



PLANNING APPLICATION

Development Services
111 Sandford Drive
Stouffville, Ontario L4A 0Z8
(905) 640-1900
Fax (905) 640-7957
developmenthelp@townofws.ca

SECTION A TO BE COMPLETED BY TOWN STAFF

A	File number(s):	Date received:	Fees received:
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1. Application(s) for: (please check all applicable boxes)

- ☐ Pre-consultation Application
- ☒ Official Plan Amendment
- ☒ Zoning By-law Amendment
- ☐ Major ☐ Minor
- ☐ Temporary Use
- ☐ Removal of Holding Symbol
- ☐ Exemption from two-year moratorium
- ☐ Draft Plan of Subdivision
- ☐ Extension ☐ Amendment
- ☐ Draft Plan of Condominium
- ☐ Exemption ☐ Extension
- ☐ Part Lot Control
- ☐ Exemption ☐ Amendment
- ☐ Minor change to conditions
- ☐ Extension
- ☐ Site Plan Approval
- ☐ Site Plan Amendment
- ☐ Major ☐ Minor
- ☐ Heritage Site Plan Approval
- ☐ Oak Ridges Moraine Site Plan
- ☐ Accessory ☐ Renovation
- ☐ Minor ☐ Major
- ☐ Deeming By-law

2. Owner and Applicant / Agent Information:

Registered Property Owner (as it appears on Deed/Transfer)		Applicant / Agent
Name	Tom Zheng	Courtney Mark
Company	Hyson Developments Inc.	M. Behar Planning & Design Ltd.
Mailing Address	5964 Main Street	25 Valleywood Drive, Unit 23
Municipality	Stouffville	Markham
Province	Ontario	Ontario
Postal Code	L4A 1C4	L3R 5L9
Email	info@hyson.ca	courtney@mbpd.ca
Telephone Number	888-690-8988	905-470-6273 x223
Mobile Number		

Specify to whom all communications should be sent: ☒ Owner ☒ Applicant / Agent

3. Description of Subject Property:

Existing Subject Lands Description	
Municipal Address:	5688 Main Street
<input type="checkbox"/> Same as Owner's address	
Legal Description:	Plan No. (R or M Plan) / Other Description (Roll No.):
Part of lot 1, Concession 8, Town of Whitchurch-Stouffville, Regional Municipality of York	
Lot Area (sq.m.):	Frontage(s) (m):
4,021	37.8

Easements or Restrictive Covenants

If known, are there any easements or restrictive covenants affecting the subject lands? ☐ Yes ☐ No

If Yes, provide instrument numbers and copies of all registered easements and details of all easements in Schedule B.

Surrounding Land Uses

North Existing Residential Areas
South Western Approach - Business Park Area
East Western Approach - Mixed Use Area
West Western Approach - Mixed Use Area

Does the property contain any Cultural Heritage Resources?

☐ Archaeological sites ☐ Heritage buildings/structures ☐ Cemeteries or known burials ☒ Unknown

Access to Subject Property

Existing Access: ☐ Provincial Highway ☒ Regional Road ☒ Municipal Road ☐ Private Right-of-Way

Existing Services**Water Supply:**

☒ Publicly owned and operated piped water system ☐ Privately owned and operated individual well
☐ Privately owned and operated communal well ☐ Lake or other water body ☐ Other

Sewage Disposal:

☒ Publicly owned and operated sanitary sewage system
☐ Privately owned and operated individual septic system
☐ Privately owned and operated communal septic system
☐ Privy
☐ Other: _____

Storm Drainage: ☒ Storm sewers ☐ Ditches ☐ Swales ☐ Other: _____

List of Existing Uses, Buildings and Structures on property

List current use(s) and details of uses including private servicing (well / septic) on the property:

The site is currently occupied by a pool retail/commercial building and associate parking, service shop, and storage area. The main pedestrian access is located at the south of the building off of Main Street. Vehicular access to the site is obtained through a private driveway along Palmwood Gate as well as off Main Street to the east of Palmwood Gate.

List any previous Land Uses on the property, if known:

	1. Existing Building or Structure	2. Existing Building or Structure	3. Existing Building or Structure
Type & Use <i>*Include service connections</i>	Commercial - public servicing		
Date Constructed			
Gross Floor Area (sq. m.)	~586m ²		
Setback (m) – Front Yard	~11.5m		
Setback (m) – Rear Yard	~48m		
Setback (m) – Side Yard (Interior / Exterior)	~6.6m (interior)		
Setback (m) – Side Yard (Interior / Exterior)	~15m (exterior)		
To be Retained, Demolished or Relocated (provide details)	Demolished	Choose an item	Choose an item
Previous Demolitions? If Yes, describe.	Choose an item	Choose an item	Choose an item
If Yes, indicate the date of Demolitions (If known)	Click or tap to enter a date.	Click or tap to enter a date.	Click or tap to enter a date.

Is there any outside storage of materials, goods, vehicles or equipment? ☒ Yes ☐ No

If "yes" above please describe below and indicate the purpose. Show on all applicable plans.
The current use stores work vehicles on the property daily over night.

