

The Remington Group Inc.

May 2, 2025

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C3.

Communication

CW(PM) – May 6, 2025

Item No. 5

To: Office of the City Clerk

**RE: Zoning By-law Amendment File Z.24.032
9751 McGillivray Road
McGillivray Road & Rutherford Road, Block 60 West
Committee of the Whole (Public Meeting), May 6, 2025 – Agenda Item 4.5**

We are in receipt of a Notice of Public Hearing concerning the above-referenced property and an application to amend the City’s zoning by-law to allow the continued non-complying use of the lands on a temporary basis for three (3) years. By way of background, The Remington Group Inc. (“**Remington**”) owns the properties bounding the subject lands to the east, southeast, south and southwest (collectively referred to as the “**Remington lands**”). These Remington lands are legally known as; Branova North Developments Inc. (“**Branova**”), Novagal Developments Inc. (“**Novagal**”), Galnova Developments Inc. (“**Galnova**”), and Bragal Developments Inc. (“**Bragal**”) shown on Attachment 1. The Branova and Novagal lands are participants in the Block 60 East Landowners Group and the Galnova and Bragal lands are participants in the Block 60 West Landowners Group.

The subject property is partially designated as Natural Areas and Countryside in both the Vaughan Official Plan and Vaughan West Secondary Plan. The proposal is inconsistent with these planning documents as the Zoning By-law and Site Plan do not protect for the core feature identified in the OP and Secondary Plan. East Robinson Creek traverses the subject lands and should be protected for.

As the lands are located within TRCA’s Regulated Area a permit would be required for any construction activity including filling or grading alterations, removal of a watercourse, or culvert installations. However, it is our understanding substantial filling and the piping of East Robinson Creek have occurred on the subject lands, creating a significant backwater condition on adjacent properties to the west and south, including the Galnova and Bragal lands, as well as McGillivray Road.

The Block 60 West Landowners Group submitted a Block Plan Application in July 2024 and subsequently received agency comments which are currently being addressed. As part of the background reports, the Landowners Group proposed flood mitigation and stormwater management solutions to address the current flood conditions of the area brought on due to the culvert installation under the CP Rail line, as well as the filling and piping of East Robinson Creek on the subject lands. Prior to any approval of a temporary use by-law, further discussions should occur between the applicant, the City of Vaughan, TRCA, and impacted adjacent landowners to prepare a Flood Mitigation Strategy that satisfies all parties.

The Remington Group Inc.

In summary, prior to any planning approvals, Remington requests East Robinson Creek be brought back to a condition and location acceptable to the City of Vaughan and TRCA, that will also address and rectify the current flood conditions and their impacts on neighboring properties brought on by 2677812 Ontario Inc. in order to resolve its concerns.

We request that we be notified of any further meetings of Committee or Council concerning these applications, and that we be advised of any formal decisions in writing.

Sincerely,

**Branova North Developments Inc., Novagal Developments Inc., Galnova Developments Inc.,
& Bragal Developments Inc.**



**Eric Del Favero
The Remington Group Inc.**

cc. J. Cipolletta, City of Vaughan Planning

Attachments

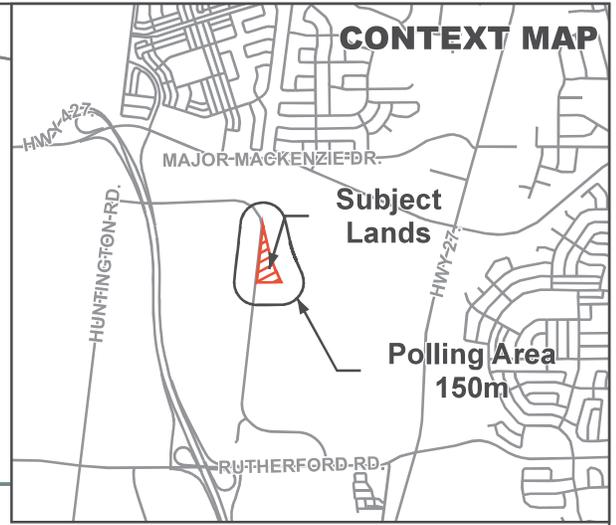
Attachment 1 – Location of the Remington Lands



Attachment 1

 Remington Lands

MCGILLIVRAY ROAD



CONTEXT MAP



 Subject Lands

Zoning Legend 001-2021

- A, Agriculture Zone*
- EP, Environmental Protection Zone*
- FD, Future Development Zone*
- U, Utility Zone*

Context and Location Map

LOCATION:
9751 McGillivray Road
Part of Lot 19, Concession 9

APPLICANT:
2677812 ONTARIO INC.



Development and
Parks Planning

Attachment

FILE:
Z.24.032

DATE:
May 6, 2025

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