

**COMMITTEE OF THE WHOLE (1) – MARCH 31, 2026****COMMUNICATIONS****Distributed on March 20, 2026****Item No.**

- C1. Confidential memorandum from the City Manager and the City Solicitor, dated March 31, 2026. 5

**Distributed on March 30, 2026**

- C2. Konstantina Tsitsias, dated March 30, 2026. 3
- C3. Giovanni Pereira, dated March 29, 2026. 3
- C4. Gail Colton, Downey Drive, Bolton, dated March 29, 2026. 3
- C5. Rima Dornfeld, Mount Pleasant Road, Bolton, dated March 29, 2026. 3
- C6. Sandra Severino, dated March 30, 2026. 3
- C7. Vicki Andreacchi, dated March 30, 2026. 3
- C8. Sebastiano and Loredana Colella, dated March 30, 2026. 3
- C9. Mr. and Mrs. Severino, dated March 30, 2026. 3
- C10. Joe Russo, dated March 30, 2026. 3
- C11. Francesco Varano, dated March 29, 2026. 3
- C12. Rita Salvatore, dated March 29, 2026. 3
- C13. Mary Roache, King Arthur's Ct., Bolton, dated March 29, 2026. 3
- C14. Giovanna Greco, dated March 29, 2026. 3
- C15. Rebecca Fale, dated March 29, 2026. 3
- C16. Horaciog\_, dated March 29, 2026. 3
- C17. Karen Cirillo, dated March 29, 2026. 3
- C18. Audrey Faris, dated March 29, 2026. 3
- C19. Debbie Famele, dated March 29, 2026. 3
- C20. Carmela Palkowski, Bolton (off Hwy 5), dated March 29, 2026. 3

**Disclaimer Respecting External Communications**

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

**COMMITTEE OF THE WHOLE (1) – MARCH 31, 2026**

**COMMUNICATIONS**

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C21.	Juliet Palkowski, Bolton (off Hwy 5), dated March 29, 2026.	3
C22.	Vince and Antonia Anzelmo, Woodbridge, dated March 29, 2026.	3
C23.	Shona Lauzon, dated March 29, 2026.	3
C24.	Christina Chief, dated March 30, 2026.	3
C25.	Mrs. Papais, Vaughan, dated March 30, 2026.	3
C26.	Carmela Roberts, Sant Farm, Bolton, dated March 30, 2026.	3
C27.	Carlo La Valle, dated March 30, 2026.	3
C28.	Presentation submitted by Amanda Corbett, dated March 31, 2026.	3

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

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Zoning concerns-10481 Hwy 50  
**Date:** March-30-26 9:28:16 AM

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**From:** Konstantina Tsitsias [REDACTED]  
**Sent:** Monday, March 30, 2026 9:24 AM  
**To:** Clerks@vaughan.ca; joshua.cipolleta@vaughan.ca  
**Subject:** [External] Zoning concerns-10481 Hwy 50

**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 Vaughan Decision Makers,

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
  - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
  - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50
- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact

- Lack of concern for environmental damage and no intention to resolve existing concerns:
  - Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
  - The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
  - The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
  - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk. I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Konstantina Tsitsias

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Concerns Regarding Agenda Item 6.3 – 10481 Highway 50 Temporary Zoning Application  
**Date:** March-30-26 9:37:35 AM

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**From:** Gio Per [REDACTED]  
**Sent:** Sunday, March 29, 2026 4:40 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Concerns Regarding Agenda Item 6.3 – 10481 Highway 50 Temporary Zoning Application

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Dear Vaughan Decision Makers,

I am writing to express my serious concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda, specifically the Temporary Zoning application for 10481 Highway 50.

This property is currently operating as an illegal truck yard and poses significant public safety risks to the surrounding community for several reasons:

- The presence of a center median on Highway 50 at this location restricts access to right-in/right-out movements only. Despite this, vehicles frequently engage in dangerous and illegal maneuvers in order to travel southbound, including:
  - Driving southbound in the northbound lanes into oncoming traffic
  - Performing U-turns just north of the property, including large transport trucks
  - Using the northbound shoulder to access the driveway while traveling southbound
- These actions occur regularly and create a serious hazard for all road users.

Additionally, this property has a documented history of by-law violations, including at least one matter currently before the courts. Recommending approval of temporary zoning under these circumstances sends the message that illegal operations can proceed first, with approval sought afterward.

There are also serious and unresolved environmental concerns:

- Unauthorized fill has been brought onto the property, altering a watercourse (Rainbow Creek), with no clear remediation plan identified.
- Flora and fauna on the site have been disturbed or damaged without the benefit of proper environmental studies, impact assessments, or required permits.
- The Environmental Site Assessment identifies multiple areas of concern, including staining and improper storage practices, yet no cleanup is required prior to approval.
- City comments indicate that remediation may be deferred until future development, suggesting an acceptance of ongoing or worsening environmental impacts.

This approach is deeply concerning, as it appears to tolerate continued risk to public safety, environmental integrity, and local ecosystems.

It is extremely disappointing that staff are recommending approval for this application despite these issues. I strongly urge the Committee to reject the temporary zoning request, continue enforcement actions, and prioritize the safety and well-being of the public and natural environment over the interests of non-compliant property owners.

Thank you for your time and consideration.

