



Planning Justification Report

IN SUPPORT OF

Application for Zoning By-Law Amendment

**Lian Farm
13969 Kennedy Road
Town of Whitchurch-Stouffville, Region of York**

August 2026



Groundswell Urban Planners Inc.

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Project 26-22

Notice to the Reader (August 2026):

This initial overview has been prepared to summarize this Planning Justification Report (PJR). This is intended to clarify the details of the proposed planning application being sought, and provide much of the salient details in a concise summary. This PJR includes 3 components:

1. This overview, summary
2. Report body with overviews of our analysis of policy documents
3. Report Appendices: detailed analysis of policy documents and applicable policies

It is important to read all sections of the PJR in concert with each other; it is also recommended that the reader consult any supporting technical reports and plans that have been prepared to support the application(s). The author reserves the right to update and re-issue this document should new policies or updated information regarding the proposed development become available.

Site Information & Context

The subject property is located on the east side of Kennedy Road, north of Bloomington Road. The property is actively farmed and is located adjacent to other rural and agricultural properties.

Neighbouring Land Uses Include:

- **North:** Agricultural Land
- **South:** Agricultural Land; Rural Residential
- **East:** Agricultural Land
- **West:** Agricultural Land

Proposal

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.

The owner is proposing temporary mobile trailer washrooms located to the north of the event structure. The trailers offer standard and AODA compliant fixtures and layouts. It is anticipated that the mobile trailers will be dropped off at the site at the beginning of the season and will be serviced by a professional pumping company. All water and sanitary storage will be contained within the mobile washroom trailers and will be removed from the site following an event. There will not be any additional septic loads placed on the existing septic system for the house.

A gravel parking lot is proposed in proximity to the greenhouse structure. The parking lot will accommodate 95 parking spaces.

Local Planning Policy Context

Town of Whitchurch-Stouffville Official Plan

Current: Agricultural Area

Proposed: Agricultural Area

Town of Whitchurch-Stouffville Zoning By-Law

Current: Oak Ridges Moraine - Linkage (ORM-L)

Proposed: Oak Ridges Moraine - Linkage (ORM-L)

- Site-specific exception to allow an on-farm diversified use (Agritourism Event Venue).

Planning Applications

There is one (1) planning application being proposed as part of this submission, and as supported by this Planning Justification Report:

1. **Zoning By-Law Amendment** to permit a site-specific exception to allow an on-farm diversified use (Agritourism Event Venue) and associated regulations for the use.

Planning Policy Overview

This Planning Justification Report supports a Zoning By-Law Amendment to permit on-farm diversified use (Agritourism Event Venue).

The proposal aligns with provincial and municipal planning documents and represents good planning. On-farm diversified uses are promoted within provincial policies and within the Town's Official Plan, subject to meeting certain criteria. The proposed on-farm diversified use is in the public interest, is compatible with the site and surrounding area, and supports the rural and agricultural community.

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



We encourage the reader to read the report and appendices in their entirety; please contact the undersigned with any questions.

Sincerely,

GROUNDSWELL URBAN PLANNERS INC.

A handwritten signature in black ink, reading "Joanna Fast". The signature is written in a cursive, flowing style.

Joanna Fast, R.P.P., M.C.I.P
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1.0 Introduction

This Planning Justification Report has been prepared in support of a site-specific Zoning By-law Amendment for the property municipally known as 13969 Kennedy Road, north of Bloomington Road, in the Town of Whitchurch-Stouffville. The application is being submitted by Groundswell Urban Planners Inc. on behalf of the property owner and relates to the addition of a permitted use on an agricultural property. The site-specific permitted use is for a seasonal agritourism event venue, which is considered an on-farm diversified use.

The subject land is located on the east side of Kennedy Road, to the north of Bloomington Road. The property is actively farmed and is located in an area with other rural and agricultural properties. The intent of the proposed Zoning By-Law Amendment is to facilitate permission for an on-farm diversified use.

This Report evaluates the proposal against the applicable land use planning framework, including the Provincial Planning Statement (2024), The Oak Ridges Moraine Conservation Plan (2017), the Town of Whitchurch-Stouffville Official Plan (2025), and The Town of Whitchurch-Stouffville Zoning By-law 2010-001-ZO.

The proposed on-farm diversified use is consistent with the direction of these policy documents and supports sustainable agricultural land management. It is the professional opinion of the author that the proposal represents good planning, is consistent with provincial and municipal policies, and is in the public interest.

1.1 Site and Surrounding Area Description

The subject property is located at 13969 Kennedy Road, north of Bloomington Road, in the Town of Whitchurch-Stouffville, Ontario. The property is approximately 18.4 hectares (45 acres) in size with a frontage of 274.5 metres along Kennedy Road. Refer to Figure 1 for the site aerial context.

Existing structures on the property include a single detached dwelling with an attached garage, and an accessory shed.

The site is accessed by a driveway which connects to Kennedy Road.

Approximately 13.8 hectares of the 18.4 hectare property is farmed for a specialty type of corn called waxy corn, or “sticky corn”.

The property is located in an agricultural area, surrounded by other rural and agricultural properties. Refer to Figure 2 for the area context.

