

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018**

Item 1, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 21, 2018, as follows:

*By receiving Communication C2, from Mr. Luc Gagnon, EXFO, Godin Avenue, Quebec City, Quebec, dated February 6, 2018.*

#### **1                    ZONING BY-LAW AMENDMENT FILE Z.17.008                          TA & RY INVESTMENTS LIMITED VICINITY OF STEELES AVENUE WEST AND KEELE STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, be approved;
- 2) That the following deputations, be received:
  1. Mr. Peter Chee, Miko Urban Consulting Inc., High Street, Toronto, representing the applicant;
  2. Mr. Amir Tal, applicant;
  3. Mr. Luciano Carona, Willis Investment Corporation, Veneto Drive, Woodbridge, and communication C5, dated February 1, 2018; and
  4. Ms. Iuna Barone, Zinnia Place, Woodbridge, and communications C1, dated January 17, 2018, C2, dated January 15, 2018, C3, dated January 16, 2018, and C7, dated February 5, 2018; and
- 3) That the following communications, be received:  
**C4     Mr. John Ferraro, Drumlin Circle, dated January 31, 2018;**  
**C6     Ms. Susan Landolfi, Drumlin Circle, dated February 2, 2018; and**  
**C8     Ms. Dora Corona, dated February 6, 2018.**

#### **Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.008 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88 to define and permit the continued use of a material recovery facility within a wholly enclosed building, as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.

#### **Recommendation**

1. THAT the Public Hearing report for File Z.17.008 (TA & RY Investments Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018**

Item 1, CW (PH) Report No. 7 – Page 2

#### **Report Highlights**

- To receive input from the public and the Committee of the Whole regarding a proposal to define and permit the continued use of a material recovery facility within a wholly enclosed building.
- A Zoning By-law Amendment is required to permit the proposal.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

#### **Background**

The subject lands are located northeast of Keele Street and Steeles Avenue West, and are municipally known as 84 Drumlin Circle, shown as “Subject Lands” on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The existing building on the subject lands, as shown on Attachment #3, contains two occupants. Tal Metal, the land Owner of the subject lands that is currently operating a material recovery facility, and Omega Aluminum Railing.

Development Planning Staff conducted a site visit on November 3, 2017 and observed that both Tal Metal and Omega Aluminum Railing maintain outside storage areas located at the rear of the units that are enclosed by a fence. Outside storage is not permitted by Zoning By-law 1-88 and the Owner is not requesting permission to permit outside storage through the subject application.

The By-law and Compliance, Licensing and Permit Services Department received a complaint on February 11, 2013, regarding the outside storage of scrap metal on the Tal Metal property. Charges have been laid by the City and the Owner is required to appear in court on April 5, 2018. Omega Aluminum Railing was also charged on June 16, 2017.

#### ***A Zoning By-law Amendment Application has been submitted to permit the proposal***

The subject lands are zoned EM1 Prestige Industrial Zone by Zoning By-law 1-88, as shown on Attachment #2. Zoning By-law 1-88 does not include a definition for a material recovery facility which is the operation conducted at Tal Metal, as identified in Table 1.

The Owner has submitted Zoning By-law Amendment File Z.17.008 to amend Zoning By-law 1-88 to define and permit the continued use of a material recovery facility within

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018**

#### Item 1, CW (PH) Report No. 7 – Page 3

a wholly enclosed building, as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1.

#### ***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: January 12, 2018.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Drumlin Circle in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m

- c) Comments Received:

- i) I. Barone, email dated March 24, 2017, expressing concern with the outside storage and environmental damage that the operation may cause on the environment and the negative effects that the operation is having on businesses in the area.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### **Previous Reports/Authority**

Not applicable.

#### **Analysis and Options**

##### ***The proposal conforms to Vaughan Official Plan 2010***

The subject lands are designated "General Employment" by Vaughan Official Plan 2010 (VOP 2010). This designation permits a full range of industrial uses including manufacturing, warehousing, processing, transportation, distribution, any of which may or may not include outdoor storage. The existing material recovery facility is considered to be a processing use and therefore, conforms to VOP 2010.

##### ***Amendments to Zoning By-law 1-88 are required to permit the proposal***

The subject lands are zoned EMI Prestige Employment Area Zone by Zoning By-law 1-88, which does not permit or define a material recovery facility. The "General

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018**

#### Item 1, CW (PH) Report No. 7 – Page 4

Employment” designation of VOP 2010 permits outside storage on the property, however the subject lands are zoned EM1 Prestige Employment Area Zone, which requires all permitted uses to be located within a wholly enclosed building. The Owner has indicated that the existing material recovery facility use will be conducted wholly within the existing building and this requirement will be included in the implementing zoning by-law, should the application be approved. The Owner proposes to introduce a new definition for the proposed use together with the following site-specific zoning exceptions:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 1, CW (PH) Report No. 7 – Page 5

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Permitted Uses	Employment Use(s)	Add a material recovery facility use.
b.	Definition of a “Material Recovery Facility”	Zoning By-law 1-88 does not include a definition for the proposed use	Material Recovery Facility - Means the use of a building to process waste recyclable materials limited to plastics, metals and glass, directly into useable products and/or into raw materials for further processing in an ongoing manufacturing and/or industrial operation. Such facility shall be contained within a wholly enclosed building and may also collect, sort and/or separate waste recyclable materials.
c.	Minimum Landscape Strip abutting a Street (Drumlin Circle)	3 m	2.8 m (existing condition)
d.	Minimum Landscape Percentage (of Lot Area)	5%	3.6 % (existing condition)

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

#### Item 1, CW (PH) Report No. 7 – Page 6

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

***Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The proposed development will be reviewed in consideration of the applicable Vaughan Official Plan 2010 policies.</li></ul>
b.	Appropriateness of the Proposed Definition and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed Zoning By-law Amendments will be reviewed in consideration of, but not limited to, the following:<ul style="list-style-type: none"><li>- the existing and planned surrounding land uses</li><li>- the existing outside storage for both occupants of 84 Drumlín Circle given outside storage is not permitted or being requested</li><li>- the location of the proposed new parking spaces</li><li>- traffic impact and the operation of the shared driveway and vehicular access/movements (including service vehicles such as fire and garbage trucks)</li><li>- landscaping</li><li>- environmental concerns</li><li>- size of the operation including, but not limited to, the number of employees, volume of material being sorted, associated truck traffic, etc.</li></ul></li></ul>

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018**

#### Item 1, CW (PH) Report No. 7 – Page 7

c.	By-law and Compliance, Licensing and Permit Services Department	<ul style="list-style-type: none"><li>▪ By-law Enforcement staff have conducted site inspections of the subject lands since 2013 and have issued numerous violations and charges which will be considered by a court on April 5, 2018. The area of the subject lands devoted to outside storage has been reduced, but still exists. The Development Planning Department will continue to work with By-law Enforcement staff to keep appraised of the upcoming court proceeding. The Owner shall implement the decision(s) of the court.</li></ul>
d.	Studies and Reports	<ul style="list-style-type: none"><li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or respective public approval authority:<ul style="list-style-type: none"><li>- Planning Justification Report</li><li>- Letter of Opinion - Air Quality</li><li>- Noise Study</li><li>- Truck Maneuvering Plan</li></ul></li></ul>

#### **Financial Impact**

Not applicable.

#### **Broader Regional Impacts/Considerations**

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018**

#### **Item 1, CW (PH) Report No. 7 – Page 8**

This report was prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact Margaret Holyday, Planner, Development Planning Department, at Extension 8216.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan

#### **Prepared by**

Margaret Holyday, Planner, ext. 8216

Christina Napoli, Senior Planner, ext. 8483

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)





**By email:**

Developmentplanning@vaughan.ca

Quebec City, February 6, 2018

**Development Planning Department**  
Vaughan City Hall  
2141 Major Mackenzie Drive,  
Vaughan, Ontario, L6A 1T1

C <u>2</u>
Communication
COUNCIL: <u>Feb 21/18</u>
<u>CW(PH)</u> Rpt. No. <u>7</u> Item <u>1</u>

**Object: Application by TA & RY Investments Limited to amend City's Zoning By-law 1-88**  
**File number Z.17.008**

Dear Sir, Madam,

This letter is to present EXFO Inc. ("EXFO")'s position in the above-mentioned file in response to the Notice of a Public Hearing, dated January 12, 2018. EXFO is the owner of the premises located at 160 Drumlin Circle, Concord, Ontario.

We consider that an amendment to the City's Zoning to permit the continued use of a material recovery facility within a wholly enclosed building could negatively impact our interests. Such change of zoning would legitimize and lead to further development of activities which are presently not allowed in the area. This may have negative consequences on our business in terms of neighbourhood nuisance and property value. We maintain that there should be no such material recovery facilities in the area for all the good reasons that make a Prestige Employment Area Zone more valuable than an Industrial Zone. Potential noise and encumbrances that would result are not something we want, nor should deal with.

We prefer and request that the Zoning remain EM1 – Prestige Employment Area Zone so that all tenants are subject to the same standards and regulations, thus maintaining the value of the area.

Sincerely yours,

Luc Gagnon,

Vice-President, Manufacturing Operations & Customer Service

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**Subject:** February 6th Public Hearing TA & RY Investments Limited  
**Attachments:** Drumlin Circle Scrap Metal Recycling Toronto \_ About Tal Metal Inc.pdf; ATT00001.htm;  
Sewer Use By-Law FAQs Final (2016-07-18).pdf; ATT00002.htm

PUBLIC HEARING C 1  
COMMUNICATION

Date: Feb 6/18 ITEM NO. 1

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**From:** Iuna Barone [mailto: [REDACTED]]  
**Sent:** Wednesday, January 17, 2018 11:46 AM  
**To:** Holyday, Margaret <Margaret.Holyday@vaughan.ca>  
**Subject:** Drumlin Circle

Good morning Margaret,

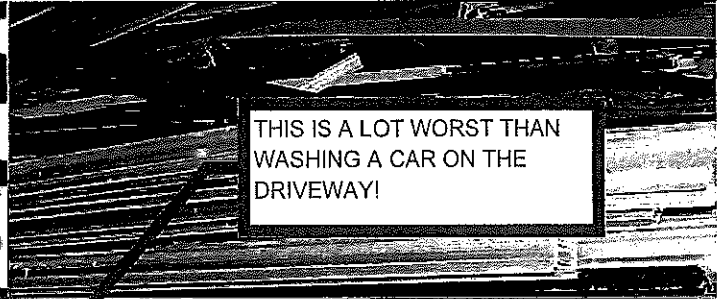
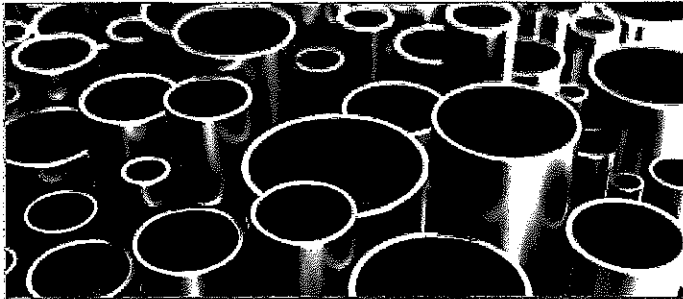
Please include the attached to my other two emails.

The attached is to represent the reason why we should not allow this company to wash their chemicals in our sewers!

Tal Metals has been violating the City By-Laws all these years knowing so and they love to play "Catch Me If You Can" game! How can they be trusted? The Ministry of Environment can not be at the site the one time or another that Tal Metals washes Ferrous Metals down our sewers! Tal Metals has wasted the City of Vaughan's time playing the game.

It's about time the City of Vaughan stands behind what they write in their bulletins and their By-Laws!

Iuna Barone



THIS IS A LOT WORST THAN  
WASHING A CAR ON THE  
DRIVEWAY!