You Sincerely,

Giovanni Pereira

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Concerns Regarding Agenda Item 6.3 – 10481 Highway 50 Temporary Zoning Application  
**Date:** March-30-26 9:37:35 AM

---

**From:** Gio Per [REDACTED]  
**Sent:** Sunday, March 29, 2026 4:40 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Concerns Regarding Agenda Item 6.3 – 10481 Highway 50 Temporary Zoning Application

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  - Performing U-turns just north of the property, including large transport trucks
  - Using the northbound shoulder to access the driveway while traveling southbound
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Additionally, this property has a documented history of by-law violations, including at least one matter currently before the courts. Recommending approval of temporary zoning under these circumstances sends the message that illegal operations can proceed first, with approval sought afterward.

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Thank you for your time and consideration.

You Sincerely,

Giovanni Pereira

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] STELLEX GP INC. TEMPORARY USE ZONING BY-LAW AMENDMENT Z.25.007 - 10481 HIGHWAY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD  
**Date:** March-30-26 9:37:39 AM

---

**From:** [REDACTED]  
**Sent:** Sunday, March 29, 2026 4:40 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Cc:** Gail Colton (Home) [REDACTED]  
**Subject:** [External] STELLEX GP INC. TEMPORARY USE ZONING BY-LAW AMENDMENT Z.25.007 - 10481 HIGHWAY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD

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This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

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  - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
- This poses a significant public safety risk as these unacceptable driving

behaviours are seen on a daily basis and endanger every commuter that uses Highway 50

- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact
- Lack of concern for environmental damage and no intention to resolve existing concerns:
  - Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
  - The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
  - The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
  - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

Gail Colton

Downey Drive

Bolton, Ontario

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Re: 10481 Highway 50 Temporary Zoning Application - Opposed  
**Date:** March-30-26 9:42:13 AM

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

From: Rima Dornfeld [REDACTED]  
Sent: Sunday, March 29, 2026 5:01 PM  
To: Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
Subject: [External] Re: 10481 Highway 50 Temporary Zoning Application - Opposed

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.

As requested in your reply, I am adding my address:

[REDACTED] Mount Pleasant Road, Bolton Ontario [REDACTED]

Thank you.  
Rima Dornfeld

> On Mar 29, 2026, at 4:53 PM, Rima Dornfeld [REDACTED] wrote:

>

> To the Mayor and Councillors of Vaughan, I am writing to object to the  
> proposed temporary zoning for the property at address 10481 Highway 50, Vaughan.

>

> A case has been filed in court against this property owner for violation of existing by-laws for illegal use and for dumping fill on this property. As a neighbour of Vaughan who has to drive almost daily past this property, I hope that you would consider the impact of the dangerous behaviour that this property owner is engaged in. There have been countless incidents of trucks pulling onto and out of this property without regard to safe passage onto the roads, the rules of the roads or how they are endangering the drivers around them. Why should they have "rights" to cause accidents and injure or even kill other drivers?

>

> If any of you had a neighbour who consistently behaved in a dangerous and dismissive manner towards you, your family and damaged your property by storing toxic waste, or building illegal additions that impacted your property and your neighbourhood, would you not want the municipal government to stop their actions? Would you be happy to have those actions rewarded by the municipal government to make these builds legitimate, without inspections or clean-up orders or approvals? I don't think so.

>

> As a long-time resident of Caledon, I am asking you to refuse approval of temporary zoning for this property. Even if staff say there is no impediment to do this, they are not the elected representatives of the residents, and you alone decide how you will act.

>

> So I ask: "Do you want this type of property use? Are you willing to accept the responsibility of encouraging illegal and dangerous behaviour? Do you believe that the rights of irresponsible property owners should be respected, ahead of residents and property owners who obey the laws and have consideration for their neighbours?"

>

> Do not approve this temporary zoning. The owner knew how the property was zoned when they bought the land, and the restrictions, and knowingly engaged in illegal behaviour. Do not reward an owner who is only seeking legal accommodation now that they have been caught behaving illegally. Municipal governments are not the social services; they have no obligation to "feel sorry" for this owner, or to "rehabilitate" them.

>

> Do not endanger the lives of our neighbours and their children. Let's encourage legal businesses instead who

respect the neighbours around them, and who accept their responsibility to be good business owners.

>

> With respect,

>

> Rima Dornfeld,

> Caledon Resident of Twenty-Six Years

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina Bellisario)  
**Subject:** FW: [External] 10481 Highway 50, Vaughan - ILLEGAL TRUCK YARD!  
**Date:** March-30-26 9:38:25 AM

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

From: Sandra Severino <[REDACTED]>  
Sent: Monday, March 30, 2026 9:07 AM  
To: Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Clerks@vaughan.ca  
Subject: [External] 10481 Highway 50, Vaughan - ILLEGAL TRUCK YARD!

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Dear Vaughan Decision Makers,

First of all I would like to say I am a “Woodbridge Resident!

