

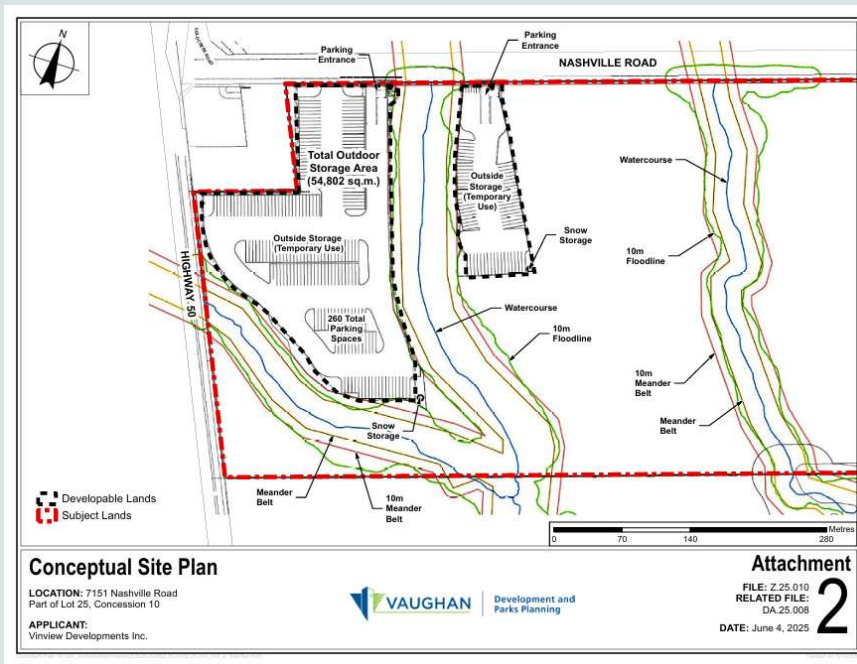
C203.

Communication

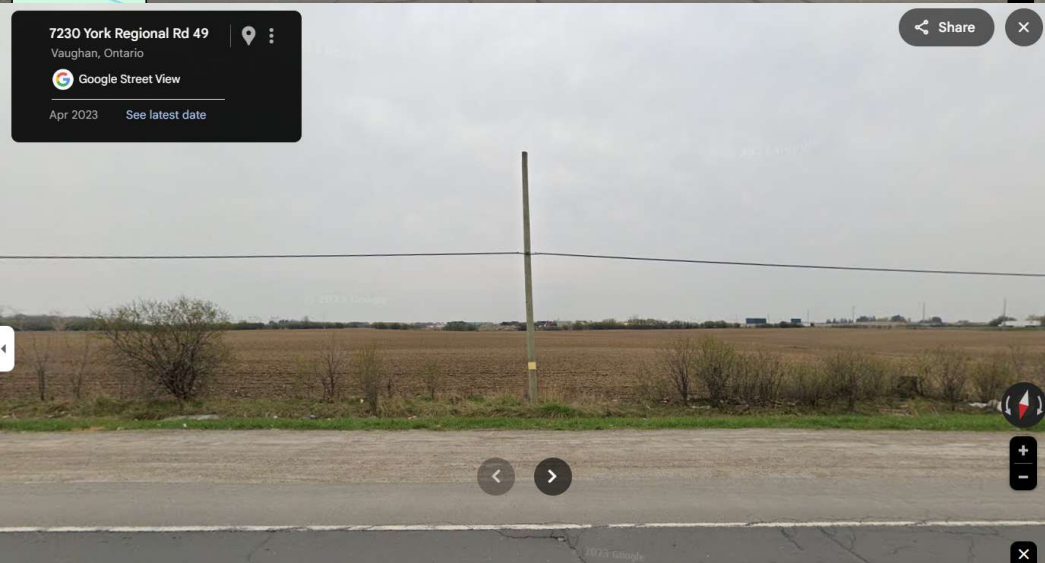
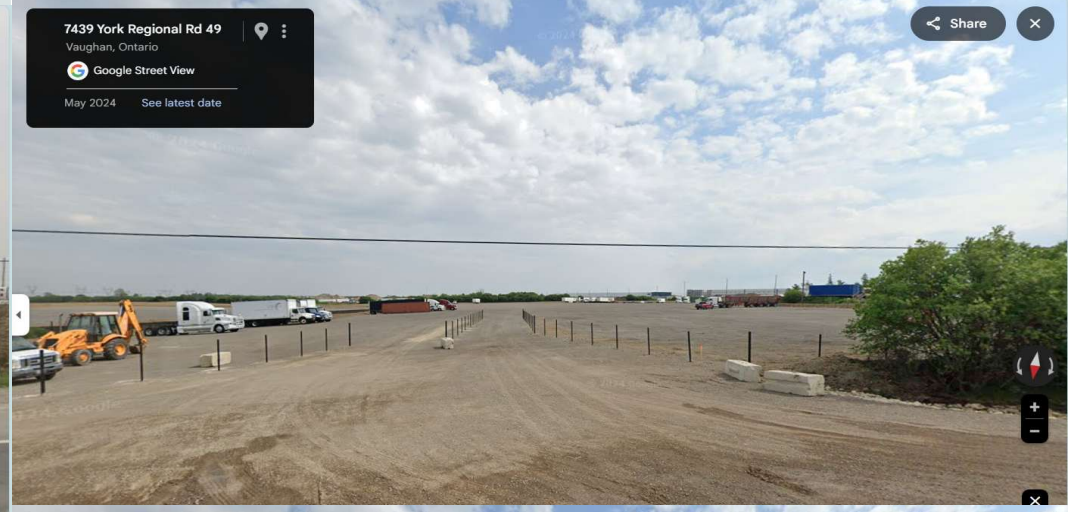
CW(PM) – June 4, 2025

