

C8
Communication
CW (PM) – June 1, 2021
Item# - 4

From: Clerks@vaughan.ca
To: [Bellisario, Adelina](#)
Subject: FW: [External] 3230 King Vaughan Rd
Date: May-31-21 12:05:18 PM
Attachments: [IFordLetter June1 PublicMeeting.pdf](#)


From: IRENE FORD [REDACTED]
Sent: Monday, May 31, 2021 12:04 PM
To: Clerks@vaughan.ca
Subject: [External] 3230 King Vaughan Rd

Hello,

Please find attached a letter to be added to tomorrow agenda regarding the above properties application.

I would also like to speak to this item and will send the form momentarily.

Thanks,
Irene

Irene Ford
Woodbridge, ON


Vaughan City Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Re: Public Meeting June 1 @ 7pm, Agenda Item 3(4) Entitled Royal King Valley Holdings Inc. Zoning By-Law Amendment File Z.21.004 Temporary Use 3230 King Vaughan Road Vicinity of King Vaughan Road and Highway 400

Mayor Bevilacqua, Regional Councillors and Local Councillors,

The combination of the current provincial government's complete and utter disregard for environmental protection, persistence to push through the nonsensical Highway 413 and the pandemic has resulted in me paying acute attention to local planning decisions in the City of Vaughan. I have been continually disappointed by the governance in Vaughan, the lack of political will and enforcement by staff and the connections that have been found to overly influential powerful developers, in particular with MZO's and lands surrounding the proposed highway 413.

Of all of the research I have done this year 3230 King Vaughan Road has opened my eyes the most and been the most upsetting to me personally. The level of non-compliance and lack of action or ability to act by the City of Vaughan is disturbing. The following is a summary of what I have found.

- A pre-fabricated structure was erected in 2018 without a building permit, conveniently when the King-Vaughan Road was closed due to bridge construction from the expanded Highway 400.
- A fence that appears higher than permitted by the City's current by-laws surrounds the site and weather intentional or not conceals site activities from the public.
- Vaughan by-law was notified in 2018 when construction started yet a **Notice of Violation was not issued until May 19, 2020¹**.
- **Vaughan Building Standards issued a Order to Comply September, 2018 and a Stop Work Order November 2018** (refer to Attachment 1). The building is still standing and it is unclear if any further action has been taken other than to 'bring the applicant into compliance' through submission of the development application.
- **There is nothing temporary about this site** they have poured a 15cm thick concrete pad over an area greater than 1,500 m²/16,000 ft²

¹ Refer to pg. 2: <https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=71120>

- **There is nothing proposed in this development application** they are operating and had trucks going all day last Sunday May 30, 2021 from 8am to 6pm
- The applicants planned activities for this site are unclear and the application lacks sufficient details. **They indicate they will manage ‘material’ but do not provide sufficient details to be able to confirm or deny if they are planning to manage and conduct activities that require approval under the Environmental Protection Act.**
- There are three certificates of registration approved by the MECP². **The Site is not approved under the Environmental Protection Act nor have they applied to be a ‘waste receiving site’ yet they have applied to have their trucks approved for a waste haulage system to haul various materials, including but not limited to: contaminated soil and biosolids.**
- The local Environmental Officer was emailed and confirmed that the site is not nor have they applied to become a ‘waste receiving site’ yet dump trucks full of undefined ‘material’ are observed entering and exiting the site daily. How is the public to know what ‘material’ is being managed and if it is being managed as per the applicable legislation.

Already the City of Vaughan has a legacy at 5550 Langstaff Road, Kleinberg that has been going on for decades³. Council cannot pretend to not know the risks and what can happen with rogue developers/businesses.

City of Vaughan Staff responses when inquiry about this project have been mixed. Vaughan planning staff were transparent that the site was not operating illegally on a site agriculturally zoned site with exceptions for school bus storage as per By-Law about this site with Vaughan planning staff continually directed me to inquire with by-law 1-88 Exception 9(670). Planning staff were not transparent when asked about the building code violation and at no point suggested I should contact Building Standards. When Building Standards was asked they did promptly indicate an order had been issued against the site but offered no further information.

It is unclear if the City of Vaughan even has authority to approve what it being requested since the area is within the GTA West Corridor Focused Area of Analysis.

For such gross non-compliance and blatantly not following the by-laws and legislation there appears to have been little to no consequences the site never stopped operating. I would have never believed a municipal government would have such little power and ability to do anything

² <https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2251948>
<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2224879>
<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2206537>

³ <https://www.thestar.com/news/gta/2016/06/06/vaughan-dump-cleanup-snagged-in-web-of-lawsuits.html>

in the face blatant illegal operations and construction. It remains unclear to me if it is a lack of political will, staff inability to do anything or there are simply no consequences.

Please do not approve this application and consider conducting a review to determine why there has been such little action and ability for Vaughan staff to act and enforce compliance with legislation and by-laws.