4. Description of Proposed Development

Proposed Development
<p>Describe the proposed development (If additional information is required, please attach).</p> <p>The proposal seeks to redevelop the subject site into a 13-storey, high-density and mixed-use building which will expand and diversify housing options and retail space and provide an appropriate architectural response for the location of the subject site.</p>

For proposed development within the Heritage Area or the ORM, do not complete this page and continue to page 5.

Proposed Land Use / Buildings / Structures (in metric units)							
Intended Use	No. of Buildings	No. of Units	Gross Floor Area (GFA)	Proposed Parking	Lot No. and/or Block No.	Hectares	Units per Hectare
Single Detached house							
Semi-Detached House							
Townhouses							
Apartments* (see next table below)	1	254	20,276.10	280		0.99	
Commercial							
Industrial							
Institutional (specify)							
Park or Open Space							
Roads and widenings							
Reserve Blocks							
Other							
Total Number of Residential Units							

Unit Types	Number of Residential Units	Parking Provided	Parking Rate
Studio	0		
One Bedroom	68		1.11
Two Bedroom	150		1.11
Three Bedroom	36		1.11
Other	0		
Total Number of Affordable Units	0		
Total Number of Multiple Dwelling/Apartment Units	0		

Proposed Tenure Type (for proposed condominiums):

- ☐ N/A
 ☒ Standard Condominium
 ☐ Common Element Condominium
 ☐ Leasehold
 ☐ Freehold
☐ Rental
 ☐ Vacant

For Draft Plan of Condominium Only

Has the Town of Whitchurch-Stouffville approved a Planning Act Application for the subject development?

- ☐ Yes
 ☒ No

If "yes", please provide a file number and date of approval _____

5. Applicable Planning Policies and Regulations
Provincial Policies

Are the Subject Lands within an area designated under a provincial policy or plan?

☐ Growth Plan ☐ Oak Ridges Moraine Conservation Plan ☐ Greenbelt Plan ☐ No

Region of York Official Plan

Current designation of the lands in the Region of York Official Plan (if known): **Community Area**

Town of Whitchurch-Stouffville Official Plan

Current Town Official Plan and/or Secondary Plan Designation:

Community of Stouffville Secondary Plan - Western Approach - Mixed Use Area

Does the proposed development contemplate a change in designation and/or replacement or deletion of policy?

☒ Yes ☐ No

If 'yes', what is the new proposed designation? ¹ Western Approach Mixed Use Area, Site Specific Provi

¹ Provide a draft of the proposed Official Plan Amendment including text and schedule(s).

Zoning

Current Zoning on the property: **Commercial Residential Mixed - Western Approach (CM2)**

Does the proposed development comply with the Zoning By-law? ☐ Yes ☒ No

Does the proposed development contemplate a change to the Zoning Category? ☒ Yes ☐ No

Proposed Zoning Category, if applicable: ¹

Commercial Residential Mixed Use - Western Approach with site specific exceptions (CM2) (XX)

¹ Provide a draft of the proposed Zoning By-law Amendment including text and schedule(s).

Public Consultation Strategy

Public Consultation Strategy As per Bill 73, approved July 1, 2016, Schedule 1 (see O.Reg. 180/16, s.11) of the Planning Act was revised and a proposed strategy for consulting with the public with respect to the request is required to accompany all applications.

Proposed strategy for consulting with the public included? ☒ Yes ☐ No ☐ Not applicable

¹ Not applicable for Site Plan (including Heritage or ORM) and others applications, as necessary.

Disclaimer for Site Development and Subdivision Applications:

The review of the proposed development will be subject to the Planning Act and/or the Town of Whitchurch-Stouffville, Cash-in-lieu of Parkland by-law.

6. Agreements of Owner and Applicant

Authorization

(To be signed by Owner, if Agent has been appointed.)

As of the date of this application, I/we Hyson Developments Inc.
am/are the Registered Owner(s) of the lands described in this application, and I/we have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I/we have knowledge of these facts, and I/we authorize the submission of this application on my/our behalf of:

Name of Agent Courtney Mark - M. Behar Planning & Design Ltd.

whom I/we have appointed as my Agent.

Name of Owner/Corporation Hyson Developments Inc.

Signature of Owner [Signature] Date 12-20-2024

Signature of signing Officer(s) of Corporation _____ Corporate Seals, if applicable

Signature of signing Officer(s) of Corporation _____

Property Owner Acknowledgment of Public Information and Town of Whitchurch-Stouffville File Maintenance and Closure Policy (AP- 94)^{1 & 2}

Public Record Notice: Information on this form is collected under the authority the Planning Act, RSO 1990, c. P. 13 and will be used to process this application. Questions about this notice may be directed to the Development Services Department by mail at 111 Sandiford Drive, Stouffville, Ontario, L4A 0Z8 or via email at developmenthelp@townofws.ca or via phone at 905-640-1910.

