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Please refer to: **Susan Rosenthal**
e-mail: susanr@davieshowe.com
direct line: 416.263.4518
File No. 703085

March 24, 2017

By Same Day Courier and E-Mail to regional.clerk@york.ca

Mr. Christopher Raynor
Regional Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Raynor:

**Re: Request for Referral pursuant to s. 22(1) of the *Planning Act*,
R.S.O. 1990, c. P. 13, as in force on March 27, 1995 (the "1995
Planning Act")
Application to Amend the Official Plan
Ministry File No. 19-OP-0032-A07
Town of Whitchurch-Stouffville (the "Town")**

We are counsel to 1057524 Ontario Limited, the owner of approximately 13.28 hectares of land legally described as Part of Lot 16, Concession 9 and municipally known as 17 Victor Drive in the Town (the "Subject Lands").

We are writing with respect to a referral request previously made in relation to an application for official plan amendment filed in 1988 for the Subject Lands on behalf of our client (the "Application").

While we were not counsel of record at the time, we understand that a request for referral to the Ontario Municipal Board (the "Board") was made to the Ministry of Municipal Affairs and Housing (the "Ministry") in November, 1989 on the basis that no decision had been made on the Application.

Based on our review of the file, it was unclear whether the Application had been referred to the Board. Therefore, on March 10, 2017 we wrote to the Ministry requesting confirmation of its referral. This correspondence, which summarizes the history of the file and states the reasons for referral, has been attached for ease of reference.



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It has come to our attention that the referral request previously submitted to the Ministry was transferred to the Region in 1996, by virtue of Ontario Regulation 156/96.

We are therefore requesting that the Region proceed to refer the Application to the Board at this time.

We would appreciate receiving confirmation of receipt of our request for referral.

Yours sincerely,

DAVIES HOWE PARTNERS LLP

per.: Susan Rosenthal
Professional Corporation

SR:am
encl.

copy: Barbara Montgomery, Counsel, *Regional Municipality of York*
Joan MacIntyre, *Malone Given Parsons Ltd.*
Miriam Vasni, *Malone Given Parsons Ltd.*
Thomas Kilpatrick, *Malone Given Parsons Ltd.*
Client



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Please refer to: **Susan Rosenthal**
e-mail: susanr@davieshowe.com
direct line: 416.263.4518
File No. 703085

March 10, 2017

By Same Day Courier and E-mail to Minister.MMA@ontario.ca

Minister of Municipal Affairs
College Park
777 Bay Street, 17th Floor
Toronto, Ontario
M5G 2E5

Dear Hon. Bill Mauro:

**Re: Request for Referral pursuant to s. 22(1) and 51(15) of the Planning Act, R.S.O. 1990, c. P. 13, as in force on March 27, 1995 (the "1995 Planning Act")
Application to Amend the Official Plan and
Application for Draft Plan of Subdivision Approval
Ministry File Nos. 19-OP-0032-A07 and 19T-89106
Town of Whitchurch-Stouffville (the "Town")**

We are counsel to 1057524 Ontario Limited (the "Applicant"), the owner of approximately 13.28 hectares of land legally described as Part of Lot 16, Concession 9 and municipally known as 17 Victor Drive in the Town (the "Subject Lands").

Referral Request

We are writing with respect to a referral request made over two decades ago in relation to applications for official plan amendment and subdivision approval filed in 1988 and 1989, respectively, for the Subject Lands on behalf of our client.

On July 8, 1988, the Applicant submitted a site-specific application to amend the 1982 Whitchurch-Stouffville Official Plan (OPA No. A07) to permit residential uses on the Subject Lands (the "OPA Application").

On October 17, 1989 the Applicant submitted a corresponding application for draft plan of subdivision approval to permit a 24 lot residential subdivision (the "Subdivision Application"). The OPA Application and Subdivision Application are collectively referred to as the "Applications".



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While we were not counsel of record at the time, we understand that a request for referral to the Ontario Municipal Board (the "Board") was made in November, 1989 on the basis that no decisions had been made on these applications.