The surrounding land uses reflect the character and land use pattern typical of this portion of the municipality:

- **North:** Agricultural Land
- **South:** Agricultural Land; Rural Residential
- **East:** Agricultural Land
- **West:** Agricultural Land



Figure 1 - Aerial Site Context

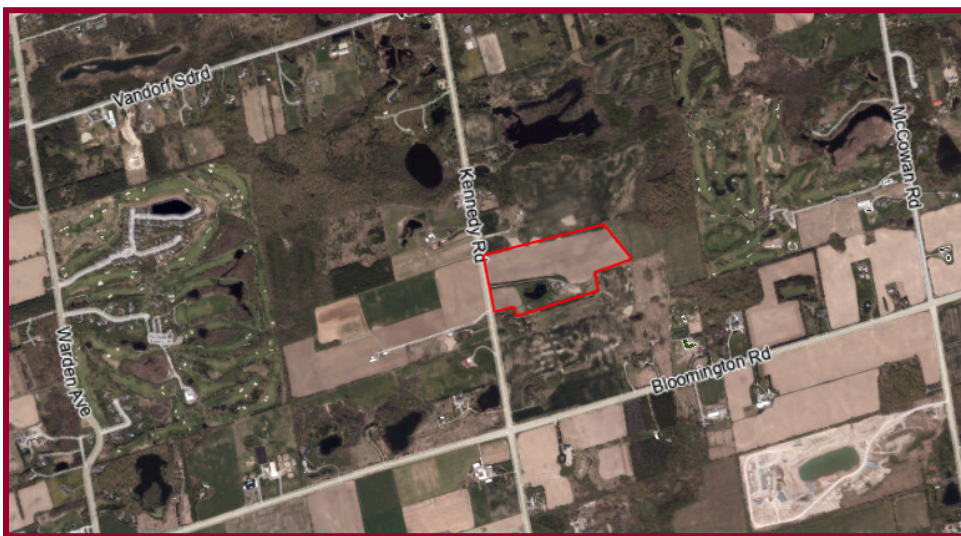


Figure 2 - Aerial Area Context

1.2 Proposal

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-style structure which would be used to provide cover over a seating area during the you-pick event. During the event, food and drinks would also be sold to visitors within this area.

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 aluminum framing, which will be covered by removable, transparent PVC material. The structure will have a greenhouse appearance, which will compliment the farming nature of the property. The PVC material will be removed and stored during the winter months.

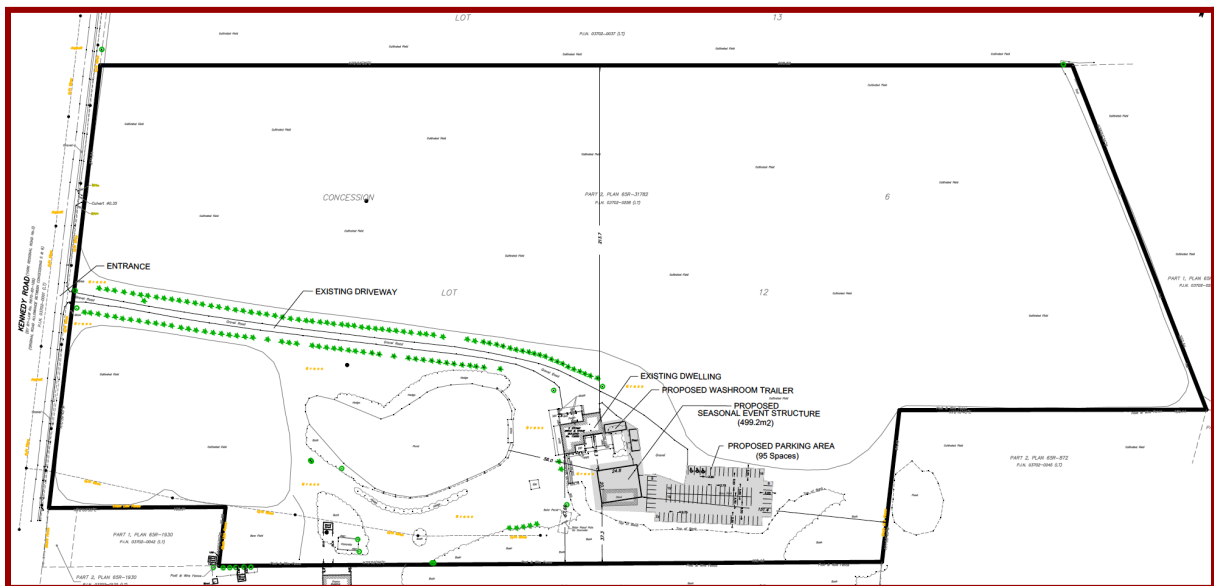


Figure 3 - Site Plan

A gravel parking lot is proposed in proximity to the greenhouse structure. The parking lot will accommodate 95 parking spaces.



Figure 4 - Rendering of Proposed Seasonal Agritourism Event Structure

The owner is proposing temporary mobile trailer washrooms located to the north of the event structure. The trailers offer standard and AODA compliant fixtures and layouts. It is anticipated that the mobile trailers will be dropped off at the beginning of the season and will be regularly serviced by a professional pumping company. All water and sanitary storage will be contained within the mobile washroom trailers and will be removed from the site following an event. There will not be any additional septic loads placed on the existing septic system for the house.



