

ALCORN & ASSOCIATES LIMITED

Land Planning and Development Consultants

December 20, 2018 (REVISED)

Mr. Haiqing Xu,
Deputy-Director of Planning
Town of Whitchurch-Stouffville
111 Sandiford Drive
Stouffville, ON
L4A 0Z8

RECEIVED

APR 09 2019

TOWN OF WHITCHURCH-STOUFFVILLE
DEVELOPMENT SERVICES DEPARTMENT

Dear Mr. Xu,

Re: Proposed Residential Subdivision Development
5426, 5452 and 5584 Lakeshore Road, Ballantrae
FarSight Homes/2506339 Ontario Inc. and R. Schickedanz
Applications OPA, ZBA, SUB and Request for Condominium Exemption

We are planning consultants for the above-referenced landowners/applicants. We are submitting OPA, ZBA and SUB planning applications package for the proposed residential development on Lakeshore Road, with supportive studies, plans, Land Titles documents, surveys and processing fee requirements of the Town. Also, by this transmittal letter, we are requesting exemption from a common elements Draft Plan of Condominium application.

This development is situated on a 40 acre site to consist of 141 high quality residences within a private gated community, with private streets and services, on a condominium ownership basis. Almost 40% of the development is to consist of open space/conservation areas, vegetative protection buffers, dry stormwater management blocks, existing woodlands and wetlands.

The development is to utilize the existing municipal water supply system and watermain on Lakeshore Road and private sanitary services, with pump station/forcemain, connecting to the nearby existing sewage treatment plant of the Ballantrae Golf and Country Club residential community.

The planning justification report includes a matrix response to the Town and agency comments of the Town PAC letter dated September 2, 2016. The subdivision design is based on staking and survey of the existing woodlands and wetland boundaries involving Town and LSRCA staff.

The subject lands are designated "Ballantrae Future Residential Area II" in the Secondary Plan, in effect. A draft Amendment to the Official Plan is provided, with request to add a "servicing policy" respecting sanitary sewer connection to the BGCC sewage treatment plant, and to permit development by "plan of condominium". A draft Amendment to the Zoning By-law is provided, requesting a zone change from "D-Development Reserve" to "RV-Residential Village", reflecting refinement of the "FH-Flood Hazard" zone limits.

The proposed residential subdivision, applications, sanitary servicing and Amendments are the same, for all intent and purpose, as the Ballymore residential development approved by Town Council in March 2018 with allocation of water supply. Likewise, FarSight requests Council approval of allocation of available water supply in the municipal water system, and continues to request that the Town initiate with the Region provision of sufficient water supply increase for Ballantrae under the Class EA process. Formal request by the applicant has been submitted to the Region and Town for additional water supply increase.

A cheque for \$94,600.00, payable to the Town, is enclosed with the complete applications submission package representing fees required by the Town 2018 Fees and Charges By-law.

We ask that you commence the peer-review process for the above-referenced applications and request for exemption.

Yours truly
ALCORN & ASSOCIATES LIMITED

A handwritten signature in dark ink, appearing to read 'Randy Alcorn', with a stylized flourish at the end.

Randy Alcorn
President

cc: Robert Schickedanz,
Richard Schickedanz