



January 28, 2025

Hena Kabir, Manager  
Development Planning, Development Services  
111 Sandiford Drive, Stouffville  
Ontario L4A 0Z8

Dear Hena,

**Re: Applications for Official Plan and Zoning By-law Amendments  
5688 Main Street – Community of Stouffville, ON**

Further to our Pre-Application Consultation meeting and subsequent discussions with Staff, please find attached applications for Official Plan and Zoning By-law Amendments for the above noted site.

In support of this application, the following Submission Items have been included:

- Development Application Form
- Application Fees – to be confirmed by Staff
- Topographic & Boundary Survey
- Draft Official Plan & Zoning By-law Amendments
- Planning Justification Report
- Architectural Drawing Set
- Landscape Plan
- Civil Package
  - Drawing Set
  - Functional Servicing & Storm Water Management Report
- Phase I and II Environmental Site Assessment
- Geotechnical Investigation
- Hydrogeological Assessment
- Transportation Impact Study
- Noise Feasibility Study

I trust the above to be to your satisfaction. Should you have any questions, please do not hesitate to contact me.

Thank you,

Chris Pereira, MCIP, RPP  
Principal, M. Behar Planning & Design Limited

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**M. BEHAR PLANNING & DESIGN LTD.**

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