## EXAMPLES OF METALS THAT ARE ACCEPTED BY TAL METAL

### NON-FERROUS METALS

- Aluminum
- Zinc
- Copper
- Brass
- Lead
- Chromium
- Vanadium
- Manganese
- Molybdenum
- Bismuth
- Cobalt
- Nickel
- Zirconium
- Titanium
- Palladium
- Tin
- Tungsten
- Beryllium

### FERROUS METALS

- Mild Steel
- Carbon Steel
- Cast Iron
- Stainless Steel
- Wrought Iron

### OTHERS

- Electronics (TV's etc.)
- Insulated Wires
- Wires and Cables

## About Tal Metal Inc.

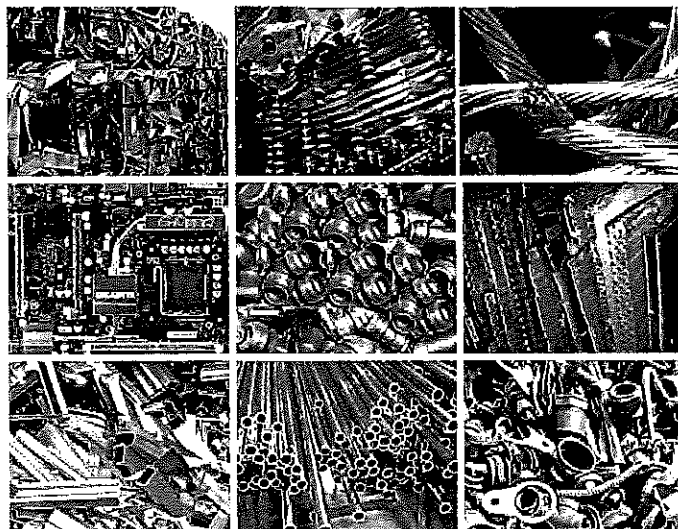
Tal Metal Inc. has been in business since 1997. We are a well-established firm, now being operated by the second-generation, and still very much family-owned. We were originally an aluminum recycling company, but have evolved over the years, and today, we segregate and trade all types of non-ferrous metals. Tal Metal operates both locally and globally – we buy, segregate and also distribute non-ferrous metals for primarily industrial and commercial clients. We are always improving our operational approach, and have developed proprietary strategies and logistics so we can deliver the most efficient service, the quickest turnaround times, and highly effective follow through. Staff and employees at Tal Metal are comprised of highly skilled and experienced professionals, people who know and understand the business inside out. We have established our reputation on the fundamentals: full dedication to our clients' needs; commitment to the highest standards of customer service; and total focus on maintaining an honest, trustworthy operation.

## We know the metal business

We know what the marketplace needs, we know what is needed, and we know how to procure it. And because of our global online communication network, we're up-to-date with the most current needs of our suppliers and consumers, both locally and on an international scope. Our specialty is in non-ferrous metals – amongst others, these would include aluminum and copper, bronze and brass, lead and nickel, even gold and silver. We segregate our metals based on customer specifications, as well as the unique requirements of the market. And using our computerized search systems, we're able to monitor supply and demand around the world, thus ensuring competitive pricing, whether we buy or sell.

Tal Metal is well positioned to manage your metal needs: we'll purchase scrap metal from you; we'll manage your excess metal programs; we'll provide transport and logistics, and we'll guarantee timely pickup and transport. It's all done with superior service, competitive pricing and a level of efficiency that you expect. Depending on your business, and depending on the scope of your needs, Tal Metal can also offer you business solutions.

We are experts in the industry - with years of experience, and with a team of professionals who know the business. We can answer your questions; clarify unique aspects of the industry, and problem solve when the need arises. We are here to sustain relationships, to satisfy our customers, and to build for the future. At Tal Metal Inc., we consider ourselves to be good corporate citizens. We care about the environment and we care about our people. We're doing what we can to make the world a better place - so we're "going green" - by reducing the amount of pollution; eliminate volumes of waste; trying to reuse instead of dispose, and saving energy wherever possible. We are also creating a safer workplace for our employees, and take great pride in our history of accident and injury-free days. The company takes each day one safe step at a time!





# faqs

**TOPIC:** Updated Sewer Use By-law

**DATE:** June 2016

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## **What is the Sewer Use By-law?**

Vaughan's Sewer Use By-law regulates substances released into the City's sewer system, and enforces defined limits on substances such as pH, fat, oil, grease and suspended solids. A detailed list of substances and limits is outlined in the [Sewer Use By-law](#). The City is updating the by-law in order to meet the needs of residents and ensure the protection of public health, the environment and infrastructure. The updated Sewer Use By-law will come into effect on June 28, 2016.

## **Why does Vaughan need a Sewer Use By-law?**

Vaughan's Sewer Use By-law protects sewer systems, creeks, rivers, streams and lakes. The by-law also establishes discharge limits on substances that may impact the safe and efficient operation of Vaughan's sewers and negatively affect public health, property or the environment. Minimizing impacts on the City's sewer infrastructure ensures a wastewater system that is more reliable, less expensive to maintain and incurs less repair and replacement costs. Taking action also protects the City's water supply from harmful substances.

## **Who does the Sewer Use By-law apply to?**

Vaughan's Sewer Use By-law applies to all residents, including industrial, commercial and institutional properties.

## **Who enforces the Sewer Use By-law and how is it enforced?**

Vaughan's Environmental Services department enforces the Sewer Use By-law by monitoring and sampling substances and materials released into Vaughan's sewers. The by-law is enforced by notifying those who are in violation of the by-law, laying charges after repeat violations and recovering costs for system repairs through legal action.

## Why is the by-law being updated?

In order to meet the needs of residents and ensure the protection of public health, the environment and infrastructure, an updated by-law is required. The updated Sewer Use By-law is a best-practices guide that improves the City's ability to effectively manage and operate its sewer systems. It will also allow the City to address modern development practices that affect sewer use.

## What changes have been made to the Sewer Use By-law?

The Sewer Use By-law contains some of the following updates:

- stricter limits on substances that are permitted to be discharged into the sewer system
- increase in the total number of metals that have stricter discharge limits
- increase in the maximum penalty from \$1,000 to \$100,000 for a violation
- introduction of new compliance and pollution prevention tools to assist businesses

## How does exceedance of discharge parameters impact the local and regional sewer infrastructure?

Exceedance of Fats, Oils, Grease, and pH impacts the operational performance of the local sewer infrastructure affecting sewer capacity, causing backups, corrosion, etc. Exceedance of bio-chemical oxygen demand (*BOD<sub>5</sub>*), suspended solids, metals and other discharge parameters, as stated in the Sewer Use By-law, affect the operational performance of the regional sewer system resulting in increased cost for the treatment process. Exceedance of discharge parameters in both the local and regional sewer system reduce the life cycle of the infrastructure.

## What tools are in place to help businesses comply with the Sewer Use By-law?

**Compliance program:** Vaughan's Sewer Use Compliance Program focuses on industrial and commercial discharges into the sewer system. The program addresses three types of pollutants:

- oil and grease (which can lead to blockages in the sewer system)
- pH (which can cause damage to sewer pipes)
- suspended solids or small solid particles (which can cause blockages in the sewer system)

**Pollution prevention plan:** When businesses are not in compliance with the Sewer Use By-law, they may be required to develop a pollution prevention plan. This program helps businesses take preventive action against harmful substances that end up in the sewer system. The prevention plan is a review of the business's processes, practices, materials and products

in an effort to find ways to control pollution, recycle, make changes to treatment practices or substitute unsafe materials with less harmful alternatives.

### **Can I wash my car in the driveway or on the street?**

Protecting our ponds, rivers and water systems is very important, and many of us contribute to polluted water runoff without realizing it. Washing your car in the driveway can send dirt, motor oil, grease, metals, rust, salts, anti-freeze, detergents, soaps and other hazardous chemicals into our stormwater sewer system. Here's how you can do your part to help:

- Visit your local car wash for a cleaning. Car-washing facilities are connected to sanitary sewers that treat contaminated water.
- Instead of hosing down your car, use a pail and washcloth to clean it and then dispose of the water in a laundry sink or toilet. This method helps prevent soaps and detergents from entering our stormwater grates, and can reduce your water bill.
- Have regular checkups for fluid leaks. Motor oil, anti-freeze and gasoline residue on pavements can be collected by rainfall and travel to our stormwater systems.
- Check the forecast. A good rainfall can give your car a natural wash.
- Instead of using cleaners, soaps and detergents with harmful chemicals, look for environmentally friendly options that meet third party certification requirements such as the US EPA Safer Standard.

### **Can I dump pool water into the storm sewer?**

No. Water that enters the storm sewer eventually makes its way to creeks, rivers and streams. Chlorinated pool water can be harmful to fish, plant life and other microorganisms that play an important role in maintaining healthy streams. Pool water must be dechlorinated before it's discharged, preferably onto the lawn where it can be properly absorbed.

### **What is a temporary discharge permit?**

If you need to temporarily drain water into the City's sewer system — such as water from a construction site, pond or tank — you must apply for a temporary discharge permit. Contact the Environmental Services department for a Discharge Approval Application Form and other required documents. As Vaughan's sewer system is connected to York Region's sewer system, applicants are required to contact the Region of York for approval. For more information, please visit [york.ca/seweruse](http://york.ca/seweruse).

### **How do I report a violation?**

For more information about filing a complaint, please visit *insert link once available*.

**Subject:** FW: February 6th Public Hearing TA & RY Investments Limited  
**Attachments:** 84 Drumlin Circle February 19th 2017.docx; ATT00001.htm

**PUBLIC HEARING C2  
COMMUNICATION**

**Date:** Feb 6/18 **ITEM NO. 1**

**From:** Holyday, Margaret  
**Sent:** Wednesday, January 17, 2018 1:35 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [REDACTED]  
**Subject:** February 6th Public Hearing TA & RY Investments Limited

Please include the attached in the Feb 6<sup>th</sup> Public Hearing as a communication.

Thanks,

**Margaret Holyday**, MCIP RPP  
**Planner**  
905-832-8585, ext. 8216 | [margaret.holyday@vaughan.ca](mailto:margaret.holyday@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** luna Barone [mailto:[REDACTED]]  
**Sent:** Monday, January 15, 2018 11:55 PM  
**To:** Holyday, Margaret <[Margaret.Holyday@vaughan.ca](mailto:Margaret.Holyday@vaughan.ca)>  
**Subject:** Fwd: 84 Drumlin Circle

Hi Margaret,

I added is the date to the original document. Everything else is the same.

You can present it to council.

Thanks for your time and efforts,

Luna Barone [REDACTED]

Hi Nicolino Brusco,

February 19<sup>th</sup>, 2017

Thanks for taking the time to talk me.

I am happy to hear that you are planning to personally attend the 5<sup>th</sup> "TO BE SPOKEN TO" matter on March 2<sup>nd</sup> at the court hall concerning Tal Recycling who is violating the M1 Zoning Bylaw.

The following is a re-cap of the issue:

Tal Recycling has been operating at this location since 2008. This matter was brought to the City of Vaughan's attention sometime before 2013. We are now going in 2017 and the matter is still at the "to be spoken to" level! Bylaws are in place for everyone to follow is that not the case?

I have attached a recent article of a zoning bylaw violation that happened in the City of Toronto, I was very impressed! Although this violation happened in a residential area, nevertheless it involves the Justice of the Peace and the Bylaw of the City of Toronto! It was posted in the Toronto Star, February 16<sup>th</sup>, 2017, labeled: "Man gets \$10,000 fine and a verbal lambasting in Toronto's first Conviction of an Airbnb owner" Conclusion:

*-The justice of the peace has imposed a \$10,000 fine on the owner of a Willowdale home who violated city bylaw by accepting short-term renters, often using websites such as Airbnb to find them.*

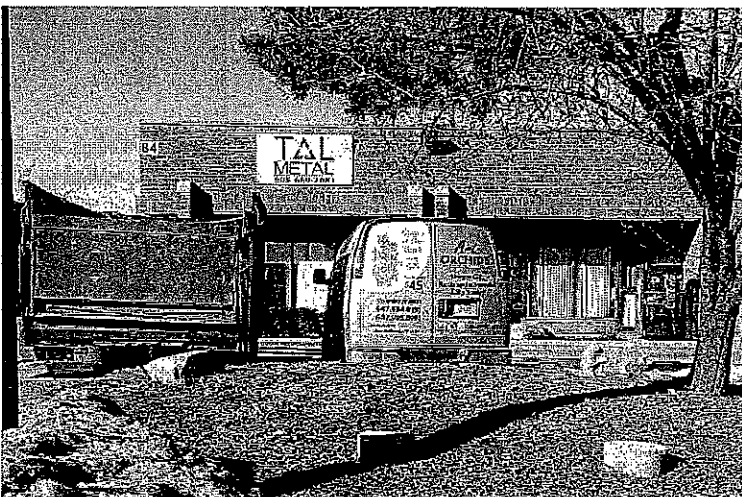
*-Justice of the Peace rejected a submission from the city prosecutor that the fine be set at \$1,000 because that was "not enough" to send a message of deterrence to others doing the same thing. The maximum penalty for a conviction is \$50,000.*

*-the defendant was "thumbing his nose at the community and the city" by continuing even though was told to stop.*

