

**C56**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 29, Item 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Agenda Item: APRA TRUCK LINE OFFICIAL PLAN AMENDMENT FILE OP.19.008 ZONING BY-LAW AMENDMENT FILE Z.19.021 (TEMPORARY USE) SITE DEVELOPMENT FILE DA.20.034 7300 MAJOR MACKENZIE DRIVE VICINITY OF MAJOR MACKENZIE DRIVE AND HIGHWAY 50  
**Date:** June-21-21 11:40:36 AM

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**From:** IRENE FORD [REDACTED]  
**Sent:** Monday, June 21, 2021 11:40 AM  
**To:** Clerks@vaughan.ca; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>  
**Subject:** [External] Agenda Item: APRA TRUCK LINE OFFICIAL PLAN AMENDMENT FILE OP.19.008 ZONING BY-LAW AMENDMENT FILE Z.19.021 (TEMPORARY USE) SITE DEVELOPMENT FILE DA.20.034 7300 MAJOR MACKENZIE DRIVE VICINITY OF MAJOR MACKENZIE DRIVE AND HIGHWAY 50

Vaughan Council,

I strongly oppose Vaughan Council and staff's support to approve a by-law for three years for a landowner that has clearly been operating illegally for many years without the proper zoning.

There are far too many developments operating illegally in northern areas of Vaughan on prime agricultural land, storing materials outside that is and will degrade their lands and surrounding agricultural operations. I am not overly familiar with the future planning for this site but Vaughan Council and staff turning a blind eye to these operations and then bringing them into compliance through temporary permits seems an inadequate solution and one of little consequence for a non-compliant land owner. These types of land uses are likely to cause contamination, legacy issues should the lands be intended for other uses. It is unlikely that it would every be able to be brought back into agricultural operations. Vaughan Council ought to know better based on issues with other ongoing developments.

Further, temporary land uses are rarely ever temporary the cement mixing plant operating adjacent to the Greenbelt, Humber River tributaries has been operating temporarily for over decade. It is unclear what the status is of the current application even though I have asked for an update and followed up but am yet to receive a response from staff. <https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=49259>. Another example consists of 3230 King Vaughan Rd in which a pre-fabricated building has been erected illegally, site is operating illegally without proper zoning: [Committee of the Whole \(Public Meeting\) - June 01, 2021](#)

Committee of the Whole (Public Meeting) - June 01, 2021

If it is Vaughan Council's intention to develop industrial areas surrounding Major Mackenzie and Highway 50 as well as around King Vaughan Rd and Weston Rd then they should be more transparent rather than letting landowners operate illegally for years and then attempt to bring them into compliance once public awareness mounts. **Support for Temporary By-Law Absolves Land Owners of Operating Illegally and sets a precedent for other landowners in this area. What will stop them from doing whatever they wish on prime agricultural land and then seeking to be brought into compliance via a temporary by-law?**

Please add this item as a communication to Vaughan Council's Meeting agenda tomorrow.

Thank you,  
Irene

STAFF REPORT

**2. APRA TRUCK LINE OFFICIAL PLAN AMENDMENT FILE OP.19.008  
ZONING BY-LAW AMENDMENT FILE Z.19.021 (TEMPORARY USE)  
SITE DEVELOPMENT FILE DA.20.034 7300 MAJOR MACKENZIE  
DRIVE VICINITY OF MAJOR MACKENZIE DRIVE AND HIGHWAY 50**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated June 1, 2021, be approved; and**
- 2) That the comments from Mr. Kurt Franklin and Mr. Scott Plante, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C2, be received.**

**Recommendations**

1. THAT Official Plan Amendment File OP.19.008 (APRA Truck Line), BE APPROVED to amend Vaughan Official Plan 2010, Volume 2, West Vaughan Employment Area, Section 11.9, to permit the outside storage of 46 truck cabs and an accessory administrative office, as temporary uses for 3 years;
2. THAT Zoning By-law Amendment File Z.19.021 (APRA Truck Line), BE APPROVED to amend Zoning By-law 1-88 to permit the outside storage of 46 truck cabs and an accessory administrative office, as temporary uses for 3 years, together with the site-specific zoning exceptions identified in Table 1 of this report;
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law; and
4. THAT Site Development File DA.20.034 (APRA Truck Line), BE DRAFT APPROVED SUBJECT TO THE CONDITIONS identified in Attachment 1, to permit the outside storage of 46 truck cabs and an accessory administrative office, as shown on Attachments 3 to 6.