

To Whom It May Concern: RE Zoning Bylaw Amendment File Z.20.018-2109179 Ontario Inc

We vehemently oppose another Temporary Use Extension of Maple Ready Mix and a temporary crushing application. As homeowners/taxpayers of Vaughan, we feel disrespected by Maple Ready Mix, and by the City of Vaughan. We are coming up to 100 years that our family farm has been here. We cannot enjoy our property. It's unacceptable to leave us living in this unhealthy environment, we feel like we're in the middle of the Concrete Plant.

I attended a meeting July 16th, 2019, Bylaw stated that 2 temporary uses were permitted, this is the 3rd application, it should not be allowed. Its times this Plant moves to an industrial site, with municipal water source, not depleting the sensitive Greenbelt and Residents water source.

Temporary Use –VOP does not permit Concrete Plant under official use

The last time this company came forward for extension of temporary use, we were not informed by Planning Staff; as we were not within this archaic rule of 150m. Due to lack of this courtesy of being told this was coming before Council; we were never given the chance to speak. To make matters worse, any complaints we had sent to Bylaw were not included for Council's decision.

If this is a temporary batching plant only, why do we see truckloads of aggregate being shipped out and loads of concrete debris shipped in? Why does their website advertise selling aggregate? More evidence of non-compliance to rules and regulations. Why is all manner of other Companies being allowed to operate at times on site? What is temporary?

During the King Vaughan bridge rebuild, we felt held hostage by hundreds of their trucks driving by here from 2:30 am to midnight. No one took into consideration our home, the impact of all these heavy industrial vehicles going by here day and night.

At a past City of Vaughan stake holder meetings, Staff identified this area and their 9.16 ha site as Prestige Area/Office, with a natural park feature, in the Official 2010 Plan.

Plant Site – Zoning is Agricultural, Concrete Batch Plant not a listed usage.

We read submitted papers by the Plant stating it has no effect on the environment. Having grown up next to this once beautiful and vibrant farm, I would argue otherwise. Before the concrete plant arrived, a river flowed most of the summer and definitely all spring and fall. A beautiful river gulley, wild flowers, bees, a harmonious natural environment flourished. They have built a massive processing structure, massive hydro and lightening system, the Concrete Plant site grows extensively yearly. In our opinion this is not a temporary batch plant. We ask you when do you stop calling it temporary or portable?

Trucks

In a few short years, they have gone from approx. 20 Concrete trucks, to **now having 80+ Concrete trucks, 3 Bulk Cement tankers, several Company labelled aggregate truck, plus the contracted long-haul aggregate trucks/dump trucks, and suppliers such as chemical tankers.**

Each Concrete truck, enters and exits the plant many times throughout the day, plus the bulk cement trucks, aggregate trucks – this is overwhelming to our lives. The trucks make excessive noise, spew out lots of carbon exhaust, seemingly break down, as drivers are barely able to get the truck to the corner of Weston Rd and up the hill of King Vaughan Road. Our driveway has been blocked by these trucks. In the past, drivers have stopped right in our driveway to do their circle check or truck repair.

The drivers have barked at our dog; a girlfriend has loitered by our driveway waiting to hop back in the exiting truck. They honk their horns, aggressive driving as they approach our home/driveway, living approximately 30m from hill site line, how could they stop in time if I was backing out? We feel harassed. They throw their coffee cups and debris out on our lawn and driveway. In the past, a concrete truck ended up in the ditch. Our house sits 6 feet from the road on two sides. Drivers frequently turn the corner coming east onto King Vaughan swinging widely into the west lane, into our driveway, they knock over the wooden bollard posts at the corner. We constantly have to endure intense exhaust, burnt tire smell, oil leaks. The exhaust has damaged/burned trees and bushes on our property.

Road

King Vaughan Road just recently became a Regional Road. For years, it was a City of Vaughan Road. There has always been a year-round weight restriction, I questioned constantly how all the heavy trucks and aggregate trucks were allowed? Regardless, Maple Ready Mix is a City of Vaughan business. **They have been given permit by York Region to enter and exit the Plant by using King Vaughan Road and Jane Street only, to-date they have not been compliant in following this rule.** You need to protect us from the business. City of Vaughan Bylaw and Regional Councillors/Mayor for the Region must all take the time to write new policy and say no to any further temporary permits of operation of any kind; to protect us as residents. Never mind destroying the valuable road resource, costing all of us valuable tax dollars.

Spillage and Slurry

Many times, during the last 2 years' trucks would leave concrete spillage on the road. We've reported this to York Region, Ministry of Environment, Councillors and Bylaw Dept. We're very concerned as it spilled into the ditch very close to our property and well. This slurry also enters ditch waterways. One evening a driver spent more than half an hour scooping the spilt slurry from the corner of King Vaughan Road, going South on Weston Road approximately 200m. He had a 5-gallon pail, after a while he began to sweep and shovel the mixture into the ditch. This could enter wetlands, a provincially significant wetland, wood lot, farm fields, and residences. All the homes to the South are on wells. **We're terrified, is wet concrete a toxic contaminant, potentially causing many long-lasting health issues? In our opinion this agricultural farm field next to the Humber river is no place for a Concrete Plant.**

Dust/Contaminants

In reading on concrete batch plants, it's stated its important to design slump stands to avoid trucks driving through slurry and dragging it out into the environment. Is this being done at the site? If so, is it still portable? During working hours, there are constant massive amounts of

dust continually blowing about the building, at times across the fields, along their lane way and along the road. They would have to keep spraying water every 10 minutes on all dry days. **If they are using well water, we're concerned they will be severely depleting the area, Humber river and Residents, we need our water.**

The trucks driving by here, carry a swirling mass of dust, dragged from the plant, especially during high volume heavy truck traffic from the location. With the predominance of SE winds, moving the huge stock piles of aggregate blows dust our way, when not worked dust can be seen blowing.

