

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014**

Item 11, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 8, 2014.

**11                    DEVELOPMENT PERMISSIONS FOR 375 STEGMAN'S MILL ROAD**  
**WARD 1 - VICINITY OF STEGMAN'S MILL ROAD AND ISLINGTON AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated March 25, 2014:

**Recommendation**

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the following report BE RECEIVED, as information.

**Contribution to Sustainability**

N/A

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

N/A

**Purpose**

To inform the Committee of the Whole of the development permissions (Official Plan designation and Zoning) for the lands municipally known as 375 Stegman's Mill Road (Attachment #1) as requested by Vaughan Council on January 28, 2014.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachment #1 are located on the south side of Stegman's Mill Road, east of Islington Avenue, municipally known as 375 Stegman's Mill Road.

**Vaughan Council Motion – January 28, 2014**

On January 28, 2014, Vaughan Council ratified the following recommendation (in part) of the Committee of the Whole on January 14, 2014, which was brought forward for consideration as New Business by Councillor Iafrate:

- "2) That staff clarify their position on development permissions for 375 Stegman's Mill located directly behind 10423 and 10429 Islington Avenue;"

**Official Plan Designation**

375 Stegman's Mill Road is designated "Village Residential" by City of Vaughan Official Plan 2010 (VOP 2010) as an Area Specific Policy under Section 12.4 - Kleinburg Core, of Volume 2.

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014**

#### **Item 11, CW Report No. 14 – Page 2**

The policies originally formed part of OPA #633 (Kleinburg Core Area) and were carried forward and incorporated into VOP 2010, Volume 2.

Volume 1 of VOP 2010 was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012 and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part by the Ontario Municipal Board on July 23, 2013, December 2, 2013 and February 3, 2014. The Kleinburg Core Policy (Volume 2, Section 12.4 of VOP 2010) was approved by the Ontario Municipal Board on December 2, 2013. The “Village Residential” designation permits Detached Residential Dwellings, Bed and Breakfast Establishments, Parks and Open Space, and Public and Institutional Uses on the subject lands.

#### **Kleinburg-Nashville Heritage Conservation District Plan**

The subject lands are designated under Part V of the *Ontario Heritage Act*, as part of the Kleinburg-Nashville Heritage Conservation District Plan. All development within the Heritage Conservation District must be in keeping with the historical streetscape and must conform with the Heritage Conservation District Plan and design guidelines. The existing streetscape along Stegman’s Mill Road within the village residential area provides for generous lot sizes and modest house sizes, along with mature trees. Any new development is required to respect the scale and massing of the existing housing within the village residential area.

#### **Zoning By-law 1-88**

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, which permits a single detached dwelling, and the following additional uses permitted in all Residential Zones, subject to the zoning standards contained in Schedule “A” of By-law 1-88:

- Home Occupation, subject to Subsection 4.1.5
- Private Home Day Care
- Private Home Tutoring
- Church
- Community Centre
- Public School including a Day Nursery operating within the school
- Private School
- Public Library
- Recreational Uses (as defined in Section 2.0)

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

##### **i) Plan and Manage Growth & Economic Vitality**

The policies reflect the City’s Official Plan and the Growth Management Strategy set in Vaughan Official Plan 2010.

#### **Regional Implications**

N/A

#### **Conclusion**

During the Official Plan review leading to the approval of VOP 2010, Volume 2, the City had the opportunity to determine if any land use policy changes were to be contemplated for the village

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014**

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residential area. A review of the new Official Plan policies was undertaken to ensure that the village residential policies established under OPA #633, for the Kleinburg Core Area were maintained and incorporated into the City's new Official Plan. VOP 2010, and the Heritage Conservation District Plan and Design Guidelines provide policies that support and maintain the village residential character of the Stegman's Mill Road area.

**Attachments**

1. Location Map

**Report prepared by:**

Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

**COMMITTEE OF THE WHOLE MARCH 25, 2014**

**DEVELOPMENT PERMISSIONS FOR 375 STEGMAN'S MILL ROAD  
WARD 1 - VICINITY OF STEGMAN'S MILL ROAD AND ISLINGTON AVENUE**

**Recommendation**

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the following report BE RECEIVED, as information.