The following properties were purchased before Tal Recycling's 2008 arrival and violation of the M1 Zoning which is designated for this immediately area. Tal Recycling clients' dump trucks drive pass these locations to get to 84 Drumlin Circle which adds pollution, noise, junk, traffic, etc.:

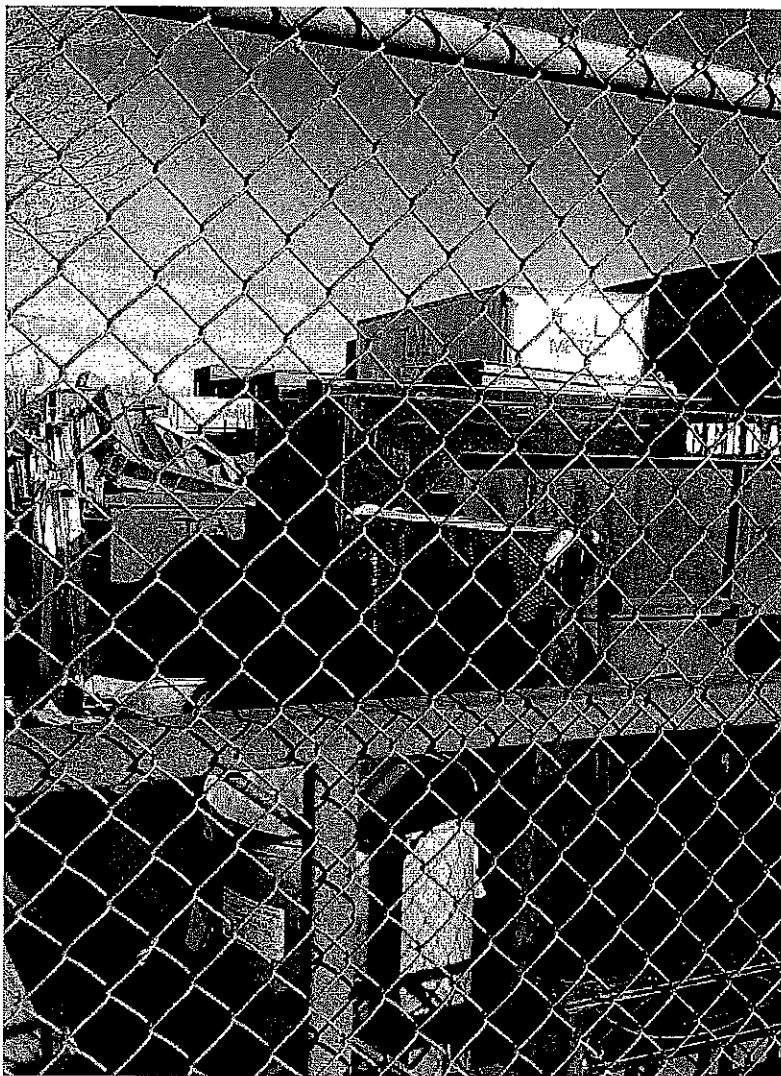
2100 Steeles Avenue	Purchased 1995
20 Tandem Circle	Purchased 1994
19 Bessemer Court	Purchased 1985
45 Drumlin Circle	Purchased 1999
34 Drumlin Circle	Purchased 1995
50 Drumlin Circle	Purchased 2008

66 Drumlin Circle	Purchased 1986
2060 Steeles Avenue	Purchased 1996
30 Capstan Gate	Purchased 1985
160 Drumlin Circle	Purchased 2006
115 Drumlin Circle	Purchased 1984



This is the front of the unit. These two trucks have been permanently parked all day and night for so many months!





Picture taken Sunday, February 19, 2017.

This is a GARBAGE DUMP in M1  
Prestigious Industrial Zoning!

The back of the unit is approx.: 46  
feet deep and 94 wide and it is  
storing all kinds of metals! Washing  
down our local sewer!

**USE, OBNOXIOUS** - Means a use which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material; and without limiting the generality of the foregoing shall include any uses which under the Public Health Act., R.S.O. 1980, Chapter 409 or regulations thereunder may be declared by the Local Board of Health or Council to be noxious or offensive trade, business or manufacture.

**SALVAGE YARD** - Means land or buildings used for an automobile wrecking yard or premises for the keeping and/or storing of any of the following: used building products, waste paper, rags, bones, bottles, bicycles, automobile tires, old metal or other similar scrap material or salvage, or where any such material is bought, sold, exchanged, baled, packed, disassembled or handled.

BUT ZONING M1 is only for the following Use:

**6.9 M1 - RESTRICTED INDUSTRIAL ZONE**

**6.9.1 Uses Permitted**

a) The uses permitted are as follows, provided they are within a wholly enclosed building(s):

- Club or Health Centre
- Day Nursery
- Industrial Uses as Defined in Section 2.0
- Office Building
- Parks and Open Space
- Public Garage
- Retail Sales Accessory to an Industrial Use, subject to the restrictions of Subsection 6.8.2 of this By-law
- Service or Repair Shop
- Wayside Pit
- Wayside Quarry

b) In addition to the above uses, where Council prior to the passage of this by-law, has deemed a site to be a commercial complex, pursuant to Sections 4(2)(b) of By-law 2961, then the following uses shall be permitted:

- Bank
- Business Office
- Eating Establishment
- Place of Amusement

provided the development consists of a least four (4) such uses and is in accordance with a site plan approved by Council

Notwithstanding Subsection 6.9.1(a), only outdoor patio uses accessory to an eating establishment shall be permitted outside of a wholly enclosed building.

M1	RESTRICTED INDUSTRIAL	35	3000	9	15	6	9	—	—	11 <sup>7</sup>	—	60
M1	RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS <sup>8</sup>	65	8000	9	22	6	9	—	—	11 <sup>7</sup>	—	60

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE	LOT AREA (minimums unless otherwise noted) (m <sup>2</sup> unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE	MINIMUM LOT DEPTH	MAXIMUM BUILDING HEIGHT	MAXIMUM GROSS FLOOR AREA	MINIMUM SETBACK FROM AN "R" ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE
				FRONT	REAR	INTERIOR SIDE	EXTERIOR SIDE					
		(m)		(m)	(m)	(m)	(m)	(%)	(m)	(m)	(m <sup>2</sup> )	(m)

Tal Recycling claims that they have been a family run business over 20 years! This means they know about complying with zoning bylaws. Tal Metal Inc. consider themselves "to be good corporate citizens." But obviously, Tal Metal Recycling care only about running their business and not of the laws that are put in place for surrounding business and property owners. I can't begin to believe that they will follow the rules of what is acceptable to wash down our sewers.

"Tal Metal is fully committed to the pre-requisites as prescribed by the Occupational Health and Safety Act, as well as the rules and regulations that are specifically applicable in our industry." Obviously Tal Metal Recycling is NOT fully committed to following the City Of Vaughan's Bylaws! Notice below where it say which "FERROUS" Metals they accept.

The following were all taken from the Tal Recycling webpages.



Tal Metal Recycling now offers the local and global buying, processing and distribution of non-ferrous scrap metals. Non-ferrous metals are Aluminum, Zinc, Copper, Brass, Lead, Chromium, Lithium, Vanadium, Ruthenium, Beryllium, Titanium, Sodium, Magnesium, Scandium, Potassium, Calcium, Manganese, Molybdenum, Lanthum Barium, Bismuth, Cobalt, Niobium, Nickel, Zirconium, Gallium, Yttrium, Rubidium, Strontium, Cesium, Technetium, Antimony, Osmium, Rhodium, Silver, Gold, Mercury, Tin, Platinum, Iridium, and much much more!

## EXAMPLES OF METALS THAT ARE ACCEPTED BY TAL METAL

### NON-FERROUS METALS

- Aluminum
- Zinc
- Copper
- Brass
- Lead
- Chromium
- Vanadium
- Manganese
- Molybdenum
- Bismuth
- Cobalt
- Nickel
- Zirconium
- Titanium
- Palladium
- Tin
- Tungsten
- Beryllium

### FERROUS METALS

- Mild Steel
- Carbon Steel
- Cast Iron
- Stainless Steel
- Wrought Iron

### OTHERS

- Electronics (TV's etc.)
- Insulated Wires
- Wires and Cables

The following picture is what's on google map.

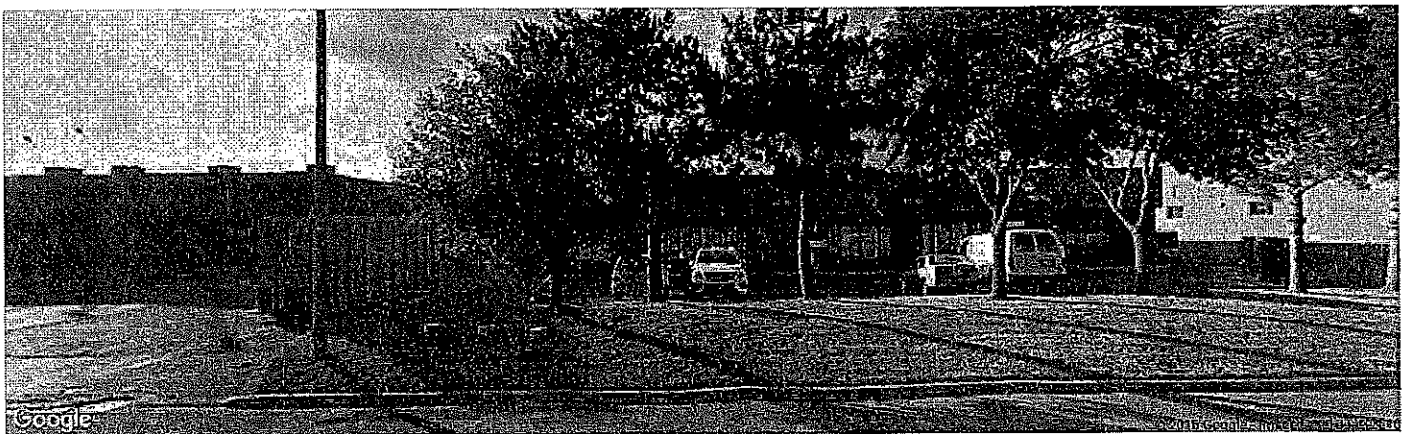


Image capture: Jun 2016 © 2016 Google

Vaughan, Ontario

Street View - Jun 2016

Another angle of the front.



In conclusion, I hope that this email encourages you all to continue defending the City of Vaughan's Bylaw Zonings that the Bylaw department of the City of Vaughan have been hired to do. I know for a fact that one property owner immediately affected by this property pays close to \$40,000 in taxes yearly and deserves the City of Vaughan to protect their investments.

Please keep me posted.

Sincerely,

Iuna (Magarelli) Barone

Cellular [REDACTED] /email: [REDACTED]

**Subject:**  
**Attachments:**

FW: February 6th Public Hearing TA & RY Investments Limited  
562 Chrislea Road recycling zoning by-law file Z.08.053.pdf; ATT00001.htm; 562 Chrislea  
Road Satellite Picture.pdf; ATT00002.htm

**PUBLIC HEARING C3  
COMMUNICATION**

**Date: Feb 6/18 ITEM NO. 1**

**From:** Iuna Barone [mailto: [REDACTED]]  
**Sent:** Tuesday, January 16, 2018 1:10 AM  
**To:** Holyday, Margaret <Margaret.Holyday@vaughan.ca>

**Subject:** Tal Metals is going to be a small York Metal Recycling! don't make this error twice!

Hi Margaret,

You can send this as well.

I look to the company York Metal Recycling located at 562 Chrislea Road, Woodbridge in comparison to Tal Recycling. Same kind of operation but York Metals building is MUCH bigger and the space in the back is much bigger. The City of Vaughan approved it back in 2008. Please see attached.

	York Metal Recycling in Woodbridge	Tal Recycling in Concord
Lot Size	123.26 ft. x 400 ft.	82 ft. x 100 ft.

#### York Metal Recycling

The following was taken from the article on the internet: ZONING BY-LAW AMENDMENT FILE Z.08.053 2124396 ONTARIO LTD. The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008.