Item No. 6

Jun 4, 2025
Agenda Item 4.6
Z.25.010 for 7151 Nashville Road



Location In Real Life (Google Photos)

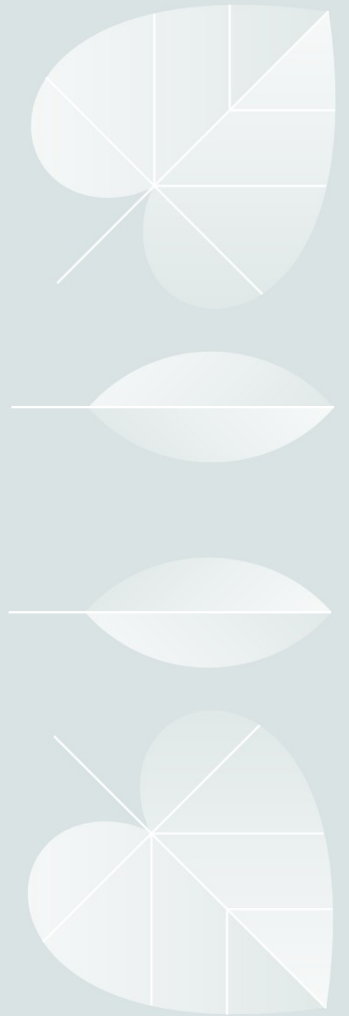


Environmental Impact of Illegal Truck Yards

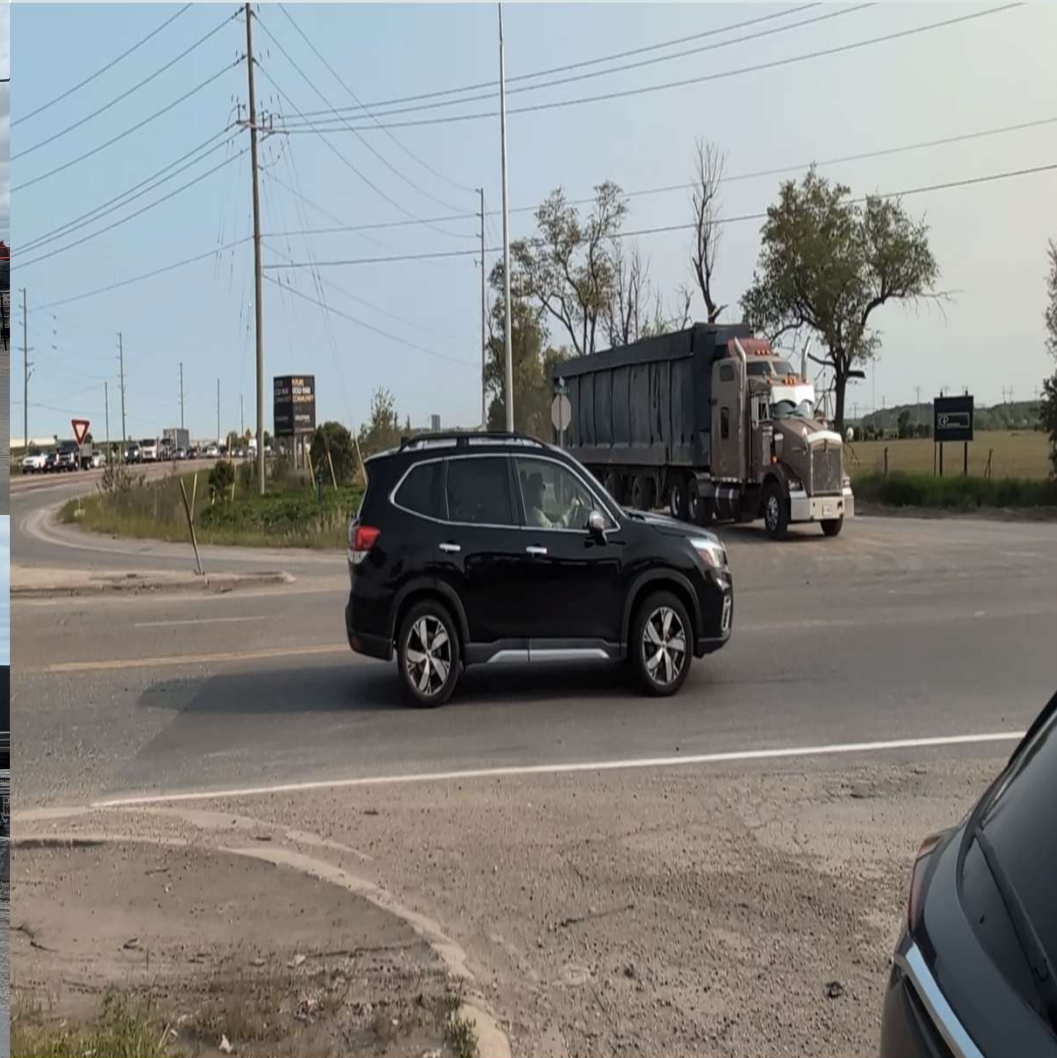
The Phase 1 Environmental Site Assessment showed five areas of potential environmental concern (including the illegal fill operation to pave over the former agricultural land to park trucks) and recommended a Phase 2 ESA be done - **when will that report be available?**

Was the Phase 1 ESA done when the illegal truck yard had been populated with trucks, or when it was just a gravel parking lot? **If trucks hadn't been parked there yet, the Phase 1 ESA should be re-done considering the high potential for further contamination from truck maintenance being done in the parking lot of the illegal truck yards.**

There are several creek tributaries running through this property and the **TRCA comments mentioned there is an outstanding violation on this property. City of Vaughan should not be considering granting temporary zoning to any properties with unresolved violations.**



Recent Photos (May 31st) and Video





Impact to Traffic Through Nashville, Huntington, Hwy 50 and Cold Creek



Nashville Road, Cold Creek Road & Hwy 50 is a very dangerous & congested intersection - and Huntington is right in a residential area

- Nashville - no truck road (marked at Hwy 50 and Hwy 27) and has no truck signs
- Cold Creek and Huntington roads are weight restricted roads
- The roundabout on Huntington is routinely damaged by trucks that should not be there, trying to avoid Highway 50 to get to Highway 427

The Traffic Brief concludes 'The proposed use will have negligible impact on roadway operations' - anyone who drives here knows that is laughable and completely false.

Safety of the public needs to be the highest concern here - not rewarding landowners who are not respecting the law, disrespecting area residents and commuters - all for the desire to make as much money as possible before lands are expropriated for Highway 413.

Temporary Zoning Should Not Be Granted

Landowners must follow the law, just like the rest of us are expected to. This landowner has chosen to alter the land before doing a re-zoning application. This is illegal and should not be rewarded.

This particular landowner is flagrantly disrespecting the City of Vaughan, neighbouring residents and commuters.

The Comments Response Matrix indicated, that the Google Maps image from May 2024 shows that works have taken place on the site (likely the gravel paving for the illegal truck yard) & would need to be halted until approval of the temporary zoning is received. **The owner replied: 'No additional work is occurring, and the intent of this process is to seek approval' - however, they continue to operate illegal truck yards without consequence and are even expanding their operations at the site. This is egregious and should be stopped.**

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 & not grant temporary zoning to this property.**





Thank you

AMANDA CORBETT
Resident of Bolton

