

June 30, 2025

Re: Application Submission Cover Letter

5061 Stouffville Road
 Times 4750 Inc. (Times Group Corporation)
 Application for Official Plan and Zoning By-law Amendment
 Town of Stouffville

Macaulay Shiomi Howson Ltd. (MSH) was retained by the owner of 5061 Stouffville Road (the “Subject Site”) in the Town of Stouffville, to assist in obtaining approvals for an Official Plan and Zoning By-law Amendment application, on the subject site.

The subject site is approximately 81.977 hectares (202.57 acres) in size with frontage onto Stouffville Road to the north and Highway 48 to the east. The subject site is located east of McCowan Road.

The applicant is proposing an Official Plan Amendment, to redesignate a portion of the site from a natural heritage area to Gateway Mixed Use and implement site specific standards for a gateway development. A Zoning By-law Amendment is also required to rezone the lands from an Oak Ridges Moraine Zone to a Mixed Use zone in order to facilitate the development of a mixed use, high density development comprising 5 residential towers of purpose built rental and condominium, along with a daycare use.

The Table below outlines the contents of the submission package, based on the Technical Report Checklist provided by the Town:

Report/Plan/Drawing	Reference	Consultant
Planning Justification Report Draft Official Plan Amendment Draft Zoning By-law Amendment	Included	MSH
Architectural Package, including Site Plan, Elevations, Floor Plans and Sections	Included	Icke Brochu Architects
Functional Servicing and Stormwater Management Report, including: Grading Plan Servicing Plan Erosion and Sediment Control Plan	Included	SCS Consulting

Conceptual Landscape Plan Flood Storage Grading and Restoration Plan	Included	Schollen & Company
Hydrogeological Investigation Geotechnical Investigation	Included	DS Consultants
Transportation Impact Study	Included	Nextrans
Natural Heritage Evaluation	Included	GEI Consultants
Noise Feasibility Study	Included	HGC Engineering
Property Survey and Topo Survey	Included	R Avis Surveying

We will also drop off the cheque for the required application fees to the Town offices, once the final amount is confirmed with staff.

We look forward to continuing our work with staff on this exciting project, should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,
MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal