

File: P-3534A

July 10, 2026

Town of Whitchurch-Stouffville
Development Services Department
111 Sandiford Drive
Stouffville, ON L4A 0Z8

Attn: Dwayne Tapp, Commissioner of Development Services

**RE: 1st Submission – Zoning By-law Amendment
12612 Woodbine (KD) Corp.
12612 and 12586 Woodbine Avenue, ON L4A 2K4
Plan of Part of Lot 3, Concession 3**

Dear Mr. Tapp,

KLM Planning Partners Inc. is the land use planning consultant representing 12612 Woodbine (KD) Corp. (the “**Owner**”), with respect to the proposed development of the lands municipally known as 12612 and 12586 Woodbine Ave and legally described as Part of Lot 3, Concession 3 in the Town of Whitchurch-Stouffville, Regional Municipality of York (the “**Subject Lands**”). On behalf of the Owner, we are pleased to submit a Pre-Consultation Application for the cemetery development of the lands.

The Subject Lands are located west of Woodbine Avenue, north of Stouffville Road, and east of Highway 404, within Rural Whitchurch-Stouffville. The Subject Lands are currently occupied by two buildings; a single-detached dwelling and out-building central to the site. There is a watercourse that bisects the westerly portion of the Subject Lands, running in a north-south direction across the site, and hedge rows exist in the middle of the Subject Lands. The extents of natural heritage features will be confirmed upon the formal submission of the development applications. The Subject Lands are approximately 17.05 hectares (42.15 acres) in size, with approximately 145 metres of frontage on Woodbine Avenue.

Proposed Development

A combination of burial plots, mausoleum and funeral home buildings are proposed. The Proposed Development also consists of four (4) buildings that contribute to the cemetery use, including a three (3) storey reception and crematorium with a GFA of 9,000 square metres, a one (1) storey warehouse with a GFA of 300 square metres, a three (3) storey banquet hall with a GFA of 1,500 square metres, and an eight (8) storey mausoleum with a GFA of 88,000 square metres. The reception, crematorium and mausoleum also include underground parking levels for a total of one-hundred-and-seventy-six (176) parking spaces. The mausoleum is located in the west portion of the Subject Lands, which can be reached by a bridge spanning across the water feature and connecting the building to the rest of the site.

Access to the site is provided from Woodbine Avenue, with an internal circulation network designed to accommodate visitor vehicles, maintenance operations, and fire trucks. One-

hundred-and-seventy-six (176) parking spaces are proposed within two-levels of underground parking located below the mausoleum, and within surface parking and one-level of underground parking located below the reception and crematorium.

Provincial Policy Context

The Subject Lands are located within the Greenbelt Plan and the Oak Ridges Moraine. Per Section 2.1 of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (“**ORMCP**”) policies have precedence for the lands governed by them over the Protected Countryside designation policies within the Greenbelt Plan. Within the ORMCP, the majority of the Subject Lands are designated “Countryside Area” and the water feature in the western half of the site is designated “Natural Linkage Area”. The Countryside Area designation permits small-scale commercial, industrial, and institutional uses, which include cemetery uses per Policy 40 (1)(iii) of the ORMCP.

Following the above policy considerations, the site plan has been designed to disturb a maximum of 50 percent of the total land area, which makes up 8.53 hectares (21.07 acres) of the Subject Lands, while impervious surfaces are limited to 14.61 percent of the total land area.

Municipal Policy Context

The 2025 Town of Whitchurch-Stouffville Official Plan (“**2025 OP**”) was approved by the Minister of Municipal Affairs and Housing on September 25, 2025 and is currently in-effect, in part (decision pending for Employment Areas). Schedule C: Land Use Designations has modified the designation of the Subject Lands to being primarily “Rural” and the watercourse as “Significant Environmental Area”. The Rural designation in the 2025 OP permits cemeteries. As such, an Official Plan Amendment is not anticipated for the Subject Lands.

Within the City of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001 (the “**Zoning By-law**”), the majority of the Subject Lands are zoned “Oak Ridges Moraine – Countryside (ORM-C)” and the portions of land surrounding the watercourse are zoned “Oak Ridges Moraine – Linkage (ORM-L)”. The ORM-C Zone permits residential, agricultural and low intensity recreational uses, which do not explicitly state the cemeteries are a permitted use. Accordingly, a Zoning By-law Amendment has been submitted to permit the proposed development of the Subject Lands, with site-specific exceptions.

In accordance with the requirements set out for a Pre-Consultation Application, please find enclosed the following materials:

1. Cover Letter, prepared by KLM Planning Partners Inc., dated July 10, 2026;
2. Application Form;
3. Tree Protection Plan, prepared by Kuntz Forestry Consulting Inc., dated June 23, 2026;
4. Topographic Survey, prepared by APY Surveying Inc., dated September 11, 2025;;
5. Preliminary Geotechnical Investigation, prepared by SLR Consulting (Canada) Ltd., dated July 9, 2026;
6. Preliminary Hydrogeological Investigation, prepared by SLR Consulting (Canada) Ltd., dated July 9, 2026;
7. Site Plan, prepared by Shan Partners, dated July 10, 2026;
8. Landscape Package, prepared by byPATH: landscape architecture, dated July 9, 2026, including:
 - a. MP-1 – Landscape Master Plan;
 - b. L-1 – Conceptual Landscape Plan Enlargement 1;

- c. L-2 – Conceptual Landscape Plan Enlargement 2;
- d. L-3 – Conceptual Landscape Plan Enlargement 3;
- 9. Natural Heirtage Due Diligence and Development Feasibility Study, prepared by SLR Consulting (Canada) Ltd., dated July 9, 2026;
- 10. Cultural Heritage Impact Assessment, prepared by LHC Heritage Planning & Archaeology Inc., dated July 9, 2026;
- 11. Fluvial Geomorphic and Meander Belt Width Assessment, prepared by SLR Consulting (Canada) Ltd., dated July 9, 2026;
- 12. Stage 1 & 2 Archaeological Assessment, prepared by Archaeological Consultants Canada, dated June 17, 2026;
- 13. Traffic Impact Study, prepared by Candevcon Group Inc., dated July 9, 2026;
- 14. Parking Justification Study, prepared by Candevcon Group Inc., dated July 10, 2026;
- 15. Functional Servicing and Stormwater Management Report, prepared by Candevcon Group Inc., dated July 10, 2026; and,
- 16. SS-1 & SS-2 – Site Servicing Plan, prepared by Candevcon Group Inc., dated July 10, 2026.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Marshall Smith, BES, PMP, MCIP, RPP
Partner



Aya Omar, BES
Intermediate Planner