

SECTION A TO BE COMPLETED BY TOWN STAFF

A	File number(s):	Date received:	Fees received:
---	-----------------	----------------	----------------

1. Application(s) for: (please check all applicable boxes)

☐ Pre-consultation Application

☐ Official Plan Amendment

☒ Zoning By-law Amendment

☐ Major ☐ Minor

☐ Temporary Use

☐ Removal of Holding Symbol

☐ Exemption from two-year moratorium

☐ Draft Plan of Subdivision

☐ Extension ☐ Amendment

☐ Draft Plan of Condominium

☐ Exemption ☐ Extension

☐ Part Lot Control

☐ Exemption ☐ Amendment

☐ Minor change to conditions

☐ Extension

☐ Site Plan Approval

☐ Site Plan Amendment

☐ Major ☐ Minor

☐ Heritage Site Plan Approval

☐ Oak Ridges Moraine Site Plan

☐ Accessory ☐ Renovation

☐ Minor ☐ Major

☐ Deeming By-law

2. Owner and Applicant / Agent Information:

	Registered Property Owner (as it appears on Deed/Transfer)	Applicant / Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Other (please specify*): *Planner, Lawyer, Architect, etc.
Name	MUHAMMAD YOUSUF	DAVID FRENCH
Company	DARUL KHAIR CENTRE, STOUFFVILLE	STOREY SAMWAYS PLANNING LTD. (SSPL)
Mailing Address	27 WINONA DRIVE	55 FOREST STREET, SUITE N
Municipality	STOUFFVILLE	CHATHAM
Province	ONTARIO	ONTARIO
Postal Code	L4A S29	N7L 1Z9
Email	INFO@DARULKHAIR.CA	DAVIDF@STOREYSAMWAYS.CA
Telephone Number	416-292-1818	519-354-4351
Mobile Number		

Specify to whom all communications should be sent: ☐ Owner ☒ Applicant / Agent

3. Description of Subject Property:

Existing Subject Lands Description	
Municipal Address: <input checked="" type="checkbox"/> Same as Owner's address	27 WINONA DRIVE, STOUFFVILLE
Legal Description:	Plan No. (R or M Plan) / Other Description (Roll No.): PART OF LOT 25 RP 455

Proposed Land Use / Buildings / Structures (in metric units)							
Intended Use	No. of Buildings	No. of Units	Gross Floor Area (GFA)	Proposed Parking	Lot No. and/or Block No.	Hectares	Units per Hectare
Single Detached house							
Semi-Detached House							
Townhouses							
Apartments* (see next table below)							
Commercial							
Industrial							
Institutional (specify)	ONE (PLACE OF WORSHIP)		2230 SQ. M	53	PART OF LOT 26, RP 455	0.24	
Park or Open Space							
Roads and widenings							
Reserve Blocks							
Other							
Total Number of Residential Units							

Unit Types	Number of Residential Units	Parking Provided	Parking Rate
Studio			
One Bedroom			
Two Bedroom			
Three Bedroom			
Other			
Total Number of Affordable Units			
Total Number of Multiple Dwelling/Apartment Units			

Proposed Tenure Type (for proposed condominiums):

- ☐ N/A
- ☐ Standard Condominium
- ☐ Common Element Condominium
- ☐ Leasehold
- ☐ Freehold
- ☐ Rental
- ☐ Vacant

For Draft Plan of Condominium Only

Provincial Policies
Are the Subject Lands within an area designated under a provincial policy or plan? <input type="checkbox"/> Growth Plan <input type="checkbox"/> Oak Ridges Moraine Conservation Plan <input type="checkbox"/> Greenbelt Plan <input checked="" type="checkbox"/> No

Region of York Official Plan
Current designation of the lands in the Region of York Official Plan (if known): TOWNS & VILLAGES / COMMUNITY AREA
Town of Whitchurch-Stouffville Official Plan
Current Town Official Plan and/or Secondary Plan Designation: WESTERN APPROACH - MIXED USE AREA
Does the proposed development contemplate a change in designation and/or replacement or deletion of policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If 'yes', what is the new proposed designation? ¹ ¹ Provide a draft of the proposed Official Plan Amendment including text and schedule(s).

Zoning
Current Zoning on the property: Commercial Residential Mixed – Western Approach (CM2)
Does the proposed development comply with the Zoning By-law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does the proposed development contemplate a change to the Zoning Category? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Proposed Zoning Category, if applicable: ¹ SITE-SPECIFIC CM2 ZONE EXCEPTION - PLEASE REFER TO PJR ¹ Provide a draft of the proposed Zoning By-law Amendment including text and schedule(s).

