

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] City of Vaughan Public Meeting on Jan 21 2025 - Further Comments Regarding 7300 Major Mackenzie Drive West
Date: January-23-25 8:18:00 AM
Attachments: [7300 Major Mackenzie Comments Response Matrix from OP_19_008.png](#)

From: Amanda Corbett [REDACTED]
Sent: Wednesday, January 22, 2025 5:22 PM
To: Clerks@vaughan.ca
Cc: Kaveen Fernando <Kaveen.Fernando@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; gino.rosati@vaughan.ca; carmela.p@ccrsagroup.com; franca.p@ccrsagroup.com; Caledon Community Road Safety Advocacy Group <ccrsa.group@gmail.com>
Subject: [External] City of Vaughan Public Meeting on Jan 21 2025 - Further Comments Regarding 7300 Major Mackenzie Drive West

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Hello,

I wanted to respond to several of the questions and comments that came up during the discussion at the Public Meeting regarding 7300 Major Mackenzie Drive West on Jan 21, 2025.

Please see the information below and add it to the communication regarding the Public Meeting for 7300 Major Mack.

We greatly appreciate that the Committee took the time to hear our deputations and also asked some very thoughtful and important questions about the request for a renewed temporary zoning on this property that is currently using the land illegally.

A question arose from Cllr lafrate regarding when the applicant applied for the new temporary zoning. According to the Development Application that is online for Z.24.034, it was signed by the applicant on Oct 4, 2024. This is well after the prior temporary zoning expired in Jun 2024. Further evidence that this property owner has little concern with operating their property in a legal manner. I'm not sure when by-law went to inspect the property to give them their notice to cease & desist in October - but my guess is that their application coincided with when they were informed that by-law would be

attending the property, or when they started receiving questions from the City.

A question was asked in relation to 6990 Nashville Road - which is another property in Vaughan which is owned by this same landowner. The staff for the City indicated they were not aware of this property. I have sent an email to Vaughan by-law to remind them of their awareness of this property and asked if Vaughan will require the property owners to bring 6990 Nashville Road back into compliance with its agricultural zoning. For your awareness, I've included the Comments Response Matrix from OP.19.008 that explains City of Vaughan's awareness of this property.

Regarding the great suggestion from Cllr lafrate about an in-depth traffic study for the traffic in the Major Mack & Highway 50 area - we are fully in support of this! Traffic has deteriorated badly in this area & continues to do so on a daily basis. We would be very interested in seeing the latest traffic studies that have been done in this area & suggest that if they haven't been done in the last year or so - a new one should be done. And, especially considering 7300 Major Mack - there needs to be an evaluation of how traffic from the driveway there will impact the intersection (at a minimum).

Cllr Rosati had several questions & comments and we thank him for his interest & concern regarding the application.

His comments were focused on the small amount of traffic that would be generated by this site & that approving it, or not, would have no impact on improving the traffic situation in the area. I think he misunderstands our concern regarding this property in a couple of ways.

1. Our major concern with 7300 Major Mack is that the owners of this property are not following the law, city by-laws, or any process to bring it into compliance in over 15 years. There has never been, and there still is no approved site plan for this property - yet they continue to operate. The City of Vaughan should not be rewarding this type of behaviour with temporary zoning because this just encourages further illegal land use in the area.

2. We don't 'hate trucks'. We do understand that trucks are needed to move goods, and especially in this particular area which is very close to an intermodal rail yard and major highway. However, there are major road safety concerns in this particular area & they need to be properly addressed before truck-heavy development is approved here.

Approving a temporary zoning by-law to legalize an existing illegal land use which already adds to the traffic chaos at this dangerous intersection is irresponsible and completely disregards the safety of commuters using the roads in that area. A proper look at how this property will impact this intersection is required, at a minimum. We suggest that once the area is properly designed with roads that are meant for the vast amount of

truck traffic intended - only then, consider zoning applications from law-abiding landowners so that any trucks added here can be done safely & with regard to input from the community that has to live with them.

Our major concern with Cllr Rosati's comments relate to his opinion that with or without this property, you'd still have a huge problem in the area. He may be partially correct in his opinion, as this is a fairly small property, however - if this is the attitude that City of Vaughan is using to plan their city, then this is a very sad state of affairs. If the general approach is that this area is already too far gone & approving one more temporary zoning to zone illegal land use into compliance won't really impact anything one way or the other - then I really don't know what to say. This is blatantly telling land owners they can do whatever they want with their land and Vaughan won't do anything about it. This is not ok!!! How will problems in this area ever get better if this is the approach that Vaughan takes?!?

When temporary zoning requests come up - this provides the **PERFECT** opportunity for Vaughan to do something about the issues that are going on in that area!! As a responsible Council, you should be properly evaluating the ask for temporary zoning in the **CURRENT CONTEXT** of the situation! The traffic situation here continues to deteriorate on a daily basis - it's vastly different than 3 years ago and much more dangerous. Why would you add more problems to the chaos - and reward someone who's using the land illegally?!? It just doesn't make sense.

As I've mentioned above, we don't 'hate trucks'. We have to live with them on the roads and in **PROPERLY PLANNED AREAS** in our community. The 'properly planned areas' is what is missing in this situation & the attitude of just approve it as the area is too far gone is simply not acceptable.

I would love to have a meeting with Councillors Iafrate & Rosati and any other members of City of Vaughan council or staff that would like to meet with us. Perhaps it would help to clarify our position regarding properties that are using land illegally and we could work together to help make improvements on this significant issue for our communities.

Thank you & looking forward to hearing from you,
Amanda Corbett
with CCRSA





City of Vaughan By-law & Compliance, Licensing & Permit Services

Nicolino Brusco, Supervisor of Property Standards
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October 21, 2019

Comment	Consultant	Response
Please be advised that By-law and Compliance have recently had this subject property in Court; following several years of attempting to get the owners to bring this property into compliance. The issue of concern: open storage.	APRA Truckline	Noted.
The result of the October 1, 2019 court results: settlement between parties, guilty plea with \$3,000 fine towards Apra Truck Lines. Withdrawn against 7 other defendants. Our file is currently closed. However, Apra was advised by the Prosecutor that Vaughan would give them until December 1, 2019 to come into compliance. We will reinspect shortly thereafter and, if the property remains in non-compliance, we will proceed accordingly.	APRA Truckline	Noted.
As a side note: Apra also has another site, where they are illegally storing vehicles and trailers and, we have recently obtained a third conviction. The address is 6990 Nashville Road.	APRA Truckline	Noted.