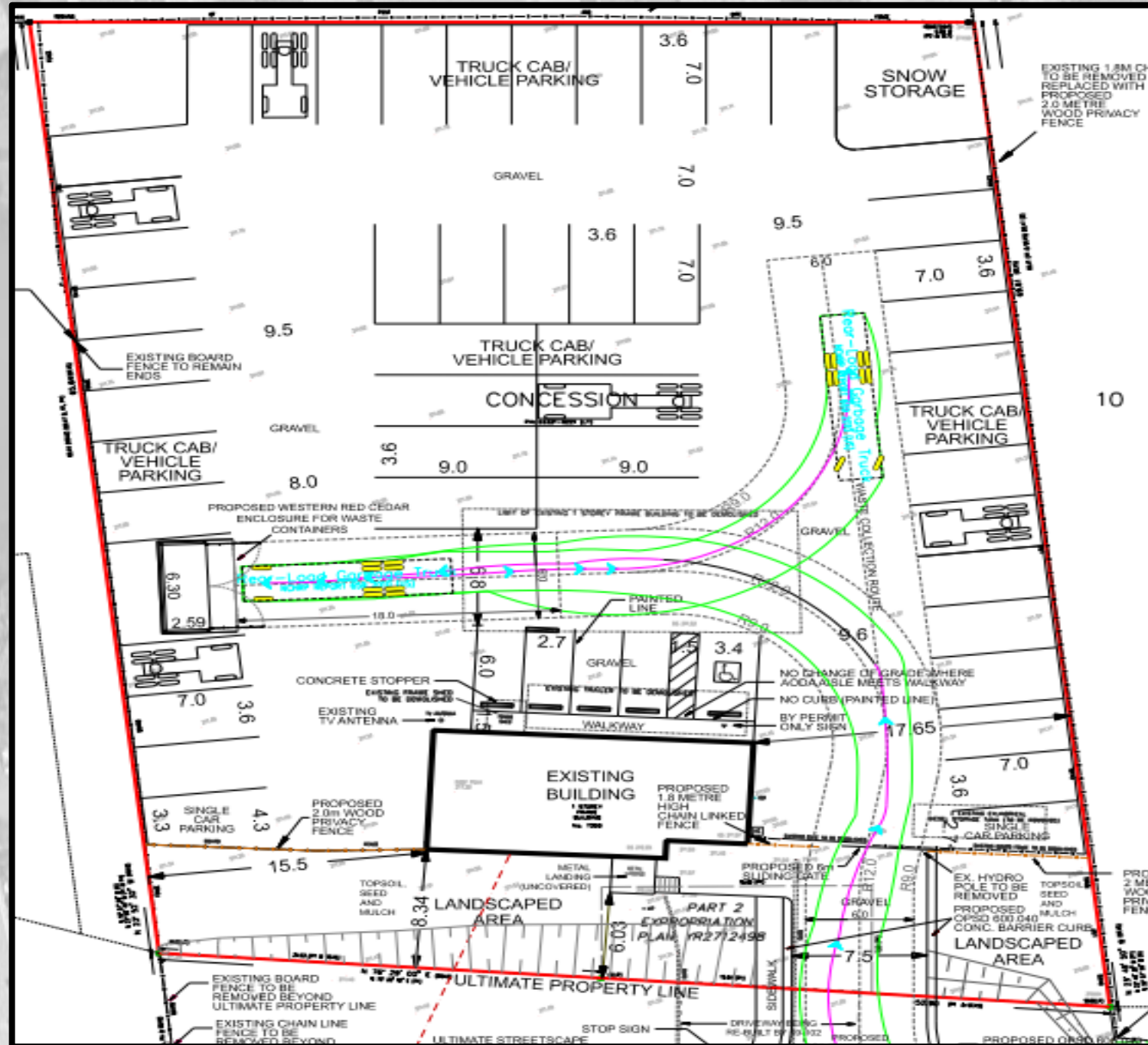
- In 2019, OPA #63 was approved adding Section 2.7.2 to the *West Vaughan Employment Area Secondary Plan*.
- Section 2.7.2 allowed for a temporary zoning by-law that specifies land use permissions for the subject property to permit the outdoor storage of truck cabs, an administrative office and 56 parking spaces.



# TIMELINE OF DEVELOPMENT APPLICATION



# PROPOSED DEVELOPMENT – SITE PLAN



- Truck maintenance building at the rear of the existing building to be demolished.
- Updated ESA to be prepared.
- The Applicant will complete the Site Plan process once Temporary Zoning is in place.

**Thank You!**  
Comments & Questions?

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Zoning application for 7300 Major Mackenzie Drive West (Z.24.034)  
**Date:** Friday, January 17, 2025 1:25:44 PM

---

**From:** [REDACTED]  
**Sent:** Friday, January 17, 2025 1:25 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Subject:** [External] Zoning application for 7300 Major Mackenzie Drive West (Z.24.034)

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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.

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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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Regarding the current condition of the property:

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manufacturing, gasoline, leaking oil tanks, improperly stored batteries, etc) – they need to be removed immediately.

