

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 5, 2026

WARD(S): 1

TITLE: MILLRUN INVESTMENTS INC.

ZONING BY-LAW AMENDMENT FILE Z.25.051

11069, 11075, 11091 AND 11115 HUNTINGTON RD.

VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands to permit 150 single-detached dwellings and 172 townhouse dwellings, for a total of 322 dwelling units, 59 future development/part residential lots, a park block, an elementary school block, a stormwater management pond block, and open space blocks and the associated vegetation protection zone (buffer) blocks, with one vehicular access proposed to be provided from Huntington Road, as shown on Attachments 1 to 5.

Report Highlights

- The Owner proposes a phased residential subdivision containing a total of 322 dwelling units, 59 future development/part residential lots, a park block, an elementary school block, a stormwater management pond block, and open space blocks and associated vegetation protection zone (buffer) blocks, with one vehicular access provided from Huntington Road.
- A Zoning By-law Amendment application has been submitted to permit the proposed development.
- A Draft Plan of Subdivision application has been submitted concurrently with the Zoning By-law Amendment application to facilitate the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. That the Public Meeting report for Zoning By-law Amendment File Z.25.051 (Millrun Investments Inc.) be received, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 11069, 11075 and 11091 Huntington Rd. and Part of West ½ of East ½ of Lot 28, Concession 9; Part of the West ½ of Lot 28, Concession 9; Part Lot 29, Concession 9, and Part 1 of Plan 65R-33799, also known as 11115 Huntington Rd. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 7, 2025

An Official Plan Amendment application is being reviewed by the Development and Parks Planning Department for the Subject Lands.

An amendment to Vaughan Official Plan 2010 (VOP 2010) is required to permit the Development. Official Plan Amendment File OP.21.029 has been submitted by the Block 62 West Landowners Group Inc. (the Landowners Group) in which Millrun Investments Inc. (the Owner) is a participating landowner, to amend the policies and schedules of VOP 2010 (Volume 1) and the North Kleinburg-Nashville Secondary Plan (Volume 2) to facilitate the development of a residential subdivision in Block 62 West, comprised of single-detached dwellings and townhouse dwellings of various types and sizes, park blocks and school blocks, as shown on Attachment 3.

The North Kleinburg-Nashville Secondary Plan contains three Focus Areas. The lands subject to Official Plan Amendment File OP.21.029 are located mostly within the Huntington Road Community (Focus Area 2) of the North Kleinburg-Nashville Secondary Plan, including the Subject Lands. Therefore, the Subject Lands are subject to the policies of the North Kleinburg-Nashville Secondary Plan.

A Block Plan application is being reviewed by the Policy Planning and Special Programs Department for the Subject Lands.

A Block Plan application is required in accordance with policy 10.1.1 of VOP 2010 and Policy 7.5 of the North Kleinburg-Nashville Secondary Plan which requires a Block Plan be prepared by participating property owners within the Secondary Plan area or a portion thereof. Block Plan Application File BL.62W.2021 has been submitted by the Landowners Group and is being reviewed concurrently by the Policy Planning and Special Programs Department with Official Plan Amendment File OP.21.029. Two Public Meetings have been held for Official Plan Amendment File OP.21.029 and for Block Plan Application File BL.62W.2021. The first public meeting for Official Plan Amendment and Block Plan Application Files OP.21.029 and BL.62W.2021 was held on Sept. 13, 2023, and a second public meeting was held on Nov. 18, 2025, in accordance with Policy 10.1.4.1. of VOP 2010, as it was over two years since the first public meeting and a decision from Council on Official Plan Amendment and Block Plan Application Files OP.21.029 and BL.62W.2021 had not occurred.

A Zoning By-law Amendment application has been submitted to permit the proposed development.