Public Consultation Strategy ¹
Public Consultation Strategy As per Bill 73, approved July 1, 2016, Schedule 1 (see O.Reg. 180/16. s.11) of the Planning Act was revised and a proposed strategy for consulting with the public with respect to the request is required to accompany all applications. Proposed strategy for consulting with the public included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable ¹ Not applicable for Site Plan (including Heritage or ORM) and others applications, as necessary.

Disclaimer for Site Development and Subdivision Applications:

If known, are there any easements or restrictive covenants affecting the subject lands? ☐ Yes ☒ No

If Yes, provide instrument numbers and copies of all registered easements and details of all easements in Schedule B.

Surrounding Land Uses

North COMMERCIAL

South COMMERCIAL

East VACANT

West COMMERCIAL

Does the property contain any Cultural Heritage Resources?

☐ Archaeological sites ☐ Heritage buildings/structures ☐ Cemeteries or known burials ☐ Unknown

Access to Subject Property

Existing Access: ☐ Provincial Highway ☐ Regional Road ☒ Municipal Road ☐ Private Right-of-Way

Existing Services

Water Supply:
☒ Publicly owned and operated piped water system ☐ Privately owned and operated individual well
☐ Privately owned and operated communal well ☐ Lake or other water body ☐ Other

Sewage Disposal:
☒ Publicly owned and operated sanitary sewage system
☐ Privately owned and operated individual septic system
☐ Privately owned and operated communal septic system
☐ Privy
☐ Other: _____

Storm Drainage: ☒ Storm sewers ☐ Ditches ☐ Swales ☐ Other: _____

List of Existing Uses, Buildings and Structures on property

List current use(s) and details of uses including private servicing (well / septic) on the property:
FORMER AUTO PARTS SUPPLY RETAIL STORE (BUILDING CURRENTLY UNOCCUPIED)

List any previous Land Uses on the property, if known:
UNKNOWN

	1. Existing Building or Structure	2. Existing Building or Structure	3. Existing Building or Structure
Type & Use <i>*Include service connections</i>	COMMERCIAL		
Date Constructed	UNKNOWN		
Gross Floor Area (sq. m.)	UNKNOWN		
Setback (m) – Front Yard	UNKNOWN		
Setback (m) – Rear Yard	UNKNOWN		
Setback (m) – Side Yard (Interior / Exterior)	UNKNOWN		
Setback (m) – Side Yard (Interior / Exterior)	UNKNOWN		
To be Retained, Demolished or Relocated (provide details)	Demolished	Choose an item	Choose an item
Previous Demolitions? If Yes, describe.	Choose an item	Choose an item	Choose an item
If Yes, indicate the date of Demolitions (If known)	Click or tap to enter a date.	Click or tap to enter a date.	Click or tap to enter a date.

Is there any outside storage of materials, goods, vehicles or equipment? ☐ Yes ☒ No

If “yes” above please describe below and indicate the purpose. Show on all applicable plans.

4. Description of Proposed Development

Proposed Development

Describe the proposed development (If additional information is required, please attach).

New three-storey, 2230.16 sq. m gross floor area (GFA), place of worship (Mosque), and ancillary parking area providing a total of 53 parking spaces to be constructed.

Please refer to planning justification report, attached.

Site Screening Questionnaire	
1. Does the application propose development or redevelopment on a site where private services were used?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
2. Is the application on lands or adjacent to lands that were previously used for industrial uses, where filling had occurred, or where there is reason to believe that the lands may be contaminated based on historical use? ¹ <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown ¹ Possible offending uses may include: disposal of waste minerals, raw material storage, residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or like uses upon a site could potentially increase the number of chemicals which are present.	
3. Has the grading of the subject land been changed by either the addition of earth or other fill material?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
4. Has a gas station been located on the subject land or adjacent land at any time?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
5. Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
6. If yes to any of the above, a previous use inventory showing all former uses of the subject land or, if appropriate, the adjacent land, is required. Is the previous inventory attached?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. What information did you use to determine the answers to the above questions? PHASE 1 ESA	
8. Is the nearest boundary line of the application within 500m (1,640 ft) of an operational or non-operational landfill or dump?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Have previous agricultural operations ever included sewage sludge application on the lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10. Are you aware of any underground storage tanks, or other buried waste on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
11. If there are any existing or previously existing buildings, are there building materials remaining which may be hazardous to health (i.e. asbestos, PCB's etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
12. Is there a current Environmental Site Assessment for the site or has one been prepared within the last five years? ¹ If yes, has it been submitted with the application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
¹ If an Environmental Site Assessment has been prepared, a copy is required to be submitted with the development application.	
I, <u>MUHAMMAD YOUSUF</u> of the <u>TOWN</u> of <u>STOUFFVILLE</u> in the <u>PROVINCE</u> of <u>ONTARIO</u> solemnly declare that all the above statements contained in this application and all the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act". Declared before me at the _____ of _____ in the _____ of _____ this _____ day of _____ 20____	