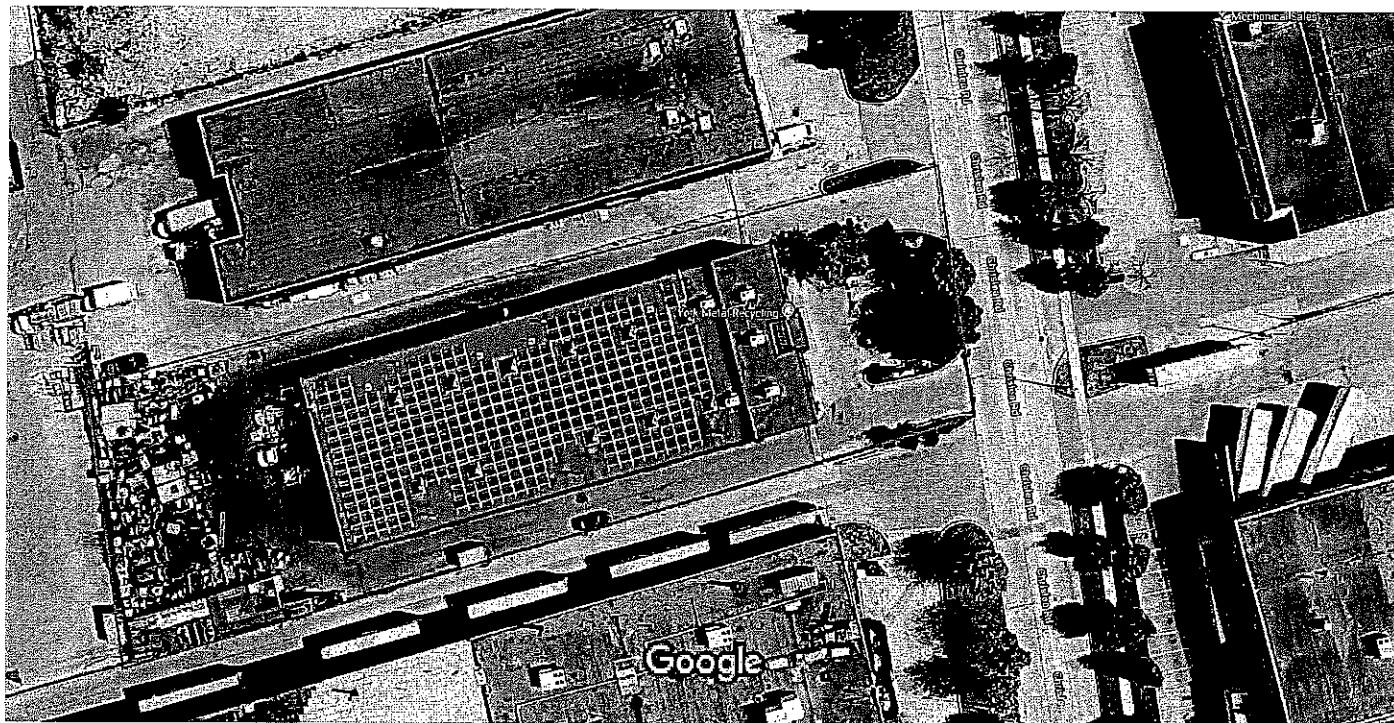
#### Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to permit a metal sorting/recycling facility use with no outside storage, within the existing industrial building shown on Attachment #2, on the subject lands zoned EM2 General Employment Area Zone on Attachment #1.

Did you read that??? "With no outside storage"! I am sure nobody has driven by there since 2008 because the outside is a DISASTER! If anyone of you care about the environment and the investors please drive by both properties! Tal Recycling already looks hazardous and is noisy enough and if the City gives Tal Recycling the rezoning then 84 Drumlin will look as horrific as 562 Chrislea Road and the surrounding building will lose their values.

Iuna Barone

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 10 m

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 10, 2008

Item 4, Report No. 55, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 10, 2008.

4

#### **ZONING BY-LAW AMENDMENT FILE Z.08.053 2124396 ONTARIO LTD.**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008:

##### Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.053 (2124396 Ontario Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

##### Economic Impact

This will be addressed when the technical report is completed.

##### Communications Plan

On October 10, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of October 20, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

##### Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to permit a metal sorting/recycling facility use with no outside storage, within the existing industrial building shown on Attachment #2, on the subject lands zoned EM2 General Employment Area Zone on Attachment #1.

##### Background - Analysis and Options

The subject lands shown on Attachment #1 are located southeast of Langstaff Road and Weston Road, known municipally as 562 Chrislea Road, being Lot 45 on Plan 65M-2588, in Part of Lot 10, Concession 5, City of Vaughan.

The subject lands are designated "Employment Area General" and subject to the "Waste Recycling" policies (Subsection 2.2.7.2) in OPA #450 (City Employment Area Plan). The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, which does not permit recycling uses as-of-right. The applicant is proposing to amend By-law 1-88, to permit a metal sorting/recycling use in the EM2 Zone.

##### Preliminary Review

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 10, 2008**

#### **Item 4, CW(PH) Report No. 55 – Page 2**

- vi) the application will be reviewed in the context of the applicable City and Regional Official Plan policies, and By-law 1-88, including the appropriateness of permitting a metal sorting/recycling use with no outside storage in the EM2 Zone, and identifying any necessary zoning exceptions that may be required, if the application is supportable.

#### **Relationship to Vaughan Vision 2020**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, review will be given to the appropriateness of permitting a metal sorting/recycling use with no outside storage in the EM2 General Employment Area Zone, within an existing industrial building.

#### **Attachments**

1. Location Map
2. Site Plan

#### **Report prepared by:**

Christina Napoli, Planner, ext. 8483  
Arto Tikiryan, Senior Planner, ext. 8212

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



To: City of Vaughan  
Attention: Development Planning Department  
Margaret Holyday  
Telephone: [REDACTED]  
Fax: [REDACTED]  
Email: [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca)

Date: JAN 31/18

From: 100 DRUMLIN HOLDINGS INC.  
100 DRUMLIN CIRCLE  
CONCORD, ON L4K-3E5

Please accept this letter as an:  
**OBJECTION** to the stated proposal **File # Z.17.008**

This company has been operating their business against the City of Vaughan's By-laws knowingly since they have moved in! **NO** they should not be able to continue this use in this EM1 PRESTIGIOUS EMPLOYMENT AREA ZONE.

**EM1 Prestigious Area Zone does not permit OBNOXIOUS USE** according to the City of Vaughan By-laws OBNOXIOUS USE means a use which from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material; and without limiting the generality of the foregoing shall include any uses which under the Public Health Act, R.S.O. 1980, Chapter 409 or regulations thereunder may be declared by the Local Board of Health or Council to be noxious or offensive trade, business or manufacture.

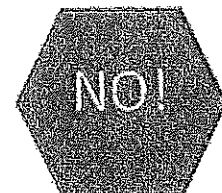
**EM1 Prestigious Area Zone does not permit SALVAGE YARD** according to the City of Vaughan By-laws SALVAGE YARD means land or buildings used for an automobile wrecking yard or premises for the keeping and/or storing of any of the following: used building products, waste paper, rags, bones, bottles, bicycles, automobile tires, old metal or other similar scrap material or salvage, or where any such material is bought, sold, exchanged, baled, packed, disassembled or handled.

Property: The subject property known as 84 Drumlin Circle

Application: The Applicant has submitted an application to amend the City's Zoning By-law 1-88 to permit the continued use of a material recovery facility within a wholly enclosed building.

We owners and/or tenants of 100 Drumlin Circle pay our yearly property taxes and we expect that the City Of Vaughan protects the By-laws that we have purchased our property and/or our business which is EM1 meaning **NO TO OBNOXIOUS USE** and **NO TO SALVAGE YARD**. Tal Metals has numerous dump trucks going by everyday! And who knows what they are washing down our sewers! This use lowers the value of our property and/or business. They have been running this business since 2008 knowing that they might be shut-down if caught!

  
Signature



To: City of Vaughan  
Attention: Development Planning Department  
Margaret Holyday

Date: JAN 31/18

Telephone: [REDACTED]  
Fax: [REDACTED]  
Email: [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca)

From: CRACK INSURANCE RISK MANAGEMENT SERVICES  
100 DRUMLIN CIRCLE STE 101 CONCORD, ON L4K 3E5

Please accept this letter as an:  
**OBJECTION** to the stated proposal **File # Z.17.008**

This company has been operating their business against the City of Vaughan's By-laws knowingly since they have moved in! **NO** they should not be able to continue this use in this EM1 PRESTIGIOUS EMPLOYMENT AREA ZONE.

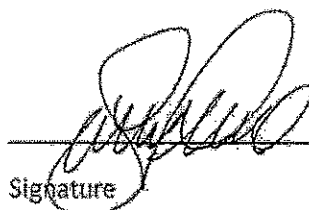
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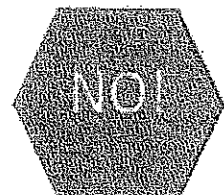
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We owners and/or tenants of 100 Drumlin Circle pay our yearly property taxes and we expect that the City Of Vaughan protects the By-laws that we have purchased our property and/or our business which is EM1 meaning **NO TO OBNOXIOUS USE** and **NO TO SALVAGE YARD**. Tai Metals has numerous dump trucks going by everyday! And who knows what they are washing down our sewers! This use lowers the value of our property and/or business. They have been running this business since 2008 knowing that they might be shut-down if caught!

  
Signature



**From:** luciano corona [REDACTED]  
**Sent:** Thursday, February 1, 2018 11:15 AM  
**To:** Holyday, Margaret; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca  
**Subject:** NO to Amending City Zoning By-law 1-88 of 84 Drumlin Circle

**Importance:** High

**TAL Recycling, is being operated at 84 Drumlin Circle, Concord Vaughan which is a full service metal recycling facility as per their Website!**

Being a property owner in the immediate area who has corresponded with many other local concerned property owners, we are very concerned that the employees at the City of Vaughan have not enforced the by-laws by terminating the current illegal use when it is beyond obvious that a recycling facility not only contravenes the existing by-laws and should never be allowed in such a location.

To call their business a "metal recovery facility" is simply a play on words, as their very own website indicates they "recycle metals."

We are very concerned at the lack of resolution to this matter especially when it is obvious that the company, TAL Recycling is and has been deliberately & knowingly violating the by-laws for many years to the detriment of it's neighbours, ignoring the by-laws put in place for their own personal gains without respect or appreciation for its neighbours using the back and side lot as outside storage, and for dumping and sorting of various metal scraps. Tal metal has been knowingly manipulating the system since at least 2013 and beyond and has been profiting handsomely from their disregard for the by-laws which the majority of the rest of the property owners have been following.

For many years, Tal Metal has been using their property for outside storage and Metal Recycling at the back, sides & front of their lot. It has become very common to see Tal's fork lifts zooming on and off the outside of their property. It has also become the daily norm to have multitudes of trucks dumping metals etc etc etc on the asphalt of their property. Furthermore it has been a common daily occurrence to see their trucks trespass on our property to make it easier for them to turn into their property. Our building occupants and customers have routinely complained that the noise pollution is horrendous to the point that they could not conduct meetings in their offices and had to relocate their meetings off premises due to the noise. On top of this we have had to endure unending debris from their lot coming onto our lot even to the point of clogging our catch basins.

Tal Metal is now attempting to amend the by laws to allow the current illegal use solely inside their building. Tal metal does not have a track record of respecting and following any rules or by-laws. What makes you think they will suddenly follow the rules & bylaws now?!

As nearby property owners, we, as well as our tenants and their customers have suffered with the noise pollution as well as pollution of our property on a daily basis for many years. We have been suffering with zero compensation or consideration as we follow and abide by the by-laws. We purchased our property with the knowledge and understanding that the zoning was Em1 and want it to remain that way and want the by-laws to be enforced to the fullest extent for Tal Metal as well as all other neighbours who now feel free to violate the by-laws

using their properties however they see fit because if Tal Metal can get away with it so can they!

We do not want to permit this so called Metal Recovery Facility to continue inside or outside. We have suffered and compromised for far too many years. We do not believe that this business can or will confine themselves to solely inside the building. It is time that Tal Metal moves its business to a property with the appropriate zoning and by-laws.

As taxpayers we expect the By-law Department and the city of Vaughan to represent our interests as by-law abiding businesses by enforcing the by-laws against use of a recycling depot, immediately. This ongoing battle has become tiresome.

A recycling depot devalues our property and all the surrounding properties in the area. Our local businesses are being affected by this illegal use. Our customers are remarking and going elsewhere. The garbage being recycled may also contain hazardous waste. The volume of traffic is unprecedented and not conforming for this area. The list of depreciating factors and concerns is very long. Property owners purchased our properties according to the current zoning and do not want it violated or amended to allow inferior uses. There are several prestige office buildings neighbouring the Tal Metals property

We are also aware that several complaints have been already filed by other local property owners with obviously no resolution and little successful action by the By-law Department. As a matter of fact this file has been floundering since 2013!!