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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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Sincerely,

Carmela Roberts

■ Sant Farm Drive  
Bolton, Ontario L7E 1V5

**C15.**  
**Communication**  
**CW(PM) – January 21, 2025**  
**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External]  
**Date:** Monday, January 20, 2025 8:26:57 AM

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**From:** giovanna greco [REDACTED]  
**Sent:** Sunday, January 19, 2025 7:09 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Subject:** [External]

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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.

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This has disrupted our roads in which we travel everyday, whether it's work, school or just going grocery shopping. This needs to be dealt with immediately. This community is very upset and concerned.

Sincerely  
Giovanna Greco  
Resident of Bolton

**C16.**  
**Communication**  
**CW(PM) – January 21, 2025**  
**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Illegal Truck Yard  
**Date:** Monday, January 20, 2025 8:27:08 AM

---

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

From: MARTA MULHERN [REDACTED]  
Sent: Sunday, January 19, 2025 6:29 PM  
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
Subject: [External] Illegal Truck Yard

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Sincerely,  
Marta MULHERN  
Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] STOP - 7300 Major MacKenzie Drive West - ILLEGAL TRUCK YARD  
**Date:** Monday, January 20, 2025 8:27:17 AM

---

**From:** Adam Rende [REDACTED]  
**Sent:** Sunday, January 19, 2025 5:33 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Subject:** [External] STOP - 7300 Major MacKenzie Drive West - ILLEGAL TRUCK YARD

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Sincerely,

Adam Rende

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Item 4.2: Committee of the whole Jan 21, 2025  
**Date:** Monday, January 20, 2025 8:28:04 AM

---

**From:** vince anzelmo [REDACTED]  
**Sent:** Sunday, January 19, 2025 5:17 PM  
**To:** Kaveen Fernando <Kaveen.Fernando@vaughan.ca>; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Item 4.2: Committee of the whole Jan 21, 2025

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Please City of Vaughan, think about what you're doing to our roads if you approve this zoning.

My children all live in Bolton and I am afraid of driving to their homes. This is about your residents as well, not just caledon. Please

Think about us as well.

Sincerely,

Vince and Antonia Anzelmo  
Residents of ward 2 Vaughan



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 7300 Major Mackenzie Drive West (Z.24.034) Agenda Item 4.2(January 21, 2025)  
**Date:** Monday, January 20, 2025 8:28:38 AM

---

**From:** Betty Lombardi [REDACTED]  
**Sent:** Sunday, January 19, 2025 8:38 PM  
**To:** mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] 7300 Major Mackenzie Drive West (Z.24.034) Agenda Item 4.2(January 21, 2025)

**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.

- The City of Vaughan should be requesting that a Phase Two ESA be done (as recommended),
- 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, 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 the 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 the landowners and the City of Vaughan 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,  
Betty Lombardi (Bolton)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Land zoning concerns  
**Date:** Monday, January 20, 2025 8:30:10 AM  
**Attachments:** [image001.png](#)

**C20.**  
**Communication**  
**CW(PM) – January 21, 2025**  
**Item No. 2**

**From:** Sandra Ettore [REDACTED]  
**Sent:** Sunday, January 19, 2025 9:43 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Subject:** [External] Land zoning concerns

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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)
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**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.

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*'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,

Sandra Ettore | [REDACTED]

 ONVIGO

[REDACTED]

[REDACTED]

**C21.**  
**Communication**  
**CW(PM) – January 21, 2025**  
**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 7300 Major Mackenzie  
**Date:** Monday, January 20, 2025 8:30:20 AM

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**From:** Debbie Famele [REDACTED]  
**Sent:** Sunday, January 19, 2025 10:48 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>  
**Subject:** [External] 7300 Major Mackenzie

**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. 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. 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. 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. 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. Regarding the current condition of the property. 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. As many of you are aware, the intersection of Major Mackenzie and Highway 50 is a very dangerous & congested intersection. The amount of truck traffic only adds to the dangers. We should not have to drive with white knuckles while approaching this intersection. I encourage any of you to drive there any time of day. 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.

Thank you in advance for your consideration

**C22.**

**Communication**

**CW(PM) – January 21, 2025**

**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Fwd: 7300 Major Mackenzie  
**Date:** Monday, January 20, 2025 8:30:44 AM

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

From: FAMELE [REDACTED]  
Sent: Sunday, January 19, 2025 10:54 PM  
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>  
Subject: [External] Fwd: 7300 Major Mackenzie

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>

> Dear City of Vaughan Council,

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Stop Illegal Truck Yards near Major Mack & Highway 50!!  
**Date:** Monday, January 20, 2025 8:30:46 AM

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

From: Lisa Fonte [REDACTED]  
Sent: Sunday, January 19, 2025 11:30 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 near Major Mack & Highway 50!!

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- First Notice to Comply for having outside storage on Agricultural land received in Aug 2009 (over 15 years ago)
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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.

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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.