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
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  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
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  - Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
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  - The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
  - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Sandra Severino

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda item6.3  
**Date:** March-30-26 9:38:34 AM

---

**From:** Vicki Andreacchi [REDACTED]  
**Sent:** Monday, March 30, 2026 9:03 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [joshua.cipolletta@vaighan.ca](mailto:joshua.cipolletta@vaighan.ca)  
**Subject:** [External] Agenda item6.3

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Hello

I am writing to you as a fellow Bolton residence and express my concern of what granting zoning to this use on the lands expressed in item 6.3. This, among several other pieces of lands that reside on the city of Vaughan lands, is causing very unsafe roads in that area not to mention environmental hazard. They do not follow proper protocols, making illegal u-turns, driving on the road side of the roads. This puts our lives at risk. City of Vaughan granting the zoning is essentially giving permission to the drivers and land owners to continue to operate as such putting everyone at risk. City of Vaughan needs to take the residents concerns seriously and not allow this or any other lands being used for this purpose. The city of Vaughan really needs to pay attention to how the lands are being used along the border of Bolton and town of Caledon and shut these operations down rather than giving permission. It is risking lives, please we are pleading with you to stop the use and clean up all areas.

Thank you, a very concerned Bolton Residence

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Urgent: Public Safety Concerns – Agenda Item 6.3 (10481 Highway 50)  
**Date:** March-30-26 9:38:46 AM

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**From:** (null) COLELLA [REDACTED]  
**Sent:** Monday, March 30, 2026 9:03 AM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Urgent: Public Safety Concerns – Agenda Item 6.3 (10481 Highway 50)

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Dear Members of Vaughan Council,

We are writing to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda, specifically the Temporary Zoning By-law Amendment application for 10481 Highway 50.

This property is currently operating as an illegal truck yard and presents serious and ongoing public safety risks to the community.

Due to the center median on Highway 50 at this location, access to the property is restricted to right-in/right-out movements. Despite this, vehicles, particularly large trucks, frequently engage in dangerous and unlawful maneuvers in order to travel southbound. These include:

- Driving southbound in the northbound lanes, directly into oncoming traffic
- Performing U-turns just north of the property, including with large transport trucks

- Traveling along the northbound shoulder to access the driveway

These behaviors occur regularly and create a significant hazard for all road users.

In addition to safety concerns, the property is subject to multiple by-law violations, including at least one matter currently before the courts. Recommending approval of a temporary zoning application under these circumstances risks reinforcing a precedent where property owners operate outside the law first and seek approval afterward.

There are also serious environmental concerns that remain unaddressed:

- Unauthorized fill has been brought onto the site, altering Rainbow Creek, with no clear remediation plan outlined
- The Environmental Site Assessment identifies areas of contamination and improper storage, yet no cleanup is required prior to granting temporary zoning
- City comments indicate that remediation may be deferred until future development, despite the likelihood of continued site use and potential for further environmental impact

This approach raises concerns about both environmental stewardship and accountability.

It is deeply concerning that approval is being recommended for a property that continues to pose risks to public safety and the environment. I respectfully urge the Committee to reject this temporary zoning application, continue enforcement actions, and prioritize the safety and well-being of the community over the interests of non-compliant land use.

As residents of Bolton, my husband and I are directly impacted by the safety and environmental concerns outlined above.

Thank you for your time and consideration.

Sincerely,

Sebastiano and Loredana Colella

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina Bellisario)  
**Subject:** FW: [External] 10481 Highway 50, City of Vaughan  
**Date:** March-30-26 9:39:17 AM

---

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

From: Sandra Severino [REDACTED]  
Sent: Monday, March 30, 2026 8:30 AM  
To: Clerks@vaughan.ca  
Subject: [External] 10481 Highway 50, City of Vaughan

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Dear Vaughan Decision Makers,

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This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
  - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
  - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
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  - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Mr. and Mrs. Severino

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda item 6.3 - Zoning for 10481 Hwy 50  
**Date:** March-30-26 9:40:52 AM

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**From:** J R [REDACTED]  
**Sent:** Monday, March 30, 2026 6:49 AM  
**To:** Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Agenda item 6.3 - Zoning for 10481 Hwy 50

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Hello Joshua,

I am writing this morning to express my concerns regarding the Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda, specifically regarding the Temporary Zoning application for location 10481 Highway 50.

First and foremost I'd like to say that I am a survivor of a bad motor vehicle accident involving a trucker trailer from one of these illegal truck yards. I'm lucky to be alive. Below is my concern involving this property.

It is currently an illegal truck yard that poses serious public safety risks to the community for several reasons pointed out by residents of Vaughan and surrounding areas:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:

- Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
- Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
- Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)

- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50

- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact

- Lack of concern for environmental damage and no intention to resolve existing concerns:

- Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
- The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
- The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future

○ This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is extremely hard to hear and disappointing that City of Vaughan staff are recommending approval of a temporary zoning application for this property that is putting the public of Vaughan and surrounding areas at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

Joe Russo

Sent via [BlackBerry Hub+ Inbox for Android](#)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Temporary zoning.  
**Date:** March-30-26 9:42:40 AM

---

**From:** Francesco Varano [REDACTED]  
**Sent:** Sunday, March 29, 2026 5:12 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Temporary zoning.

**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 Vaughan Decision Makers,

It is beyond concerning that Vaughan loves to condone illegal activity and criminal behaviour. Should anyone's lives be lost due to the terrible truck driving from inexperienced drivers, illegal loads, poorly maintained trucks, or any other concerns for that matter, the city of Vaughan should be directly responsible in a court of law and the person in charge of signing off on allowing a company with multiple by law infractions against it to get temporary zoning should be PERSONALLY responsible. The city of Vaughan staff that approve this should have many sleepless nights over this. It's completely unacceptable. Vaughan wonders why break and enters happen.... It's because you condone and encourage lawbreaking. You should be ashamed of yourself.

