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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

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