The Board has not issued a Decision with respect to the Applications and we intend to re-activate the Board proceeding. As such, we would be grateful if you could provide us with a copy of the Ministry's referral letter. If this correspondence cannot be located, we request that the Minister proceed to refer the OPA Application and Subdivision Application to the Board at this time.

Background

As noted above, a site specific application for official plan amendment was submitted in 1988. The policies of OPA No. A07 continue to apply to the Subject Lands. While the Town subsequently amended its Official Plan on a number of occasions, including the completion of a Secondary Plan for the Plan area in which the Subject Lands are located, the designations and applicable policies in these plans remain deferred as they relate to Subject Lands. This includes deferral under the Ballantrae-Musselman Lake and Environs Secondary Plan ("OPA 90") and Official Plan Amendment 70 ("OPA 70"), which was a Town-wide amendment that established the general location of environmentally sensitive lands within the boundaries of OPA 90.

In addition to the OPA and Subdivision Applications, the Applicant submitted a zoning by-law amendment application (the "ZBLA Application") and an updated Subdivision Application on January 15, 1998.

On October 15, 2015, the Town acknowledged that the OPA Application, the ZBLA Application and the Subdivision Application remain active.

Throughout 2015 and 2016, discussions took place with the Town and other agencies with respect to the application and potential revisions to same to allow for a reduction in the total proposed lots to be developed on the Subject Lands.

On April 22, 2016, following these discussions, the Applicant updated their Applications and supporting material reflecting a reduction in the total proposed lots (eight new lots and one retained block) being sought for approval (collectively, the "Revised Applications").

While the applications predate current "complete application" requirements, we would note that, in any case, on May 16, 2016 the Town deemed the Revised



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Applications complete pursuant to ss. 22(6.1), 34(10.4) and 51(19.1) of the *Planning Act*.

We enclose copies of the original OPA Application and Subdivision Application, as well as the Revised Applications for your information and assistance.

No decision has been made on any of these applications.

Reasons for Referral

1. The Town failed to adopt the OPA within 30 days of a request to do so as required by the 1995 *Planning Act*.
2. A decision has not been made in respect to the Subdivision Application.
3. This referral request has been made in good faith.
4. The OPA and Subdivision Applications would permit development on the Subject Lands which represents good land use planning, is appropriate for the Subject Lands and is in the public interest.
5. The Applications, as revised, are consistent with and conform to applicable provincial and local policy.
6. While there was no provincial policy statement in effect at the time the OPA Application and Subdivision Application were submitted, the respective applications have been assessed against, and are consistent with, the 1997 *Provincial Policy Statement* and the 2014 *Provincial Policy Statement*.
7. The OPA Application and Subdivision Application pre-dated, and are not subject to, the *Growth Plan for the Greater Golden Horseshoe, 2006* and the *Lake Simcoe Protection Plan, 2009*.
8. The OPA Application and Subdivision Application also pre-dated the *Oak Ridges Moraine Conservation Plan ("ORMCP")*. While the majority of the lands are in the Oak Ridges Moraine Plan Area, they are only subject to the prescribed policies as identified in Section 48 of the Plan. The Applications have been assessed under and conform to the transitional policies of the ORMCP.



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9. The Applications, together with the ZBLA Application, conform with applicable Regional and local policies except to the extent that relief is requested through the amendment applications.

Coincident with this letter, we have filed an appeal of the ZBLA Application and wish to have all of the related applications consolidated and considered together by the Board at its earliest opportunity.

We are therefore requesting that the Ministry confirm its referral of the OPA Application and Subdivision Application by either forwarding its previous referral letter, or if it cannot be located, providing a new referral in this regard.

We would appreciate receiving confirmation of receipt of our request for referral.

We trust that the foregoing provides you with the information that you need. Should you have any questions or if you require any additional information, please do not hesitate to contact me.