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
  - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on

traffic) to avoid the island and head southbound on Highway 50

- Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)

- Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)

- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50

- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact

- Lack of concern for environmental damage and no intention to resolve existing concerns:

- Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue

- The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted

- The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future

- This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda item 6.3- March 31, 2026  
**Date:** March-30-26 9:43:01 AM

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

From: Rita Salvatore [REDACTED]  
Sent: Sunday, March 29, 2026 5:13 PM  
To: Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
Subject: [External] Agenda item 6.3- March 31, 2026

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 Vaughan Decision Makers,

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This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

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  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50
- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact
- Lack of concern for environmental damage and no intention to resolve existing concerns:
  - Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
  - The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
  - The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
  - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Rita Salvatore

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Temporary Zoning to the yard at 10481 Highway 50  
**Date:** March-30-26 9:43:08 AM

---

**From:** Mary Roache [REDACTED]  
**Sent:** Sunday, March 29, 2026 5:31 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Temporary Zoning to the yard at 10481 Highway 50

**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 Vaughan Decision Makers,

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:

- Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50.
- Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns).
- Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks).

This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50.

This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact.

Lack of concern for environmental damage and no intention to resolve existing concerns:

- Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue.
- The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted.
- The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future.

This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now.

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Mary Roache  
King Arthur's Ct  
Bolton, ON [REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Temporary zoning yard at 10481 hwy 50  
**Date:** March-30-26 9:43:18 AM

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**From:** giovanna greco [REDACTED]  
**Sent:** Sunday, March 29, 2026 5:33 PM  
**To:** Clerks@vaughan.ca; joshua.cipoletta@vaughan.ca  
**Subject:** [External] Temporary zoning yard at 10481 hwy 50

**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 afternoon

There is a median island on Highway 50 right in front of the driveway to this property - as we have seen, drivers entering & exiting this property take chances driving into oncoming traffic, driving in the wrong direction on the road shoulder, and pulling U turns on Highway 50 - putting all of our lives at risk

The fill that has been brought in illegally has altered the course of Rainbow Creek

Concerns about environmental damage due to improper storage of several things on the property

Several by-law notices (Dec 2022, May 2023 and Nov 2023) for improper use of the land and a violation for fill being removed/added without a permit is before the courts.

Regards  
Giovanna Greco

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda Item 6.3  
**Date:** March-30-26 9:43:27 AM

**C15**  
**Communication**  
**CW(1) – March 31, 2026**  
**Item No. 3**

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**From:** Rebecca Fale [REDACTED]  
**Sent:** Sunday, March 29, 2026 6:01 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Agenda Item 6.3

**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 Vaughan Decision Makers,

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
  - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
  - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50
- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for

approval after the fact

- Lack of concern for environmental damage and no intention to resolve existing concerns:

- Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue

- The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted

- The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future

- This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

Rebecca Fale

From: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
To: Adeline Bellario  
Subject: FW: [External] Illegal truck yards  
Date: March-30-26 9:43:43 AM

From: Horaciog [REDACTED]  
Sent: Sunday, March 29, 2026 6:24 PM  
To: Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
Subject: [External] Illegal truck yards

**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.

On Tuesday, March 31st at 1 pm - the City of Vaughan Council will decide if they grant temporary zoning to the yard at 10481 Highway 50 (note that City of Vaughan staff are recommending approval of the temporary zoning). Here's a link to the Agenda Item 6.3: <https://pub-vaughan.escrime.com/Meetings.aspx?id=8b337c8e-89d8-447a-a99c-7544492cd441&Agenda=Agenda&lang=English&item=21&Tab=attachments>

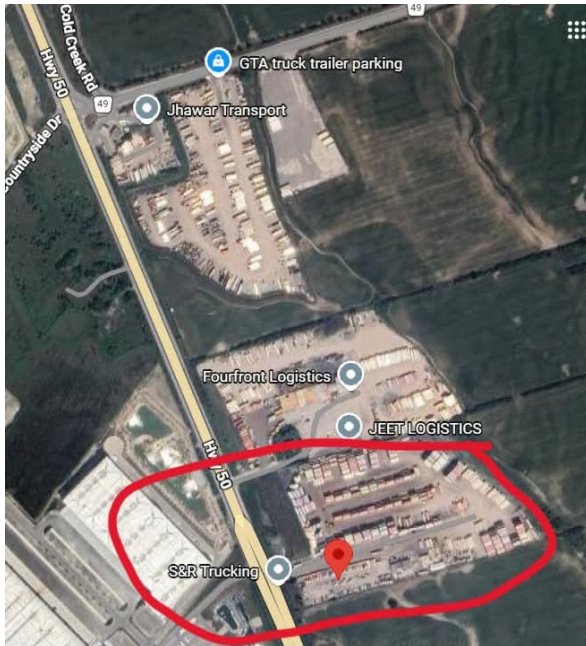
What are the concerns with this property?