The Property Standards By-law 231- 2011 governs and regulates the standards of maintenance and occupancy for all properties within the City of Vaughan. The purpose of this By-law is to set out standards for properties so that they are not a visual blight or nuisance to neighbours, affecting the enjoyment of their own property. Their trucks are constantly zooming in and out and the noise/traffic they make is unbearable at times. This area does not permit outside storage!

Outside storage of any goods or materials which are obnoxious, visually and otherwise, including derelict or scrap motor vehicles or machinery and worn-out appliances or equipment are not be permitted. To recycle metals on this property would still involve dumping on the lot, drastically increase traffic of large trucks, creating noise pollution as well as debris on their property affecting their neighbours' properties and businesses, as well as ours.

The following is taken from their website:

## Scrap Metal Recycling Services

At Tal Metal Recycling, we pride ourselves on the high level of service we afford our customers, both locally and globally. When we buy or sell non-ferrous scrap metals, we offer the most competitive rates, based on the dynamics of the market. We use leading edge, computerized technology for our procurement and distribution, and it allows us to maintain superior levels of efficiency when servicing our client base.

Our inventory of non-ferrous scrap metals is well organized and catalogued, while we take extra care ensuring that all of our deliveries are precise and punctual. We keep our stock of scrap metals in a secure factory facility, and make certain that our product (and yours) is protected and well maintained at all times. Tal Metal Recycling buys, processes, and distributes a wide range of non-ferrous scrap metals - we handle

all categories of non-ferrous metal - all grades, all volumes, and all sizes. And because of our volumes, we're able to fully customize our service approach for each customer, based on specific requirements, and depending on the nature of the company.

## Metal Recycling – Workplace Safety and The Environment

It's our corporate policy at Tal Metal Recycling to provide a safe, secure and protected industrial facility - we want all suppliers are safeguarded from accidental and/or occupational injury. As well, we believe that our operations should be in the best interest of the wellbeing of everyone who enters our facility. Tal Metal is fully committed to the pre-requisites as prescribed by the Occupational Safety and Health Act and regulations that are specifically applicable to our industry.

The scrap metal industry, as a whole, is continuously expanding, and with this expansion comes a concern for safety. For everyone, we also want to abide by OSHA's regulation framework, and continue to do business as a good corporate citizen. Tal Metal also takes industry specifications very seriously. For example, under the category of non-ferrous metal, there are many classifications that we must abide by. These are generally designed to limit content levels of metal impurities, and to our addition, we subscribe to various guidelines for buying and selling scrap as a commodity, and we meet the quality requirements. Because the scrap metal business has a number of steps at play during the various stages of the recycling process, from loading or unloading stockpiles of scrap metal; shredding or separating contaminated metal; or using hazardous materials, we pay full attention to safety, and clearly our employees always use the appropriate protective equipment from head to toe.

Providing a safe operating environment for clients, customers and suppliers is also a priority for Tal Metal. We are cognizant of our facility – from truck drivers, to plumbing contractors, to construction contractors, not to mention our own staff and employees. Our facility is provided with the precautions that ensure a safe experience.

The fact is, we take great pride in our long history of accident and injury-free days, taking each new day, one safe step at a time. As for the environment, the basics are straightforward. Metal recycling, including non-ferrous metals, dramatically reduces the environmental impact. It comes with additional benefits to the natural environment - natural habitats are preserved and the land remains unspoiled. It uses less water and less energy, all of which reduce manufacturing costs for everyone down the line.

In essence, the metals recycling industry is an environmentally friendly sector, for the most part. There is much more to it than meets the eye, but the benefits are far reaching for all involved. For Tal Metal Recycling, and for the industry in general, it happens to be a win-win situation.

### EXAMPLES OF METALS THAT ARE ACCEPTED BY TAL METAL

#### NON-FERROUS METALS

- Aluminum
- Zinc
- Copper
- Brass
- Lead
- Chromium
- Vanadium
- Ruthenium
- Beryllium
- Titanium
- Calcium • Manganese
- Molybdenum
- Barium
- Bismuth
- Cobalt
- Niobium
- Nickel
- Zirconium
- Gallium
- Technetium
- Antimony
- Osmium
- Rhodium

- Palladium
- Cadmium
- Thallium
- Mercury
- Tantanum
- Tin
- Tungsten
- Iridium

#### FERROUS METALS

- Mild Steel
- Carbon Steel
- Cast Iron
- Stainless Steel
- Wrought Iron

#### OTHERS

- Electronics (TV's etc.)
- Insulated wires
- Auto Scrap

Lujcano Corona

Drumlin

cel: [REDACTED]

**From:** Susan Landolfi [REDACTED]  
**Sent:** Friday, February 2, 2018 10:23 AM  
**To:** Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Holyday, Margaret  
**Cc:** luciano corona  
**Subject:** FILE Z.17.008/OBJECTION TO 84 DRUMLIN CIRCLE ZONING TO AMEND BY-LAW 1-88

**Importance:** High

**File: Z.17.008 / OBJECTION to 84 Drumlin Circle Zoning to Amend By-law 1-88!**

Tal Metals Recycling obviously figured they will run this "Salvage Yard" in our EM-1 Prestigious Industrial Zoned area until someone had the courage to call the City By-Law! They WERE CAUGHT sometime in 2013! In all that time Tal Metals Recycling did not do anything to even comply a little! Instead they CONTINUED their business! All the while Tal Metals Recycling went to court more than 7 times and still CONTINUED! Finally, on April 6, 2017 Tal Metals Recycling clearly stated "GUILTY" before the judge in court! Tal Metals Recycling was forced to pay a low charge of \$1,000 for violating the zoning.

One would think Tal Metals Recycling would have brought their business "wholly" inside while they CONTINUED their business. By-law officer, Harinder Singh went to do a check on the place and Tal Metals Recycling was **still** violating the by-laws. Officer Harinder Singh laid charges again! As of June 2017 Tal Metals is again at the "to be spoken to" level in court!

Has anyone at the City of Vaughan even ask Officer Harinder Singh how this Tal Metals Recycling even operates?

Why would the City of Vaughan even allow an application to amend the City's Zoning By-law 1-88 to permit the CONTINUED use when Tal Metals Recycling has CONTINUED to operate against the by-laws since admitting being GUILTY! Nothing has changed! Officer Harinder Singh went back to check and they still CONTINUED to violate the By-laws! They still continue to have all this outside!

Why has the City of Vaughan not clearly seen what Tal Metals Recycling is really about and why have they not put a STOP TO THIS?

This proposal should really be saying that Tal Metals Recycling wants to amend the City Zoning By-law 1-88 to CONTINUE to break all the laws that are in place to protect our EM-1 Prestigious Industrial Zoning, our Water and Sewage Disposal Laws and our environmental laws!

My parents worked hard to pay for this special designated Prestigious Industrial Zoning! My dear mother who is 78 years old attends to our building to sweep and remove debris (including shattered glass) caused by TAL, as our building is adjacent to 84 Drumlin. This is a full functional garbage metal recycling place. Read their brochure on the internet! <http://www.talmetal.ca>

Tal Metals Recycling wants to make this amendment look like it's the parking that they want changed! Really? They cannot park where they have outlined on the proposal because that area is lined up with **oversized RUSTY bins full of RUSTY METALS!**

**ABSOLUTELY NO! I object to the zoning change!**

Susan Landolfi

■ Drumlin Circle, Vaughan

■





**Subject:**

FW: Public Meeting Tomorrow, Tuesday February 6, 2018 / File: Z.17.008 / OBJECTION to 84 Drumlin Circle Zoning to Amend By-law 1-88!

**Attachments:**

Some Email from Officer Singh.docx; ATT00001.htm; Article 3 - 84 Drumlin Circle Expired Toronto Real Estate Board Listing.pdf; ATT00002.htm; Article 2 - 84 Drumlin Circle MAP Aerial Pictures.pdf; ATT00003.htm; Article 4 - 84 Drumlin EM1 notice in orange.pdf; ATT00004.htm; 84 Drumlin Circle Case Response to Adjourned Motion of Oct.14th, 2016.pdf; ATT00005.htm

**PUBLIC HEARING** C7  
**COMMUNICATION**

Date: Feb 6/18 ITEM NO. 1

**From:** luna Barone [REDACTED]

**Sent:** Monday, February 05, 2018 9:33 AM

**To:** Racco, Sandra <Sandra.Racco@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

**Subject:** Public Meeting Tomorrow, Tuesday February 6, 2018 / File: Z.17.008 / OBJECTION to 84 Drumlin Circle Zoning to Amend By-law 1-88!

**Importance:** High

File: Z.17.008 / OBJECTION to 84 Drumlin Circle Zoning to Amend By-law 1-88!

Hello Honourable Mayor Maurizio Belvilacqua and all Council Members,

Hopefully you will remember that I brought this issue to light back in 2014/2015 and it is finally going to be dealt with tomorrow!

I know Mondays are usually crazy but hopefully there will be time for each of you to go through this email along with the attachments to get a better understanding of the issue as the way the clerks has typed the cause of the amendment to the EM-1 zoning is **absolutely misleading**.

Tal Metals Recycling obviously figured they will run this "Salvage Yard" in our EM-1 Prestigious Industrial Zoned area until someone had the courage to call the City By-Law! They ARE CAUGHT sometime in 2013! In all that time Tal Metals Recycling did not do anything to even comply a little! Instead they CONTINUED their business! All the while Tal Metals Recycling went to court more than 7 times and still CONTINUED! Finally, on April 6, 2017 Tal Metals Recycling clearly stated "GUILTY" before the judge in court! Tal Metals Recycling was forced to pay a low charge of \$1,000 for violating the zoning.

One would think Tal Metals Recycling would have brought their business "wholly" inside while they CONTINUED their business. By-law officer, Harinder Singh went to do a check on the place and Tal Metals Recycling was still violating the by-laws. Officer Harinder Singh laid charges again! As of June 2017 Tal Metals is again at the "to be spoken to" level in court!

Has anyone at the City of Vaughan even ask Officer Harinder Singh how this Tal Metals Recycling even operates?

Why would the City of Vaughan even allow an application to amend the City's Zoning By-law 1-88 to permit the CONTINUED use when Tal Metals Recycling has CONTINUED to operate against the by-laws since admitting being GUILTY! Nothing has changed! Officer Harinder Singh went back to check and they still CONTINUED to violate the By-laws! They still continue to have all this outside!

Why has the City of Vaughan not clearly state what Tal Metals Recycling is really about?

This proposal should really be saying that Tal Metals Recycling wants to amend the City Zoning By-law 1-88 to CONTINUE to break all the laws that are in place to protect our EM-1 Prestigious Industrial Zoning, our Water and Sewage Disposal Laws and our environmental laws!

This is a full functional garbage metal recycling place. Read their brochure on the internet!

Tal Metals Recycling wants to make this amendment look like it's the parking that they want changed! Really? They cannot park where they have outlined on the proposal because that area is lined up with oversized RUSTY bins full of RUSTY METALS!

SO NOOOOOO! I object to the zoning change!

Please see attached to see some of the letters that will help you all see what is really going on at Tal Metals Recycling.

Please call me if you'd like to discuss this on the phone at [REDACTED]  
Iuna Magarelli Barone, Resident of Vaughan

-----Original Message-----

From: Singh, Harinder [<mailto:Harinder.Singh@vaughan.ca>]

Sent: June 30, 2017 8:13 AM

To: 'luna Barone' [REDACTED]

Cc: Brusco, Nicolino <[Nicolino.Brusco@vaughan.ca](mailto:Nicolino.Brusco@vaughan.ca)>

Subject: RE: Drumlin case

Good Morning luna

I hope this email finds you well.

Just an update on 84 Drumlin Circle matter.

A follow-up inspection Mid-June, 2017 was conducted that resulted in observing the use to be still continuing and in violation of the City of Vaughan's Zoning By-Law. As such charges were prepared and submitted earlier this week.

I will keep you apprised once a court date is set.

