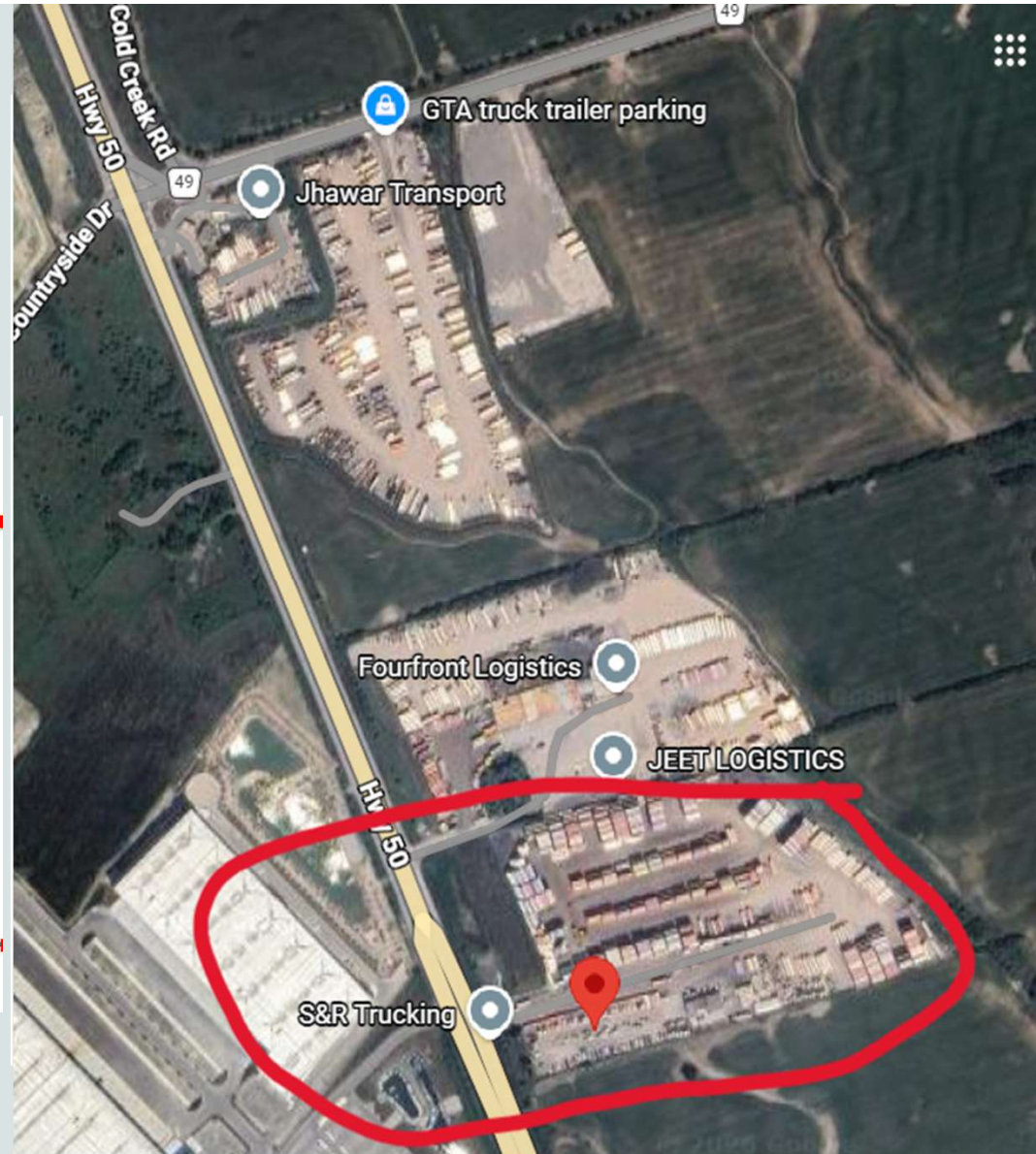
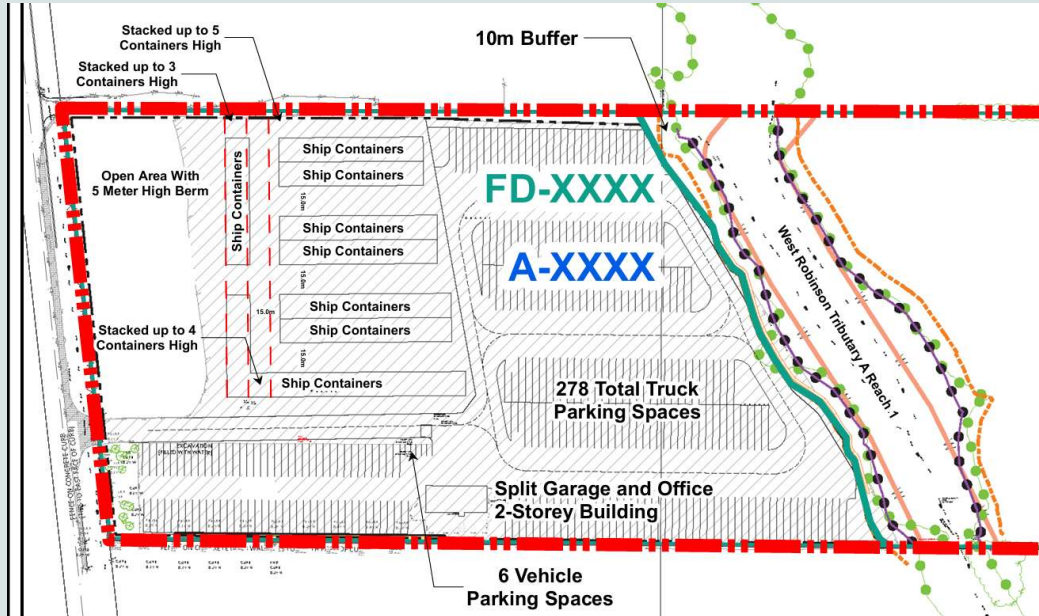