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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,  
Lisa Fonte  
Sent from my iPhone



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 7300 Major Mackenzie Drive west (Z.24.034) Item 4.2 on Agenda January 21, 2025  
**Date:** Monday, January 20, 2025 8:33:43 AM

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

From: Lilia Falconi [REDACTED]  
Sent: Saturday, January 18, 2025 9:12 PM  
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 (Z.24.034) Item 4.2 on Agenda January 21, 2025

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  - 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.
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  - 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,  
L. Falconi

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Illegal Truck Yards  
**Date:** Monday, January 20, 2025 8:33:56 AM

**C25.  
Communication  
CW(PM) – January 21, 2025  
Item No. 2**

**From:** Manjit Notta [REDACTED]  
**Sent:** Sunday, January 19, 2025 1:46 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Subject:** [External] 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).

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.

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*'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,

Manjit

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 7300 Major Mackenzie Drive West  
**Date:** Monday, January 20, 2025 8:34:12 AM

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

From: Lauren [REDACTED]  
Sent: Sunday, January 19, 2025 3:46 PM  
To: Clerks@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; mayor@vaughan.ca; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
Subject: [External] 7300 Major Mackenzie Drive West

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Sincerely,

Lauren Duffy



**C27.**

**Communication**

**CW(PM) – January 21, 2025**

**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Zoning application 7300 Major Mackenzie Dr. West  
**Date:** Monday, January 20, 2025 8:34:17 AM

---

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

From: Jen Myles [REDACTED]  
Sent: Sunday, January 19, 2025 3:52 PM  
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
Subject: [External] Zoning application 7300 Major Mackenzie Dr. West

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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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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

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Sincerely,

Jen Myles

**C28.**

**Communication**

**CW(PM) – January 21, 2025**

**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Illegal Truck Yards near Major Mack & Highway 50  
**Date:** Monday, January 20, 2025 8:34:26 AM

---

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

From: Sarah O'Higgins [REDACTED]  
Sent: Sunday, January 19, 2025 4:10 PM  
To: Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
Subject: [External] Illegal Truck Yards near Major Mack & Highway 50

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Sincerely,

Sarah O'Higgins

C29.

Communication

CW(PM) – January 21, 2025

Item No. 2

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Committee of the Whole - Public Meeting Jan 25, 2025  
**Date:** Monday, January 20, 2025 8:34:52 AM

---

**From:** Michele Steko [REDACTED]  
**Sent:** Sunday, January 19, 2025 5:11 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Cc:** Michele Steko [REDACTED]  
**Subject:** [External] Committee of the Whole - Public Meeting Jan 25, 2025

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- 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?’*

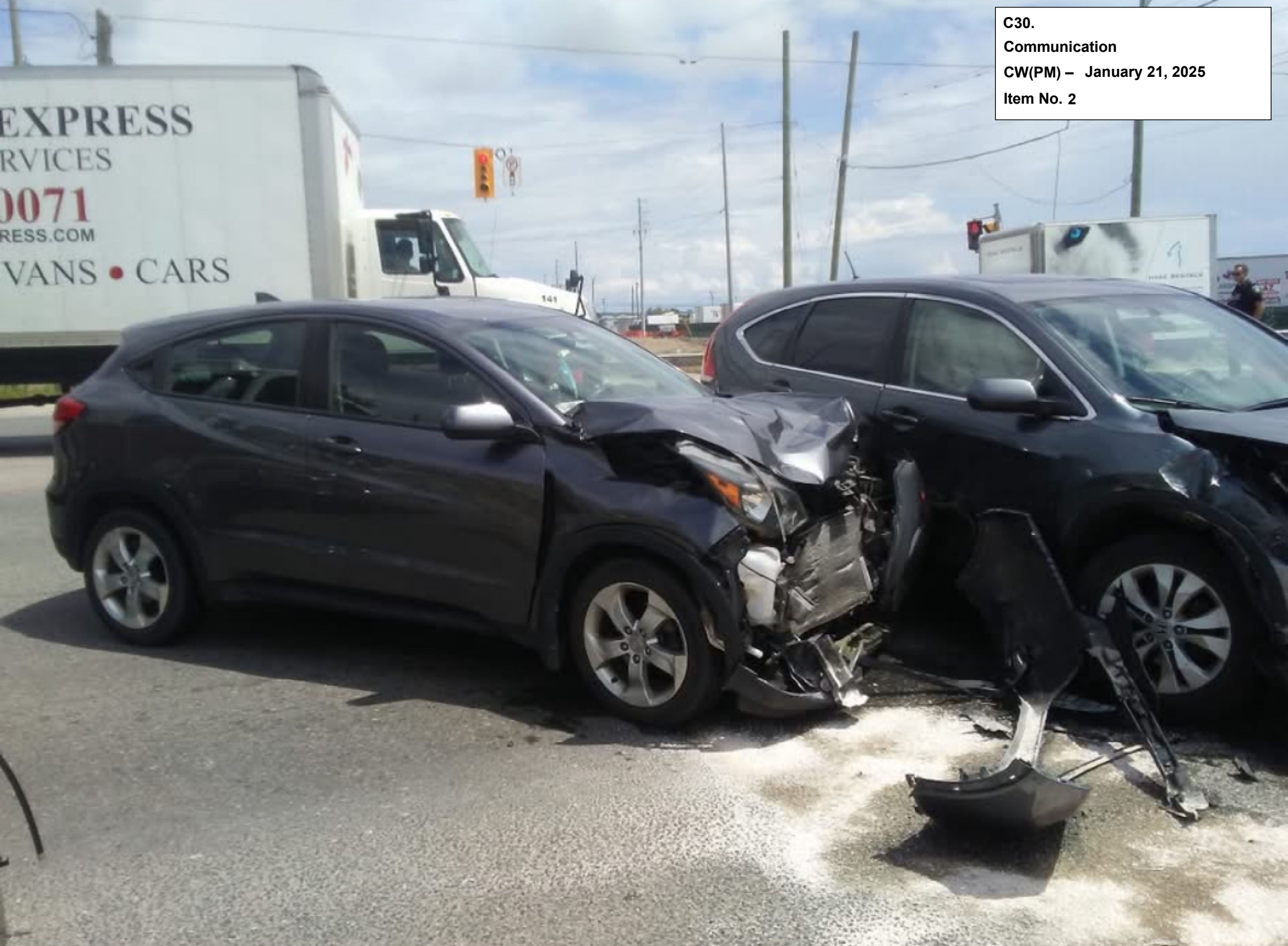
It is very sad to see that nothing has changed since 2021 – the last time this property was asking for a temporary zoning to be brought into compliance. This property still continues to operate illegally today – and yet, they are seeking temporary zoning again. If City of Vaughan approves this – you 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,