Figure 5 - Example of Mobile Washroom Trailer

2.0 Proposed Planning Application

2.1 Zoning By-Law Amendment

A zoning by-law amendment is required to permit a seasonal agritourism event venue as an on-farm diversified use, and to apply specific regulations to the use.

Specific details relating to the proposed Zoning By-law Amendment can be found in [Section 3.5.1](#) and [Appendix 4](#) to this report.

3.0 Planning Policy Overview

3.1 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It establishes a province-wide foundation for land regulation, balancing the demands of a growing population with a commitment to enhancing the long-term quality of life for all Ontarians.

The PPS encourages efficient development patterns that optimize the use of urban land, resources, infrastructure and public service facilities. The PPS promotes a mix and range of housing options and alternative transportation choices including active transportation and transit. The maintenance, protection and enhancement of agriculture and the rural economy is supported. Sustainability is encouraged by promoting strong, liveable, and healthy communities, and by protecting the environment.

The subject land is located within a prime agricultural area in the Town of Whitchurch-Stouffville Official Plan. The PPS supports the maintenance, protection and enhancement of the agricultural system.

In prime agricultural areas, permitted uses include agricultural uses, agricultural-related uses and on-farm diversified uses. The proposed zoning by-law amendment will maintain the primary agriculture use of the property (corn production), and introduce a seasonal agritourism event venue as an on-farm diversified use. The PPS indicates that criteria for these uses may be based on provincial guidance (discussed in [Section 3.2](#) of this report).

The PPS contains policies which encourage the protection of natural features, ecological functions and linkages. A small pond is located on the subject property. The proposed structure and associated parking lot are outside of the minimum vegetation protection zone of the pond and will not impact the natural feature.

The proposed on-farm diversified use is consistent with the policies, goals, and objectives of the 2024 Provincial Planning Statement.

A more fulsome analysis of the policies that apply to the proposal is included in [Appendix 1](#).

3.2 Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

In 2016, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) prepared the document entitled 'Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas', a guideline document which helps municipalities, decisionmakers, farmers and others understand, interpret and implement agricultural policies from the PPS.

The OMAFRA Guidelines contain guidance for planning relating to agricultural, agriculture-related and on-farm diversified uses.

The criteria for the uses permitted in prime agricultural areas revolve around two key objectives:

1. maintaining the land base for agriculture
2. supporting a thriving agricultural industry and rural economy

The Guidelines identify the following criteria for agricultural and on-farm diversified uses in prime agricultural areas. The following table provides the definition, as per the 2024 PPS, the criteria for the use identified by the Guidelines, and how the proposed use meets the criteria:

Type of Use	PPS (2024) Definition	Criteria	Proposed Uses
Agricultural	Means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires	1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre 2. Includes associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment 3. All types, sizes and intensities of agricultural uses shall be promoted and protected in accordance with provincial standards 4. Normal farm practices	The principal agricultural use of the property will be for growing corn (13.8 ha or 75%).

	additional employment.	shall be promoted and protected in accordance with provincial standards	
On-Farm Diversified	Means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.	1. Located on a farm 2. Secondary to the principal agricultural use of the property 3. Limited in area 4. Includes, but is not limited to, home occupations, home industries, agri-tourism 5. uses that produce value-added agricultural products 6. Shall be compatible with, and shall not hinder, surrounding agricultural operations	1. The 18.4 ha property is an existing bonafide farm. 2. The principal agricultural use of the property will be for corn production. 3. The on-farm diversified use will be limited to the greenhouse structure, mobile washrooms, and associated parking area. 4. The operator of the seasonal agritourism event venue will continue to live in the existing house. 5. Value added products are not proposed. 6. No impacts to surrounding agricultural operations are anticipated. The greenhouse event structure has been designed to reflect the agricultural character of the property. The proposed structure and proposed use is compatible with the surrounding agricultural area.

The intent of the PPS policies and the Guidelines are to ensure that agriculture remains the principal use in prime agricultural areas in order to protect agriculture for future generations and ensure uses are compatible with agricultural uses, while allowing for farmers to prosper by permitting limited additional products and services that will diversify the rural economy and create jobs.

The guidelines provide recommended area calculations for on-farm diversified uses which include the following:

- existing laneways shared between agricultural uses and on-farm diversified uses are not counted
- area of existing buildings or structures, built prior to April 30, 2014, occupied by on-farm diversified uses is discounted (e.g., 50%)
- area of new buildings, structures, setbacks, outdoor storage, landscaped areas, berms, laneways, parking, etc. are counted at 100%
- on-farm diversified uses may occupy no more than 2% of the property on which the uses are located, to a maximum of 1 ha
- the gross floor area of buildings used for on-farm diversified uses is limited (e.g., 20% of the 2%)

The OMAFRA Guidelines recommends that the area on a property occupied for an on-farm diversified use be a maximum of 2% of the farm parcel. The subject property is 18.4 hectares in size. As such, the maximum area for an on-farm diversified use on the property is 0.368 hectares (3680 square metres).