Easements or restrictive covenants
If there are easements or restrictive covenants on the property, provide instrument numbers and copies of all registered easements: What is the purpose of the easement(s)? List all easement(s) and provide description(s) of each:

Schedule ‘C’

Fee Calculation Sheet

TO BE COMPLETED BY TOWN STAFF					
<i>*NOTE: This is not a receipt. An official receipt will be issued.</i>					
Application Type	Date Received	Base Fee	Per unit / Peer Review / Other	HST (if applicable)	Total Amount
Total Fees					

Does the Owner of the Subject Land agree to pay the costs of the Town related to an appeal if the application is approved by the Town and the matters come before the Ontario Land Tribunal?

☐ Yes ☐ No

Authorization

(To be signed by Owner, if Agent has been appointed.)

As of the date of this application, I/we MUHAMMAD YOUSUF
am/are the Registered Owner(s) of the lands described in this application, and I/we have examined the
contents of this application and hereby certify that the information submitted with the application is correct
insofar as I/we have knowledge of these facts, and I/we authorize the submission of this application on my/our
behalf of:

Name of Agent DAVID FRENCH (STOREY SAMWAYS PLANNING LTD.)

whom I/we have appointed as my Agent.

Name of Owner/Corporation DARUL KHAIR CENTRE

Signature of Owner _____ Date _____

Signature of signing Officer(s) of Corporation  Corporate Seals, if applicable

Signature of signing Officer(s) of Corporation _____


Property Owner Acknowledgment of Public Information and
Town of Whitchurch-Stouffville File Maintenance and Closure Policy (AP- 94)^{1 & 2}

Public Record Notice: Information on this form is collected under the authority the Planning Act, RSO 1990, c. P. 13 and will be used to process this application. Questions about this notice may be directed to the Development Services Department by mail at 111 Sandiford Drive, Stouffville, Ontario, L4A 0Z8 or via email at developmenthelp@townofws.ca or via phone at 905-640-1910.

I, the undersigned, being the registered property owner of the above noted property hereby agree and acknowledge that all information and materials that include reports, drawings and studies submitted in support of the application, whether included with the application or submitted at any time subsequent to the filing of the application, by myself, my agents, consultants and solicitors constitute public information and shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13 and may be reproduced for public use. The applicant grants the Town permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either by posting it on the Town's website, copying and/or releasing to any third party upon their request or otherwise, or through other means for the purpose of application review. If the applicant believes the public should not be able to access any portion of these documents, the applicant must indicate, in writing, the documents or portion of the documents to which this concern applies, outlining the reasons for the concern. The Director of Development Services, will consider but will not be bound to agree with such submissions prior to reproduction, in whole or in part, any identified portions for internal use, inclusion in staff reports or public distribution for the application review.

File Maintenance and Closure Notice: The Owner acknowledges that the Town's Planning Applications File Maintenance and Closure Policy (AP- 94) dated May 4, 2022 is in effect and shall apply to this application. This policy (AP-94) is located on the Town's Website for information.

I have the authority of bind the Corporation or Partnership, if applicable.


Owner's Name: MUHAMMAD YOUSUF Signature:  Date: 26/03/2025

Owner's Name: _____ Signature: _____ Date: _____

¹ Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer with the authority to bind the corporation.

Permission to Enter (Owner(s) to complete) ¹

The applicant acknowledges that a site walk may be required in order to view the property and its relation to the surrounding lands, and in this regard authorizes members of Council (or a representative thereof), Town staff, Peer Review Consultants retained by the Town, and relevant External Agency Review Staff to enter onto the subject property for the purpose of evaluating the merits of the application.

Owner's Name: MUHAMMAD YOUSUF Signature:  Date: 26/03/2025


Owner's Name: _____ Signature: _____ Date: _____


¹ Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer with the authority to bind the corporation.

Declaration ¹

I, MUHAMMAD YOUSUF of the TOWN
of STOUFFVILLE in the PROVINCE
of ONTARIO solemnly declare that all the statements contained in
this application are true and I make this solemn declaration conscientiously believing it to be true and
knowing that it is of the same force and effect as it made under oath and by virtue of the Canada Evidence
Act.

Declared before me at the
Town of
Stouffville in the
Region of
York this 26 day of
March, 2025.


Signature of Commissioner of Oaths


Signature of Owner/Applicant