There is a median island on Highway 50 right in front of the driveway to this property - as we have seen, drivers entering & exiting this property take chances driving into oncoming traffic, driving in the wrong direction on the road shoulder, and pulling U turns on Highway 50 - putting all of our lives at risk

The fill that has been brought in illegally has altered the course of Rainbow Creek

Concerns about environmental damage due to improper storage of several things on the property

Several by-law notices (Dec 2022, May 2023 and Nov 2023) for improper use of the land and a violation for fill being removed/added without a permit is before the courts







**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda item 6.3  
**Date:** March-30-26 9:43:48 AM

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**From:** karen cirillo [REDACTED]  
**Sent:** Sunday, March 29, 2026 6:42 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Agenda item 6.3

**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 Vaughan Decision Makers,

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
  - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
  - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)

- Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
  - This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50
  - This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact
  - Lack of concern for environmental damage and no intention to resolve existing concerns:
    - Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
    - The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
    - The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
    - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners

that use their properties illegally.

Thank you,  
Karen Cirillo

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina Bellisario)  
**Subject:** FW: [External] Concern for safety  
**Date:** March-30-26 9:44:01 AM

---

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

From: AUDREY FARIS [REDACTED]  
Sent: Sunday, March 29, 2026 7:22 PM  
To: Clerks@vaughan.ca; noshua.cipolletta@vaughan.ca  
Subject: [External] Concern for safety

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.

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

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It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] 10481 Highway 50 zoning  
**Date:** March-30-26 9:44:08 AM

---

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

From: Debbie Famele [REDACTED]  
Sent: Sunday, March 29, 2026 7:36 PM  
To: Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
Subject: [External] 10481 Highway 50 zoning

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 Vaughan Decision Makers,

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It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Debbie

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda 6.3 - March 31st, 2026 Committee of the Whole  
**Date:** March-30-26 9:44:18 AM

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**From:** Carmela Palkowski [REDACTED]  
**Sent:** Sunday, March 29, 2026 8:13 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Agenda 6.3 - March 31st, 2026 Committee of the Whole

**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 Vaughan Decision Makers,

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

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- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact

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It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk. I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

Carmela Palkowski  
Resident who lives off Hwy 50  
Bolton

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Fwd: Agenda 6.3 - March 31st, 2026 Committee of the Whole  
**Date:** March-30-26 9:44:29 AM

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**From:** Juliet Palkowski [REDACTED]  
**Sent:** Sunday, March 29, 2026 8:16 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Fwd: Agenda 6.3 - March 31st, 2026 Committee of the Whole

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Dear Vaughan Decision Makers,

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for [10481 Highway 50](#).

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
  - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
  - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50
- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact

- Lack of concern for environmental damage and no intention to resolve existing concerns:
  - Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
  - The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
  - The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
  - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk. I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

Juliet Palkowski  
Resident who lives off Hwy 50  
Bolton

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda 6.3 - Agenda 6.3 -March 31st, 2026 Committee of the Whole  
**Date:** March-30-26 9:45:34 AM

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**From:** vince anzelmo [REDACTED]  
**Sent:** Sunday, March 29, 2026 10:04 PM  
**To:** mayor@vaughan.ca; Clerks@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Agenda 6.3 - Agenda 6.3 -March 31st, 2026 Committee of the Whole

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Hello.

We are residents in West Woodbridge. Senior residents who live in Adriano Volpentesta's ward. Residents who's 3 married children and grandchildren live in South Bolton. Although my family lives 15 minutes away, we are absolutely embarrassed by what the City of Vaughan has caused in between these 2 municipalities.

We travel there every few days. We fear for our lives. Trucks and truck yards- trucks coming out and about to hit us as we are trying to get to our grandchildren.

my family tells me there is a yard going to be approved after they shouldn't be there?? The address is 10481 Hwy 50. Please tell me this application won't get approved?! Please tell me your government is doing something. We are voters. I came to a meeting with my family one time to understand what MY MAYOR and council is doing for my grandchildren. If the answer is you approve, my vote will change this year.

we Are in danger every time we go to see our family. I remember during election who cares for all these people on Hwy 50.

I will try to come on Tuesday if I feel ok to tell you all in person how upset I am.

Vince and Antonia Anzelmo  
Residents in Woodbridge

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Illegal truck yard Hwy 50 Agenda Item 6.3  
**Date:** March-30-26 9:45:43 AM

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**From:** Shona Lauzon [REDACTED]  
**Sent:** Sunday, March 29, 2026 11:05 PM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Illegal truck yard Hwy 50 Agenda Item 6.3

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  - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
  - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
  - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50
- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact
- Lack of concern for environmental damage and no intention to resolve existing

concerns:

- Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
- The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
- The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
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It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk. I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,  
Shona Lauzon

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] 10481 Highway 50  
**Date:** March-30-26 9:45:54 AM

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**From:** crstna [REDACTED]  
**Sent:** Monday, March 30, 2026 12:20 AM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] 10481 Highway 50

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Thank you,

Christina Chief

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Subject: 10481 Highway 50, City of Vaughan  
**Date:** March-30-26 10:18:43 AM

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**From:** Robbie Papais [REDACTED]  
**Sent:** Monday, March 30, 2026 10:18 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [joshua.cipoletta@vaughan.ca](mailto:joshua.cipoletta@vaughan.ca)  
**Subject:** [External] Subject: 10481 Highway 50, City of Vaughan

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- Lack of concern for environmental damage and no intention to resolve existing concerns:

- Fill has been brought in illegally and altered

one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue

○ The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted

○ The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future

○ This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners

that use their properties illegally.