The guidelines also recommend that the gross floor area of buildings used for on-farm diversified uses be limited to 20% of the 2%. In the case of the subject property, a 20% cap on the gross floor area would be 736 square metres. The proposed greenhouse structure proposed as part of the on-farm diversified use has a gross floor area of 499.20 square metres, which is well under the 20% OMAFRA Guideline.

The on-farm diversified use calculation for the subject property is as follows:

m ²	Use
0	Existing Laneway*
2,860.8	Mobile washroom, area around tent and parking
499.20	Seasonal Event Space
3360	Total Area for On-Farm Diversified Use (1.8% of total landholding)

*OMAFRA Guidelines permit a 100% discount on shared laneways between agricultural uses and on-farm diversified uses.

Approximately 13.8 hectares of the subject property is currently farmed for corn production. There will be no modifications to the farmed area. Corn production and yield will not be impacted by the proposed on-farm diversified use.

The proposed seasonal agritourism event venue meets the criteria outlined in the OMAFRA Guidelines to be considered an on-farm diversified use. The proposal also falls well under the maximum area and gross floor area requirements for on-farm diversified uses specified in the Guidelines.

3.3 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine is a critical 160-km landform stretching across south-central Ontario. Together with the Niagara Escarpment and the Greenbelt, it forms the backbone of the province's natural heritage system. Functioning as a major watershed divide, it directs water flow either south into Lake Ontario or north toward Georgian Bay and Lake Simcoe.

The Oak Ridges Moraine Conservation Plan (ORMCP) was established in 2001 to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area by protecting significant natural heritage features and hydrological features, directing major development to settlement areas, protecting significant landforms and ensuring that the important hydrological function of the moraine is maintained.

The subject property is located within the Natural Linkage Area designation of the ORMCP. Natural Linkage Areas are critical natural and open space linkages between the Natural Core Areas and along rivers and streams.

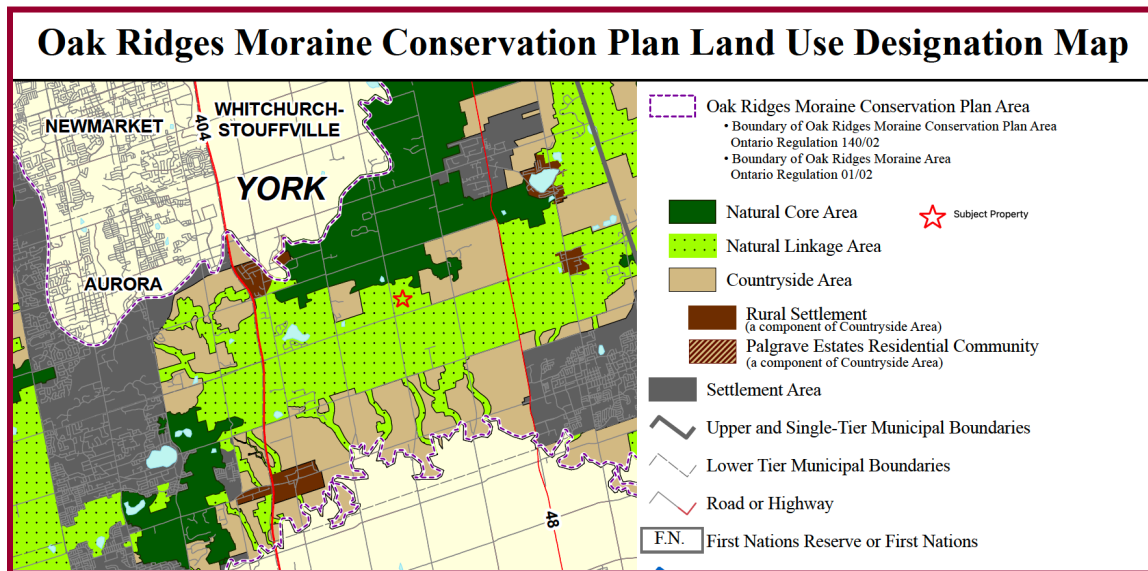


Figure 6 – Excerpt from ORMCP Land Use Designation Map

Agricultural uses and on-farm diversified uses are permitted within the Natural Linkage Area designation.

The ORMCP provides specific policies for the protection of Key Natural Heritage Features and Key Hydrological Features. Mapping contained within the Town of Whitchurch-Stouffville Official Plan identifies a kettle lake to the west of the proposed structure.

Kettle lakes are afforded a 30 metre vegetation protection zone and a 120 metre area of influence. No development or site alteration is proposed within the 30 metre vegetation protection zone. Furthermore, as the use is associated with agriculture, an Environmental Impact Statement or Natural Heritage Evaluation is not required, as per section 22(4) of the ORMCP.

