

# LAST MEETING TO HAVE YOUR SAY ABOUT STEGMAN'S MILL ROAD PROPOSAL DON'T LET DEVELOPERS DECIDE FOR YOU

**Attend the Public Meeting on Tuesday, October 3, 2016 at 1:00 p.m.**

## The Amendments proposed to Vaughan Official Plan, and the City's Zoning By-laws at Stegman's Mill Road, **MUST BE DENIED!**

Here are the facts you should know about the proposed development at Stegman's Mill Road:

1. R5 zoning for these lots are defined in By-Law 1-88 for a single family dwelling- **NOT 28, MULTIPLE UNITS.**
2. Our Heritage Plan (9.8.2.4). Specifically requires to "minimize traffic on Stegman's Mill Road". This development will increase a significant amount of traffic in an important pedestrian area.
3. The FSI of this development is 113% almost double of our By-Law of 60% and 3 to 4X that of the historic pattern.
4. OP 12.4.1 *"Ensure land use and built form are compatible with scale and character of existing community integrated with the existing and contemplated pattern of development of surrounding area"*. There is nothing in Kleinburg village – which this development is comparable to.
5. The Proposal has not addressed the major concern of the community. Our Heritage Study (Summary 8.5) states that a plan shall "incorporate feedback from the community" – The community has asked this proposal be built according to its proper land zoning.

The Kleinberg Core is already at its maximum density according to the City of Vaughan's Growth Management Strategy (GMS).

The GMS indicates an intensification capacity of an additional 100 people for the Kleinburg Core.

Priority Area	Intensification Capacity
Vaughan Corporate Centre	10,000 – 15,000
Highway 7	5,000 – 6,500
Centre Street	4,000 – 5,000
Steeles Corridor	5,500
Yonge Street	5,000 – 7,000
Vaughan Mills	5,000 – 9,000
Jane / Major Mackenzie	1,000 – 2,000
Woodbridge Core	1,000
Maple GO & Core	1,000
Vellore Centre	1,000 – 2,000
Ruther Ford GO	300
<b>Kleinburg Core</b>	<b>100</b>

For more information on the city of Vaughan's intensification strategy please refer to the **'Where and How to Grow'** Study at:

Kleinburg's heritage designation and heritage plan is an achievement of community vision. Kleinburg has a fantastic history of preserving its heritage that has also recognized how proper development can complement the village.

Any development in the Kleinburg core should honour the area's official planning and heritage designation.

The Public Meeting on **Ocotber 3rd, 2016, at 1:00 p.m.** will be the community's ***last chance*** to express to our Mayor and City Council how this development and any future developments may jeopardize the essence of Kleinburg Core.

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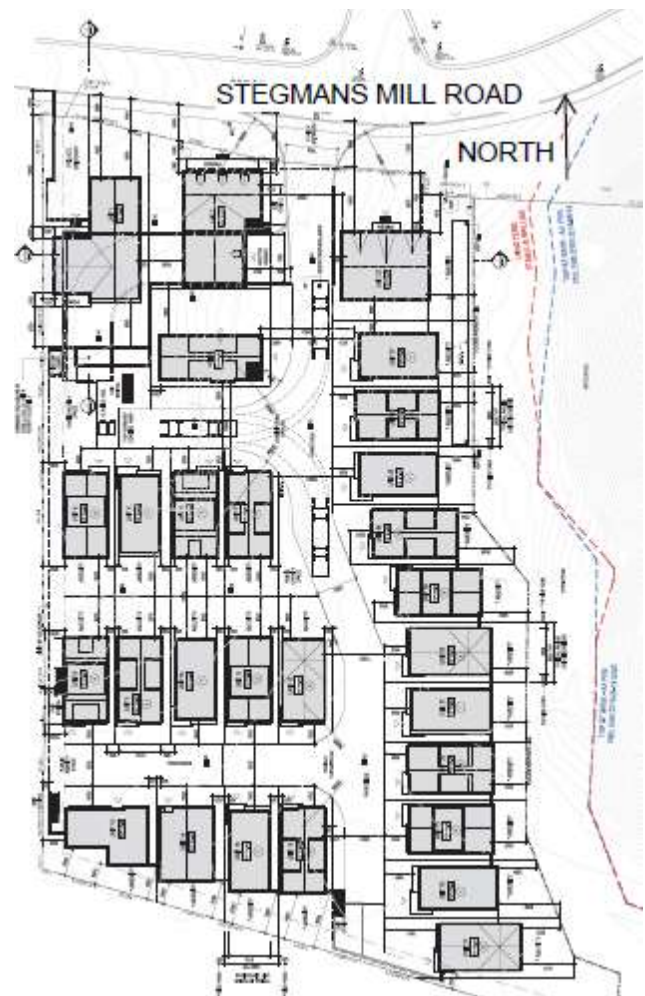
Have your voice heard and ensure that your community grows in a way that keeps the spirit of the Village of Kleinburg alive!

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**If you are concerned and want your voice heard, here's what you can do:**

**Attend the Public Meeting on Tuesday, October 3<sup>rd</sup> 2017, at 1:00 p.m. at the City of Vaughan, in Council Chambers. Also phone or email Council.**

### **Stegman's Mill Proposal: 28 units on 3 lots**



LET'S GROW KLEINBURG TOGETHER SO THAT OUR COMMUNITY VALUES ARE PROTECTED, THE ENVIRONMENT IS RESPECTED AND WE GROW IN A SUSTAINABLE MANNER

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