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January 22, 2025

Re: Request for extension of Draft Plan of Subdivision Approval  
White Owl Properties Limited – formerly Miller Paving Ltd.  
Plan of Subdivision 19T-90001  
12131 Woodbine Avenue (east side of Woodbine Ave., south of  
Stouffville Road)  
Town of Whitchurch-Stouffville

Attention:

**Hena Kabir, Manager of Planning**  
**Kate Trombino, Planner 1**  
**Town of Stouffville Planning Department**

The above noted draft plan of subdivision was approved initially in 2004 and was last extended in 2022. Further, there was a draft plan red-line process that was approved in June 2024, although no extension was given at that time. The draft plan is in effect until March 4, 2025, unless extended by the Town.

As the draft plan of subdivision has yet to be registered, we respectfully request that the draft plan of subdivision be extended for a further twenty-four months. As staff are aware, White Owl has undertaken the following with the intent of moving ahead with development on the subject lands:

- 1) Site plan applications have been filed for three (3) industrial buildings, and White Owl is continuing to work on a resubmission of these plans based on the latest comments received;
- 2) An engineering submission was filed with the Town (October 31, 2024), for the purpose of moving ahead with the subdivision registration, however, we expect that one or more submissions may be required, once comments are received.

Therefore, it is unlikely that registration could occur before March 4, 2025, and this is the reason for this extension request.

Appended to this letter is the final June 16, 2024 conditions provided by the Town along with a copy of the approved draft plan. Also attached is the subdivision engineering submission cover letter, which assists in demonstrating the level of effort (both by White Owl, its consultants and the Town) that has gone into moving this subdivision process ahead.

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Once the fee amount is confirmed by the Town, it will be provided immediately, under separate cover.

Please let us know if there is anything we can do to assist in facilitating this extension. 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