The Owner has submitted the following application (the Application) for the Subject Lands to permit the proposed development of a phased residential subdivision consisting of 150 single-detached dwellings (with frontages ranging from 9.2 metres to 15.24 metres), 172 townhouse dwellings (comprised of dual frontage townhouses, back-to-back townhouses, and lane townhouses townhouses), 59 future development/part residential lots (split ownership with Argo Kleinburg Limited to the north, resulting in an additional 34 dwelling units on the Subject Lands and the remaining dwelling units on the Argo Kleinburg Limited lands), a park block, an elementary school block, a stormwater management pond block, and open space blocks and the associated vegetation protection zone (buffer) blocks, with one vehicular access proposed to be provided from Huntington Road via Street 'A' (the Development), as shown on Attachments 2 to 3:

1. Zoning By-law Amendment File Z.25.051 to rezone the Subject Lands from FD - Future Development Zone and EP – Environmental Protection Zone, subject to exception 14. 459, as shown on Attachment 1, to RT2 – Townhouse Residential Zone, RM1 – Multiple Unit Residential Zone, R2 – Second Density Residential Zone, R3 – Third Density Residential Zone, R3A – Third Density Residential Zone, R4 – Fourth Density Residential Zone, R4A – Fourth Residential Zone, OS1 – Public Open Space Zone, and EP – Environmental Protection Zone under Zoning By-law 001-2021, as amended, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6.

Public Meetings are no longer required for Draft Plan of Subdivision applications.

The Owner has submitted related Draft Plan of Subdivision File 19T-25V007, which is being reviewed together with the Application and will be addressed concurrently in a future technical report to the Committee of the Whole. Public Meetings are no longer required for Draft Plan of Subdivision applications. On Oct. 25, 2022, the Province of Ontario introduced Bill 23, the *More Homes Built Faster Act, 2022* (Bill 23), which received Royal Assent on Nov. 28, 2022. As a result of Bill 23, municipalities, including the City of Vaughan, are no longer required to hold Public Meetings for applications for Draft Plans of Subdivision; however, they will still need to provide Notices of Decision to all entitled persons and public bodies. This change applies to all Draft Plan of Subdivision applications that have not had a Public Meeting prior to Bill 23 receiving Royal Assent.

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

- a) Date the Notice of Public Meeting was circulated: April 10, 2026.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Huntington Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands and to the Kleinburg and Area Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 10, 2026, by the Development and Parks Planning Department.

Any written comments received following this date will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Block 62 West Landowners Group Inc. - Official Plan Amendment File OP.21.029:

[Sept. 13, 2023, Committee of the Whole \(Public Meeting\) \(Item 4, Report No. 36\)](#)

[Nov. 18, 2025, Committee of the Whole \(Public Meeting\) \(Item 3, Report No. 44\)](#)

Block 62 West Landowners Group Inc. - Block Plan Application File BL.62W.2021:

[Sept. 13, 2023, Committee of the Whole \(Public Meeting\) \(Item 3, Report No. 36\)](#)

[Nov. 18, 2025, Committee of the Whole \(Public Meeting\) \(Item 4, Report No. 44\)](#)

Analysis and Options

An amendment to VOP 2010 (Volumes 1 and 2) has been submitted to permit the Development.

Official Plan Designation – VOP 2010 (Volume 1):

- “Community Area” on Schedule 1 – Urban Structure of VOP 2010
- “Urban Area” on Schedule 1A – Urban Area of VOP 2010
- “Greenbelt Natural Heritage System” on Schedule 2 – Natural Heritage Network and Schedule 4 – Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas
- “North Kleinburg-Nashville Secondary Plan, Section 11.8 in Volume 2” on Schedule 13 – Land Use and Schedule 14A – Areas Subject to Secondary Plans

Official Plan Designation – North Kleinburg-Nashville Secondary Plan (Volume 2):

As shown on Schedule B2 – Land Use for the Huntington Road Community:

- “KN Low-Rise Residential I – H3 Max”, which permits detached houses with a maximum height of three storeys
- “Natural Areas” (within Greenbelt Plan Area) which is subject to the Greenbelt Plan, 2017 policies and Greenbelt Plan policies in Section 3.5 of VOP 2010
- “Agricultural” (within Greenbelt Plan Area) which is subject to the Greenbelt Plan, 2017 policies and Greenbelt Plan policies in Section 3.5 of VOP 2010

An Elementary School, Neighbourhood Park, Stormwater Management Pond, and Minor Collector Road are also identified for the Subject Lands on Schedule B2.