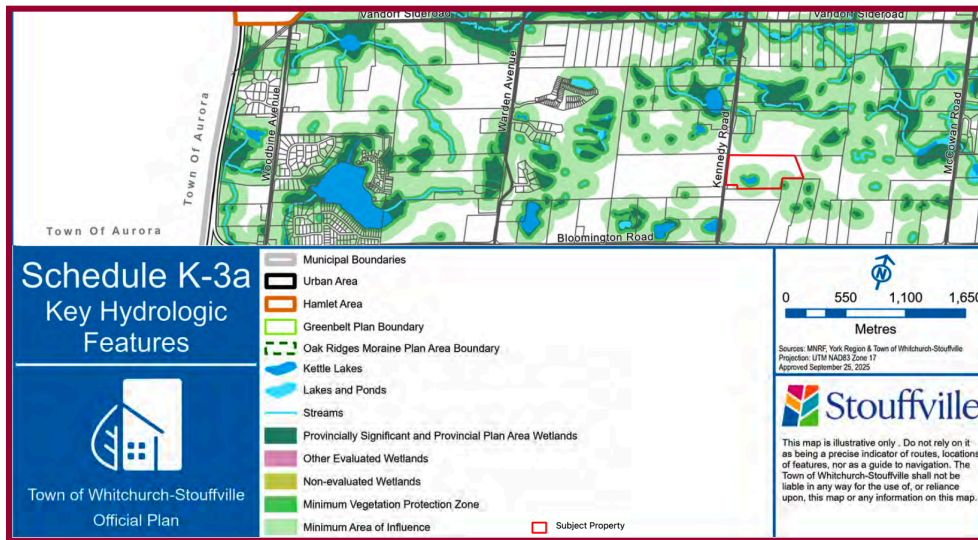


Figure 7 – Excerpt of Schedule K3a from Town of Whitchurch-Stouffville Official Plan

Mapping indicates that the subject property is located within a Category 2 Landform Conservation Area. These are areas which contain landform features such as large hills, steep slopes, valleys or ridges. Policies within the ORMCP limit development and site alteration which would alter the significant landforms. Given that limited development and site alteration will be taking place, there will be no impact to the Category 2 Landform.

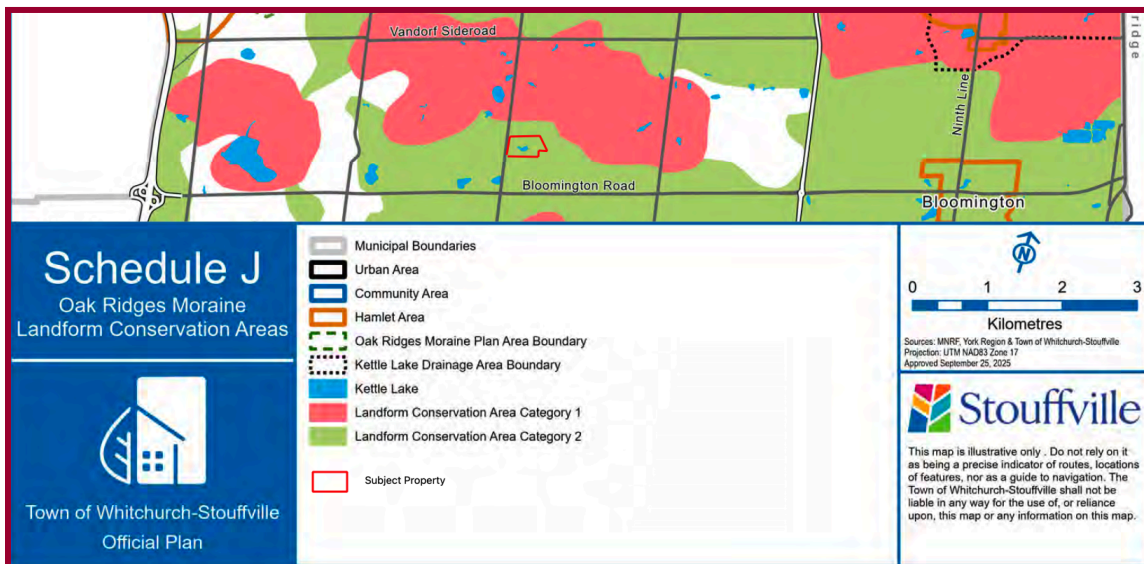


Figure 8 – Excerpt of Schedule J from Town of Whitchurch-Stouffville Official Plan

No modification is proposed to any steep slopes or the kettle lake on the property. Furthermore, the disturbed area of the site will be approximately 3360 square metres (1.8%), far less than the maximum 50% permitted by the ORMCP.

The proposed on-farm diversified use is permitted by the ORMCP and will not have any impact on the site's natural features or functions. The proposal complies with the policies of the ORMCP.

A more fulsome analysis of the policies that apply to the proposal is included in [Appendix 2](#).

3.4 Town of Whitchurch-Stouffville Official Plan, 2025

The Town of Whitchurch-Stouffville Official Plan (WSOP) was approved in September 2025 by the The Minister of Municipal Affairs and Housing. The WSOP outlines a comprehensive land use policy framework to guide growth and development within the Town to the year 2051.

Schedule A to the TWSOP identifies that the subject property is located within the Agricultural System and the Natural Heritage System.

Schedule B illustrates areas within provincial plans. The subject property is located within the Oak Ridges Moraine Conservation Plan Natural Linkage Area.

