

May 12, 2023

MGP File: 22-3190

Kathryn Jones  
Planner II  
Town of Whitchurch-Stouffville  
111 Sandiford Dr,  
Whitchurch-Stouffville, ON L4A 0Z8

Dear Ms. Jones:

**RE: Submission for Site Plan Application and Zoning By-law Amendment  
15450 Woodbine Avenue, Town of Whitchurch-Stouffville  
Galatia Lane Estates Inc.  
File No.: PRE22.088**

Malone Given Parsons Ltd. (“MGP”) is the Planner for Galatia Lane Estates Inc., the owners of the lands municipally known as 15450 Woodbine Avenue (referred to herein as the “Subject Lands”) in the Town of Whitchurch-Stouffville. On behalf of Galatia Lane Estates Inc., MGP is pleased to submit applications for Site Plan and Zoning By-law Amendment to facilitate the proposed development of a panel manufacturing plant, consisting of a one-storey industrial building with associated office space and outdoor storage.

This application is made following a Pre-Application Consultation request to Town Staff (File No. PRE22.088). Through the Pre-Application Consultation Comments, received on December 19, 2022, Staff confirmed the list of submission materials required for this proposal.

In support of this application, please find enclosed the following submission items:

Submission Requirement	Submission Item
<b>Application &amp; Fees</b>	
App. Declaration, Authorization & Commissioning	Signed Application Form
Application Fee(s)	Cheque in the amount of \$26,974 being the Zoning By-law Amendment Major Application Fee. Cheque in the amount of \$15,277.00 being the Site Plan Control I&A Application Fee
Peer Review Security Deposit	Cheque in the amount of \$50,000 being the Peer Review Security Deposit.
<b>General</b>	
Property Survey	Prepared by Holding Jones Vanderveen Inc., dated May 9, 2023

Land Title Documents	Parcel Abstract, dated May 11, 2023
<b>Architectural</b>	
Preliminary Building Design OBC Matrix	See Site Plan Prepared by Natale Architect Inc, dated May 2, 2023.
Site Plan	Prepared by Natale Architect Inc, dated May 2, 2023.
Floor Plan(s)	Prepared by Natale Architect Inc, dated May 2, 2023.
Landscape Plan & Details	Prepared by Landscape Planning Landscape Architects, dated May 8, 2023.
Landscape Cost Estimates	<i>To be submitted later on in the review process, per Pre-Application Consultation</i>
<b>Engineering</b>	
Cost Estimates	<i>To be submitted later on in the review process, per Pre-Application Consultation</i>
Site Servicing Plan	Prepared by SCS Consulting, dated May 2023.
Grading Plan	Prepared by SCS Consulting, dated May 2023.
Erosion and Sediment Control Plan	Prepared by SCS Consulting, dated May 2023.
Lighting/Illumination/Photometric Plan	Prepared by Primary, dated May 10, 2023
Lighting Cost Estimates	Prepared by Primary, dated May 2, 2023
Geotechnical Report	Prepared by Soil Engineers Ltd., dated March 2023.
Stormwater Management Report	Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated March 2023
Functional Servicing Report	Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated March 2023
Hydrogeological Assessment	Prepared by EXP, dated March 10, 2023
Construction Management Plan	<i>To be provided at SPA, per email from H. Kabir dated January 19, 2023</i>
Noise Impact Study	Prepared by Howe Gastmeier Chapnik Ltd., dated May 1, 2023.
<b>Planning</b>	
Draft of OPA/ZBA	ZBA prepared by Malone Given Parsons Ltd., dated May 11, 2023
Planning Justification Report	Prepared by Malone Given Parsons Ltd., dated May 2023
<b>Environmental</b>	
Environmental Site Assessment - Phase	Phases 1 & 2 Prepared by Exp, dated June 17, 2021
Tree Analysis/Inventory	Arborist Report and TPP prepared by Landscape Planning Landscape Architects, dated May 11, 2023

Natural Heritage Evaluation	Scope Environmental Impact Study Prepared by Palmer, dated May 3, 2023
Environmental Impact Study	Scope Environmental Impact Study Prepared by Palmer, dated May 3, 2023
<b>Cultural</b>	
Archaeological Resource Assessment	Stage 1 & 2 Prepared by Archaeological Consultants Canada, dated November 14, 2022

Per the direction of Town staff, only digital copies of the resubmission materials are being provided at this time. Hard copies can be made upon request.

We look forward to working through the approvals process with you. Should you have any questions or require additional information, please contact me at 905.513.0170 ext. 107.

Yours very truly,

**Malone Given Parsons Ltd.**

A handwritten signature in black ink, appearing to read 'Lincoln Lo', with a stylized flourish at the end.

**Lincoln Lo, MCIP, RPP**

cc: Galatia Lane Estates Inc.