Yours sincerely,

DAVIES HOWE PARTNERS LLP

per: Susan Rosenthal
Professional Corporation

SR:am

encls:

copy: Regional Municipality of York, Clerk
Town of Whitchurch-Stouffville, Clerk
Barbara Montgomery, Counsel, Regional Municipality of York
Joshua Silver, Town Solicitor, Town of Whitchurch-Stouffville
Joan MacIntyre, Malone Given Parsons Ltd.
Miriam Vasni, Malone Given Parsons Ltd.
Thomas Kilpatrick, Malone Given Parsons Ltd.
Client

APPLICATION FOR AMENDMENT TO THE OFFICIAL PLAN
AND/OR ZONING BY-LAW

TO: The Mayor and Council,
Town of Whitchurch-Stouffville,
19 Civic Avenue,
P.O. Box 419,
Stouffville, Ontario.
LOH 110

I hereby submit this application for an amendment to The Zoning By-law of the Town of Whitchurch-Stouffville and, if applicable, an amendment to the Official Plan of the Town of Whitchurch-Stouffville in respect of the lands hereinafter described.

-
- (1) Date of application July 7, 1988.....
 - (2) Applicant's name J.C. Amos.....
 - (3) Address c/o Camill Contractors Ltd., R.R. #3, Stouffville, Ont.
Telephone No. 640-4059.....
 - (4) Applicant's Solicitor ALCORN & ASSOCIATES
or Agent
 - (5) Address 66 Centre Street, Thornhill.....
Telephone No. 881-5456.....
 - (6) Registered Owner of
the Property Cam. Amos.....
 - (7) Legal description of subject property
Lot #16.....Concession or Registered Plan #9.....
Street Address
 - (8) Size of Property (i) Frontage 40m.....
(ii) Area 13,316 ha.....
 - (9) Present Use of Property Idle, except for one single family residential dwelling at S-W corner of
 - (10) Proposed Use of Property Residential.....property.
 - (11) Use of Abutting Properties North-Rural, East-Rural.....
West-Residential, South-Rural, (Idle).....
 - (12) Existing Classification: Official Plan Rural.....
Zoning By-law Rural.....
 - (13) Classification Requested: Official Plan Lakeside Residential
Zoning By-law Rural Residential..
 - (14) Applicant's reasons and justification for requesting the

proposed amendment (if not sufficient space, please attach covering letter) .The site is unsuitable for agriculture. .A lakeside residential subdivision is a suitable and appropriate land use for the subject property,

(15) Additional information to support this application: The applicant is to submit the following drawings in triplicate, which will form part of this application:

- (i) Survey Plan showing the limits of the subject property based on an Ontario Land Surveyor's description, the ownership of lands within the limits of the subject property, and all buildings and structures with their uses.
- (ii) Detailed plan of the proposed development showing the location and use of buildings, number of dwelling units, parking or loading spaces, driveways, landscaped areas, screening, etc.

I, ...Julie A. Ground..... of the ..Town of Aurora...
..... in the Regional Municipality of York, 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 theTOWN OF VAUGHAN.....
.....
in the Regional Municipality of York, this8.....day of
.....JULY..... 19 ..88.....

.....
A Commissioner, at
ANN
Expires May 9th, 1990.

- NOTES:
1. OWNER'S WRITTEN AUTHORIZATION MUST ACCOMPANY APPLICATION, IF SIGNED BY PERSON OTHER THAN OWNER.
 2. APPLICATION AND PLANS MUST BE IN METRIC UNITS. HOWEVER, PLANS IN IMPERIAL UNITS WILL BE ACCEPTED FOR PRESENTATION PURPOSES.

ALCORN & ASSOCIATES LIMITED
Planning and Development Consultants

October 17, 1989

Mr. H. Weinberg
Regional Municipality of York
Planning Department
62 Bayview Avenue
P.O. Box 147
Newmarket, Ontario
L3Y 4W9

Dear Mr. Weinberg:

Re: Proposed Residential Subdivision
Part of Lot 16, Concession 9
Town of Whitchurch-Stouffville
(C. Amos)

Enclosed please find a completed application for Draft Plan of Subdivision Approval, along with a cheque in the amount of \$600.00, for a 24-lot residential subdivision.