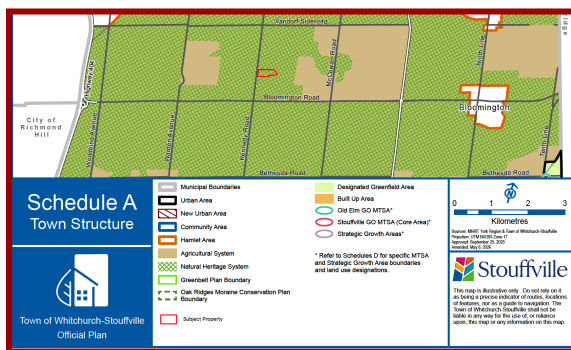


Figure 9 – Excerpt of Schedule A

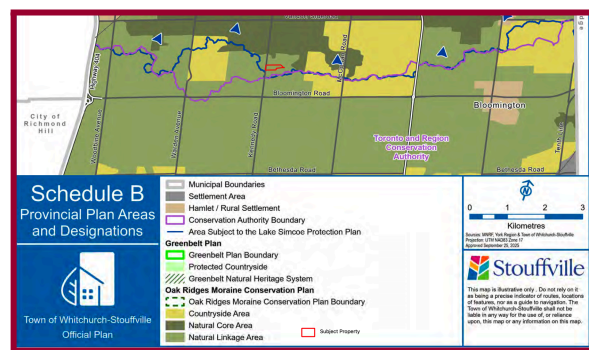


Figure 10 – Excerpt of Schedule B

Schedule C to the TWSOP designates the subject property Agricultural Area. The agricultural area includes lands comprising prime agricultural areas, rural areas, as well as parks and open spaces and Significant Environmental Areas. Agricultural uses and on-farm diversified uses are permitted within the Agricultural Area.

Schedule J to the Town's Official Plan identifies that the subject property is within a Category 2 Landform Conservation Area and contains a Kettle Lake. As mentioned previously in this report, Landform Conservation Areas are recognized to maintain significant landform features. The Category 2 classification on the property reflects the site's moderately hilly terrain and presence of the Kettle Lake. As very limited site alteration and development is proposed, the landform character will be maintained.

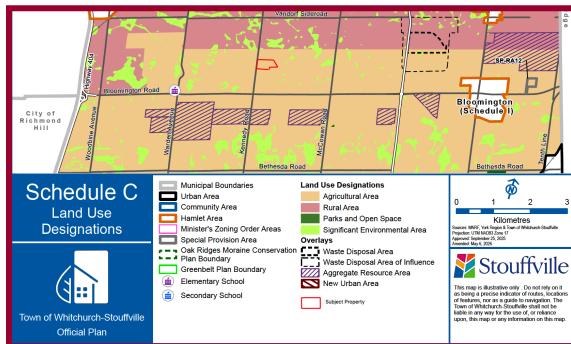


Figure 11 – Excerpt of Schedule C

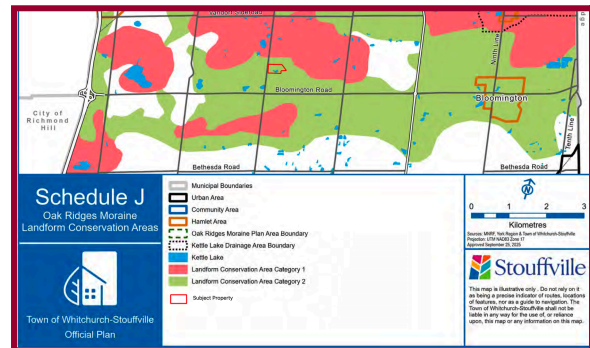


Figure 12 – Excerpt of Schedule J

The TWSOP Schedule K-3a identifies Key Hydrologic Features. The subject property has a small Kettle Lake. As per section 4.1.7.1c, development and site alteration applications within 120 metres of key natural heritage features, key hydrologic features, minimum vegetation protection zones and minimum area of influence require the preparation of an Environmental Impact Study (EIS). However, section 4.5.2.1g states that an EIS is not required for new buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses if a minimum 30 metre vegetation protection zone is provided from the key natural heritage feature or key hydrologic feature. The proposal maintains a 56 metre vegetation setback from the kettle lake.

Schedule L1 to the Official Plan identifies several pockets on the property with a Highly Vulnerable Aquifer. Schedule L2 places the subject property within a Significant Groundwater Recharge Area, as well as a Recharge Management Area. Similarly, Schedule L3 also illustrates that a portion of the site is located within an Ecologically Significant Groundwater Recharge Area and Significant Surface Water Contribution Area. The Official Plan requires that any development maintain predevelopment recharge rates and that linkages and ecological functions in these areas be maintained. Given that limited development is proposed with minimal impervious services, and that no development or site alteration is proposed within the vegetation protection zone of the kettle lake, the groundwater recharge function will not be disturbed.