This spring when intense crushing was going on day after day, we'd step out of the house to immediately be coughing and choking. I've sent emails to Bylaw, Councillors, Regional Councillors and MOE.

In general, our property is covered in dust and carbon exhaust from their trucks and operation. Our chairs, windows, lights, all blackened by a soot like grime. It even makes its way into the house.

Who can assure us none of the dust contains silica or other potentially harmful contaminants? **Is particulate matter that blows a major health concern? PM 2.5 can affect your lungs, irritate your eyes, does this occur when walls of dust like a cloud are seen? We see this frequently, you feel the dry heated irritation from dust when breathing. In our opinion, you cannot develop white belt lands surrounding this plant. It would be detrimental to families and children or employees of businesses.**

Environmental Impacts – it's your responsibility to Protect Us

What type of waste containment do they have? Who monitors this? We hope it is not a self-monitoring system. Please ensure the natural environment is preserved, prevent potential pollutants getting into the soil and surrounding area. Say NO to any permits.

We question what effect all the particulate matter that blows from this plant has on the flora and fauna. What effect does it have on the farmed grains, which are potentially used for human and animal consumption?

Noise

It seems the plant is aware of noise studies taking place, as it will not run grinding sounds on that day. This happened in March 2020. Another day, the noise suddenly stopped, 20 minutes later a man arrived doing his sound reading. One hour after he left, it all started up again. Try to carry on a conversation sitting on our verandah, our lawns, back paddock or garden when trucks are gearing up and down, braking, idling or starting up at the corner. It just cannot happen! So, you flee indoors. The noise is a bit dulled but still a hideous jaw clenching drone. Our home was built in the 1800's, it was not meant to protect you from that horrendous non-stop noise.

We suffer through some sort of aggregate handling 2 to 3 times weekly, starting afternoons to around 11pm to midnight. All one can hear is a droning, hum, jack hammer sounds, jet engine sound – as if it is taking off. Presently, almost every day from Monday to Saturday we're woken by an high-pitched hum, droning sound 6 am to 7:30am and later.

Hours of Operation

When they had applied for and were granted their prior temporary status, the Planning Department documents hours of 9am -5pm, Monday – Friday and occasional Saturdays. **These recommendations never made it into the Bylaw.** This has been a huge error, they are now operating 2:30 am – midnight Monday-Friday and every Saturdays 2:30 am – 6pm or later, rare occasional Sundays. Their websites state all sorts of hours. **Say no to further operations, let us have some peace! Don't let this happen again.**

Bylaws – Concrete Batch Plant not a listed Permitted use in lands zoned agricultural

There should be severe penalties for not abiding by the hours, rules and regulations of operation, in the form of fines. There should be “teeth” in your bylaws. My neighbourhood has turned into the “Wild West”. This seemingly attracted other companies opening up on King/Vaughan Road, do they have permission and abide by the Bylaw? **Bylaw should not be amended to allow a Concrete Plant in Agricultural land temporary or otherwise and no crushing operation. When do you stop calling this location portable and temporary?**

Respect- it's time to show us respect we've not been given

We want **conditions set by York Region Council and City of Vaughan Bylaw that regardless of any upgrades to the King Vaughan Road, Companies existing here with heavy trucks empty or loaded must always enter and exit via Jane Street - No Exceptions.** Fines must be issued if they enter or exit via Weston Road and King Vaughan Road.

Write or rewrite bylaws which have immediate and lasting impact to stop this plant operation! Bylaw physically needs to show a presence. Stop the noise, dust, any other heavy industrial irritation, and trucks not using authorized route. Bylaw must take immediate action night or day. If you write good bylaws, you can step in at any time with any company. Take the time to write rules and regulations, do a thorough review process before putting into law. Bring it before Council for review. Widen the area of notification in rural areas to stop anything like this plant occurring in the future.

No noise, even if it is not glass shattering, which seems to be the only concern these days. Prolonged hums, droning, jack hammering, revving up engine jet sounds, and giant car wash sounds, banging sounds are unacceptable. Crushing operation noise would be unbearable.

Finally, we ask for each of you to drive by, sit and observe the site unannounced on several occasions. Although they have removed extreme amounts aggregate piles at this time. See the dust, the volume of trucks, all the trucked in aggregate. Think about how affected we are and what you would do if you lived next to this site. Be our voice, protect us, say NO to any further permits to operate at that site or anywhere in this area.

With Regards,

Alexandra Ney & Family

[REDACTED] King Vaughan Road, Woodbridge [REDACTED]