**Contribution to Sustainability**

N/A

**Economic Impact**

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**Communications Plan**

N/A

**Purpose**

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#### Regional Implications

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#### Conclusion

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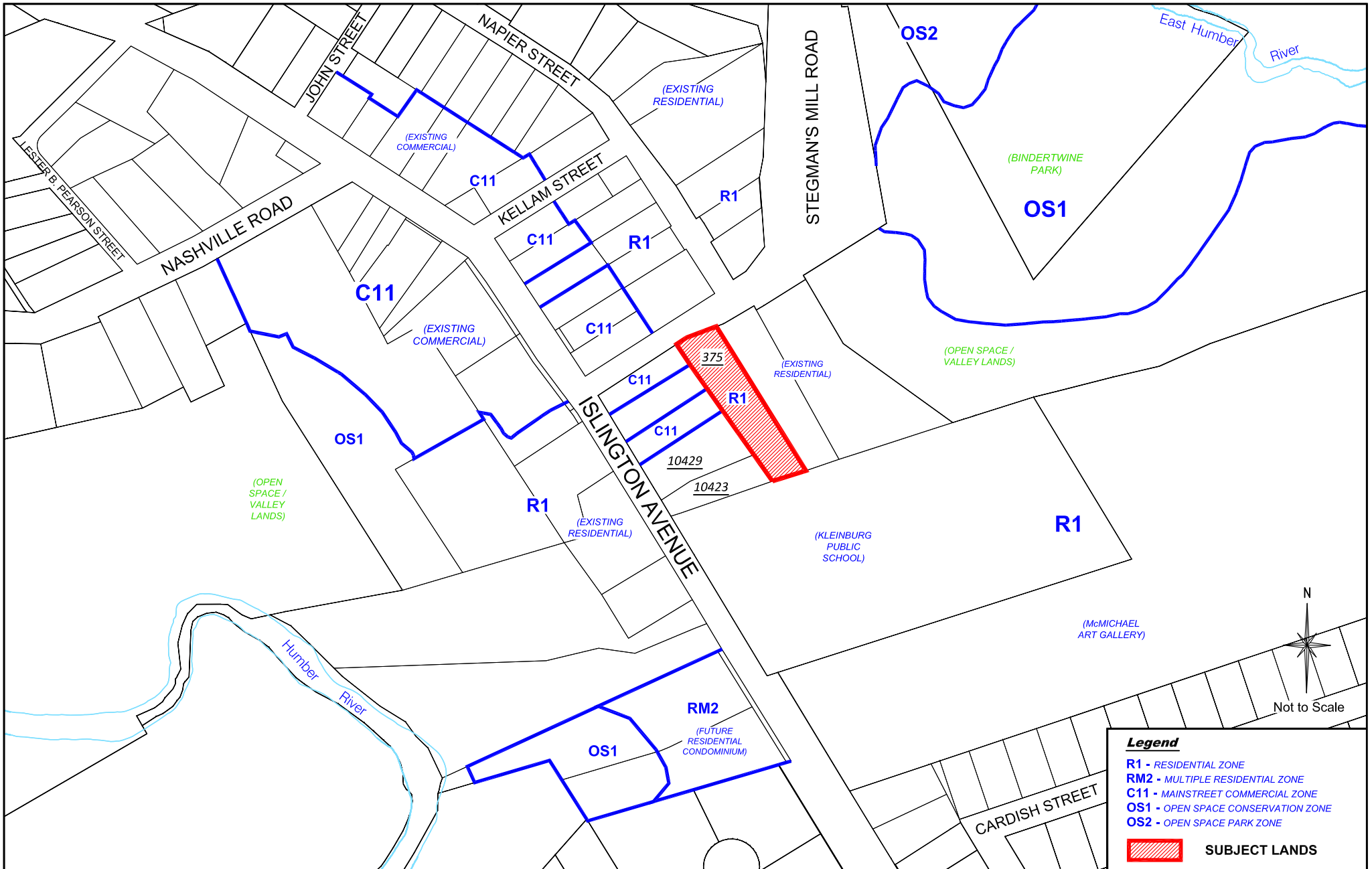
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

/CM

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning



## Location Map

Location: Part of Lot 24,  
Concession 8

Address:  
375 Stegman's Mill Road

N:\DFT\1 ATTACHMENTS\Misc\375 Stegman's Mill.dwg



## Attachment

File: -----

Date:  
March 25, 2014

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