

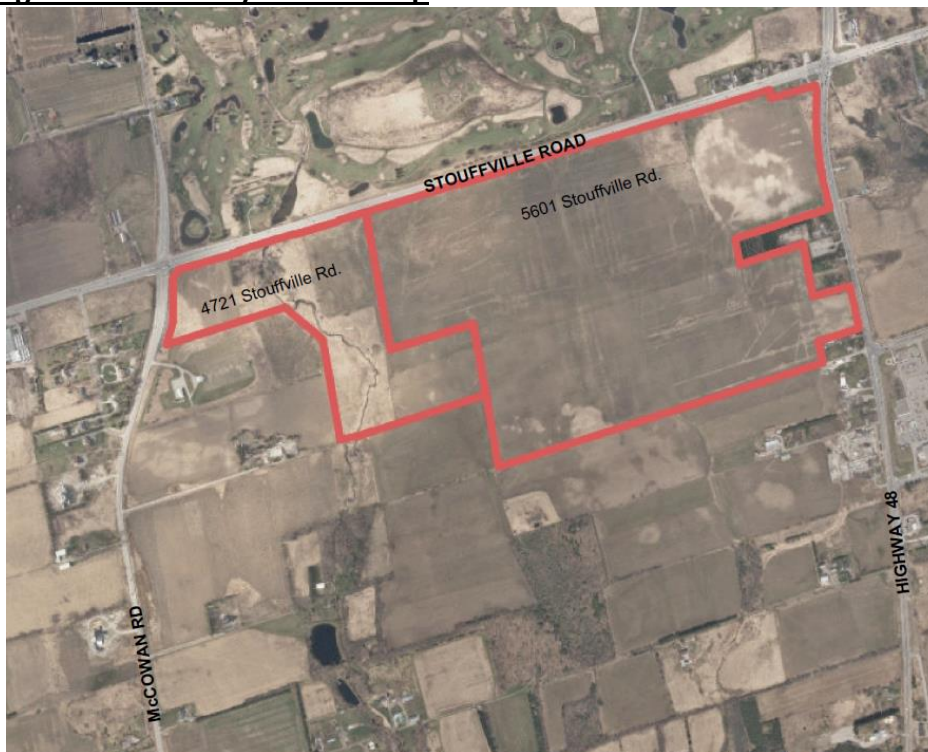
December 5, 2023

Minister of Municipal Affairs

Re: 4721 and 5061 Stouffville Road
Times 4750 Inc.
ERO Posting # 019-7885
Planning Statute Law Amendment Act, 2023

Times 4750 Inc. (also known as Times Group), possesses ownership of the lands municipally known as 4721 and 5061 Stouffville Road. These properties, highlighted in red on Figure 1 below, are situated within the Town of Whitchurch-Stouffville, just to the west of the Stouffville Community.

Figure 1 – Location/Context Map



Source: York Region maps (2018)

The majority of the subject lands are located within the Oak Ridges Moraine (ORM) and are designated ORM Countryside Area in the Town of Whitchurch-Stouffville Official Plan. A portion of the lands (related to the creek feature in the west) are designated ORM Natural Linkage and Significant Environmental Area (and are part of the Greenbelt Natural Heritage System). A small portion of the land is designated

Agricultural Area and a portion of the site at the southwest corner of Highway 48 and Stouffville Road is designated Gateway Mixed Use Area.

Times Group has been actively working with the Town of Stouffville to identify a suitable location for a small-scale industrial use, in accordance with the permissions outlined by the Oak Ridges Moraine Conversation Plan. This specific area is generally delineated in white on Figure 2 below.

Figure 2 – Potential Small Scale Industrial Lands



The criteria for small scale industrial uses include the following:

- 40. (1) Small-scale commercial, industrial and institutional uses,**
- (a) are supportive of, complementary to or essential to uses that are permitted in Countryside Areas under sections 13, 14 and 17;
 - (b) do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and
 - (c) include, but are not limited to,
 - (i) commercial sales or services related to the management or use of resources located in the surrounding area,

(ii) portable mineral aggregate crushing plants, portable asphalt plants and composting plants, and

(iii) schools, places of worship, community halls, retirement homes, and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area.

(2) An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved unless the applicant demonstrates that,

(a) it is not feasible to locate the use in a Settlement Area; and

(b) the buildings and structures will be planned, designed and constructed so as not to adversely affect,

(i) the rural character of the Countryside Areas, and

(ii) the ecological integrity of the Plan Area.

(3) An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved if it is to be located within a prime agricultural area.

(4) Subsection (3) does not apply to portable asphalt plants and portable concrete plants required to complete public authority contracts.

(5) An application to establish or expand a small-scale commercial, industrial or institutional use shall demonstrate that the new or expanded use will have no adverse impacts on surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible.

The subject lands are designated Agricultural Area per the Region of York Official Plan and form part of the Prime Agricultural Area. Times Group retained Colville Consulting, an independent consulting agency with extensive experience in both the Agricultural and Environmental fields, to complete an Agricultural Characterization Report in order to determine if the lands warranted a Prime Agricultural designation. The attached report concluded that the lands (including the valley corridor and the lands within the white boundary outlined on Figure 2, are equivalent in productivity to CLI Class 4 lands, which are considered to be non-prime agricultural land.

Times Group has submitted this study, along with correspondence to the Region of York, for consideration during the Municipal Comprehensive Review process, however, the proposed redesignation of the lands from Agricultural Area to Rural Area was not supported by Regional staff and not included in the adopted Official Plan.

As part of this ERO posting, it is Times Group's request, as it relates to the approval of the Region of York Official Plan, that the Minister consider the following:

- That the lands at the southeast corner of McCowan Road and Stouffville Road (known as 4721 Stouffville Road) and more specifically outlined in the Colville Consulting Report attached, be redesignated from Agricultural Area to Rural Area in the Region of York Official Plan;
- That a site-specific policy be added to the Region of York Official Plan, specifically permitting a small-scale industrial use on the subject lands, subject to the following criteria:
 - o That a proposed building of up to 20,903 square metres be permitted, subject to the relevant Natural Heritage Hydrologic provisions of the Oak Ridges Moraine Conservation Plan being met;
 - o That the proposed building demonstrate that it is complementary to both rural and urban area settlements in the Town of Stouffville, and provides additional employment opportunities for the Town;

We believe that this utilization will provide a significant amount of new employment opportunities to the town, contributing to the establishment of a comprehensive community. This initiative will complement the emerging urban sections to the south and contribute to job opportunities in an area primarily designated for residential uses. It will contribute to the local economy, and may assist in bringing additional businesses to the area, and potentially supporting existing businesses.

It is similar in nature to other arterial road connections in the Town of Stouffville, which have seen similar developments occur in the years since the ORMCP has come into effect.

It is our request that the Minister make the necessary revisions to the Region of York Official Plan, as outlined above.

Sincerely,
MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MPP, RPP
Principal