Also enclosed are the following:

- . 45 whiteprints
- . chronoflex reduction
- . 3 copies of a Hydrogeologic Evaluation, dated April 22, 1986, prepared by Trow Hydrology Consultants Ltd.
- . 3 copies of a Septic Suitability Study, dated April 12, 1988, prepared by Trow, Dames & Moore

An application has been submitted to the Town of Whitchurch-Stouffville for Official Plan Amendment, Zoning By-law Amendment and Subdivision approval.

The subject lands were originally proposed for "Lakeside Residential" development in conjunction with the abutting property to the south. The Hydrogeologic Evaluation prepared by Trow addressed development on both properties.

The current application with the Town for the subject lands is exclusive of the lands to the south.

Yours truly,

ALCORN & ASSOCIATES LIMITED
R. Alcorn



J.A. Ground
Associate

JAG:bi

Encl.

c.c. Mr. C. Amos

SUBDIVISION & CONDOMINIUM APPLICATION

for applying for approval under the Planning Act
and under the Condominium Act

1. Local Municipality Town of Whitchurch-Stouffville	Lot Number 16	Date of Registration
	Concession Number 9	Registered Plan Number

2. Resubmission of an earlier plan: YES NO DO NOT KNOW
3. Complete the following and place a check mark beside the person or firm to whom correspondence should be addressed:

	NAME	ADDRESS AND TELEPHONE NUMBER
Registered Owner	Mr. J. C. Amos	c/o Camill Contractors Ltd R.R. #3, Stouffville, Ontario. L4A 7X3 640-4059
X Agent, Solicitor or Planning Consultant	Alcorn & Associates Limited	100 Allstate Parkway Ste. 302, Markham, Ontario. L3R 6H3 940-0931
Ontario Land Surveyor	R.G. McKibbin Ltd. O.L.S.	176 Bullock Drive, Unit 10 Markham, Ontario. L3P 1W2 294-3754

4. Proposed Land Use

Indicate the intended uses of land in the proposal. Use the following definitions for residential buildings.

- single family residential - a single family detached dwelling unit.
double or semi-detached row - a residential building containing 2 dwelling units.
row - a residential building containing 3 or more units with individual direct access to the street.
apartment - a building containing 3 or more units each with access to the street via a common corridor.

Intended Use	Residential Units	Number of Lots and/or Blocks	Hectares	* This Section for Condominium Applications Only			
				Date of Construction	Floor Coverage	Parking Provided	Density Proposed (specify units per hectare)
Single Family Residential	24	24	11.538				
Double or Semi-detached Residential							
Row and Town Housing							
Apartments							
Seasonal Residential (cottage or chalet)							
Mobile Home							
Neighbourhood Commercial	Nil						Nil
Commercial, Other	Nil						Nil
Industrial	Nil						Nil
Park or Open Space	Nil						Nil
Institutional (specify)							
Roads	Nil		1.465				
Other (specify) Future Road Allowance		2	.313				
TOTAL		26	13.316				

OFFICE USE ONLY

Ministry File No.	Regional O.P. Conformity:	Cross reference(s)	Status
Planning File No.	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>		
Re-submission of:	Area O.P. Conformity: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>		

5. Planning Status

From your discussion with area municipal officials what is:

(a) the land use designation of the subject lands in an approved Regional Official Plan or Amendment?

N/A

Amendment Number _____

(b) the land use designation of subject lands in an approved area Official Plan or Amendment?

Rural

Amendment Number _____

(c) the zoning of subject lands in approved zoning by-law or zoning order? _____

Rural

NOTE: If the proposed use of the lands conflicts with an Official Plan designation, this application will not be processed unless an amendment to the Official Plan has been adopted by the municipality and submitted for approval.

