

Re: Maple Ready Mix File Z.20.018 & DA.20.029
Attention: Margaret Holyday, Senior Planner

To: Vaughan, Planning Department

From: Garry Conway,
Weston Rd., Laskay,
King Township, Ontario
[REDACTED]

COMMUNICATION – C30

ITEM 3

**Committee of the Whole (Public Meeting)
October 6, 2020**

August 26, 2020

I recently became aware of a permit application for renewal and additional activity regarding the above named files. I am writing to address my concerns with these applications.

I have resided in a house on Weston Rd. between King Road and King Vaughan Townline for over 20 years and during that time have seen a major increase in traffic partly due to the construction of additional lanes on Highway 400. The greatest impact on my life - living there is not from Highway 400 but noise and pollution from truck traffic. Over 90% of the trucks that pass my residence go either East or West on King Vaughan Line and terminate at businesses there. The trucks are mostly hauling gravel or returning to pick up another load. The volume of this truck traffic is far too large to be passing through a residential community. On one afternoon in early Spring this year I had occasion to work around the front yard most of the afternoon and during that time (with few exceptions) there was a gravel truck either coming or going, within my view, during the entire time that I was there.

Over the last couple of years There have been numerous personal consequences from this increase in heavy truck traffic.

Noise

Since this heavy truck traffic has increased the near continuous daytime noise permeates the walls of our house and is often very frustrating. Outside I cannot carry on a conversation in my backyard when these trucks go by.

Pollution

Two years ago I had to wash down the exterior of the house as it was covered in a black substance which could only have been as a result of the dust and diesel pollution from these trucks. There is a constant smell of diesel fuel outside and often even on the inside of the house. There have been numerous scientific studies that show the life expectancy of anyone living close to a major highway will be shorter than other people. Last year we purchased an air purifier in order to reduce these potential ill effects.

Safety

On this section of Weston Rd. there are no sidewalks and the curb is very narrow, when walking along the side of the road and when a truck goes by people have to stop and cover their eyes and turn their back on the truck because of the wind volume and resultant dust storm they create as they pass by.

For example, on an otherwise pleasant warm day this past winter I visited a neighbour who lives at the corner of Weston and King Vaughan Line and we sat on her deck facing south. Each time one of those trucks came to the corner traffic light we had to stop speaking as the truck noise was far too great to

carry on a conversation. As it was a dry day the problem was compounded by the amount of dust that result from the truck as well to the point where I began to cough.

There must be a balance between the needs of businesses and that of people who have lived in the area for decades and long before these businesses were allowed to operate. Maple Ready Mix is by far the major contributor to both noise and pollution in this area and far exceeds any reasonable level so the people who live in the area can have a reasonable home life.

This business and several others on King Vaughan Line do not fit within a number of Zoning By-Laws and /or Greenbelt legislation. This application should not be accepted on this basis alone. The business permit requests far exceeds any reasonable amendment to the "Prestige Area Office/Business Campus of Vaughans\'s Official Plan.

I would also note that there are now a number of businesses on the King Vaughan Line that have opened and it appears that none of these businesses meet Vaughan's official plan either.

For the reasons stated above The permit request should be denied.

Thank you
Garry Conway

I can be reached by email at the above address.