

Ministry of Municipal Affairs and Housing  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto, ON M7A 2J3

November 29, 2022  
File 10450

**Attn: Ministry of Municipal Affairs and Housing**

Dear Minister Steve Clark

**Re: Environmental Registry of Ontario - Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan  
2811 Stouffville Road  
Whitchurch-Stouffville, ON**

Weston Consulting is the planning consultant for 2379646 Ontario Inc., the owner of the property municipally addressed as 2811 Stouffville Road in the Town of Whitchurch-Stouffville (herein referred to as the “Subject Property”). The purpose of this letter is to provide a request to the Ministry of Municipal Affairs and Housing (“MMAH”) through the Environmental Registry of Ontario (“ERO”) posting number 019-6218 that the Subject Property be redesignated from *Countryside Area* to *Rural Settlement* in the Oak Ridges Moraine Conservation Plan (“ORMCP”).

**Description of Subject Property**

The Subject Property is located on the west side of Warden Avenue, south of Stouffville Road. The Subject Property has an approximate area of 25.87 hectares (63.92 acres) with an approximate frontage of 967 metres along Stouffville Road and 204 metres along Warden Avenue. The Subject Property is currently used for agricultural purposes.

The surrounding land uses near the Subject Property are as follows:

<b>Direction</b>	<b>Land Uses</b>
<b>North</b>	To the north are predominately agricultural lots and a landscape supplier directly across Stouffville Road.
<b>East</b>	South of the Subject Property are predominately agricultural lots along with a private recreational area and various residential lots.
<b>South</b>	To the east are predominately agricultural lots.
<b>West</b>	West of the Subject Property are lots utilized for dry industrial uses within the Gormley Industrial Secondary Plan.

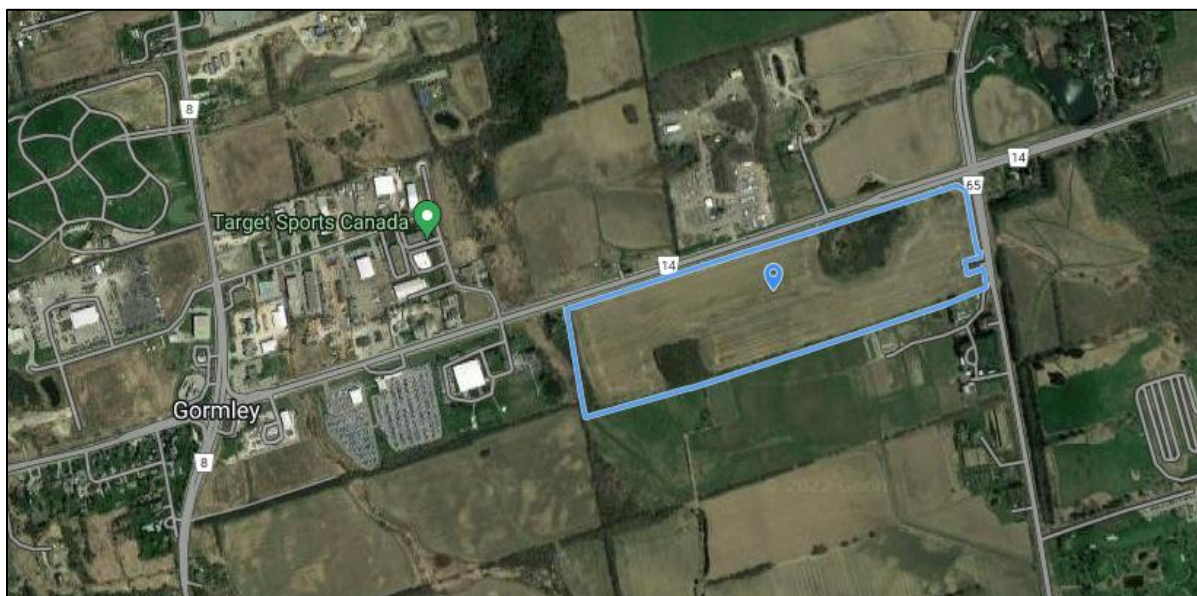


Figure 1 – Air Photo of the Subject Property

## **Policy Context**

Map 1 (Regional Structure) of the Provincially-approved York Region Official Plan 2022 (“YROP 2022”) designates the Subject Property within the *Agricultural System*. Further to this, Map 1C (Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Designations) identifies the Subject Property within the *Countryside Area Designation* of the Oak Ridges Moraine Conservation Plan. The western lot line of the Subject Property contains a small portion of the Regional Greenlands System per Map 2 (Regional Greenlands System).

Schedule B of the In-Force Town of Whitchurch-Stouffville Official Plan (TWSOP) designates the Subject Property as *ORM Countryside Area*. This designation primarily permits agricultural uses, wildlife management and conservation projects along with other low-intensity uses. West of the Subject Property is the Gormley Industrial Secondary Plan area and *Rural Settlement*, which predominately permits dry industrial uses.

It is our understanding that the Town is conducting an Official Plan Review to update the Official Plan to be consistent with the Provincial Policy Statement 2020 (PPS 2020), and conform with the Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan 2020) and the YROP 2022. Schedule A (Town Structure) of the Draft TWSOP identifies the Subject Property within the *Agricultural System*. The Subject Property is also designated within the *ORM Countryside Area* per Schedule B (Provincial Plan Areas and Designations) (Figure 1). Schedule C (Land Use Designations) of the Draft TWSOP identifies the Subject Property within the *Agriculture Area* and partially within the *Significant Environmental Area*.