Michele Steko (concerned Caledon Resident)

C30.  
Communication  
CW(PM) – January 21, 2025  
Item No. 2



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Delegation for Carmela Palkowski agenda 4.2 Jan 21,2025 agenda 4.2  
**Date:** Monday, January 20, 2025 11:56:15 AM

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**From:** Carmela Anzelmo [REDACTED]  
**Sent:** Monday, January 20, 2025 11:56 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Delegation for Carmela Palkowski agenda 4.2 Jan 21,2025 agenda 4.2

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Good morning.

Can I add this photo to agenda 4.2 meeting of the whole Jan 21,2025 for my delegation please.

Thank you so much.

Carmela Anzelmo Palkowski

[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 7300 Major Mackenzie drive West, Agenda 4.2 January 21st, 2025  
**Date:** Monday, January 20, 2025 8:36:39 AM

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**From:** Carmela Anzelmo [REDACTED]  
**Sent:** Saturday, January 18, 2025 2:03 PM  
**To:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca; mayor@vaughan.ca; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Subject:** [External] 7300 Major Mackenzie drive West, Agenda 4.2 January 21st, 2025

**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,

My letter is in regards to 7300 Major Mackenzie Drive West which is on the agenda for January 21st agenda 4.2 meeting of the whole. I am writing to oppose this rezoning.

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:

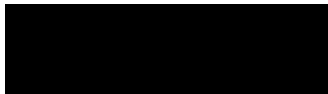
‘Support for Temporary By-Law Absolves Land Owners of Operating Illegally and sets a precedent for other landowners in this area. What will stop them from doing whatever they wish on prime agricultural land and then seeking to be brought into compliance via a temporary by-law?’

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,  
Carmela Anzelmo  
Concerned resident of Bolton, Ontario





**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Property rezoning at 7300 Major Mackenzie drive Agenda 4.2 Meeting Jan 21  
**Date:** Monday, January 20, 2025 8:36:30 AM

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**From:** Juliet Palkowski [REDACTED]  
**Sent:** Saturday, January 18, 2025 3:32 PM  
**To:** mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Property rezoning at 7300 Major Mackenzie drive Agenda 4.2 Meeting Jan 21

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Hello Vaughan council.

I am writing in opposition of rezoning of 7300 Major Mackenzie drive at hwy 50, Agenda 4.2 for Jan 21, 2025 meeting.

This land has already been set up illegally for some time, how can the City of Vaughan issue another zoning to this illegal truck yard. I can't understand how this process works but please do not issue them a new zoning. There are too many trucks on hwy 50, this is only going to make our congestion and danger worse.

I will be in attendance to hear the delegations of the CCRSA (Caledon Community Road safety group) and support their cause in stopping these illegal truck yards from popping up like Cancer in our town.

Please City of Vaughan, do not allow this yard to be rezoned. Doing so will only allow more of this illegal behaviour.

Sincerely,

Juliet Palkowski  
Very concerned citizen of Bolton

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] opposition to the temporary zoning application for 7300 Major Mackenzie Drive West  
**Date:** Monday, January 20, 2025 9:47:16 AM

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**From:** Francesca Descartes [REDACTED]  
**Sent:** Monday, January 20, 2025 9:42 AM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>  
**Subject:** [External] opposition to the temporary zoning application for 7300 Major Mackenzie Drive West

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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
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**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,

--

**Francesca Discenza**



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Public Comment: Agenda item 4.2, for Jan 21 meeting  
**Date:** Monday, January 20, 2025 10:08:49 AM

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**From:** Scott Armstrong [REDACTED]  
**Sent:** Monday, January 20, 2025 10:02 AM  
**To:** mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Kaveen Fernando <Kaveen.Fernando@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Public Comment: Agenda item 4.2, for Jan 21 meeting

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Dear City of Vaughan Council,

I am writing to express my strong 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).