SERVICING

6. Indicate what services are proposed:

(a) Water supply

pipd water

individual wells

other (describe)

(b) Sewage treatment

sewers

septic tanks

and tile beds

presewer

other (describe)

(c) Storm drainage

sewers

open ditches

other (describe)

7. Piped Water

If piped water is proposed;

(a) will the extension or inauguration of a system be required? yes no

(b) who owns the existing system, if any? _____

(c) is the piped water supply immediately available? yes no

8. Wells

If wells are proposed, is the site suitable? Yes, as confirmed by the "Hydrogeologic evaluation" dated April 22, 1986, Trow Hydrology Consultants Ltd.

9. Sanitary Sewers

If sanitary sewers are proposed;

(a) will the extension or inauguration of a system be required? yes no

(b) who owns the existing system, if any? _____

(c) is the sanitary sewer system immediately available? yes no

10. Septic tanks and tile beds

If septic tanks and tile beds are proposed, is the site suitable? Yes, as confirmed by the "Sentic Suitability Study", dated April 12, 1988, Trow Dames & Moore

ACCESS

11. Is there direct access from the subject lands to a publicly maintained road? yes no

If no, what provision is there for access to the site? _____

12. If a lakefront development is proposed, without road access;

(a) what type of docking and parking facilities exist on the lake?

(b) what distance are they from the site? _____

SITE APPRAISAL AND EVALUATION

NOTE: Many of the items referred to in this section should also be shown on the draft plan.

13. Existing land use

Briefly describe;

(a) the existing use of the subject lands Presently the subject property is unused, except for an existing residence at the easterly limit of Victor Drive.

(b) If the lands are vacant or idle, describe the most recent productive use of the land

14. Vegetation

What type of vegetation exists on the proposed site (e.g. shrubs, woodlots, orchards)?

Open grassland, grassland with scattered trees, hedgerows, reforestation and mixed forest.

15. Topography

Outline the general topography and any special characteristics that may affect development (e.g. escarpments, rock outcrops, etc.). The plan must include a statement certifying that elevations relate to Geodetic Datum.

The subject property comprises a rolling topography with elevations ranging from a low of 332 metres to a high of 356 metres based on geodetic datum-

16. Drainage

Describe the drainage of the site and any on-site or nearby water sources (e.g. creeks, ponds, lakes, etc.).

Stormwater detention on site to be directed south west to adjacent lands owned by the owner.

17. Existing buildings

Describe any buildings, historical or otherwise, and any man-made features on the site, and their proposed use (e.g. whether retained, modified, demolished, etc.).

Present house and tiled to be retained

18. Natural features

What consideration has been given to preserving the natural amenities of the site (e.g. strong topographical features, pleasant views, mature trees, etc.)?

The proposed development has been designed with large lots specifically suited to the surrounding natural and topographic features.

Tree cutting will be kept to a minimum.

19. Integration into surrounding area

What consideration has been given to ensuring that the proposal will be integrated with the existing character of the surrounding area and that the amenities of the adjoining area (pleasant views, sunlight, etc.) are being preserved or enhanced?

The proposed residential subdivision will be well integrated with the character of the surrounding area.

20. Environmental effects

What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g. buffering, berms, setbacks, etc.)? In agricultural areas refer to the Agricultural Code of Practice.

The proposed development is not of a size or nature as to adversely impact the surrounding area. Tile beds will be constructed in accordance with the Region Health Unit and MOE standards.

21. Is C.M.H.C. Funding proposed with respect to this development? No

22. Declaration

I, Julie A. Ground of the Town of Aurora

in the Regional Municipality of York

solemnly declare that I am ~~the owner, an officer of the owner,~~ the agent of the owner, and that all the above statements contained in the within 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 if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me at the Town

of Markham

in the Region of Markham

this 19th day of October 1989.

[Signature]
A Commissioner, etc.

[Signature: Julie A. Ground]

23. Owner's authorization

If an agent is used, the owner must also complete the following and a similar authorization on the face of the draft plan:

I/We, J.C. Amos being the registered owner of the subject lands

hereby authorize Julie A. Ground of Alcorn & Associates Limited to prepare a draft plan of

(type or print name of agent)

subdivision/condominium and to make application to The Regional Municipality of York for approval thereof.