The Subject Lands are also identified within the GTA West Transportation Corridor Protection Area (for Highway 413), as shown on Schedule B2. The Ministry of Transportation has since confirmed the Highway 413 right-of-way and has been designated as a controlled access highway accordingly. The Subject Lands are located outside of the new Highway 413 right-of way and the associated additional setback (minimum 14 metres). No developments will be permitted within the new Highway 413 designated lands.

An amendment to VOP 2010 has been submitted by the Landowners Group on behalf of the Owner, as discussed earlier in this report, which is summarized in the Public Meeting report available in the link above, under the Previous Reports/Authority section of this report.

The Application shall conform to VOP 2010 (Volumes 1 and 2), as amended.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City's new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force.

In accordance with the transition policies of Vaughan Official Plan 2025, the North Kleinburg-Nashville Secondary Plan in VOP 2010 remains in force until such time as the North Kleinburg-Nashville Secondary Plan is repealed and replaced pursuant to policies 1.3.2.2 and 1.3.2.3 of Vaughan Official Plan 2025.

As such, Volume 1 and Volume 2 of the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City's official plan policies, are the in-force policies against which conformity of the Application is reviewed and assessed.

The York Region Official Plan is deemed to constitute an Official Plan of the City of Vaughan.

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications. On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (Bill 185) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a region without planning responsibilities effective July 1, 2024. Pursuant to subsection 70.13(2) of the *Planning Act*, the York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Official Plan Designation – York Region Official Plan:

- “Urban Area”, “Agricultural System”, “Regional Greenlands System”, and within “Greenbelt Plan Boundary” on Map 1- Regional Structure
- “Community Area” and “Agricultural Area” on Map 1A – Land Use Designations
- “Designated Greenfield Area” and within “Greenbelt Plan Boundary” on Map 1B – Urban System Overlays
- “Provincial Natural Heritage System” and “Protected Countryside Designation” on Map 1C – Provincial Oak Ridges Moraine Plan and Greenbelt Plan Designations
- “Highly Vulnerable Aquifers” on Map 7 – Highly Vulnerable Aquifers within the Oak Ridges Moraine Conservation Plan Area and Clean Water Act
- “Significant Groundwater Recharge Area” and “Recharge Management Area (WHPA Q1/Q2)” on Map 12A – Significant Groundwater Recharge Area and Recharge Management Areas

Amendments to Zoning By-law 001-2021 are required to permit the Development Zoning:

- FD - Future Development Zone and EP – Environmental Protection Zone by Zoning By-law 001-2021 and subject to exception 14.459
- These Zones do not permit the uses.
- The Owner proposes to rezone the Subject Lands to RT2 – Townhouse Residential Zone, RM1 – Multiple Unit Residential Zone, R2 – Second Density Residential Zone, R3 – Third Density Residential Zone, R3A – Third Density Residential Zone, R4 – Fourth Density Residential Zone, R4A – Fourth Residential Zone, OS1 – Public Open Space Zone, and EP – Environmental Protection Zone under Zoning By-law 001-2021, as amended, in the manner shown on Attachment 2, together with the site-specific zoning exceptions to permit the Development, as shown in Attachment 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 and Parks Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 the Greenbelt Plan, 2017, and the policies of the York Region Official Plan, 2022, Vaughan Official Plan 2010 Volume 1 and Volume 2, Section 11.8 – North Kleinburg-Nashville Secondary Plan, should the related Block Plan Application and Official Plan Amendment Files BL.62W.2021 and OP.21.029 be approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The related Official Plan Amendment and Block Plan Applications must be approved prior to the Application being recommended for approval.
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Related Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Owner has submitted related Draft Plan of Subdivision File 19T-25V015 concurrently with the Application for the Subject Lands and are being reviewed together. ▪ A comprehensive technical report for both applications will be considered at a future Committee of the Whole meeting. ▪ Should related Draft Plan of Subdivision File 19T-25V015 be approved, the required conditions of approval will be included in a future technical report to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the City’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of Section 9.1.2 of VOP 2010 (Volume 1), Section 5.0 of the North Kleinburg-Nashville Secondary Plan (Volume 2), and the City of Vaughan City-wide Urban Design Guidelines.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program through the related Draft Plan of Subdivision application. The Development shall achieve a minimum Bronze threshold score between 27 to 40 points for the related Draft Plan of Subdivision application.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
k.	City's Tree Protection Protocol (TPP)	<ul style="list-style-type: none"> ▪ Based on the Arborist Report that was submitted with the Application, Parks, Forestry and Horticulture Operations staff were unable to determine how many individual trees are proposed for removal to accommodate the proposed development. ▪ On this basis, Parks, Forestry and Horticulture Operations staff have requested the submission of a revised and updated Arborist Report in order to determine how many trees there are on the Subject Lands, and how many are required to be removed to accommodate the proposed development. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved. ▪ The Owner is required to enter into a Tree Protection Agreement with the Parks, Forestry and Horticulture Operations Department at the Draft Plan of Subdivision stage, to identify the standards and procedures required