No consideration should be given to these bad actors who have been ignoring the laws and bylaws since at least 2009.

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 an embarrassingly small 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
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- 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.

Vaughan cannot encourage or allow illegal land use.

Please make the right choice for your community, for your neighbours, for the environment and for road safety.

Better still, why doesn't the City buy the property and use it help make the intersection safer? Add turn lanes from Major Mac onto northbound 50, and return the remainder of the land to proper agricultural use or simply a wild green space.

With thanks,  
Scott Armstrong

Bolton ON

Sincerely,

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Stop illegal Truck Yards @Hwy 50 and Major Mackenzie  
**Date:** Monday, January 20, 2025 10:23:23 AM

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**From:** cathy holmes [REDACTED]  
**Sent:** Monday, January 20, 2025 10:20 AM  
**To:** Clerks@vaughan.ca  
**Cc:** mayor@vaughan.com  
**Subject:** [External] Stop illegal Truck Yards @Hwy 50 and Major Mackenzie

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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)
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- 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

Cathy  
Holmes

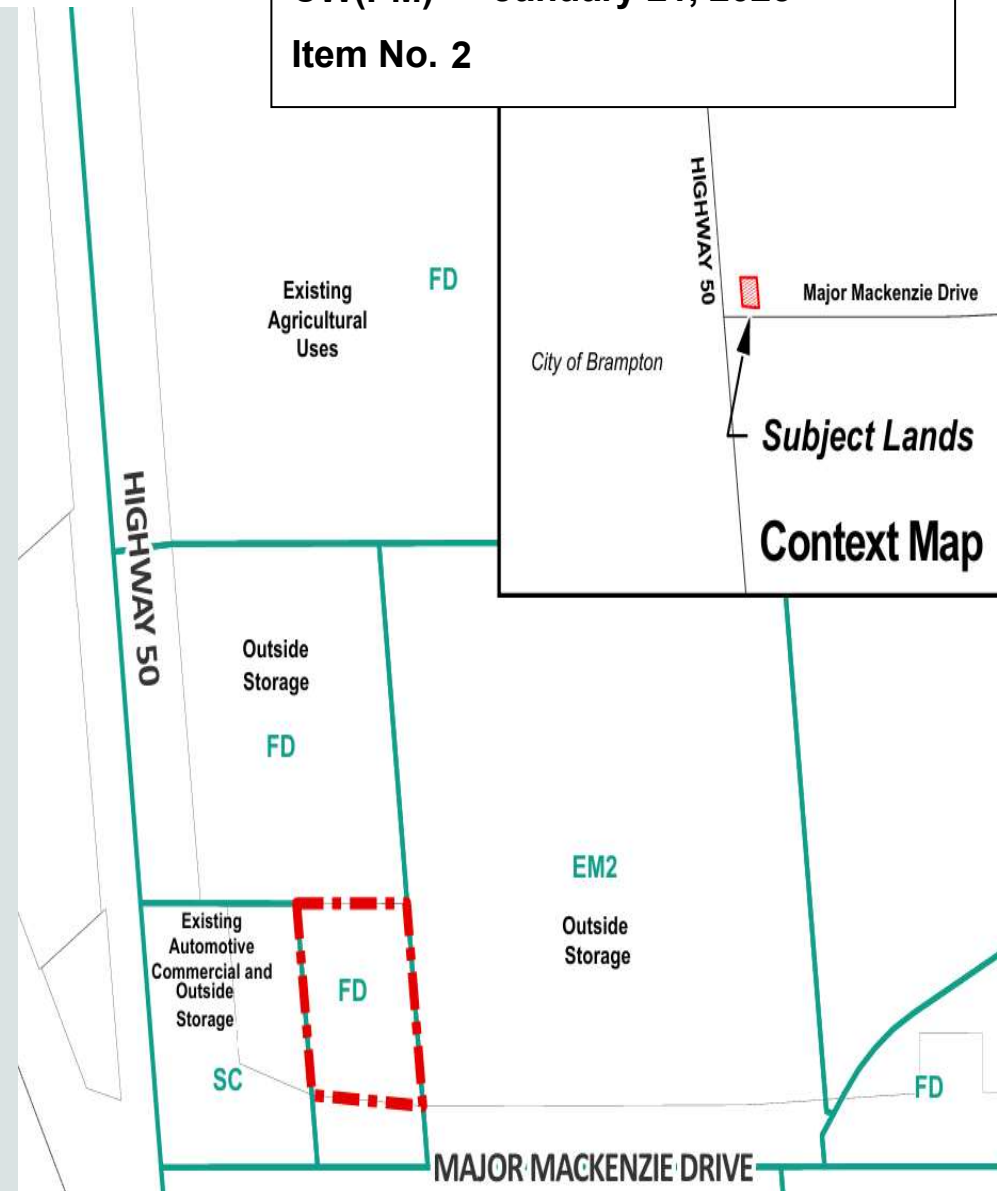
Jan 21, 2025  
Agenda Item 4.2 -  
Z.24.034 for 7300  
Major Mackenzie  
Drive West

C35.

