

ALCORN & ASSOCIATES LIMITED

Land Planning and Development Consultants

May 8, 2024

Ms. Hena Kabir
Manager of Planning Services
Town of Whitchurch-Stouffville
111 Sandiford Drive
Stouffville, Ontario, L4A 0Z8

VIA email: hena.kabir@townofws.ca
cc: mark.stone@townofws.ca

Dear Ms. Habir,

RE: 2nd Submission
Applications for Zoning By-law Amendment (ZBA20.009) and Site Plan Control
Approval (SPA20.19)
6460 Main Street, Stouffville
2426009 Ontario Ltd (Terry Shim)

Further to the March 2, 2021 Town comments letter on the 1st Submission of the above planning applications, we are now making the 2nd Submission to you.

The Town comments have been addressed by additional on-site geotechnical and hydrogeological study, updating of the erosion sediment control plan, stormwater management report and engineering servicing and grading plans, the Site Plan and Planning Justification Report.

The full updated set of the Town's required drawings and reports in this 2nd Submission Pdf electronic submission, includes the following:

- revised planning justification report, dated April 2024
- Site Plan, dated November 21, 2021
- building elevations, floor plans
- revised servicing and grading plan (SGI), March 2024
- revised erosion-sediment control plan (ESCI), March 2024
- SWM design brief, dated November 2023
- revised geotechnical investigation, dated August 2022, by Soil Engineers
- water balance report, by Gaman Consultants Inc., dated April 2023
- comments/response matrix, dated April 2024

By this 2nd Submission, the Town comments have been satisfactorily addressed by the updated technical reports, plans, and materials and the planning justification report. It is demonstrated that the application for Site Plan Approval (SPA20.019) meets the Town requirements for preparation of the site plan agreement for execution. Alternatively, the project may now proceed pursuant to the new Section 41(1.2) of the Planning Act without site plan approval.

We request that Council schedule the statutory public meeting in June towards Council adoption of the rezoning by-law for the subject property (ZBA20.009) as set out in the attached draft ZBA and with the revised Site Plan (dated November 2021).

Recent Bill 23 passed by the Provincial government and changes to the Planning Act now exempts from site plan approval a project with less than 10 units, applicable to the subject project. On this basis the landowner would eventually apply for a building permit with the Town's Chief Building Official and process a building permit application that addresses all the above listed technical documents and matrix. At this time, all detailed information, materials and responses have been addressed to enable the Town Building Department to process an application for building permit by the owner. This building permit application would reference the enclosed studies, plans and materials listed above.

The present Owner/applicant is not a home builder and intends to sell the property with ZBA application approval in place. The new owner/builder would then continue with the project plans, with any building specific refinements, and complete the building department requirements for building permit.

For this 2nd Submission, the following site planning information is not provided at this time, as the plan information is subject to change by a new owner/builder and can be expeditiously completed prior to building permit in the future. This detail as listed below can be completed later by the new owner, to be satisfied prior to submission of the Building Permit application by the new builder/owner of the subject property:

1. revised Landscaping Plan, as per Town landscaping comments (Comments 1-34, Pgs. 9-16)
2. revised Construction Management Plan, to add "warning signs based on DTM Book7" (Comment 1.26)
3. revised Lighting/Photometrics Plan, add photometric detail beyond property line, use "full cut off" Luminaire, provide spec. sheet (Comments 1.27-1.29)
4. revised Noise Barrier analysis with confirmed barrier height (i.e. 268.35m) and absorptive surface (Comment 1.9)

We request that Town staff schedule the zoning by-law amendment application (ZBA20.009) for a statutory public meeting as soon as possible.

Yours truly,
ALCORN & ASSOCIATES LIMITED



Randy Alcorn
President

cc: Terry Shim
Mark Stone mark.stone@townofws.ca