Have a great Canada Day weekend,

Regards,

Harinder Singh, B.A., C.P.S.O., M.L.E.O

Provincial Offences Officer

905-832-8505, ext. 8279 | [harinder.singh@vaughan.ca](mailto:harinder.singh@vaughan.ca)

City of Vaughan | By-Law and Compliance, Licensing & Permit Services  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 [www.vaughan.ca](http://www.vaughan.ca)

**From:** Singh, Harinder

**Sent:** May 24, 2016 10:15 AM

**To:** 'luciano corona'

**Cc:** Brusco, Nicolino; 'luna Barone'; Girard, Rick; Jozefacki, Celeste

**Subject:** RE: Court Date Friday, May 20th / Tal Recycling / 84 Drumlin Circle, Concord / illegal use

Good Morning Mr. Corona

There is an active investigation file related to the matter at 84 Drumlin Circle. The owner/corporation has been charged pursuant to Zoning and is currently before the courts, most recently their legal representative setting the matter for trial on October 14, 2016.

Please be advised Zoning, governed pursuant to the Ont. Planning Act, does not provide/authorize for immediate remedy/fines through taxes; leaving the courts as the appropriate course of action.

The courts are also bound by legislation, Provincial Offenses Act that sets out procedures that must be followed in respect of all provincial offense proceedings that includes trials, sentencing, and appeals. Everyone charged with an offense is presumed to be innocent when a charge is filed with the courts. The justice of the peace will only register a conviction/penalty if admission of guilt is advised by the defendant (in this case there was no admission of guilt and as such the matter was set for trial) or when proceedings of trial occur and the evidence provided by the prosecutors satisfies him or her beyond a reasonable doubt. It is up to the Justice of Peace, though recommendation is made by the Prosecutors sometimes, what the penalty(s) maybe if any depending on the outcome of trial.

Following outcome of this court case, should non-compliance continue, additional charges may be laid until compliance is achieved. As you may be aware, disposition and conclusion of such matters through the court system, does conclude our investigation and interests to achieve compliance.

I understand your concern and frustration, however, bound to legislation set fourth for all individuals/corporations, proper procedures must be followed in order to obtain successful prosecution and compliance. I appreciate your co-operation in advance.

Regards,

**Harinder Singh, B.A., C.P.S.O., M.L.E.O**

**Provincial Offences Officer**

905-832-8505, ext. 8279 | [harinder.singh@vaughan.ca](mailto:harinder.singh@vaughan.ca)

**City of Vaughan | By-Law and Compliance, Licensing & Permit Services**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[www.vaughan.ca](http://www.vaughan.ca)



On Jul 22, 2015, at 1:12 PM, Michaels, Gus <[Gus.Michaels@vaughan.ca](mailto:Gus.Michaels@vaughan.ca)> wrote:

Good Morning Ms. Barone:

Thank you for copying me on your email. I thought it may be best for my office to attempt and offer some clarity.

Please allow me to begin with my sincere apologies. The comment or assumption that you have knowledge of Zoning and Planning may have inadvertently been my fault, not Councillor Racco's. Unfortunately during a conversation with the Councillor I did mention it was my opinion, that professionals in the field of Real Estate (such as yourself) commonly have a much better understanding of how Zoning & Planning are applied, than most residents do. It was not my intent to make assumptions that would be taken as offensive. I truly made the comment to Councillor Racco out of respect for you being in the real estate field and nothing further.

Notwithstanding, the above, please allow me to attempt to answer your questions and explain process further.

Your questions:

- Is the City of Vaughan proceeding with the Provincial Offence charge? As advised by Enforcement Officer Singh and further confirmed by Councillor Racco's email of July 15, charges have been initiated. For clarity this is done via a Part III Information/Summons to Appear, in accordance with Part III of the Ontario Provincial Offences Act. Once the summons is sworn before a Justice, service will be done, followed by further filing of the charge before the provincial courts. Also as identified by Councillor Racco and to ensure no misunderstandings this is not a quick process.
- Has the Tal Recycling submitted their Planning Application? – to date as of July 15<sup>th</sup>, not to our knowledge. Enforcement Officer Singh is responsible to stay abreast of progress in this regard and will advise you accordingly, once done.
- Why is the City stalling on stopping this illegal use? Respectfully Ms. Barone, I do believe both staff and Councillor Racco have explained previously, there are no available options pursuant to the Zoning By-law or the Planning Act at this time, that can forcibly "stop" a use from continuing. There is no stalling taking place, the City is following lawful process. At this stage, we are exercising due diligence and legal process, with this case file.
- What has the City done to check the heavy metal migration into the soil and groundwater caused by handling the scrap metal? Again Ms. Barone, it is my understanding and as noted in Councillor Racco's email, you have been advised already that, this concern has been brought to the attention of the Ministry of the Environment ("MOE"). I must echo the Councillor's comments, that while my office/department and the City have a close

working relationship with the MEO, their investigation carried out in accordance with law, is carried out independently with assistance from the City, if and when the MEO determines that is needed. At this point, any environmental concerns are being investigated by the MEO, at their sole discretion.

Lastly Ms. Barone, if I may offer one further comment for your consideration/understanding. While I (as does Councillor Racco's) truly empathize with your concerns, take these concerns seriously and are treating the issues with the appropriate level of priority, I ask that you understand that we must follow legal and statutory processes in our attempt to resolve any issues through regulation and enforcement considerations.

I trust that this provides you with a bit of clarity around process, timelines and response to your inquiries.

PS. You'll note above, I have copied the investigating By-law & Compliance Officer, Enforcement Officer Singh; Enforcement Supervisor Brusco and Enforcement Manager Girard to ensure everyone is kept apprised of your on-going concerns.

Thank you for your patience and understanding. Should you require further updates, please contact Enforcement Officer Singh directly.

Sincerely,

GM/

**Gus Michaels, Director**

By-law & Compliance Department

Legal & Administrative Services

CITY OF VAUGHAN

2141 Major Mackenzie Drive

Vaughan City Hall, Main Floor

W: 905-832-8505, Ext. 8735

E: [gus.michaels@vaughan.ca](mailto:gus.michaels@vaughan.ca)

***"Citizens First, Through Service Excellence!"***

**RESPECT | ACCOUNTABILITY | DEDICATION**

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**From:** Iuna Barone [REDACTED]  
**Sent:** Wednesday, July 22, 2015 8:56 AM  
**To:** Racco, Sandra  
**Cc:** Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Michaels, Gus; 'luciano corona'  
**Subject:** Tal Recycling/ 84 Drumlin Circle, Concord / illegal use

July 21, 2105

Sandra Yeung Racco

Councillor, Concord/North Thornhill

City of Vaughan

2141 Major Mackenzie

Vaughan, Ontario

L6A 1T1

Dear Ms. Racco,

Thank you for your response of July 15, 2015.

I have two concerns, one being your tone and secondly the lack of timely action regarding the illegal use at 84 Drumlin Circle, Concord.

#### **Tone of Your Response**

I am offended by your condescending tone, specifically of how I should be familiar with the Zoning and OPA processes because of my position as an assistant to a real estate agent. I do not have any expertise in planning and your comments of what you expect me to be aware of, are inappropriate and offensive.

#### **Lack of Timely Action**

The City of Vaughan has been aware of this illegal use since November 2013 and yet the City has not addressed this issue in a timely manner. These are my outstanding questions:

- Is the City of Vaughan proceeding with the Provincial Offence charge?
- Has the Tal Recycling submitted their Planning Application?
- Why is the City stalling on stopping this illegal use?
- What has the City done to check the heavy metal migration into the soil and groundwater caused by handling the scrap metal?

Ultimately, Tal Recycling is an illegal use and they are operating in contravention to your By-Laws.

Sincerely,

Iuna Magarelli Barone

Iuna Barone, Assistant

Helping You is What We Do!


Royal LePage Your Community Realty Brokerage

[www.TonyKnowsToronto.com](http://www.TonyKnowsToronto.com) fax: 905-907-4414

905-781-2000 ext.5225

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	<b>84 Drumlin Circle</b> <b>Vaughan Ontario L4K3E9</b> Vaughan Glen Shields York SPIS: N Taxes: \$31,974.51 / 2014 / Annual Legal: Plan 65M 2157 Lot 30		List: <b>\$2,250,000.00</b> For Sale	Days On Market 206 Days They couldn't even sell their place!
	Industrial Free Standing Factory/Manufacturing Possession: 6 Months Dir/Cross St: Steeles & Keele		Occup: Owner Freestanding: Y SPIS: N Com Cndo Fee:	Lease Term: / Holdover: 90 Franchise: N
MLS#: N3122209 <u>Sellers: Ta&amp;Ry Investments Ltd</u> Contact After Exp: N PIN#:      ARN#:				
Total Area: 12,346 Sq Ft Ofc/Apt Area: 15 % Indust Area: 85 % Retail Area: Apx Age: 16-30 Volts: Amps: Zoning: <u>Em-1</u> ← Means they are perfectly aware of the zoning Truck Level: 0 Grade Level: 0 Drive-In: 5: 12' x 9' Double Man: 0 Clear Height: 16 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 164.6 x 200.46 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 4 Water: Municipal Water Supply: Sewers: San+Storm A/C: Y Utilities: A Garage Type: Outside/Surface Park Spaces: 10 #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: N LLBO: Days Open: 6 Hours Open: Employees: Seats: Area Infi: Major Highway Public Transit		
Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: Y EstValueInv At Cost: Com Area Upcharge: % Rent:	
Client Remks: Large Free-Standing Industrial Building. Featuring Office Area, 5 Drive-In Level Shipping Doors, 16 Foot Clearance Height And Over 12,000 Square Feet Of Floor Space. A Must See Property!				
Extras: Brkage Remks: Environmental Is Done At Buyers Own Expense. Showings Are After 5:30Pm Daily Or Anytime On Weekends. Thank You For Showing.				
FOREST HILL REAL ESTATE INC., BROKERAGE Ph: 905-709-1800 Fax: 905-709-4752 7787 Yonge Street Unit 201 Thornhill L3T7L2 AMIR TAL Salesperson 905-709-1800 Contract Date: 2/21/2015      ←      Condition: Expiry Date: 9/15/2015      Cond Expiry: Last Update: 9/16/2015      CB Comm: 2.0%				
Amir Tal is a REALTOR meaning he knows all about by-laws! This is during their "To Be Spoken To" period. Ad: Y Escape: Original: \$2,250,000.00				

Tal Recycling has no intentions of following the bylaws! They are just prolonging the case to buy time until they sell and move on. In the meantime their existence devalues the area and who knows what they are washing down our sewers!

## Property Details

**GeoWarehouse Address:**

84 DRUMLIN CIR  
VAUGHAN  
L4K3E9

**PIN:** 032310027

**Land Registry Office:** YORK REGION (65)

**Land Registry Status:** Active

**Registration Type:** Certified (Land Titles)

**Ownership Type:** Freehold

**Notice:** - 66 Drumlin's front and back are totally clean  
- 84 Drumlin is split between Tal Metals Recycling and Omega Aluminum Systems Ltd.  
\*Tal Metals uses 97.58 feet width and 50.88 feet depth of outside storage  
\*Omega Aluminum Systems Ltd uses 66.22 width and 50.88 feet depth of outside storage  
- 100 Drumlin's front and back are totally clean



## Ownership

**Owner Name:**

TA&RY INVESTMENTS LIMITED

## Legal Description

PCL 30-1 SEC 65M2157; LT 30 PL 65M2157; S/T LT121598 VAUGHAN



# KEY MAP 3A

TO BYLAW 1-88

REVISED JANUARY 2014

Good afternoon Harinder Singh and Nicolino Brusco and everyone else I have included in this email.

I was present Friday, October 14th, 2016 at the courthouse at 2:40 p.m. Mr. Corona also arrived shortly before 3:00 p.m. I was very surprised to see NOBODY was there! I asked the front desk receptionist to see what was going on as this matter was posted on the wall and that you, Harinder Singh had emailed me confirming the meeting was still scheduled. She did enquire for me. She came back and told me it was adjourned. Again! To my surprise the "prosecutor" came to speak to us. She had explained that she had adjourned the matter to January 5th, 2017. She told us that the city is going to be "working with these people" so they were given more time! She mentioned that you, Mr. Singh can tell me more about it.

While talking to the prosecutor I had the opportunity to tell her about the history of this case as she seemed unaware (*which I found disappointing*). This means that this case is being taken very passively. I have come to conclude that when dealing with the City of Vaughan By-laws it is acceptable to "do now" and "beg for forgiveness later.... if caught"! Tal Recycling has been operating at this location since 2008. This matter was brought to the City of Vaughan's attention sometime before 2013. We are now going into 2017 and the matter is still at the "to be spoken to" level! By-Laws are in place for everyone to follow is that not the case? Or are they to be challenged if caught?