Thank you,  
Mrs. Papais  
Vaughan, Ontario

[Sent from Yahoo Mail for iPhone](#)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina Bellisario)  
**Subject:** FW: [External] Temporary Zoning application for 10481 Highway 50  
**Date:** March-30-26 11:41:34 AM

---

**From:** [REDACTED]  
**Sent:** Monday, March 30, 2026 11:38 AM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] Temporary Zoning application for 10481 Highway 50

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I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

Carmela Roberts

█ Sant Farm, Bolton, On █  
█  
█

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] 10481 Highway 50 - Temporary Zoning  
**Date:** March-30-26 11:50:23 AM  
**Attachments:** [image001.png](#)

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**From:** Carlo LaValle <clavalle@vanguardrealty.ca>  
**Sent:** Monday, March 30, 2026 11:50 AM  
**To:** Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Subject:** [External] 10481 Highway 50 - Temporary Zoning

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This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access
  - I have frequently observed trucks and cars entering and leaving this property driveway dangerously in an attempt to head southbound on Highway 50, including:
    - **Driving southbound in the northbound lanes** of Highway 50 (**into oncoming head on traffic**) to avoid the island and head southbound on Highway 50
    - **Pulling U turns on Highway 50** just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
    - **Driving southbound on the northbound shoulder of Highway 50** to access the driveway (this includes 18 wheeler trucks)
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  - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is **putting the public at risk**.

I can only assume that you're even considering this because the property is on the outskirts of your municipality and not deserving of your attention.

I am urging Vaughan's Committee to reject the approval of this temporary zoning and to continue enforcement activities on this property, and most importantly to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

**Carlo La Valle**

Salesperson

**Vanguard Realty Brokerage Corp.**



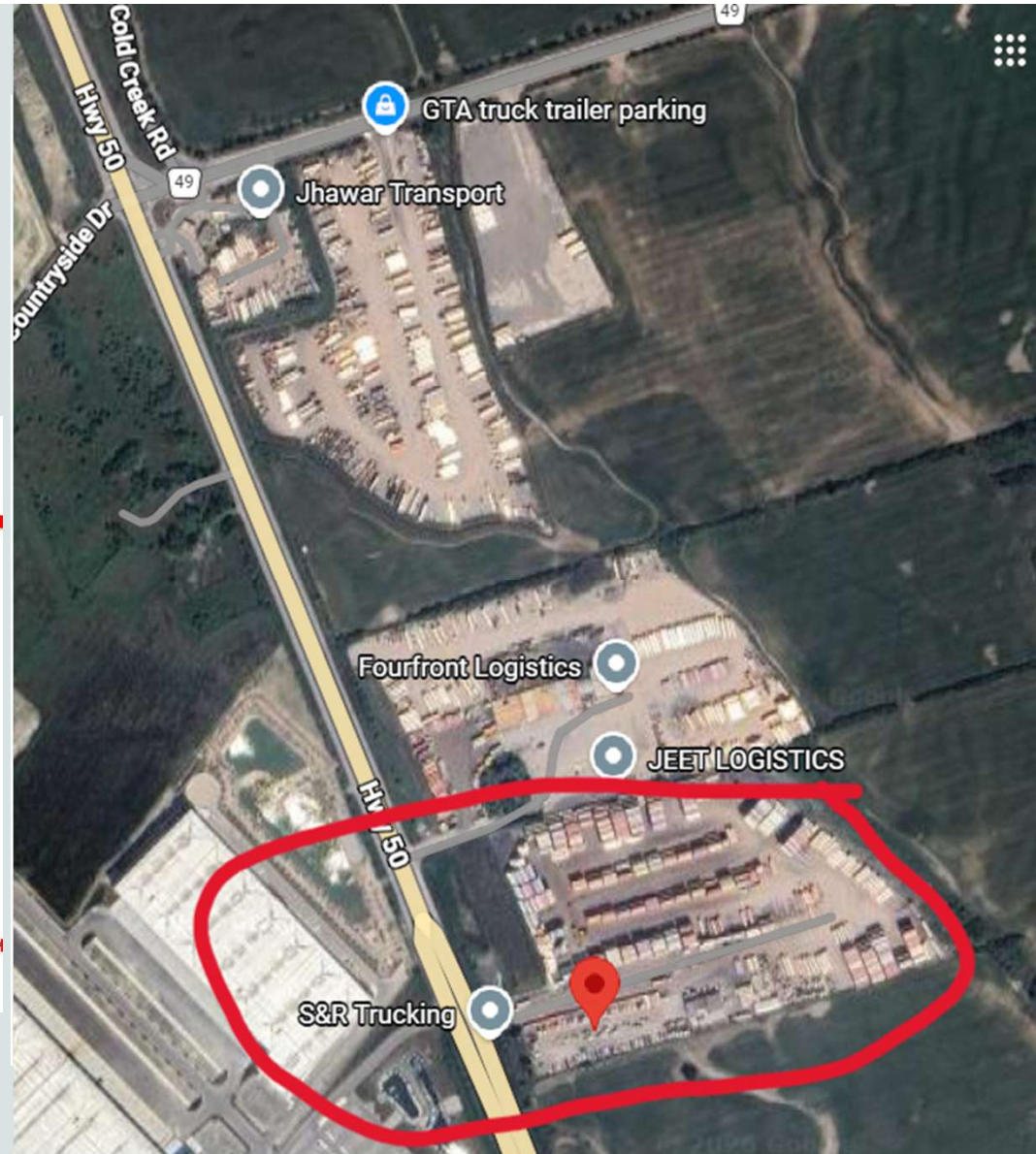
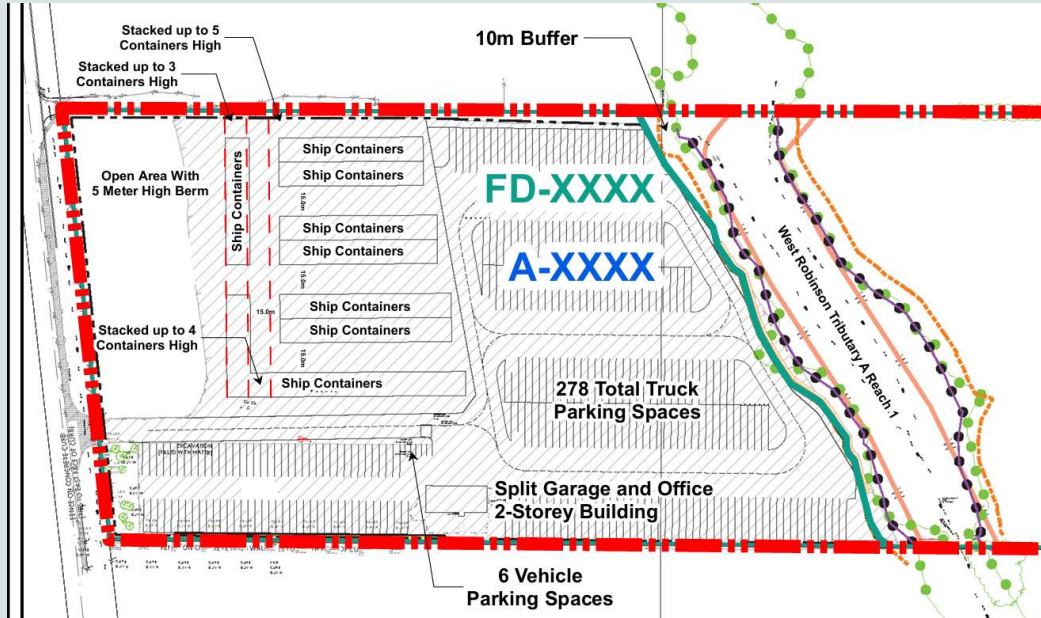
668 Millway Ave - Unit 6 – Vaughan – Ont. - L4K 3V2

