Hello Mayor Lovatt,

Hope this email find you well.

To add to Souren email below, we are representing the owner of lands municipally known as 2576 Stouffville Road, and outlined in red on Figure 1 below, within the Town of Whitchurch-Stouffville. The lands are located immediately east of the Gormley Industrial Secondary Plan Area, and are on the north side of Stouffville Road, east of Woodbine Avenue and west of Warnde Avenue.

**Figure 1 – Location/Context Map**

A red square on a black background

Description automatically generatedAn aerial view of a city

Description automatically generated

Source: York Region maps (2018)

To the west of the site is an active industrial area (the Gormley Industrial Area). To the east of the site is a stone and landscape contractor yard.

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.

We believes that the agricultural viability of the property is limited and that it is well situated to provide alternative uses that can support the industrial area to the west or the agricultural area to the south. These uses may include small scale industrial, commercial, or institutional uses, major recreational uses, agricultural related uses, non-farm diversified uses and related.

The subject lands are designated Agricultural per the Region of York Official Plan and form part of the Prime Agricultural Area. The ownership team retained Colville Consulting to complete an agricultural character letter of opinion, to determine whether the lands warrant a Prime Agricultural designation.

The letter of opinion, (attached) concludes that the block within which the subject lands are located, are not part of a prime agricultural area as they are dominated by non-farm land uses. The letter considers the lands within the block to have a lower agricultural priority compared to those in the block south of Stouffville Road and redesignating the north block to a rural designation to be a reasonable consideration that more accurately represents the existing conditions. A rural designation would still permit existing agricultural uses and activities.

As the Minister of Municipal Affairs has now provided a window for the Mayor of Stouffville to provide additional comments on the Region of York Official Plan, it is our request that your consider the following:

* That the lands at 2576 Stouffville Road and more specifically outlined in the Colville Consulting letter 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, commercial and institutional uses on the subject lands, along with the following criteria:
  + That a proposed industrial, commercial or institutional building ebe permitted with no limit on building size, subject to site and parking constraints, subject to the relevant Natural Heritage a Hydrologic provisions of the Oak Ridges Moraine Conservation Plan can be demonstrated to be met;
  + And that the proposed building demonstrate that it is complementary to both rural and employment settlements in the Town of Stouffville, including the Community of Gormley, and provide additional employment opportunities for the Town;

It is our view that this property is of better use to the Town of Stouffville and the community overall for alternative uses to agriculture and can assist in creating a complete community. It is similar in nature to the existing industrial uses to the west and the contractor/landscape yard to the east.

It is clear that the block, including the subject lands is used primarily or non-agricultural uses, it is our view that a Rural Designation for these lands is appropriate and should be applied, as outlined above and in the Colville letter.

In closing, we are requesting the Mayor ask the Minister to make the necessary revisions to the Region of York Official Plan, as outlined above.

We would appreciate if you could look in to this matter and tentatively we can set up a meeting to discuss future.

Should you have any question please let me or Souren know.

Thanks,

Ramin

**From:** Souren (JR) Agemian <[4164174475@bell.net](mailto:4164174475@bell.net)>   
**Sent:** Friday, November 24, 2023 7:54 AM  
**To:** Mayor Iain Lovatt <[iain.lovatt@townofws.ca](mailto:iain.lovatt@townofws.ca)>  
**Cc:** Nick Pileggi <[pileggi@mshplan.ca](mailto:pileggi@mshplan.ca)>; Ramin Jalalpour <[rjalalpour@arkfield.com](mailto:rjalalpour@arkfield.com)>; Kiarash Kiai <[kkiai@arkfield.com](mailto:kkiai@arkfield.com)>  
**Subject:** Property at 2576 Stouffville Road

Dear Mayor Lovatt,  
  
Please accept this application for the property at 2576 Stouffville Road.  
  
Thank you!

Best Regards,  
  
Souren Agemian