The following properties were purchased before Tal Recycling's 2008 arrival and violation of the M1 Zoning which is designated for this immediately area. Tal Recycling clients' dump trucks drive pass these locations to get to 84 Drumlin Circle which adds pollution, noise, junk, traffic, etc.:

2100 Steeles Avenue	Purchased 1995
20 Tandem Circle	Purchased 1994
19 Bessemer Court	Purchased 1985
45 Drumlin Circle	Purchased 1999
34 Drumlin Circle	Purchased 1995
50 Drumlin Circle	Purchased 2008
66 Drumlin Circle	Purchased 1986
2060 Steeles Avenue	Purchased 1996
30 Capstan Gate	Purchased 1985
160 Drumlin Circle	Purchased 2006
115 Drumlin Circle	Purchased 1984

TAL RECYCLING HAS and IS:

**USE, OBNOXIOUS** - Means a use which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material; and without limiting the generality of the foregoing shall include any uses which under the Public Health Act., R.S.O. 1980, Chapter 409 or regulations thereunder may be declared by the Local Board of Health or Council to be noxious or offensive trade, business or manufacture.

**SALVAGE YARD** - Means land or buildings used for an automobile wrecking yard or premises for the keeping and/or storing of any of the following: used building products, waste paper, rags, bones, bottles, bicycles, automobile tires, old metal or other similar scrap material or salvage, or where any such material is bought, sold, exchanged, baled, packed, disassembled or handled.

BUT ZONING M1 is only for the following Use:

## 6.9 M1 - RESTRICTED INDUSTRIAL ZONE

### 6.9.1 Uses Permitted

a) The uses permitted are as follows, provided they are within a wholly enclosed building(s):

- Club or Health Centre
- Day Nursery
- Industrial Uses as Defined in Section 2.0
- Office Building
- Parks and Open Space
- Public Garage
- Retail Sales Accessory to an Industrial Use, subject to the restrictions of Subsection 6.8.2 of this By-law
- Service or Repair Shop
- Wayside Pit
- Wayside Quarry

b) In addition to the above uses, where Council prior to the passage of this by-law, has deemed a site to be a commercial complex, pursuant to Sections 4(2)(b) of By-law 2961, then the following uses shall be permitted:

- Bank
- Business Office
- Eating Establishment
- Place of Amusement

provided the development consists of a least four (4) such uses and is in accordance with a site plan approved by Council

Notwithstanding Subsection 6.9.1(a), only outdoor patio uses accessory to an eating establishment shall be permitted outside of a wholly enclosed building.

M1	RESTRICTED INDUSTRIAL	35	3000	9	15	6	9	—	—	11 <sup>7</sup>	—	60
M1	RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS <sup>8</sup>	65	8000	9	22	6	9	—	—	11 <sup>7</sup>	—	60

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE	LOT AREA (minimums unless otherwise noted) (m <sup>2</sup> unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE	MINIMUM LOT DEPTH	MAXIMUM BUILDING HEIGHT	MAXIMUM GROSS FLOOR AREA	MINIMUM SETBACK FROM AN "R" ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE
				FRONT	REAR	INTERIOR SIDE	EXTERIOR SIDE					
		(m)		(m)	(m)	(m)	(m)	(%)	(m)	(m)	(m <sup>2</sup> )	(m)

Tal Recycling claims that they have been a family run business over 20 years! This means they know about complying with zoning by-laws. Tal Metal Inc. consider themselves "to be good corporate citizens." But obviously, Tal Metal Recycling care only about running their business and not of the laws that are put in place for surrounding business and property owners. I can't begin to believe that they will follow the rules of what is acceptable to wash down our sewers.

"Tal Metal is fully committed to the pre-requisites as prescribed by the Occupational Health and Safety Act, as well as the rules and regulations that are specifically applicable in our industry." Obviously Tal Metal Recycling is NOT fully committed to following the City Of Vaughan's By-laws! Notice below where it say which "FERROUS" Metals they accept.

The following were all taken from the Tal Recycling webpages.



Tal Metal Recycling now offers the local and global buying, processing and distribution of non-ferrous scrap metals. Non-ferrous metals are Aluminum, Zinc, Copper, Brass, Lead, Chromium, Lithium, Vanadium, Ruthenium, Beryllium, Titanium, Sodium, Magnesium, Scandium, Potassium, Calcium, Manganese, Molybdenum, Lanthum Barium, Bismuth, Cobalt, Niobium, Nickel, Zirconium, Gallium, Yttrium, Rubidium, Strontium, Cesium, Technetium, Antimony, Osmium, Rhodium, Silver, Gold, Mercury, Tin, Platinum, Iridium, and much much more!

## EXAMPLES OF METALS THAT ARE ACCEPTED BY TAL METAL

### NON-FERROUS METALS

- |            |              |             |
|------------|--------------|-------------|
| • Aluminum | • Manganese  | • Palladium |
| • Zinc     | • Molybdenum | • Tin       |
| • Copper   | • Bismuth    | • Tungsten  |
| • Brass    | • Cobalt     | • Beryllium |
| • Lead     | • Nickel     |             |
| • Chromium | • Zirconium  |             |
| • Vanadium | • Titanium   |             |

### FERROUS METALS

- Mild Steel
- Carbon Steel
- Cast Iron
- Stainless Steel
- Wrought Iron

### OTHERS

- Electronics (TV's etc.)
- Insulated Wires
- Wires and Cables

The following picture is what's on google map.

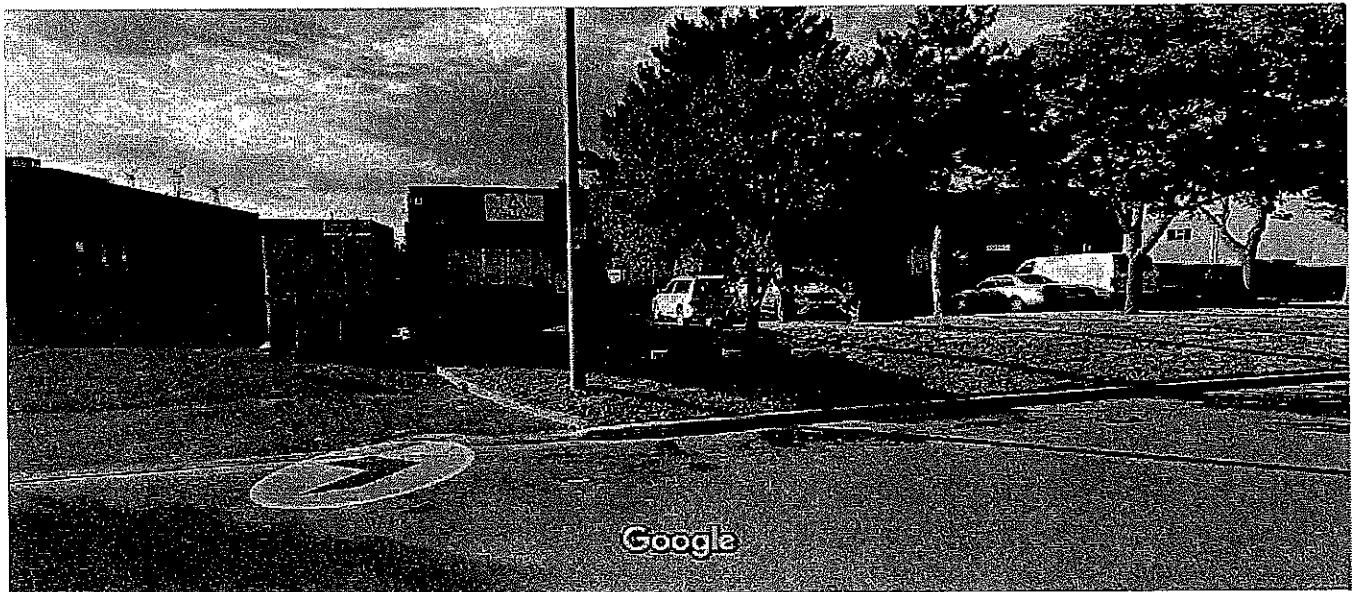
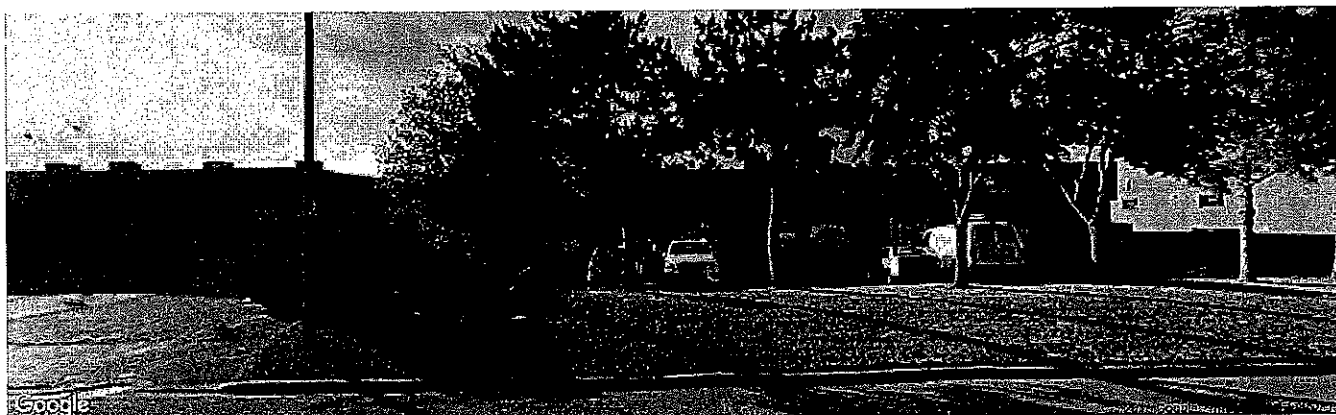


Image capture: Jun 2016 © 2016 Google

Vaughan, Ontario

Street View - Jun 2016

Another angle of the front.



In conclusion, I hope that this email encourages you all to continue defending the City of Vaughan's By-law Zonings that the By-law department of the City of Vaughan have been hired to do. The residences and property owners of the City of Vaughan have elected you the Mayor, the Ward Councillor and the Regional Councillors to look out for their best interest when issues arise.

Most of the councillors of the City of Vaughan know me as a person who gets things done to improve the life style of the residences of Vaughan. I will continue to encourage fellow residences and property owners to believe in all of you.

Thank you for reading my email.

Please keep me posted.

Sincerely,

Iuna (Magarelli) Barone

Cellular [REDACTED] /email: [REDACTED]

February 6<sup>th</sup>, 2018

TO WHOM IT MAY CONCERN:

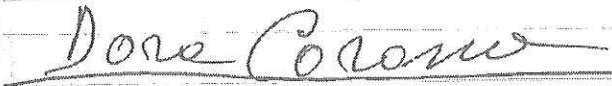
RE: "NO" TO AMENDING CITY ZONING BY-LAW 1-88 - FILE NUMBER Z.17.008  
84 DRUMLIN CIRCLE

PLEASE ACCEPT THIS LETTER AS CONFIRMATION THAT I SAY "NO" TO ABOVE -  
NOTED AMENDMENT.

MY NAME IS DORA CORA, PART-OWNER OF 66 DRUMLIN CIRCLE, VAUGHAN.

I COULD NOT ATTEND THE MEETING TONIGHT AS MY HUSBAND HAS  
ALHIEMZERS AND CANNOT BE LEFT ALONE, AS I LIVE ALONE WITH HIM.

SINCERELY,

A handwritten signature in cursive script that reads "Dora Corona". The signature is written in dark ink and is positioned above a horizontal line.

DORA CORONA  
PART-OWNER OF 66 DRUMLIN CIRCLE  
VAUGHAN



## Committee of the Whole (Public Hearing) Report

---

**DATE:** Tuesday, February 06, 2018

**WARD:** 4

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.17.008  
TA & RY INVESTMENTS LIMITED  
VICINITY OF STEELES AVENUE WEST AND KEELE STREET**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

### **Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.008 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88 to define and permit the continued use of a material recovery facility within a wholly enclosed building, as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.

### **Recommendation**

1. THAT the Public Hearing report for File Z.17.008 (TA & RY Investments Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole regarding a proposal to define and permit the continued use of a material recovery facility within a wholly enclosed building.
- A Zoning By-law Amendment is required to permit the proposal.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Background**

The subject lands are located northeast of Keele Street and Steeles Avenue West, and are municipally known as 84 Drumlin Circle, shown as “Subject Lands” on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The existing building on the subject lands, as shown on Attachment #3, contains two occupants. Tal Metal, the land Owner of the subject lands that is currently operating a material recovery facility, and Omega Aluminum Railing.