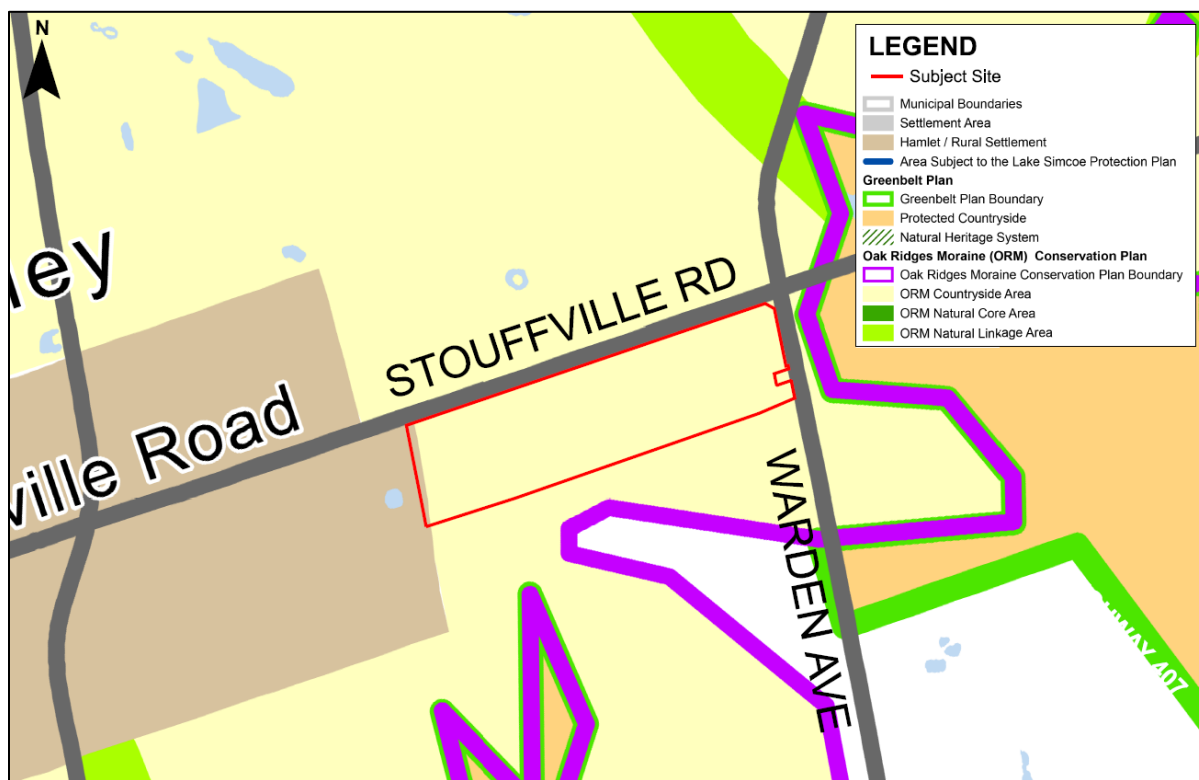


Figure 1 - Draft Town of Whitchurch-Stouffville Official Plan, Schedule B (Provincial Plan Areas and Designations)

### Site-Specific Request

Further to the Province’s proposed amendment to the ORMCP that would redesignate certain lands in the Township of King from *Countryside Area* to *Settlement Area*, we request that the Province expand the scope of this amendment to include the redesignation of the Subject Property from *Countryside Area* to *Rural Settlement*.

The Subject Property is adjacent to the Gormley Industrial Secondary Plan area, which is designated as a *Rural Settlement* under the ORMCP. The purpose and effect of the request would be to extend the *Rural Settlement* boundaries to include the Subject Property, thus facilitating the redesignation from *Countryside Area* to *Rural Settlement*. Currently, the Gormley Industrial Secondary Plan area and *Rural Settlement* contain the largest supply of designated and available employment lands along the Highway 404 corridor. Only dry industrial uses are permitted in the Secondary Plan area.

It is our opinion that the proposed redesignation constitutes a discrete and logical extension of the *Rural Settlement*, which could permit dry industrial uses on the Subject Property. Permissions for such uses on the Subject Property, in addition to bringing the site into the Secondary Plan area, could be established in coordination with the Town through future site-specific applications

We further believe that this redesignation would assist the Town of Whitchurch-Stouffville in meeting its forecasted market demand of 95 ha of employment lands to 2051 as outlined in the Land Needs Assessment (“LNA”) dated March 2021. However, per Regional Staff’s recommendation report dated June 2022 regarding the adoption of the YROP 2022, the recent urban expansion did not add any new employment land within the Town, thus not meeting the forecasted market demand as determined by the LNA.

We recognize that the proposed redesignation would not create new urban-type employment uses due to the lack of municipal servicing; however, it would assist in accommodating employment market demand that is not dependent on servicing in the interim until such infrastructure becomes available to develop urban-type uses.

## Conclusions

Based on the foregoing, we request that the MMAH consider our request to redesignate the Subject Property from *Countryside Area* to *Rural Settlement* in the proposed amendment to the ORMCP. This proposed redesignation is a logical extension of the existing Gormley *Rural Settlement* to include the Subject Property, and would assist the Town in meeting its forecasted market demand of 95 ha for new employment lands.

We further request that the comments contained herein be kept on record within the Ministry's review process and request to be notified of any further studies, revisions, approvals and/or notices applicable to the Ministry's review process and reserve the right to provide further comments as more information becomes available. Should you have questions or require anything further, please do not hesitate to contact the undersigned (ext. 315) or Steven Pham (ext. 312).

Yours truly,

**Weston Consulting**

Per:



Kayly Robbins, MPI, MCIP, RPP  
Senior Planner

c. Faye Han, 2379646 Ontario Inc.