I, the undersigned, being the registered property owner of the above noted property hereby agree and acknowledge that all information and materials that include reports, drawings and studies submitted in support of the application, whether included with the application or submitted at any time subsequent to the filing of the application, by myself, my agents, consultants and solicitors constitute public information and shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13 and may be reproduced for public use. The applicant grants the Town permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either by posting it on the Town's website, copying and/or releasing to any third party upon their request or otherwise, or through other means for the purpose of application review. If the applicant believes the public should not be able to access any portion of these documents, the applicant must indicate, in writing, the documents or portion of the documents to which this concern applies, outlining the reasons for the concern. The Director of Development Services, will consider but will not be bound to agree with such submissions prior to reproduction, in whole or in part, any identified portions for internal use, inclusion in staff reports or public distribution for the application review.

File Maintenance and Closure Notice: The Owner acknowledges that the Town's Planning Applications File Maintenance and Closure Policy (AP- 94) dated May 4, 2022 is in effect and shall apply to this application. This policy (AP-94) is located on the Town's Website for information.

I have the authority of bind the Corporation or Partnership, if applicable.

Owner's Name: Tom Zheng Signature: [Signature] Date: 12-17-2024

Owner's Name: _____ Signature: _____ Date: _____

¹ Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer with the authority to bind the corporation.

² This section is not required to be filled for applications for Pre-Consultation.

Permission to Enter (Owner(s) to complete)¹

The applicant acknowledges that a site walk may be required in order to view the property and its relation to the surrounding lands, and in this regard authorizes members of Council (or a representative thereof), Town staff, Peer Review Consultants retained by the Town, and relevant External Agency Review Staff to enter onto the subject property for the purpose of evaluating the merits of the application.

Owner's Name: Tom Zheng

Signature: 

Date: 12-17-2024

Owner's Name: _____

Signature: _____

Date: _____

¹ Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer with the authority to bind the corporation.

Declaration¹

I, Tom Zheng of the Town
of Stouffville in the Region
of York solemnly declare that all the statements contained in
this 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 it made under oath and by virtue of the Canada Evidence
Act.

Declared before me at the

Town of
Stouffville in the
Region of
York this 17th day of

December 20 24

Signature of Commissioner of Oaths

Signature of Owner/Applicant

Name/Stamp of Commissioner, etc.

¹ This section is not required to be filled for applications for Preconsultation.

Site Screening Questionnaire	
1. Does the application propose development or redevelopment on a site where private services were used?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
2. Is the application on lands or adjacent to lands that were previously used for industrial uses, where filling had occurred, or where there is reason to believe that the lands may be contaminated based on historical use? ¹	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
¹ Possible offending uses may include: disposal of waste minerals, raw material storage, residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or like uses upon a site could potentially increase the number of chemicals which are present.	
3. Has the grading of the subject land been changed by either the addition of earth or other fill material?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
4. Has a gas station been located on the subject land or adjacent land at any time?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
5. Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
6. If yes to any of the above, a previous use inventory showing all former uses of the subject land or, if appropriate, the adjacent land, is required. Is the previous inventory attached?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. What information did you use to determine the answers to the above questions?	
8. Is the nearest boundary line of the application within 500m (1,640 ft) of an operational or non-operational landfill or dump?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9. Have previous agricultural operations ever included sewage sludge application on the lands?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
10. Are you aware of any underground storage tanks, or other buried waste on the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
11. If there are any existing or previously existing buildings, are there building materials remaining which may be hazardous to health (i.e. asbestos, PCB's etc.)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
12. Is there a current Environmental Site Assessment for the site or has one been prepared within the last five years? ¹	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, has it been submitted with the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
¹ If an Environmental Site Assessment has been prepared, a copy is required to be submitted with the development application.	
I, <u>Tom Zheng</u> of the <u>Town</u> of <u>Stouffville</u> in the <u>Region</u> of <u>York</u> 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 the <u>Town</u> of <u>Stouffville</u> in the <u>Region</u> of <u>York</u> this <u>17th</u> day of <u>December</u> <u>2021</u> .	
Signature of Commissioner of Oaths	Signature of Applicant/Agent

Schedule 'B'

Easements or restrictive covenants
<p>If there are easements or restrictive covenants on the property, provide instrument numbers and copies of all registered easements:</p> <p>What is the purpose of the easement(s)? List all easement(s) and provide description(s) of each:</p>

Schedule 'C'
Fee Calculation Sheet

TO BE COMPLETED BY TOWN STAFF					
<i>*NOTE: This is not a receipt. An official receipt will be issued.</i>					
Application Type	Date Received	Base Fee	Per unit / Peer Review / Other	HST (if applicable)	Total Amount
Total Fees					

Does the Owner of the Subject Land agree to pay the costs of the Town related to an appeal if the application is approved by the Town and the matters come before the Ontario Land Tribunal?

☐ Yes ☐ No

- The Applicant must confirm this calculation with the Assigned Planner when making an appointment for Application submission.
- Fees are subject to review and correction during the Site Plan Review process. Any under or overpayment will need to be addressed prior to site plan approval.