Communication

CW(PM) – January 21, 2025

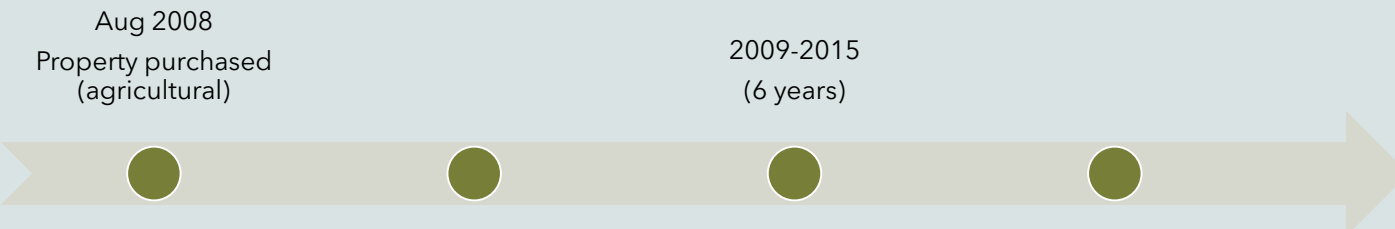
Item No. 2



# Context & Location In Real Life



# History of Illegal Land Use for Over 15 Years

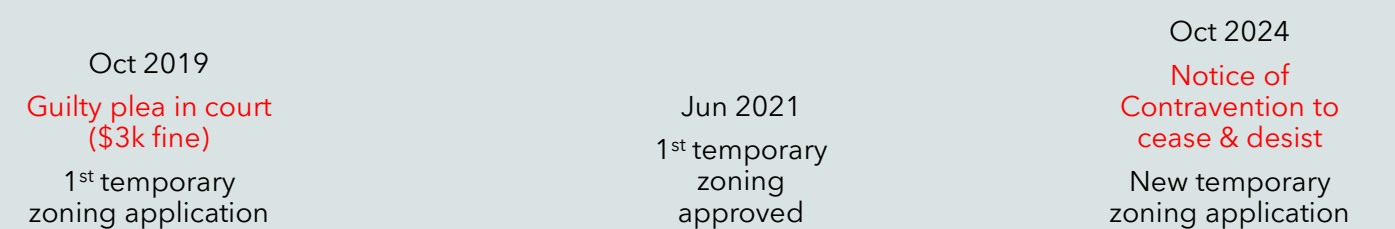


Aug 2008  
Property purchased  
(agricultural)

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)  
1<sup>st</sup> temporary  
zoning application

Jun 2021  
1<sup>st</sup> 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  
1<sup>st</sup> 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

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January 17<sup>th</sup>, 2024

**Nicholas Del Prete, Hon. B.A., M.E.S.**

City of Vaughan – Planning  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

**Re: Letter of Support**  
**7 Bevan Road – Zoning By-law Amendment Application**  
**Application File: Z.14.005**

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Dear Nicholas,

We are writing this letter on behalf of our client, 2281539 Ontario Inc, to express our full support for the Zoning By-law Amendment application (File Z.14.005) located at 7 Bevan Road. We understand that the application aims to rezone the subject lands to facilitate the development of eight (8) single detached residential lots.

Brutto Consulting is currently working on the related 21-unit project (Z.17.014 and 19T-17V003) within the vicinity, and we are in complete coordination with the owner, Mr. Marinucci, and his consulting team. Both projects are designed to complement each other, ensuring cohesive development that aligns with the community character and the City planning objectives.

We believe that the proposed development will enhance the neighborhood by providing additional housing options and optimizing land use in accordance with the City Official Plan. The thoughtful design and planning principles employed in this project, along with our collaborative efforts, promise to contribute positively to the City of Vaughan.

We are committed to supporting the smooth progression of this project through the planning and approval stages and look forward to continuing our collaboration with all stakeholders involved.

Yours truly,



**Francesco Fiorani, BURPI**  
*Senior Planner/Project Manager*  
Brutto Planning Consultant Ltd.



**Claudio Brutto, President**  
*Brutto Planning Consultant Ltd.*

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Public Comments for Planning Application, City File No. Z.24. 034 at the subject lands of 7300 Major Mack Drive West- For Meeting on Dec. 3rd- 7pm  
**Date:** Monday, January 20, 2025 11:33:45 AM

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**From:** Carolyn George [REDACTED]  
**Sent:** Monday, January 20, 2025 11:32 AM  
**To:** Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>  
**Subject:** [External] Public Comments for Planning Application, City File No. Z.24. 034 at the subject lands of 7300 Major Mack Drive West- For Meeting on Dec. 3rd- 7pm

**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.

Good morning please see my comments below about this file: Zoning By-law Amendment File Z.24.034.

Thank you.

**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

Good morning,

I am writing in response to the Notice of "Planning Application, City File No. Z.24. 034 at the subject lands of 7300 Major Mack Drive West. It appears that there is an application to expand on and increase the operations of this trucking yard. I greatly oppose this application and I request that it be denied. In general, I believe that this is not a safe location to expand the operations of a truck yard, and does not support the safety of the community members that live near by and travel through the intersection of Hwy 50 and Major Mack Dr.

I am greatly opposed to this application. The truck yard is located at/or near the intersection of Major Mack and Hwy 50 with no

controlled entrance or exit to this yard. Over the past year, residents in the Kleinburg Impressions community (where I reside) have observed extensive truck traffic (with lack of any controls from these yards) clogging up this intersection. I greatly appose any sort of permits or application at this location that will cause and encourage more truck traffic. This intersection is extremely dangerous, congested and does not support the safety of non-commercial drivers and residents that need to travel in that area.

If you observe the FedEx building and Costco building that has warehouses along Hwy 27 and Langstaff, their operations are designed with much safety and control for the community that lives and travels in that area. All of their trucks enter Hwy 27 and Langstaff safely with traffic lights. The truck yard at 7290 Major Mack Dr. W. is not operating in a safe manner with the traffic. Many times I have observed aggressive driving behaviour from these trucks, and this road (Major Mack) is much too busy to allow for trucks to safely and timely enter onto Major Mack.

Please take all measures to deny this application, and I am requesting information in regards to how much longer this owner is being permitted to reside at this location? This location is not ideal for a truck yard operation and I oppose any further application that this owner will make. Please keep me informed of this situation as the danger it poses our community is very real and has long term impacts.

**I hope that council will recognize the importance and impact this specific location has to the surrounding communities, and the importance to support safety on the road through smart/strategic city planning.**

Please include these comments to the council at the meeting to take place tomorrow, Dec. 3<sup>rd</sup>, 2024 at 7pm.

Thank you!

**Carolyn George**



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

**C38.**  
**Communication**  
**CW(PM) – January 21, 2025**  
**Item No. 2**

File: P-2160

January 20, 2025

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Hon. Mayor Del Duca and Members of Council**

**Re: Committee of the Whole (Public Meeting), Tuesday January 21, 2025**  
**Agenda Item 4.2**  
**Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally & Jasvinder Khangura**  
**Zoning By-law Amendment File No. Z.24.034**  
**7300 Major Mackenzie Drive West**  
**City of Vaughan, Region of York**

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KLM Planning Partners Inc. is the land-use planning consultant acting on behalf of the Block 66 West Landowners Group Inc. (the "**Landowners**"). The Landowners own approximately 175.6 hectares (434 acres) of land within Block 66 West in the City of Vaughan (the "**City**"), Region of York. Block 66 West is generally located in the northwest corner of the City bounded by Major Mackenzie Drive to the south, Highway 50 to the west, Nashville Road to the north and a mid-concession Hydro corridor to the east. A location map identifying the location of Block 66 West is attached for reference.

We are writing in response to item 4.2 on the Committee of the Whole (Public Meeting) Agenda on Tuesday January 21, 2025. The proposed Zoning By-law Amendment Application seeks to establish temporary use permissions to facilitate an existing outside storage area for the storage of forty-six (46) truck cabs, an accessory administrative office building and seven (7) parking spaces for a period of three years. It is noted that the lands subject to the proposed application are located within Block 66 West, however the owners of the lands subject are not participants in the Block 66W Landowner Group.

The Landowners have an interest in the application given its location within Block 66 West and the potential affects it could have on the future development of same. As such, we respectfully request notice of any future reports and/or public meetings and consultations regarding the proposed application, and that we receive notice of any decision of City Council.

Please do not hesitate to contact the undersigned if there are any questions or concerns of if you require any additional information

Yours truly,  
**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read 'T. Schilling'.

Tim Schilling BES, MCIP, RPP  
Senior Planner

Attachments

1. Context Map



# BLOCK 66 WEST OWNERSHIP MAP

## DESIGN 13



Ownership No.	Owner Name	Address	Total Property Area (hectares)
3	Vinview Developments Inc.	7151 Nashville Road	36.998
4	1338462 Ontario Limited	10535 Highway 50	18.141
5	Stellex Properties Inc.	10481 Highway 50	19.600
6	Major Fifty Investments Inc.	B/S Highway 50	20.139
7	Danlouton Holdings Ltd.	10335 Highway 50	14.639
8	CPSPVaughan Nominee Inc.	10223 Highway 50	34.381
9	Gusgo Holdings Ltd.	7050 Major Mackenzie Drive	9.721
10	Guscon Mackenzie GP Inc.	7050 Major Mackenzie Drive	15.654
15	2268005 Ontario Limited	E/S Highway 50	6.336
<b>Participating Totals</b>			<b>175.610</b>
1	2113630 Ontario Inc.	7491 Nashville Road	0.377
2	2113630 Ontario Inc.	10741 Highway 50	0.790
11	3942198 Canadainc.	7290 Major Mackenzie Drive	3.681
12	Jaswinder Singh, Harkitkhangura, Happreetmann, Parmjitmann, Surjitlally and Jasvinder Khangura	7300 Major Mackenzie Drive	0.352
13	The Regional Municipality of York	10021 Highway 50	0.200
14	1696352 Ontario Limited	10061 Highway 50	1.207
<b>Non-participating Totals</b>			<b>6.607</b>
<b>Overall Block Totals</b>			<b>182.217</b>

