

C2.

Communication

CW(PM) – March 4, 2025

Item No. 1

Google Aerial View



TRCA Map from Environmental Impact Study

TRCA Regulation Mapping (Public)



Mar 4, 2025
Agenda Item
4.1

Z.24.039 for
11600 Keele
Street

History of this Property

- South-East corner - zoning for a gas station & restaurant with drive-through & was up & running in 2007
- South-West corner of property obtained approval for motor-vehicle sales office in 2009
 - *Was approved on agricultural land as the business was **farm-related***
- Rest of the property started being used as an **illegal truck yard** around 2016 and has been operating illegally since then (9 years) - **not storing farm-related vehicles, these are truck trailers** - see Google photos

May 2024



Sep 2020



Jun 2015



Jun 2018



Official Plan

Current Official Plan

- Natural Areas & Countryside, Agricultural, Protected Greenbelt Lands

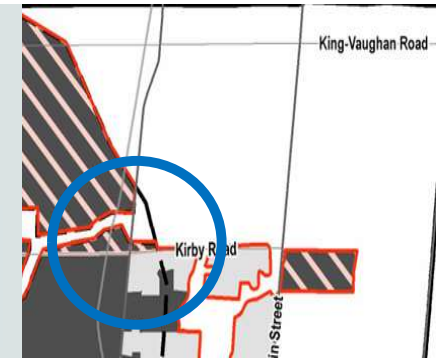
New Draft Official Plan

- New Community Area (residential and population-related employment) & Designated Greenfield Area
- Significant Groundwater Recharge Area & Significant Surface Water Contribution Area
- Prime Agriculture & Employment Area per Policy 2.2.5

Does temporary zoning for a truck yard really make sense here?

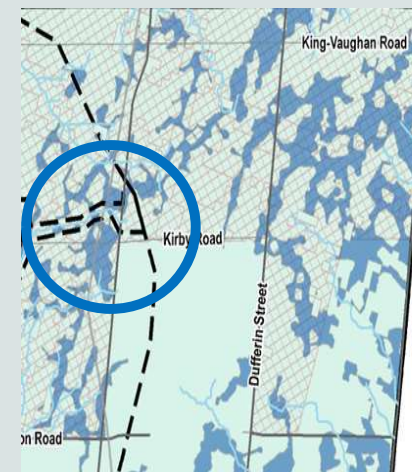
Reminder regarding Policy 2.2.5.5 in the Draft OP 2025

- Where New Community Areas and New Employment Areas are adjacent to Natural Areas or the Agricultural System...
 - d. incorporating Green Infrastructure and **low-impact development** into the edges of New Community Areas and New Employment Areas to ensure stormwater is clean and filtered before entering adjacent agricultural or natural areas;*



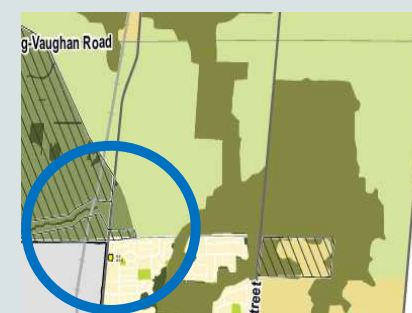
Urban Area

- New Employment Area
- New Community Area
- Designated Greenfield Area
- Built-Up Area



Recharge Management Areas (WHPA-Q)

- 100m Zone/WHPA-A
- 0 - 2 Year Zone/WHPA-B
- 2 - 5 Year Zone/WHPA-C
- 5 - 25 Year Zone/WHPA-D
- Significant Groundwater Recharge Area
- Wellhead Protection Area
- Significant Surface Water Contribution Area



Land Use Designations

- New Community Area and New Employment Area as identified in policy 2.2.5
- Natural Areas
- Parks
- Private Open Spaces
- Prime Agriculture
- Rural
- Low-Density Residential

Concerns with Zoning Illegal Land Use Into Compliance

Agricultural land has already been illegally altered.

- Any studies that have been done are done on land that has already been illegally altered
 - *Environmental Impact Study admits the proposed project isn't in compliance with the Natural Heritage Policies in the Greenbelt Plan*
- Was clean gravel used to pave over the agricultural land? Environmental concerns? Stormwater management concerns?

Transportation study addendum admits it's was commissioned to legalize the existing site use

- Traffic volume: one vehicle turning in and out approximately every 2 min during peak times - apparently this is considered a 'low traffic generator'
- Not sure if the local residents (south-east side of Kirby & Keele) would agree with this
- Doesn't address concerns regarding trucks turning into & out of the driveway onto Kirby (single lane in each direction) - trucks will block traffic while turning

Long list of Exceptions to Agricultural zoning in order to zone this illegal property into compliance



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

The Planning Justification Report indicates that there are many open storage yards in the area & so it's an appropriate use for this land

- **I disagree with this, considering the vast majority of yards they reference are illegal yards on agricultural land within the Oak Ridges Moraine**

