



July 23, 2025

Town of Whitchurch-Stouffville

Development Planning Department
111 Sandiford Drive
Stouffville, ON
L4A 0Z8

Attention: Brandon Slopach, Senior Planner

RE: Zoning By-law Amendment, Draft Plan of Subdivision Applications
Parcel 2-4, Section W8; Part of Lot 2, Concession 8 (Whitchurch West); Part 2 on
Reference Plan 65R-18788; Town of Whitchurch-Stouffville
TBG Project Number: 25304

On behalf of our client, Madori Limited (the landowner), The Biglieri Group Limited is pleased to submit the enclosed Zoning By-law Amendment and Draft Plan of Subdivision applications for the property located northwest of the intersection of Elm Road and Ninth Line ("Subject Site"). The property is approximately 0.36 hectares in area and is currently vacant.

PLANNING CONTEXT AND FILE HISTORY

The in-effect Town of Whitchurch-Stouffville Official Plan (2000 – consolidated February 2025) identifies the Subject Site as being within the part of the Secondary Plan Area for the Community of Stouffville. According to the Community of Stouffville Secondary Plan Area Schedule F, the Subject Site is designated as an *Existing Residential Area*. The Town's new Official Plan, Re-Imagine Stouffville, adopted by Council on May 15, 2024 and pending Minister approval, identifies the entirety of the Subject Site as part of the *Neighbourhood Areas*.

With respect to zoning, the Subject Site is zoned *New Residential Four (RN4)*, which permits a range of residential uses, including townhouses. A Zoning By-law Amendment is being submitted to seek relief from a number of performance standards associated with the proposed development.

In May 2023, under the current owner, a Site Plan Application was submitted contemplating the development of 18 townhouse units and a public laneway. Following the submission, discussions with Town staff and the landowner took place regarding the appropriateness of a Minor Variance application to address the zoning deficiencies, as compared to a Zoning By-law Amendment. Further discussions between the Town and landowner took place in 2024 regarding the future division of townhouse units into freehold units. It was ultimately determined that the nature of the applications required to facilitate the proposed development are a Zoning By-law Amendment to address matters of zoning deficiency and a Draft Plan of Subdivision to create blocks and a public road.

Given that detailed design matters will be addressed through the proposed Zoning By-law Amendment and Draft Plan of Subdivision application, and the fact that less than 10 units are proposed within each block, it is our opinion that a Site Plan application is no longer required. The *Planning Act* stipulates that Site Plan applications are not required for developments consisting of 10 or less units. This approach was discussed with staff in May 2025. Through the clearing of conditions for the Plan of Subdivision and through future building

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE

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permit applications, all matters that would typically be addressed through Site Plan will be sufficiently addressed.

PROPOSAL SUMMARY

The Draft Plan of Subdivision seeks to facilitate the development of a residential townhouse subdivision on the Subject Site, consisting of 20 rear-loaded freehold townhouse units. The Subject Site is divided into three separate blocks, Block 1 containing 9 units, Block 2 containing 3 units and Block 3 containing 8 units.

Block 1 fronts onto the school yard of Glad Park Public School, Block 2 fronts onto Elm Road and Ninth Line, and Block 3 fronts onto Elm Road. A pedestrian access is proposed as Block 4, providing access to the Block 1 townhouses. A municipal street is proposed on the Subject Site, which provides vehicular access to the proposed townhouse units in the rear yards. Each unit will accommodate two parking spaces, with spaces located within an internal garage and within the driveway. All units will have direct pedestrian connections within the front yards to the public realm. The proposed development contemplates unit sizes that are appropriate for a range of family housing types, as 18 of the units are three bedroom units and two are four-bedroom units. The proposed townhouses will be three storeys in height and have a frontages of 7.0 metres each. Units will include covered porches and balconies in the rear. The proposed townhouses will be freehold units, with lots to be created through future lifting of part lot control.

REQUIRED PLANNING APPLICATIONS

The draft Zoning By-law Amendment seeks to amend Schedule 47 of Zoning By-law 2010-001-ZO from *Residential New Four (RN4)* to *Residential New Four Exception (RN4-XX)*, in order to seek relief from a number of performance standards associated with the proposed development, including but not limited to the minimum lot area, minimum front yard setback, minimum exterior side yard setback, minimum rear yard setback and maximum building height.

In compliance with the *Planning Act*, a Statutory Public Meeting will be held at a day and time to be determined in collaboration with the Town. This meeting will serve as an opportunity to consult with the public and receive feedback on the application. We understand that the Town will facilitate notice, as required by the *Act*.

The DPS application establishes the exact location of the townhouse blocks, walkways and proposed road. Please consult the Draft Plan of Subdivision included as part of this application for a breakdown of the proposed block structure and the schedule of land uses for each block.

SUPPORTING DOCUMENTS

| # | Document Name | Author | Date |
|----|--|--------------------|------------------|
| 1 | Application Form | The Biglieri Group | July 2025 |
| 2 | Planning Rationale Report | | July 2025 |
| 3 | Draft Zoning By-law Amendment | | July 2025 |
| 4 | Draft Plan of Subdivision | | May 14, 2025 |
| 5 | Property Survey | J.D. Barnes | November 1, 2023 |
| 6 | Land Title Document | - | July 9, 2025 |
| 7 | Preliminary Building Design OBC Matrix | VA3 Design | June 25, 2025 |
| 8 | Site Plan | | June 25, 2025 |
| 9 | Floor Plans | | June 25, 2025 |
| 10 | Elevation Drawings | | June 25, 2025 |
| 11 | Site Servicing Plan | | July 2025 |

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|----|--|---------------------------------------|----------------|
| 12 | Site Grading Plan | Sabourin and Kimble Associates | July 2025 |
| 13 | Storm Drainage Plan | | July 2025 |
| 14 | Sanitary Drainage Plan | | July 2025 |
| 15 | Road Profile/Cross Sections | | July 2025 |
| 16 | Erosion and Sediment Control Plan | | July 2025 |
| 17 | Utility Plan | | July 2025 |
| 18 | Functional Servicing Report (incl. SWM) | | July 2025 |
| 19 | Sanitary Design Sheet | | July 2025 |
| 20 | Storm Sewer Design Sheet | | July 2025 |
| 21 | Lighting/Illumination/Photometric Plan | Colm Engineering | June 30, 2025 |
| 22 | Hydrogeological Assessment and Water Budget | Grounded Engineering | June 25, 2025 |
| 23 | Geotechnical Report | DS Consultants | March 23, 2023 |
| 24 | Phase 1 ESA | | May 25, 2023 |
| 25 | Noise Impact Study | J.E. Coulter | July 10, 2025 |
| 26 | Transportation Impact Study | AECOM Canada | July 2, 2025 |
| 27 | Functional Internal Traffic Study | | July 2, 2025 |
| 28 | Landscape Plan and Details | Cosburn Giberson Landscape Architects | June 24, 2025 |
| 29 | Tree Preservation, Protection and Removal Plan | | June 24, 2025 |
| 30 | Arborist Report | | May 29, 2025 |

The following fees will be provided directly by the landowner:

1. Peer Review Deposit - \$30,000.00
2. Zoning By-law Amendment Fee - \$28,422.00
3. Draft Plan of Subdivision Fee - \$45,906.00 (260*20) + 40,706)

We trust you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.



Mallory Nievas, MES, RPP, MCIP
Associate



James Todd, RPP, MCIP
Planner

cc. Nick Karakis, Madori Limited (Fieldgate)
Mike McLean, Madori Limited (Fieldgate)