Development Planning Staff conducted a site visit on November 3, 2017 and observed that both Tal Metal and Omega Aluminum Railing maintain outside storage areas located at the rear of the units that are enclosed by a fence. Outside storage is not permitted by Zoning By-law 1-88 and the Owner is not requesting permission to permit outside storage through the subject application.

The By-law and Compliance, Licensing and Permit Services Department received a complaint on February 11, 2013, regarding the outside storage of scrap metal on the Tal Metal property. Charges have been laid by the City and the Owner is required to appear in court on April 5, 2018. Omega Aluminum Railing was also charged on June 16, 2017.

### ***A Zoning By-law Amendment Application has been submitted to permit the proposal***

The subject lands are zoned EM1 Prestige Industrial Zone by Zoning By-law 1-88, as shown on Attachment #2. Zoning By-law 1-88 does not include a definition for a material recovery facility which is the operation conducted at Tal Metal, as identified in Table 1.

The Owner has submitted Zoning By-law Amendment File Z.17.008 to amend Zoning By-law 1-88 to define and permit the continued use of a material recovery facility within a wholly enclosed building, as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1.

### ***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: January 12, 2018.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Drumlin Circle in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m

- c) Comments Received:

- i) I. Barone, email dated March 24, 2017, expressing concern with the outside storage and environmental damage that the operation may cause on the environment and the negative effects that the operation is having on businesses in the area.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

#### ***The proposal conforms to Vaughan Official Plan 2010***

The subject lands are designated “General Employment” by Vaughan Official Plan 2010 (VOP 2010). This designation permits a full range of industrial uses including manufacturing, warehousing, processing, transportation, distribution, any of which may or may not include outdoor storage. The existing material recovery facility is considered to be a processing use and therefore, conforms to VOP 2010.

#### ***Amendments to Zoning By-law 1-88 are required to permit the proposal***

The subject lands are zoned EMI Prestige Employment Area Zone by Zoning By-law 1-88, which does not permit or define a material recovery facility. The “General Employment” designation of VOP 2010 permits outside storage on the property, however the subject lands are zoned EM1 Prestige Employment Area Zone, which requires all permitted uses to be located within a wholly enclosed building. The Owner has indicated that the existing material recovery facility use will be conducted wholly within the existing building and this requirement will be included in the implementing zoning by-law, should the application be approved. The Owner proposes to introduce a new definition for the proposed use together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Permitted Uses	Employment Use(s)	Add a material recovery facility use.
b.	Definition of a "Material Recovery Facility"	Zoning By-law 1-88 does not include a definition for the proposed use	Material Recovery Facility - Means the use of a building to process waste recyclable materials limited to plastics, metals and glass, directly into useable products and/or into raw materials for further processing in an ongoing manufacturing and/or industrial operation. Such facility shall be contained within a wholly enclosed building and may also collect, sort and/or separate waste recyclable materials.
c.	Minimum Landscape Strip abutting a Street (Drumlin Circle)	3 m	2.8 m (existing condition)
d.	Minimum Landscape Percentage (of Lot Area)	5%	3.6 % (existing condition)

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

***Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The proposed development will be reviewed in consideration of the applicable Vaughan Official Plan 2010 policies.</li> </ul>
b.	Appropriateness of the Proposed Definition and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed Zoning By-law Amendments will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> <li>- the existing and planned surrounding land uses</li> <li>- the existing outside storage for both occupants of 84 Drumlin Circle given outside storage is not permitted or being requested</li> <li>- the location of the proposed new parking spaces</li> <li>- traffic impact and the operation of the shared driveway and vehicular access/movements (including service vehicles such as fire and garbage trucks)</li> <li>- landscaping</li> <li>- environmental concerns</li> <li>- size of the operation including, but not limited to, the number of employees, volume of material being sorted, associated truck traffic, etc.</li> </ul> </li> </ul>
c.	By-law and Compliance, Licensing and Permit Services Department	<ul style="list-style-type: none"> <li>▪ By-law Enforcement staff have conducted site inspections of the subject lands since 2013 and have issued numerous violations and charges which will be considered by a court on April 5, 2018. The area of the subject lands devoted to outside storage has been reduced, but still exists. The Development Planning Department will continue to work with By-law Enforcement staff to keep</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		appraised of the upcoming court proceeding. The Owner shall implement the decision(s) of the court.
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Letter of Opinion - Air Quality</li> <li>- Noise Study</li> <li>- Truck Maneuvering Plan</li> </ul> </li> </ul>

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

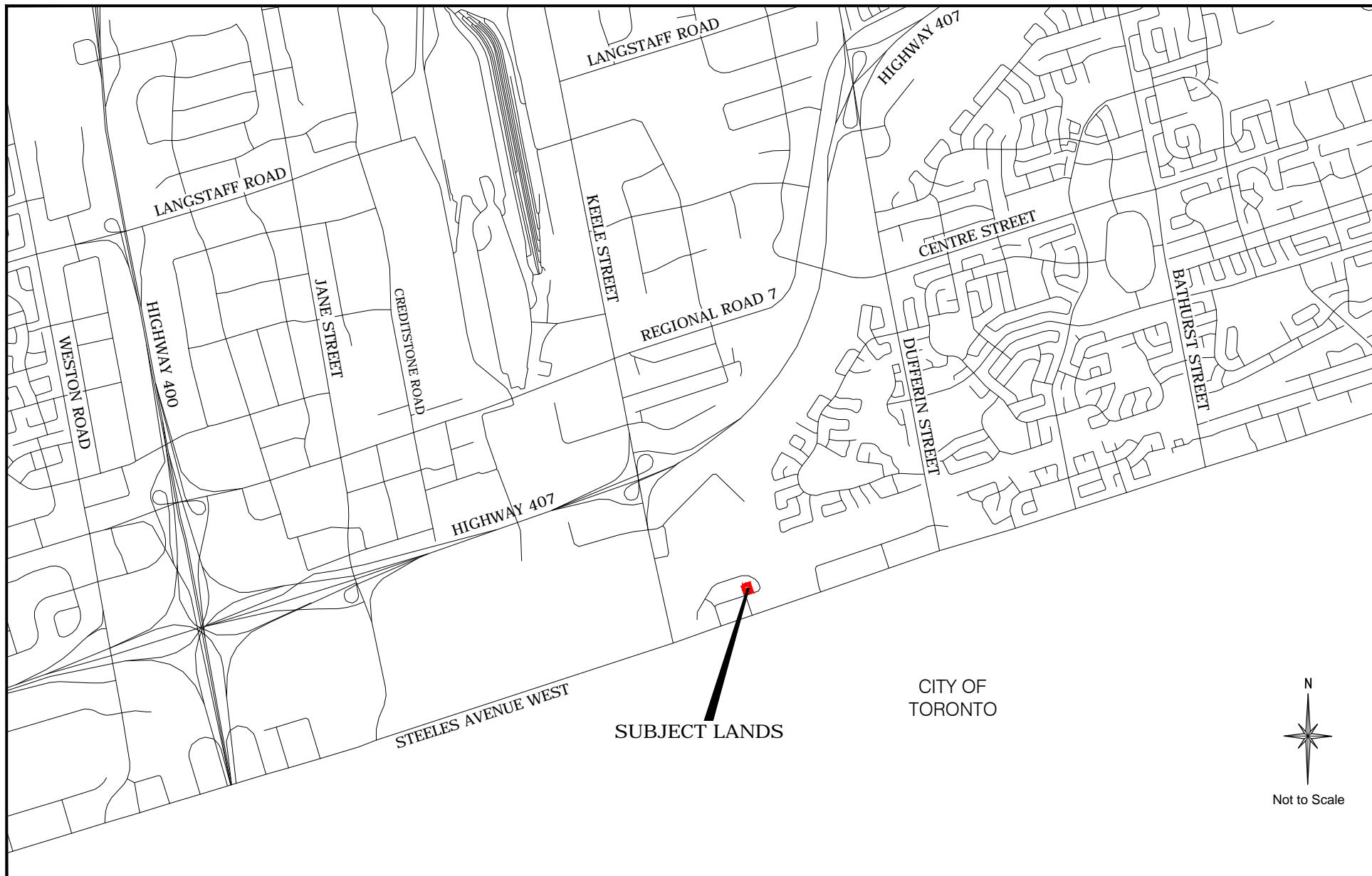
This report was prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact Margaret Holyday, Planner, Development Planning Department, at Extension 8216.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan

### **Prepared by**

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483  
/CM



## Context Location Map

Location: Part of Lot 1,  
Concession 3

Applicant:  
TA & RY Investments Limited

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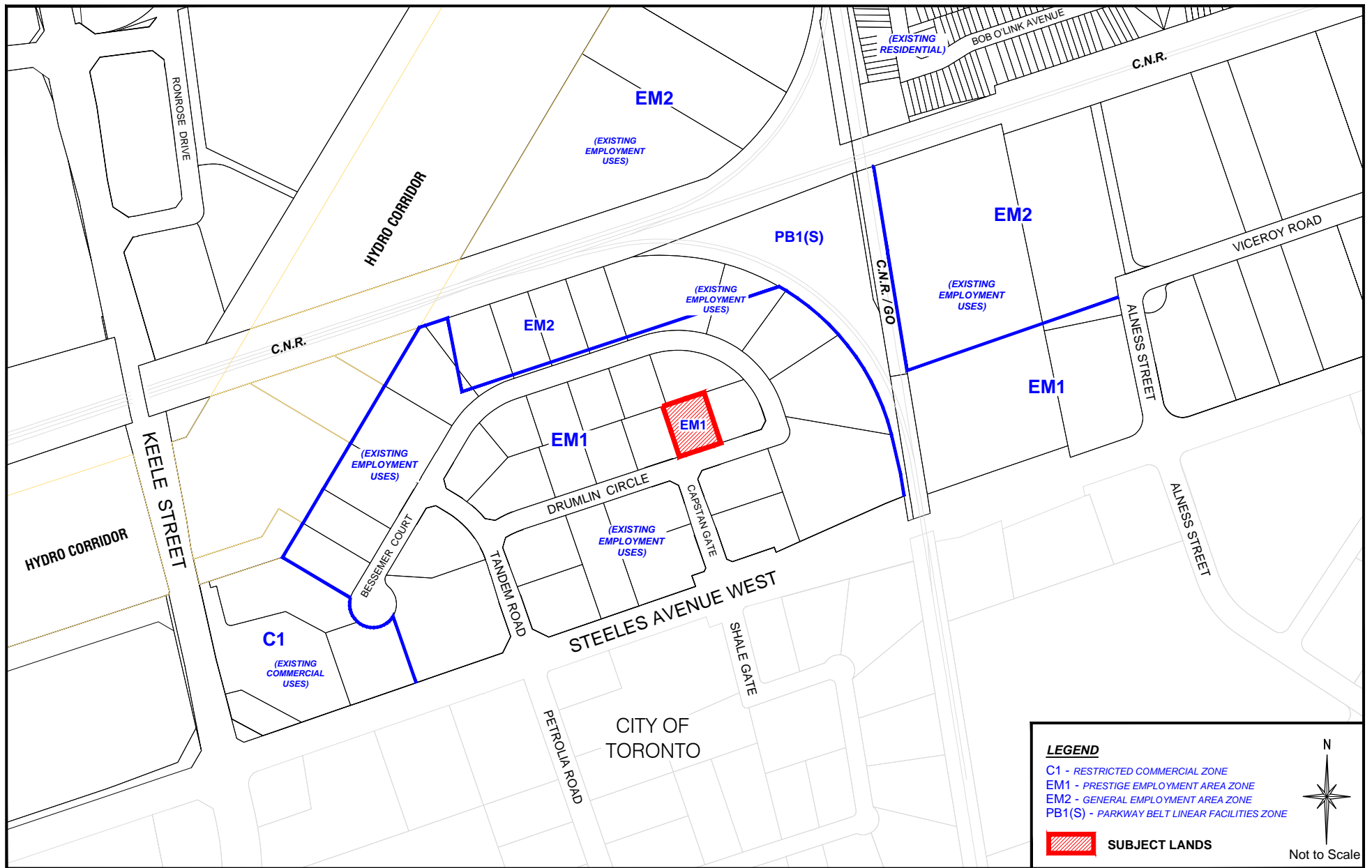
Development Planning Department

## Attachment

File:  
Z.17.008

Date:  
February 6, 2018

1



## Location Map

Location: Part of Lot 1,  
Concession 3

Applicant:  
TA & RY Investments Limited

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## Attachment

File:  
Z.17.008

Date:  
February 6, 2018

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