[Signature: J.C. Amos]
Signature

19 / 10 / 1989
day month year

April 22nd, 2016

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

MGP File: 15-2383

Attention: Mr. Alan Drozd, MCIP, RPP
Manager of Planning

Dear Mr. Drozd:

RE: 1057524 Ontario Limited
Updated Application Requirements for OPA/ZBA/Plan of Subdivision
Part of Lot 16, Concession 9
17 Victor Drive, Town of Whitchurch-Stouffville, Regional Municipality of York
Town File Nos. OPA88.015, ZBA98.001, 19T(W)98.001

Malone Given Parsons Ltd. represents 1057524 Ontario Limited, the owner of approximately 13.28 hectares of land, with a combined frontage of approximately 40 metres onto the eastern ends of Mitchell Avenue and Victor Drive, which terminate at the western property boundary. The property is located approximately 300 metres southwest of Musselman's Lake within the Town of Whitchurch-Stouffville.

The subject lands have a lengthy history, dating back to 1988. On July 8th, 1988, the Applicant submitted a Site Specific Official Plan Amendment, to amend the 1982 Whitchurch-Stouffville Official Plan and Zoning By-law Amendment application to amend the Town of Whitchurch-Stouffville Zoning By-law 87-34. On October 17th, 1989, the Applicant submitted a Draft Plan of Subdivision application to the Region of York. The 1988 Zoning By-law Amendment Application was appealed to the Board, but the appeal was subsequently dismissed. On January 15th, 1998, the applicant submitted a new application for a Zoning By-law Amendment (to replace the application, which had been dismissed) and an amended Draft Plan of Subdivision application to the Town.

The proposed development consists of 8 new residential lots, a stormwater management facility and a public road system, which will extend and complete Victor Drive and Mitchell Ave. with turning circles consistent with the Town's cul-de-sac standards. The remainder of the property will be left as a block to be retained by the owner.

The 1988 Official Plan Amendment, 1989 Plan of Subdivision, as revised; and 1998 Zoning By-law Amendment applications remain open, with no decision and are subject to the planning regime in place at the time the applications were submitted. In summary, the applications are subject to: the 1994 Region of York Official Plan (RYOP), which permits residential development within the Rural Policy Area; the 1997 Provincial Policy Statement; the transition policies of the ORMCP; the Lake Simcoe Protection Act, and are not subject to the Growth Plan.

A Pre-Submission Consultation meeting was held between the Owner, the Owner's Consultants and the Town of Whitchurch-Stouffville staff on August 7th, 2015 to discuss the updated application requirements, which are outlined in the Town's October 5th, 2015 Updated Application Requirements Letter and Technical Study Checklist. At the meeting and in the corresponding letter, the Town indicated that the applications have commenced status under the Oak Ridges Moraine Conservation Act, 2001 and are subject only to the policy requirements of Section 48 of the ORMCP.

A LSRCA natural heritage feature limit staking took place on October 8th, 2015 and additional meetings were held between the Owner and the Town on December 18th, 2015 and between the Owner, the Owner's Consultants, Town staff, York Region and LSRCA staff on January 22nd, 2016.

It is our opinion the Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision applications are consistent with, comply with and/or conform to the applicable Provincial, Regional and Municipal planning policies. The proposed development represents good planning and is in the public interest.

On behalf of the owner, please find enclosed updated application requirements for the existing applications noted above.

The fees required by the Town of Whitchurch-Stouffville have been provided in three cheques prepared by 1057524 Ontario Limited. A breakdown of the fees required by the Town is indicated in **Table 1** below:

Table 1: Town Requested Fee Breakdown

Cheque(s) Payable to:	Fee Type			
	Recirculation	Public Meeting	Peer Review Deposit	TOTAL
Town of Whitchurch-Stouffville	\$3,502.00	\$1,507.00	\$20,000.00	\$25,009.00

The Regional Municipality of York and the Lake Simcoe Region Conservation Authority (LSRCA) will require additional processing fees for these open applications. These fees are currently being confirmed and will be submitted to these agencies as soon as possible, with copy to the Town of Whitchurch-Stouffville.