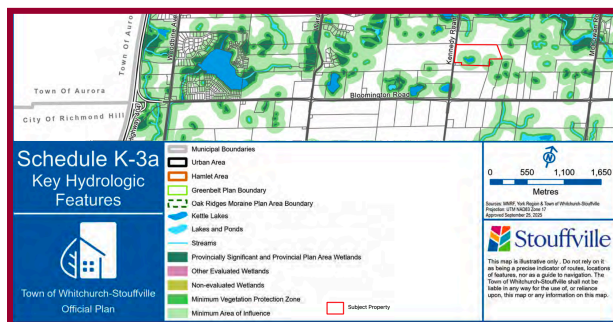


Figure 13 – Excerpt of Schedule K-3a

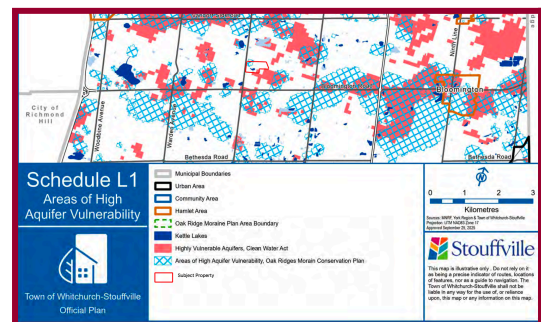


Figure 14 – Excerpt of Schedule L1

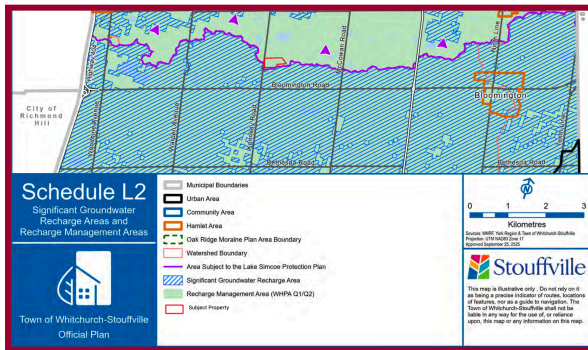


Figure 15 – Excerpt of Schedule L2

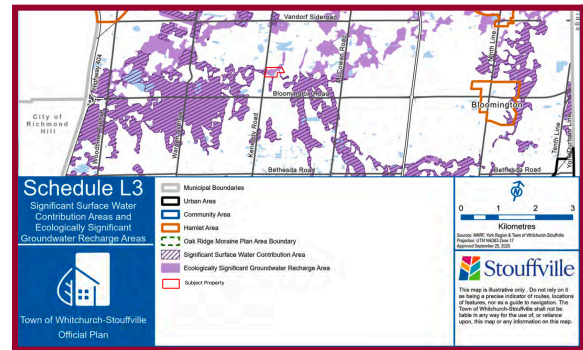


Figure 16 – Excerpt of Schedule L3

The subject property will continue to operate primarily for the production of corn, which is a permitted agricultural use. The proposal involves the introduction of an agritourism on-farm diversified use that will be secondary and subordinate to the principal agricultural operation.

No agricultural land will be removed from production, and the geographic continuity and functional integrity of the agricultural land base will be maintained. The proposal supports the long-term viability of the farm operation and aligns with the Town's objective to promote and strengthen agriculture and related uses as key economic drivers within the rural area.

The Official Plan refers to provincial guiding documents (Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas). These were discussed in Section 3.2 of this report.

The proposed on-farm diversified use is limited in scale and will comply with all zoning by-law performance standards. No impact to surrounding agricultural operations is anticipated.

No new manure storage facilities or residential uses are proposed. As such, the Minimum Distance Separation requirements are not triggered through this proposal.

The seasonal agritourism on-farm diversified use conforms to the Town of Whitchurch-Stouffville Official Plan.

A more fulsome analysis of the policies that apply to the proposal is included in [Appendix 3](#).

3.5 Town of Whitchurch-Stouffville Zoning By-Law 2010-001-ZO

The Subject Property is zoned Oak Ridges Moraine - Linkage (ORM-L).

The ORM-L Zone reflects the ORMCP Natural Linkage Areas designation, which has the purpose of maintaining, improving or restoring the ecological integrity of the Plan Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors.

