

October 12, 2021

File No. 168182

By E-Mail

Mayor & Council Members  
City of Vaughan  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Attention: Todd Coles, City Clerk

Dear Sirs/Mesdames:

**Re: New Comprehensive Zoning By-Law 1-2021 ("CZBL")**  
**Exception 14.376**  
**270 Stegman's Mill Road, Kleinberg**

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We have recently been retained by the owner of the above-captioned property in regard to the proposed CZBL, especially exception section 14.376.

The subject property is a lawful conveyable lot which is currently vacant; see attached sketch. Our client intends to construct a single detached dwelling on this lot.

At a recent Pre-Application Consultation Meeting (PAC.21.098) with our client's architect, referencing the current site-specific exemption in By-Law 1-88, City staff advised:

"The Subject Lands are zoned "OS1 Open Space Conservation Zone" and "RR Rural Residential Zone", subject to site-specific exception 9(628) by Zoning By-law 1-88. Lands zoned "RR Rural Residential Zone" permit a single-family detached dwelling on the subject lands. The proposed development conforms to Zoning By-law 1-88."

We understand it is the intent of the CZBL to carry forward this site-specific permission.

Our client wishes to construct a single detached dwelling on its property within the building envelope as generally depicted on the attached sketch [which uses s. 14.376.3 as its base]. We request that the CZBL explicitly acknowledge and permit this construction and use.

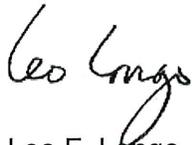
We do not want the CZBL to negatively affect or prejudice our client's existing development rights.

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We would be pleased to discuss this with City staff. Should you require any further information or clarification respecting this submission, please advise.

Yours truly,

AIRD & BERLIS LLP

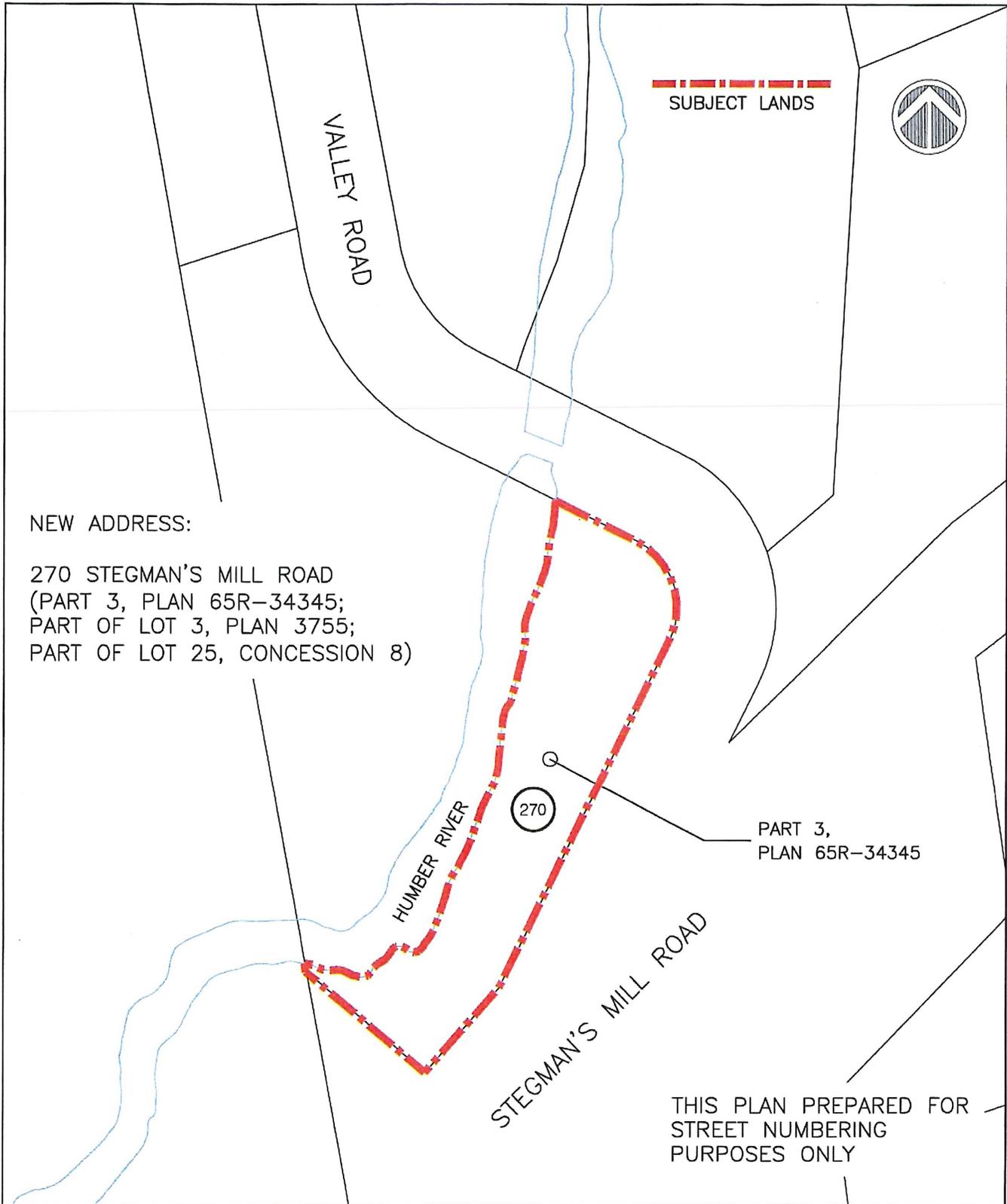


Leo F. Longo  
Partner

LFL/ek

cc. City's Official Plan Manager  
Crisina Bruce, Director of Policy, Planning & Special Programs  
Client  
David Medhurst

46173785.1



PART 3  
 plan 65r - 34345

PLAN 03367 - 0072  
 Subject To All Easements  
 As to Particulars See 15/00000

HUMBER RIVER  
 (Unpatented Crown Land)  
 (No PLAN Assigned)

BRIDGE

2 STOREY  
 SINGLE FAMILY  
 DETACHED DWELLING  
 F.F.E = 193.75

VALLEY ROAD  
 (By Registered Plan 3735)  
 P.M. 03347 - 008

STEGMAN'S MILL ROAD  
 (Formerly Kleinburg Sideroad By Registered Plan 3755)  
 P.M. 03347 - 004

VALLEY ROAD

LEGEND	
	EXTENT OF RR AREA/LIMIT OF RR AREA

1 SITE PLAN  
 SCALE: 1:400

