

April 24, 2025

Town of Whitchurch Stouffville
Kate Trombino BLA, MPL.
Planner I | Development Services
111 Sandiford Drive, Stouffville, Ontario
L4A 0Z8

RE: 35 Gordon Collins Zoning By-law Amendment

Dear Ms. Trombino

Please find enclosed the Major Zoning By-law Amendment application submission for the property located at 35 Gordon Collins, approximately 200m north of Stouffville Road, 700m east of the 404 Highway.

The proposed development consists of an industrial building with ten individual units. Each unit includes office space at the front and an associated warehouse space at the rear. Two of the units will serve as the head office for Fairgate Homes and its associated companies. These units will house a décor centre for new home purchasers and serve as operational offices for the company. The rear portion of these units will include shop space for storage of materials and equipment used by Fairgate Homes. Additionally, a section of the outdoor parking area will be allocated for outdoor storage for Fairgate and its associated companies. The outdoor storage area is identified on the site plan.

The remaining eight units will be retained by the owner for rental purposes. While the tenants are not yet identified, their uses will comply with the Town's zoning for this property by way of a zoning bylaw amendment. A draft site-specific zoning bylaw has been provided with this submission and can be found in the Planning Justification Report.

This submission includes a comments matrix addressing all comments and feedback provided by the Town and the relevant interested external agencies from our previous submission. Additionally, all requested documents, reports, drawings and studies have been completed and are included for your review.

Should you require any further information or documentation please feel free to contact me at your convenience.

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