

August 13, 2026
GS File No. 26-22

Town of Whitchurch-Stouffville
Development Services, Development Planning
111 Sandiford Drive
Stouffville, ON
L4A 0Z8

**Reference: Application for Zoning By-law Amendment
13969 Kennedy Road
Town of Whitchurch-Stouffville**

Attn: Mr. Dwayne Tapp, Commissioner of Development Services

Groundswell Urban Planners Inc. acts on behalf of Yonghong Zhang, the 'Owner' of the property located at 13969 Kennedy Road in the Town of Whitchurch-Stouffville (the 'Subject Property'). We are pleased to submit for your consideration, an application for Zoning By-law Amendment to allow a seasonal agritourism event venue, which is considered an on-farm diversified use.

The property is zoned Oak Ridges Moraine Linkage (ORM-L) under the Town's Comprehensive Zoning By-law. Although higher level policy documents permit on-farm diversified uses, including the Provincial Planning Statement and the Town of Whitchurch-Stouffville Official Plan, the Town's Comprehensive Zoning By-law does not currently permit on-farm diversified uses. As such, a Zoning By-law Amendment is required to allow the proposed agritourism event venue.

The subject property is known as Lian Farm and is currently farmed for a specialty type of corn called waxy corn, or "sticky corn". In the late summer, the farm offers a "you-pick" option to the public, where people from all over southern Ontario visit to pick their own waxy corn. The specialty corn is also sold to local grocery stores.

The owner of the property would like to formalize the agritourism use of the property by constructing a seasonal 499.20 square metre greenhouse-type structure which would be used to provide seating during the you-pick event, and to also offer visitors food and drinks.

The owner would also like to rent out the venue for other events during the spring-fall season. The maximum capacity of the structure is expected to be 100 people.

The new structure will be located south of the existing house. The structure will consist of aluminium framing, which will be covered with removable, transparent PVC material. The structure will have a greenhouse appearance, which will compliment the farming nature of the property. The removable PVC material will be disassembled and stored during the winter months, leaving only the metal frame during the winter.

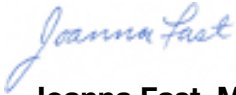
To assist with your review of this Zoning By-Law Amendment application, please find enclosed the following materials:

- Completed Application Form;
- Site Plan
- Topographic and Boundary Survey
- Ownership Information (Geowarehouse Report)
- Planning Justification Report
- Traffic Brief
- Servicing Brief
- Draft Zoning By-law Amendment
- Building Permit Drawings

I trust that these materials are sufficient for your review. Should you require any additional information, please contact the undersigned at your earliest convenience.

Sincerely,

GROUNDSWELL URBAN PLANNERS INC.



Joanna Fast, MCIP, RPP

Senior Planner

joanna@groundswellplan.com