Thank you,
Irene Ford



2141 Major Mackenzie Drive
The City of Vaughan, Ontario
Canada L6A 1T1
Tel (905) 832-2281
BCIN 19212

ORDER TO COMPLY

Pursuant to section 12(2) of the Building Code Act, 1992

ORDER NUMBER: 18-279 OB

DATE ORDER ISSUED: SEPTEMBER 24, 2018

ADDRESS TO WHICH ORDER APPLIES:

3230 KING-VAUGHAN RD, KING, CON 5, PT LOT 1,
AND RP 65R13663, PARTS 1, 2 AND 4, VAUGHAN

APPLICATION/PERMIT NUMBER: N/A

ORDER ISSUED TO:

ROYAL KING VALLEY HOLDINGS INC.
#33-3560 RUTHERFORD RD
VAUGHAN ON L4H 3T8

ORDER ISSUED TO:

ROYAL KING VALLEY HOLDINGS INC.
RAIMONDO IANNELLO
54 NAPIER ST
KLEINBURG ON L0J 1C0

The inspection on or about **SEPTEMBER 21, 2018** at the above-referenced address found the following contraventions(s) of the Building Code or the Building Code Act, 1992.

You hereby ordered to correct the contraventions itemized below immediately, by the dates listed below, or by **OCTOBER 31, 2018**.

ITEM	REFERENCE	DESCRIPTION AND LOCATION	REQUIRED ACTION AND COMPLY DATE
1	OBCA 8.-(1)	CONSTRUCTION OF A ONE-STOREY DETACHED BUILDING HAS BEEN UNDERTAKEN PRIOR TO OBTAINING THE REQUIRED BUILDING PERMIT.	OBTAIN THE REQUIRED BUILDING PERMIT OR REMOVE THE UNAUTHORIZED CONSTRUCTION AND RESTORE THE BUILDING/PROPERTY TO ITS FORMER STATE. NOTE: FOR THE PURPOSE OF INSPECTION, PROVIDE A REPORT FROM AN ARCHITECT AND/OR A PROFESSIONAL ENGINEER CERTIFYING THAT ALL UNAUTHORIZED CONSTRUCTION MEETS THE REQUIREMENTS OF THE ONTARIO BUILDING CODE ACT AND REGULATIONS.

☐ SEE SCHEDULE "A"

ORDER ISSUED BY:

NAME: Peter Jung

BCIN: 19992

SIGNATURE: 

TELEPHONE NUMBER: 905-832-8511, Ext. 8129

Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or registered Code Agency. [Building Code Act, 1992 s. 20]
- An order may be appealed to The Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 24]
- Failure to comply with this Order could result in a stop work Order. [Building Code Act, 1992 s. 14]
- Failure to comply with this Order is an offence, which could result in a fine. [Building Code Act, 1992 s. 36]
- No construction affected by this order is to be covered until inspected and approved. [Building Code Act, 1992 s. 13]



2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel (905) 832-2281
BCIN 19212

STOP WORK ORDER

Pursuant to Subsection 14(1) of the *Building Code Act, 1992*

ORDER NUMBER: 18- 303 OB

DATE ORDER ISSUED: November 19, 2018

ADDRESS TO WHICH ORDER APPLIES:

3230 KING-VAUGHAN RD, KING, CON 5, PT
LOT 1, AND RP 65R13663, PARTS 1, 2 AND 4,
VAUGHAN

APPLICATION/PERMIT NONE

ORDER ISSUED TO:

ROYAL KING VALLEY HOLDINGS INC.
#33-3560 RUTHERFORD RD
VAUGHAN ON
L4H 3T8

AND TO:

ROYAL KING VALLEY HOLDINGS INC.
RAIMONDO IANNELLO
54 NAPIER ST
KLEINBURG ON
L0J 1C0

The inspection on or about November 16, 2018 at the above-referenced address found the following contravention(s) of the *Building Code Act, 1992* or the *Building Code* have not been rectified as required by the Order(s) indicated below:

Order to Comply number 18-279 OB dated September 24, 2018

Order Not to Cover number _____ dated _____

Order to Uncover number _____ dated _____

You are hereby ordered to immediately cease construction and/or demolition as specified below:

ITEM	DETAILS
1.	Construction of a one-storey detached building has been undertaken prior to obtaining the required building permit.

ORDER ISSUED BY:

NAME: Ben Pucci, P. Eng.
Chief Building Official

BCIN: 44530

SIGNATURE:

TELEPHONE NUMBER: 905-832-8510 X 8872

Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an Inspector or Registered Code Agency. [Building Code Act, 1992 s. 20]
- An Order may be appealed to the Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 24]
- Failure to comply with this Order is an offence which could result in a fine. [Building Code Act, 1992 s. 36]
- When a Stop Work Order is issued, no person shall perform any act in the construction or demolition of the building in respect of which the Order is made other than work necessary to carry out an Order to Comply, the Order Not to Cover, or an Order to Uncover. [Building Code Act, 1992 s. 14]