	MATTERS TO BE REVIEWED	COMMENT(S)
		by the City to protect public and private trees through the development review processes as indicated in the Tree Protection Protocol.
i.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions along Huntington Road and Nashville Road. ▪ Matters including the road widths, accesses, parking, truck manoeuvring, and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department ▪ The Subject Lands are located on Huntington Road, a major collector road (26 metres) under the jurisdiction of the City of Vaughan. ▪ The City of Vaughan will identify any required land conveyances.
m.	Greenbelt Conformity	<ul style="list-style-type: none"> ▪ The Subject Lands are located partially within the Greenbelt Plan Area ▪ The Development shall conform to the policies of the Greenbelt Plan, 2017 policies and Greenbelt Plan policies in Section 3.5 of VOP 2010
n.	WHPA-Q2/SGRA	<ul style="list-style-type: none"> ▪ The Subject Lands are partially located within the Wellhead Protection Area-Q2 (WHPA-Q2) and Significant Groundwater Recharge Area (SGRA). ▪ Confirmation is required from York Region that the uses being proposed do not trigger a review of the Region's Source Protection Plan.

	MATTERS TO BE REVIEWED	COMMENT(S)
o.	The Application has been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Application and the related Draft Plan of Subdivision application has been deemed incomplete. ▪ The Owner is required to submit the following material for the Application and the related Draft Plan of Subdivision to be deemed complete: <ul style="list-style-type: none"> ○ A proper Planning Justification Report, including a Housing Options Statement ○ Greenbelt Conformity Report ○ Confirmation of Development Limits ○ GIS Conformity Letter ○ Geo-referenced AutoCAD Drawings in accordance with GIS Digital Drawing Submission Standards ○ Site-specific Engineering Plans, specifically Erosion and Sediment Control Plan, Site Servicing Plan, Site Grading Plan & Supporting Drawings ○ Site-specific Functional Design Plans ○ Site-Specific Functional Servicing Report ○ Site-Specific Stormwater Management Report ○ Transportation Demand Toolkit ○ A site-specific Phase One ESA Update and a Phase Two ESA are required ○ New Stage 1-2 Archaeological Assessment ○ Architectural Design (Control) Guidelines ○ Edge Management and Restoration Plans ○ Acknowledgement/direction from York Region with respect to WHPA-Q2/SGRA, staff request confirmation from the Region that the uses being proposed do not trigger a review of the Region's Source Protection Plan.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Application to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150

(*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Letizia D’Addario, Senior Planner, Development and Parks Planning Department, ext. 8213.

Attachments

1. Context and Location Map
2. Proposed Zoning and Draft Plan of Subdivision 19T-25V015
3. Proposed Block 62 West Concept Plan
4. Proposed Building Elevations (Typical) – Single-Detached Dwelling
5. Proposed Building Elevations (Typical) – Townhouse Dwellings
6. Proposed Exceptions to Zoning By-law 001-2021 - Table 1

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