

From: Iafrate, Marilyn [<mailto:Marilyn.Iafrate@vaughan.ca>]
Sent: Wednesday, March 11, 2020 2:51 PM
To: Raynor, Christopher; Freeman, Paul; Bottomley, Paul
Cc: Mayor and Members of Council; Kiru, Bill; Executive Assistant to Marilyn Iafrate; 'jwaite@humphriesplanning.com'
Subject: MCR Staff Report - H.1.1 - Requests for Employment Conversion Block 35

I received a notice yesterday from Humphries Planning Group Inc. outlining their request for employment conversions as requested by the area landowners. I have attached their letter with this e-mail.

I would like to be on record as being vehemently opposed to any conversion of lands in Block 35 due to the current operations of a cement batch plant at the north-east corner of this block.

This plant has been the cause for concern for the area rural residents with immense offsite plumes of dust, debris, cement spills on the Regional roads, use of carcinogens in the manufacturing of cement and traffic from thousands of trucks in and out of the site carrying not just the final product but all the aggregates required to produce the cement. Complaints continue to come in from a 2 km radius. This business operates almost 24/7 as per the complaints. This is not an operation conducive to abutting residential.

The cement batch plant also has a Certificate of Approval (C of A) for its operations from the Ministry of the Environment, Conservation & Parks. Cof A's remain with the property, not the business and thus the use can continue. Until such time that this plant ceases to operate, the area should remain an employment area.

In addition, prior to the Region approving any conversion of employment lands, I would expect a complete financial analysis to be undertaken to determine if there are property tax losses to the affected municipality due to the conversion of uses. Vaughan, like all other municipalities, relies on the tax revenue generated by the employment lands.

Kindly ensure that this email is shared with members of Regional Council for tomorrow's consideration of the item.

With sincere thanks,

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