

C10
Communication
CW (PM) – June 1, 2021
Item# - 4

From: Clerks@vaughan.ca
To: [Bellisario, Adelina](#)
Subject: FW: [External] File Z.21.004 Royal King Valley Holdings
Date: May-31-21 11:23:38 AM
Attachments: [Request to speak form for Electronic Meetings.pdf](#)
[ATT00001.htm](#)
[File Z.21.004.docx](#)
[ATT00002.htm](#)

From: alexandra ney [REDACTED]
Sent: Monday, May 31, 2021 11:20 AM
To: Clerks@vaughan.ca
Subject: [External] File Z.21.004 Royal King Valley Holdings

Good morning,

Please find my attached request to speak form for electronic meetings and my letter for the Mayor and Councillors.

Please send confirmation this has been received.

Please also advise on how to make the electronic deputation procedure.

Thanking you.

Kind regards,
Alexandra Ney

June 1st, 2021

To Mayor Bevilacqua and Councillors/Regional Councillors:

Re: 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

In response to this Zoning By-law Amendment File Z.21.004, to amend the Zoning By-law to permit a temporary use for a maximum period of three year. The owner proposes a temporary Contractors Yard with the outdoor storage of construction equipment and materials and a prefabricated storage building with accessory office use, as shown on Attachments 2 to 4.

Why are we here today listening to this Zoning By-law amendment approval request, 2 years after site development? The site had been a School bus parking area, no pavement or asphalt was visible, no buildings stood on the site. Suddenly a building went up in 2018 when King Vaughan Road was closed off during the Highway 400 bridge overpass demolition and rebuild. Next - high wooden fencing, landscaping, enhanced earth berm, parking lots, equipment storage areas, extensive outdoor lighting, septic (shown on site plan) and outside storage of materials. In the report, from the Deputy City Manager Planning and Growth Management, it states a pre-application consultation meeting occurred December 3, 2019, application was deemed complete March, 15, 2021. How does this relate to the building and all the infrastructure being constructed and the site operating during this process? Is this allowed, before zoning, by-law and building and this procedure to give public input? Were they skipping over the zoning, by-law and compliance, licensing and permit services and business applications? The report also states two companies currently operate on the Subject Lands. Both companies utilize the existing prefabricated storage building, the accessory office uses, and have outdoor storage areas.

This is not a Public consultation. Mayor and Councillors, are you not outraged and insulted by this submitted zoning by-law amendment request 2 years too late, after the building and infrastructure is in place, and they have been operating out of the site?

As a Residential Neighbour, I am greatly affected daily by this level of non-compliance, daily impacted by all the truck traffic to and from the site. **I'm asking you to say no to this application to amend the zoning by-law to permit a temporary use for a maximum of three years.**

Here are a few considerations why I ask this:

With a constructed building with offices (as shown in Attachments 2 to 4) site infrastructure and landscaping, it is fundamentally wrong for this well-established operational business to come forward with a zoning by-law amendment application, after the fact. I'm concerned what type of message you are sending, if you provide a temporary permit after the site is developed and operating.

- 1) **Protect our well-water.** Residents in the area are dependent on well-water, how much water is being consumed on site? Will our wells run dry? You have another operation in the same vicinity, consuming water. Residents have a right to be concerned about wells running dry with potential heavy commercial water usage in the area. Environmentally how will this affect the Humber River tributary and wetlands if there is heavy water consumption?
- 2) **What materials are stored** on site – once again the site has been operating for months and months. I see gravel and broken asphalt storage on the attached site plan. What permits if any are required and do they have? Trucks are seen going out past our home loaded with material, even on Sundays. Potential dust drift (particulate matter) from site storage – winds are predominantly from the East and South- East. This wind direction would send the dust directly at our property. Will we be impacted and if so, how will you protect us?
- 3) A) **I ask you to review and heavily consider the impactful items - *development planning department has identified matters to be reviewed in greater detail, - 13 items in total.*** Noted these two comments. *“The Subject Lands are within Ministry of Transportation (MTO) GTA West Corridor Protection Area. The MTO has advised that they cannot permit or give final approval on any application within this area until the Environmental Assessment process and alignment is further determined to have no impact to the Subject Lands”* How can you give and do you have the authority to give temporary permit in lands in this subject area?

B) *“The Subject Lands are located within TRCA’s Regulated Area pursuant to Ontario Regulation 166/06. The owner will be required to obtain a TRCA permit for any development or site alteration”* The building, storage areas, fence, paved parking, lighting, septic, concrete entrance/exit are built and existing now. How does this conform to the required process if any with TRCA? This area is zoned agricultural, there are farmed lands, Greenbelt, Wetlands and Humber River in the vicinity.
- 4) **King Vaughan Road** – consist of one lane eastbound and one lane westbound. King Vaughan Road has load restrictions. Well posted signage advising trucks about the load restrictions. York Region has issued to the majority of Companies already operating in the vicinity a load exemption permit for all trucks to use Jane Street to enter and exit their premise. The corner of Jane Street and King Vaughan Road is a wide-open area, clean unobstructed site lines, without homes to be effected by all the heavy and frequent truck traffic. We are located at the bottom of a hill; they cannot see us coming out of our driveway. While this is a Regional Road, this is a City of Vaughan Company, if you approve this application, do you have the resources to enforce road compliance and protect us from all this truck traffic?

- 5) **Cumulative effect of truck traffic**, associated noise, dust, dirt and diesel emissions (known health concern) has a profound negative impact on the enjoyment of our home, health and property. We are heavily impacted daily (even on Sundays) by all the trucks coming and going to this location metres from Jane Street. Most days, starting around 6 am onward well past 9 pm. They operate on Sundays – we never get a break. The constant dust kicked up by trucks, noise (engine, brakes and honking) as truck drive by and/or idle at the stop lights a few feet from our house. At this time our trees are being damaged and killed by hot diesel emissions blasting directly at them.
- 6) **What is considered temporary in nature?** This well established and developed property does not appear to be easily terminated or temporary.

In closing, I'm asking you Mayor and Councillors, to not amend the Zoning By-law to permit a temporary use for a maximum period of three years. Thanking you for your time and consideration.

Kind regards,
Alexandra Ney
[REDACTED] King Vaughan Road
Woodbridge [REDACTED]