Office: 416-856-8111 | Desk: 905-288-4621 | Mobile: 416-294-7073

[clavalle@vanguardrealty.ca](mailto:clavalle@vanguardrealty.ca)

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# Mar 31, 2026 Agenda Item 6.3 Z.25.007 for 10481 Hwy 50



# Photos from the Environmental Report showing Areas of Concern



# Environmental Concerns not being addressed

Several environmental concerns stem from the maintenance garage & storage of things related to truck maintenance - and yet the temporary zoning being recommended includes continuation of these activities, with no resolution to the concerns.

As per the Comment Response Matrix, Environmental Engineer's comments on page 4:

- As the property is intended for continued use as a truck terminal, is assumed not to introduce additional environmental risk, and the minor nature of the proposed development application - additional investigation (e.g. a Phase Two ESA) is not required at this time
- But it will be required for any further development of this site

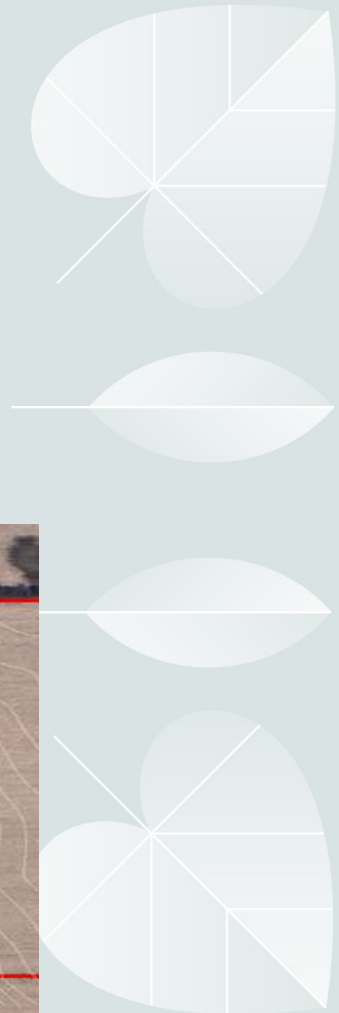
There is no requirement for the existing environmental concerns to be addressed?



# Impact to Water Tributaries not being addressed

The environmental reports show that **land alterations are negatively impacting the water tributaries** due to stormwater runoff. According to the TRCA, **fill has been placed that disrupts an existing watercourse channel.**

The current staff report mentions a 'minor encroachment' on the regional floodplain (aka Rainbow Creek in the photo below) & that a 10-meter buffer be maintained to the realigned regional flood plain - meaning **nothing will be done address the filling of Rainbow Creek**. And TRCA also indicated Robinson Creek will be realigned with the Block 66 West review & site-specific applications. So, **nothing will be done to address the erosion due to stormwater runoff?**



# Public Safety Concerns related to Traffic being Ignored

A reminder of the daily traffic issues generated by this site that are endangering the public.

- Trucks & cars entering & exiting this property are driving dangerously to avoid the center median in front of the driveway on Highway 50, including:
  - *Driving southbound **into oncoming northbound traffic** to get around the median*
  - ***Making U turns** around the median, just north of the property's driveway (cars and 18 wheelers)*
  - *Driving **southbound on the northbound shoulder** (see the 18 wheeler example)*

**We simply do not understand how the traffic reports related to this site completely ignore these critical public safety issues.**



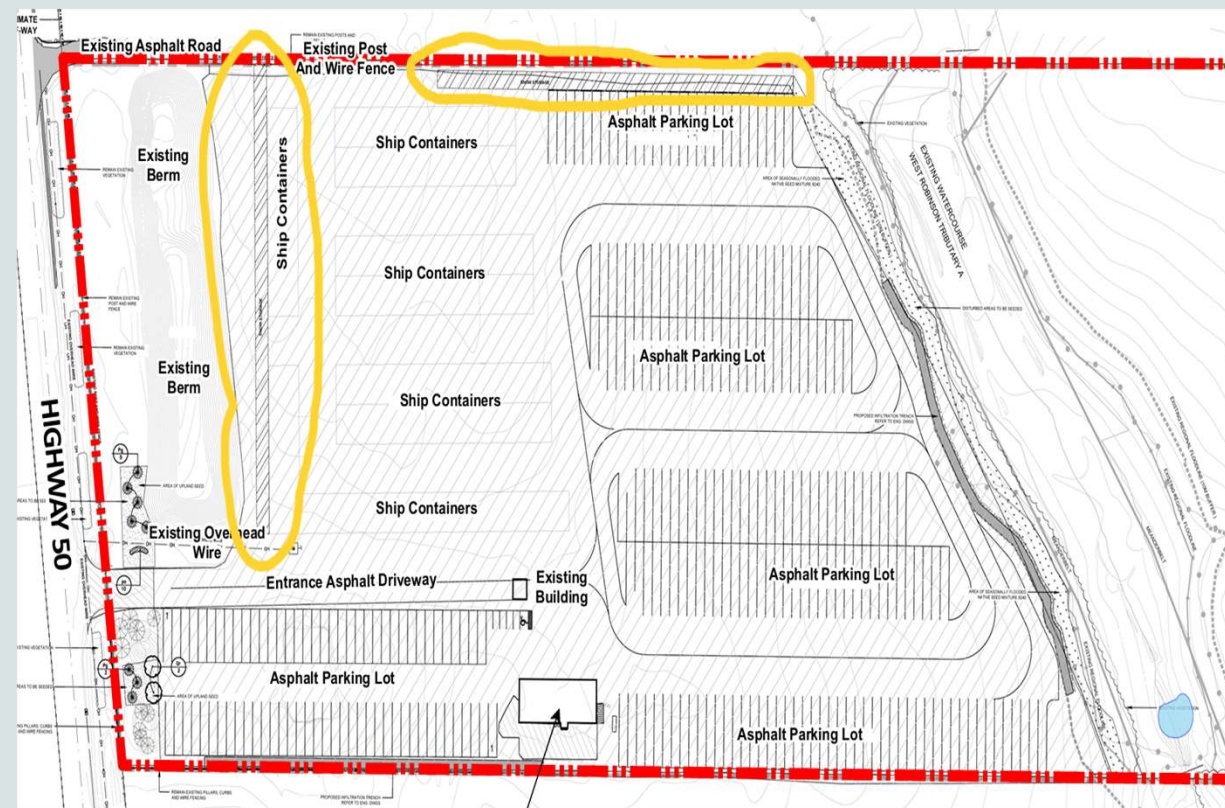
## Revised Site Plan shows Snow Storage in Areas that May be Inaccessible

Considering the current use level of the site, it's very likely that intermodal containers will be piled 3, or more high on the proposed western site for snow storage.

**Is it realistic to expect this is an appropriate and accessible place to store snow?**

The proposed northern snow storage site is also likely to be relatively inaccessible if trucks are parked in the northern section of the lot.

**Overall, is this enough snow storage for the site? And is it reasonably accessible to store snow with the lot fully in use?**



# Public Safety should be addressed Before Temporary Zoning is Considered

The significant **public safety concerns need to be properly addressed** before this property is considered for temporary zoning

This property also has **several notices from by-law and charges before the courts and yet continues to operate illegally.**

Granting temporary zoning approval reinforces the wrong message - that landowners can use their properties in any way they want to, without proper zoning, and only ask for zoning approval after the fact.

**Residents and commuters expect landowners and the City of Vaughan to take public safety seriously and require resolution to any outstanding concerns on this property prior to considering any change in zoning. Please consider the safety of the public, and do not grant temporary zoning to this property today.**





# Thank you

AMANDA CORBETT  
Resident of Bolton

---