Mar 31, 2026  
Agenda Item 6.3  
Z.25.007 for 10481 Hwy 50



# 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

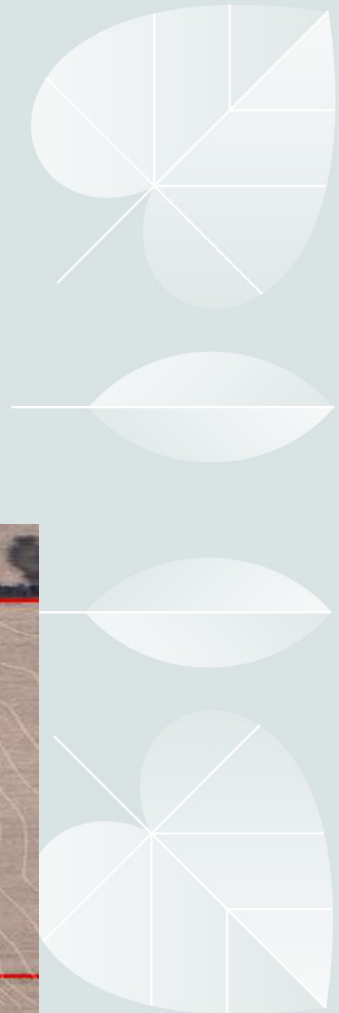
There is no requirement for the existing environmental concerns to be addressed?



# 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.**



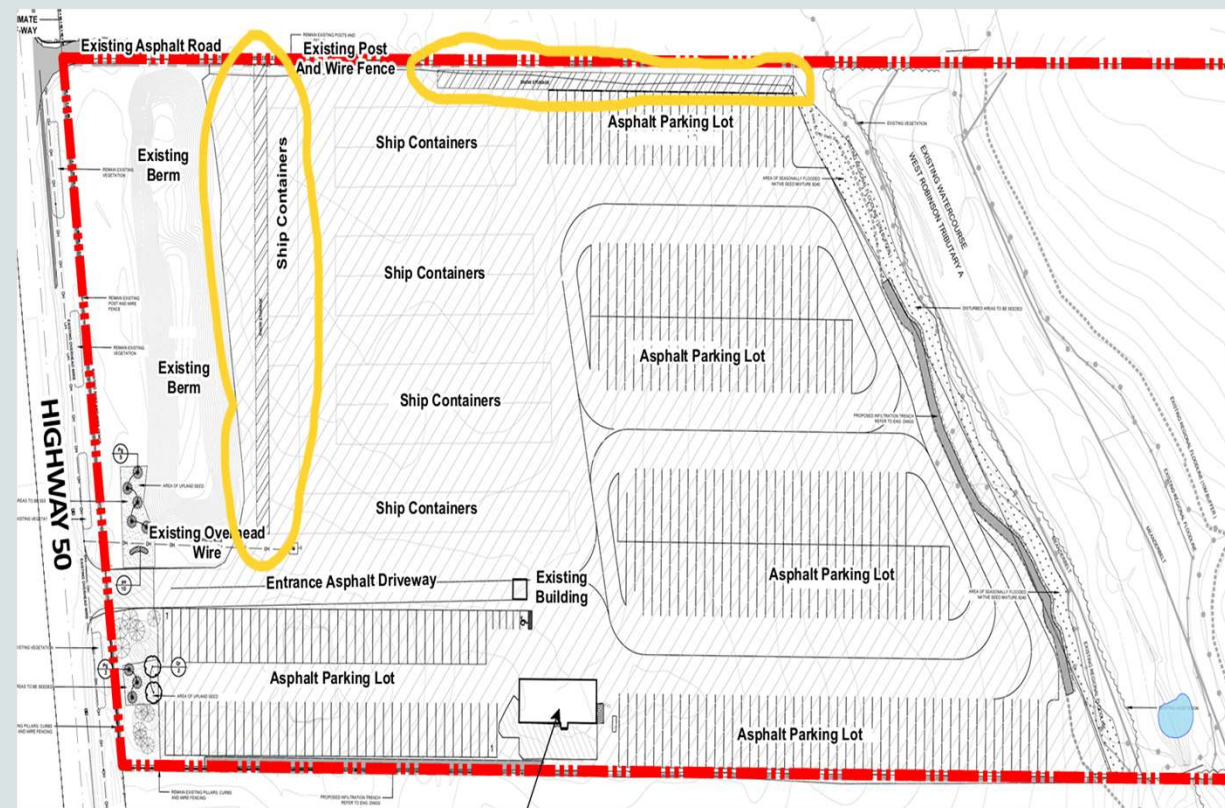
## Revised Site Plan shows Snow Storage in Areas that May be Inaccessible

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

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