



December 3rd , 2025

183 Sutacriti Street – Block 42

Zoning by-law amendment application

Subject: Zoning Amendment Application – Supporting Documentation and Request for Review

Dear Mr.Benner

Please accept this letter in support of the submitted Zoning Amendment application for the proposed development at **183 Sutacriti st., Part of Block 42, Registered Plan 1077**

To assist with your review, we have included the following materials:

- Full grading plan;
- Architectural site plan and design set incorporating the approved grading;
- Preliminary septic design, including test pit soil profiles;
- Identification of the future water service connection and the existing pump station, as shown on the survey plan.

Based on our preliminary engineering review and given the absence of adjacent sensitive properties, we believe the above information provides sufficient detail for the County to evaluate the proposed development and the requested side-yard setback amendment at this stage.

We respectfully request that the County proceed with the zoning review based on the enclosed documents. Should a comprehensive Functional Servicing Report (FSR) or further detailed engineering analysis be required, we kindly ask that these items be deferred to the Site Plan Approval or Building Permit stage, where full engineering design is typically provided.

We appreciate your consideration of this application and look forward to your review.

Best Regards

Negar Birjandi

M.Arch.,OAA

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