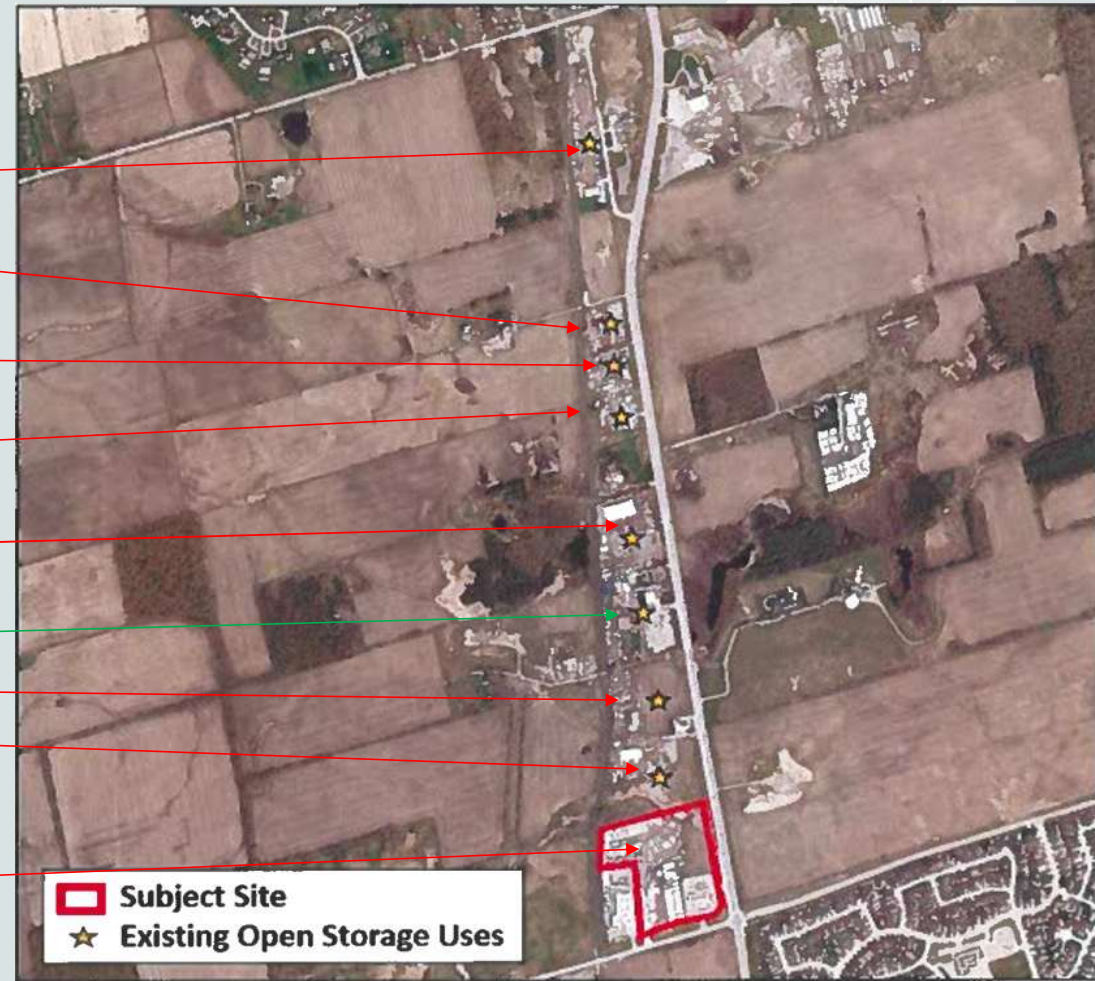
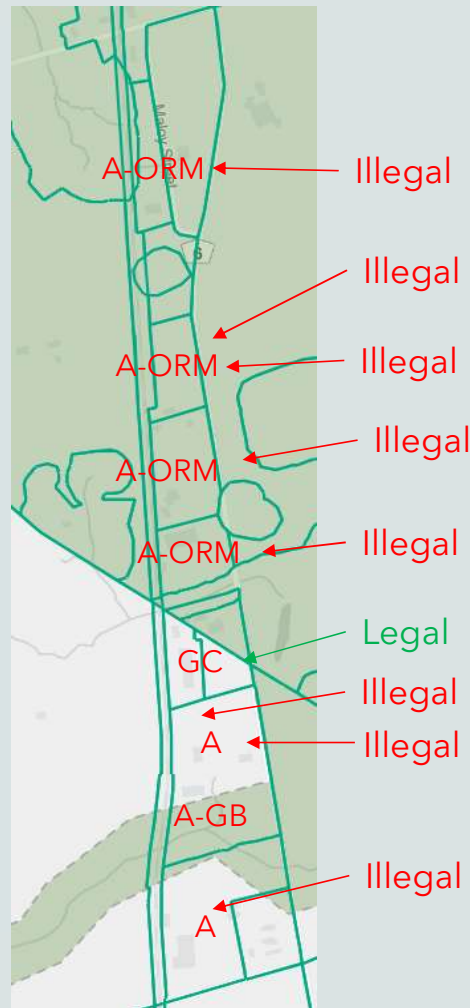


FIGURE 3 – SURROUNDING LAND USE AND CONTEXT MAP (— SUBJECT SITE)

Questions for the Applicant & the City of Vaughan

- Is there an intent to put a driveway from the current truck parking lot out to Keele Street? Some of the paperwork within the application indicates this, however, the site plan in the presentation doesn't seem to.
 - *If so, is it really intended to pave over the Protected Countryside of the Greenbelt?*
- Considering the site plan in the presentation, is the intent to remove trucks from the Greenbelt lands (green circle) and respect those boundaries?
- I didn't see any feedback from TRCA in the rezoning application paperwork. Considering the vast majority of where these truck trailers are illegally parked is TRCA land - will City of Vaughan be requesting their input?
- Are there any by-law violations currently with this property? If not, should there be?



In Closing



It's clear from the map in the Planning Justification Report that there is a rampant case of illegal land use happening in this area. **The safety of the residents and commuters in this area should take precedence and City of Vaughan should be taking this illegal land use seriously.**

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

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



Thank you

AMANDA CORBETT
Resident of Bolton

