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File: P-3593

October 2, 2026

Town of Whitchurch-Stouffville
111 Sandiford Drive
Stouffville, ON
L4A 0Z8

Attention: **Kathryn Jones, Planner II**

Re: **Zoning By-law Amendment Application**
Angil Development Group Inc.
12717 Ninth Line
Part of Lot 4, Concession 9, Part 1 65R3119
Town of Whitchurch-Stouffville, Region of York

Dear Ms. Jones,

KLM Planning Partners Inc. has been retained by Angil Development Group Inc. (the "**Owner**" or "**Client**"), with respect to the development of their lands at 12717 Ninth Line (the "**Subject Lands**"), legally described as Part of Lot 4, Concession 9, as in Part 1 on Registered Plan 65R3119, in the Town of Whitchurch-Stouffville (the "**Town**") in the Region of York (the "**Region**"). The Subject Lands are located on the east side of Ninth Line, north of Bayberry Street, are approximately 0.3 hectares (0.74 acres) in size and have approximately 34 metres (108.27 feet) of frontage on Ninth Line. The Subject Lands are currently occupied by one (1) single detached dwelling along with scattered vegetation. On our client's behalf, we are pleased to submit application for a Zoning By-law Amendment ("**ZBA**") to facilitate the proposed development.

The ZBA will facilitate the development of four-storey apartment building containing forty (40) dwelling units fronting Ninth Line, within the Stouffville community. The proposed dwelling units' range in size from approximately 58.8 square metres (632.92 square feet) to approximately 129.67 square metres (1,395.76 square feet). The break down of the proposal are as follows:

- Four (4) One-Bedroom units, including one (1) barrier free unit;
- Sixteen (16) Two-Bedroom units, including three (3) barrier free units;
- Twenty (20) Three-Bedroom units, including three (3) barrier free units;
- 82 square metres (882.64 square feet) of indoor amenity area;
- 128 square metres (1,377.78 square feet) of outdoor amenity area;
- Forty-six (46) parking spaces;
- One (1) garbage holding & loading area; and,
- Twenty-Five (25) bicycle parking spaces.

The Subject Lands are designated "Community Area" as per Map 1A – Land Use Designations within the Region of York's Official Plan. The Subject Lands are designated "Neighbourhood Area" as per Schedule D in the Town's Official Plan and are zoned "Agricultural (AG)" as per Zoning By-law 2010-001-ZO. The

contemplated uses are permitted within the Town's Official Plan but are not permitted within the existing Zoning By-law.

In our opinion, the Proposed ZBA and Proposed Development is appropriate, represents good land use planning and is in the public interest.

As per the Town's submission requirements, the following requested materials have been submitted:

1. Submission Cover Letter, prepared by KLM Planning Partners Inc., dated October 2, 2026;
2. Completed Zoning By-law Amendment Application Form, dated September 21, 2026;
3. Planning Justification Report, prepared by KLM Planning Partners Inc., dated October 2026;
4. Draft Zoning By-law, prepared by KLM Planning Partners Inc., dated October 2, 2026;
5. Hydrogeological Investigation Report, prepared by Canada Engineering Solutions Inc., dated June 29, 2026;
6. Architectural Package, prepared by Z Square Consulting Inc., dated August 31, 2026;
7. Survey, prepared by Mandarin Surveyors Limited, dated January 7, 2019;
8. Environmental Noise Assessment, prepared by Valcoustics, dated September 10, 2026;
9. Geotechnical Investigation Update Report, prepared by Canada Engineering Solutions Inc., dated June 24, 2026;
10. Traffic Impact Study, prepared by LEA, dated August 2026;
11. Functional Servicing and Stormwater Management Report, prepared by Premier Engineering Solutions Inc., dated September 17, 2026;
12. Site Servicing Plan, prepared by Premier Engineering Solutions Inc., dated September 1, 2026;
13. Grading Plan, prepared by Premier Engineering Solutions Inc., dated September 1, 2026;
14. Phase One Environmental Site Assessment, prepared by Canadian Engineering Services Inc., dated July 9, 2026;
15. Urban Design Brief, prepared by Williams & Stewart Associates, dated August 2026; and
16. Zoning By-Law Amendment and Peer Review Security Deposit Fee in the amount of $82,920.66.

We trust that the above materials are in order and would facilitate staff to proceed with deeming the application complete and circulating to internal departments and external agencies for review. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.

Jaclyn Cook

Jaclyn Cook
Intermediate Planner

cc. Rob Lavecchia, KLM Planning Partners Inc.
Yuanda Li, Angil Development