Copies of the updated application requirements have been provided as listed in **Table 2** attached. As indicated in the Table, some of the required documents are included within other required reports and plans submitted for these applications. Some documents have been confirmed as not being required or will be submitted later in the approval process.

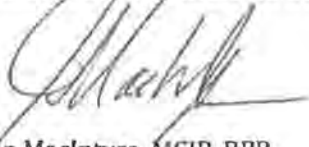
TO: Town of Whitchurch-Stouffville, Alan Drozd, MCIP, RPP
RE: Updated Application Requirements for 17 Victor Drive

April 22nd, 2016

We look forward to working with the Town of Whitchurch-Stouffville to move these open applications through the approval process as expeditiously as possible. Should you have any questions or concerns, or require additional information, please do not hesitate to contact us.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Joan MacIntyre, MCIP, RPP
Principal
jmacintyre@mgp.ca

cc: Barbara Montgomery, Regional Municipality of York
Michelle Moretti, Regional Municipality of York
Charles Burgess, Lake Simcoe Region Conservation Authority
J. Cameron Amos, 1057524 Ontario Limited
Susan Rosenthal, Davies Howe Partners LLP

encl.

Table 2: Updated Application Requirements Checklist

Plans / Studies / Reports	Plans / Studies / Reports Submitted	Copies
General		
Property Survey	Plan of Survey and Topography prepared by Lloyd & Purcell Ltd. Ontario Land Surveyors, November 18 th , 2015	10
Topographic Survey	Plan of Survey and Topography prepared by Lloyd & Purcell Ltd. Ontario Land Surveyors, November 18 th , 2015	10
Planning Justification Report / Letter	Planning Opinion Report prepared by Malone Given Parsons Ltd., dated April, 2016	8
Draft Plan of Subdivision	Draft Plan of Subdivision prepared by Malone Given Parsons Ltd., revised March 18 th , 2016	10
Engineering		
Functional Servicing Study	Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated December, 2015	8
Drainage & Stormwater Management Report	Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated December, 2015	8
Site Servicing Plan	Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated December, 2015	8
Grading Plan	Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated December, 2015	8
Erosion and Sediment Control Plan	Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated December, 2015	8
Geotechnical Report	A Soil Investigation prepared by Soil Engineers Ltd., dated December, 1997	8
Geotechnical Report	Updated Geotechnical Investigation prepared by WSP Canada Inc., dated April, 2016	8
Hydrological Assessment / Water Balance	Water Balance Assessment Musselman's Lake Rural Development prepared by WSP Canada Inc., dated December, 2015	8
Hydrological Assessment / Water Balance	Sewage Impact Assessment Musselman's Lake Rural Development prepared by WSP Canada Inc., dated December, 2015	8
Environmental		
Tree Analysis / Inventory	Natural Heritage Evaluation prepared by Beacon Environmental, dated April, 2016	8
Natural Heritage / Hydrological Evaluation - ORM	Natural Heritage Evaluation prepared by Beacon Environmental, dated April, 2016	8
Cultural		
Analysis of and Impact Mitigation to Views and Vistas from the ORM Ridgeline	Confirmation email prepared by John Duncan, Planner, Town of Whitchurch-Stouffville, dated November 6, 2015	8
Stage 1 and 2 Archaeological Assessment	Stage 1 and 2 Archaeological Assessment prepared by Northeastern Archaeological Associates, dated June, 6 th , 1998	8
Additional Application Material		
Conservation Authority – Lake Simcoe & Region Conservation Authority	No additional information required as per the January 22 nd , 2016 Meeting with the LSRCA and other agencies	N/A
Cash-in-lieu of Parkland (Fee for property appraisal due at Building Permit)	To be provided later in the process	N/A
Updated Application Requirements Letter	Updated Application Requirements Letter prepared by the Town of Whitchurch-Stouffville, dated October 5 th , 2015	8
Technical Study Checklist	Technical Study Checklist prepared by the Town of Whitchurch-Stouffville, dated October 5 th , 2015	8
Town Fees	See Table 1 Above	1