



INNOVATIVE PLANNING SOLUTIONS

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July 30th, 2026

Township of Whitchurch Stouffville
Planning Department
111 Sandiford Drive
Stouffville ON
L4A 0Z8

Attention: Kathryn Jones, Planner II
Development Services Commission, Planning Department

Re: Zoning By-law Amendment - 1st Submission
2 Wylie Lane
Township of Whitchurch Stouffville, ON

Innovative Planning Solutions Inc. ("IPS") is pleased to submit, on behalf of Eco Lake Homes Inc., a Zoning By-law Amendment (ZBA) application for the lands municipally known as **2 Wylie Lane** in the Town of Whitchurch-Stouffville (the "Subject Lands").

The purpose of the subject ZBA application is to facilitate the development of a residential community with 18 lots and 35 total dwelling units. The lots will include a mix of single detached, semi-detached, townhouse, apartment and cluster housing. The proposed development has been designed to provide a broad range of housing opportunities within the Musselman's Lake Hamlet while respecting the existing character of the surrounding community and the environmental constraints associated with Musselman's Lake and the Oak Ridges Moraine.

To support the application, a number of technical studies have been prepared in accordance with the Town's application requirements. They are outlined below:

1. Zoning By-law Amendment Application Form
2. Planning Justification Report including Draft Zoning By-law

3. Survey
4. Site Plans:
 - o Detailed Site Plan, including septic information
 - o Zoning Site Plan
5. Preliminary Servicing Feasibility Plan
6. Functional Servicing Report
7. Stormwater Management Report
8. Traffic and Parking Brief
9. Noise Letter
10. Phase One Environmental Site Assessment
11. Environmental Impact Study

Further studies will be provided with a subsequent application for Draft Plan of Subdivision.

Trusted this is satisfactory; we would request that the following information be circulated and reviewed as required. Should you have any additional questions or concerns, please do not hesitate to contact the undersigned at your convenience.

Respectfully submitted,
Innovative Planning Solutions



Dafne Gokcen, MPL, RPP, MCIP
Senior Planner



Adam Fiorini., BSc., M.E.S
Planner