### LEGEND

- Subject Lands - Block 66(W)
- Property Lines
- # Participating Owners
- # Non-Participating Owners



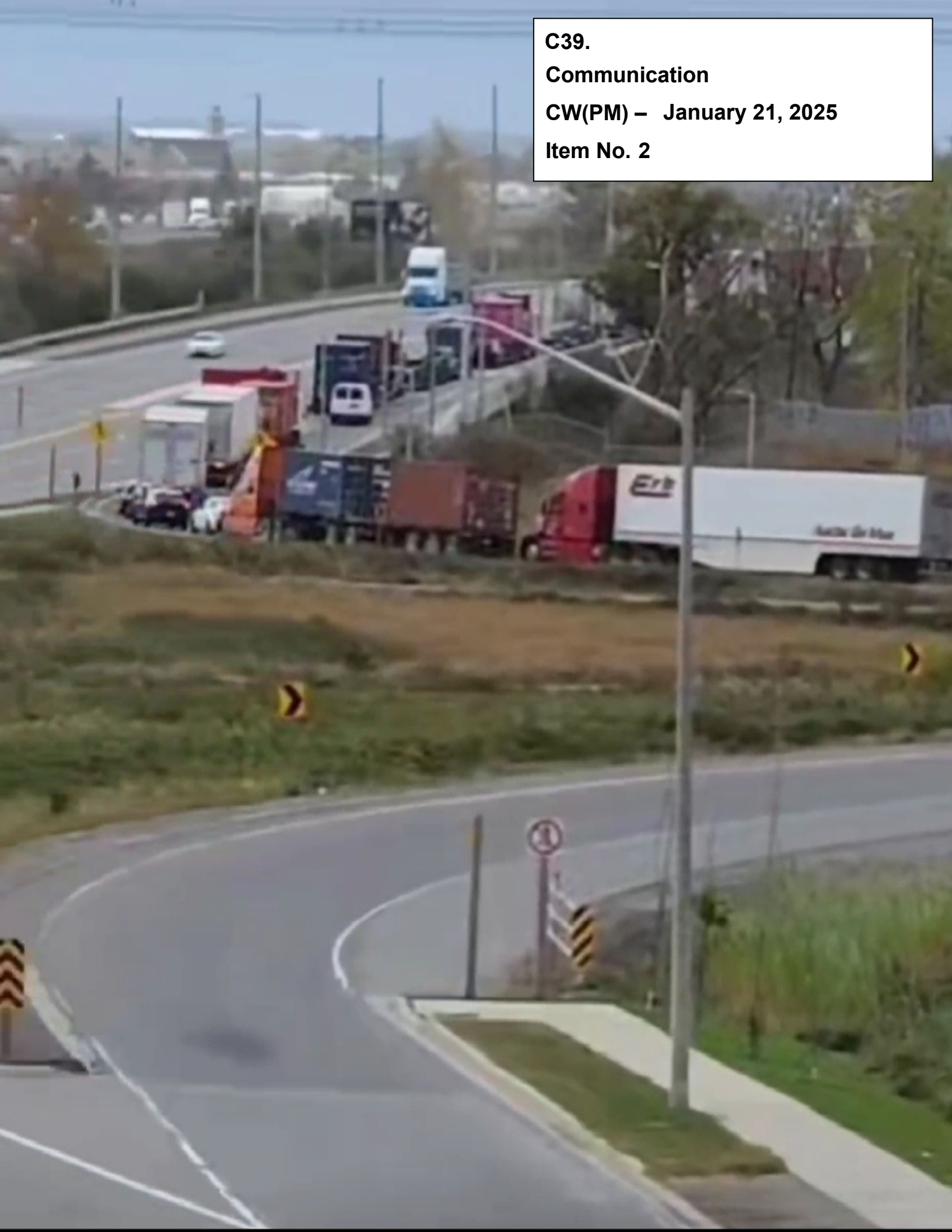
PROJECT No.: 2160  
2160des13  
NOT TO SCALE  
DATE: JANUARY 2025

C39.

Communication

CW(PM) – January 21, 2025

Item No. 2



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Agenda item 4.2 - Z.24.034 - 7300 Major Mackenzie Dr West  
**Date:** Monday, January 20, 2025 12:01:19 PM

---

**From:** Franca Pisani [REDACTED]  
**Sent:** Monday, January 20, 2025 12:00 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Agenda item 4.2 - Z.24.034 - 7300 Major Mackenzie Dr West

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Hello,

I will be speaking at Agenda item 4.2 - Z.24.034 - 7300 Major Mackenzie Dr West.

I only have one picture that I need to be presented during my presentation which I have attached to this email.

I will also bring a USB just incase.

Thank you for your help.

Franca Pisani

[REDACTED]