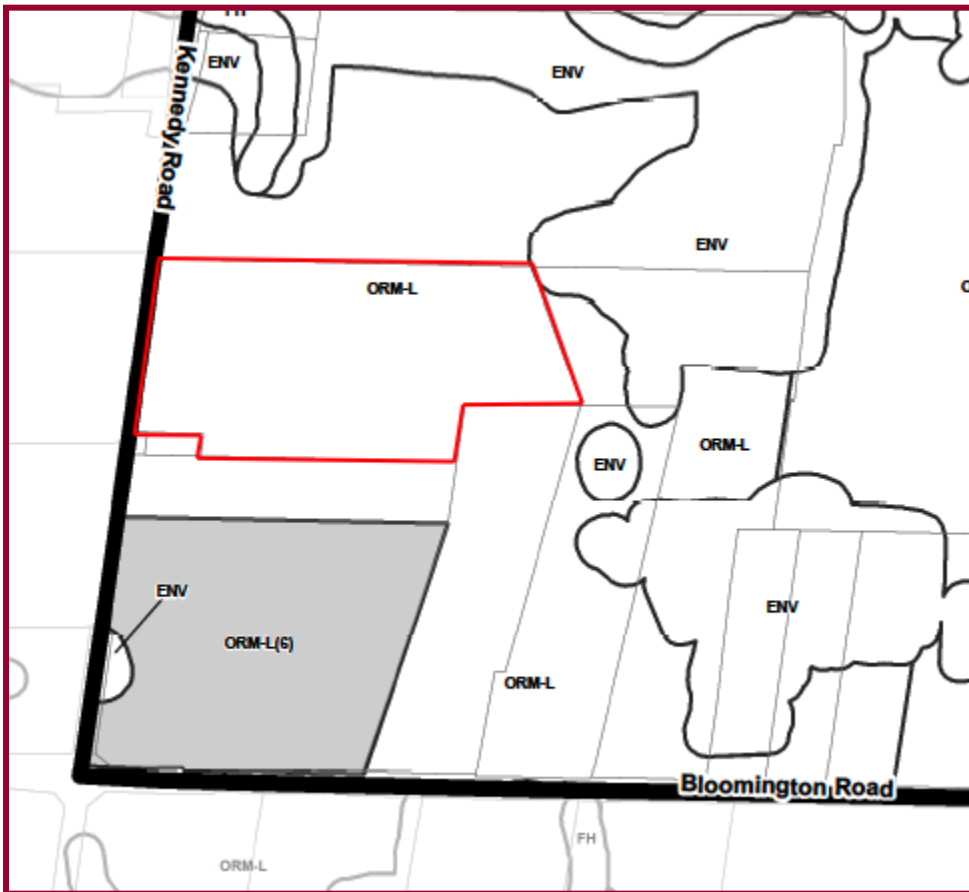


Figure 17 – Excerpt of Zoning Map from By-law 2010-001-ZO

The following uses are permitted in the ORM-L Zone:

- | | |
|---|---------------------------------------|
| • Accessory Farm Dwelling Unit | • Fish, Wildlife, Forestry Management |
| • Accessory uses, buildings and structures | • Group Home |
| • Agricultural uses, buildings and structures | • Home Industry |
| • Agricultural uses, no buildings or structures | • Home Occupation |
| • Bed and Breakfast Establishment | • Low Intensity Recreation uses |
| • Farm Produce Sales Outlet | • Plant Nursery |
| • Farm Vacation Home | • Private Home Daycare |
| | • Single Detached Dwelling |
| | • Unserved Park |

*Permitted uses are also subject to qualifying notes in Comprehensive Zoning By-law 2010-001-ZO.

The existing single detached dwelling and agricultural use are permitted within the ORM-L Zone. Given that an on-farm diversified use does not meet the definition of an agricultural use, a zoning by-law amendment is required to permit the seasonal agritourism event venue.

The following are the regulations for structures within the ORM-L Zone and the standards proposed for the development:

	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height
ORM – L	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
Proposed	18.4 ha	275 m	308 m	NA	37m/ 214m	151	0.5%	8 m (to ridge)

For the purposes of calculating the required parking, the proposed seasonal agritourism event venue most closely falls within the definition of an assembly hall. An assembly hall is defined as “a building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, entertainment or social purposes, and may include a bingo hall, a banquet hall, a fitness club, a private club or a fraternal organization, but does not include a place of worship.”

The assembly hall parking requirement is 4 spaces per 100 square metres of floor area. The application of this rate for the proposal generates a parking requirement of 20 parking spaces. A total of 95 parking spaces are proposed, which exceeds the requirement of the zoning by-law.

The proposed development complies with the ORM-L Zone regulations, with the exception of the permission for the use itself.

3.5.1 Zoning By-law Amendment

A zoning by-law amendment is required to permit a seasonal agritourism event venue as an on-farm diversified use, and to provide specific regulations for the use.

Given that the proposed seasonal agritourism event venue is considered an on-farm diversified use, it is appropriate to consider the OMAFRA Guidelines relating to the permitted extent of on-farm diversified uses when drafting the zoning by-law amendment.

As outlined in Section 3.2 of this report, the OMAFRA guidelines recommend a maximum permission for on-farm diversified uses of 2% of the lot area, and a maximum gross floor area of 20% of the 2% of the lot area. The OMAFRA Guidelines also allow for deductions for existing buildings, laneways, etc.

The proposed on-farm diversified use will occupy a total area of approximately 1.8% of the total landholding (calculation includes allowable deductions) and a gross floor area of 499.20 square metres. Both parameters are well under the recommended limits of the OMAFRA Guidelines.

To allow for the greatest flexibility for the proposed on-farm diversified use, it is recommended that the maximum permissions from the OMAFRA Guidelines be applied to the proposed zoning by-law amendment. This will eliminate the need for any minor variances, should the on-farm diversified use need to expand. Any future expansion within the maximum permissions would still be in keeping with Provincial Guidance for on-farm diversified uses.

The total parking provided for the agritourism event venue is proposed to be 95 spaces. This is greater than the rate required for an assembly hall and allows for additional parking, if needed.

Given the above, the proposed site-specific zoning by-law amendment includes the following provisions:

- To add an Agritourism Event Venue a permitted use, only as an accessory to an agricultural use.
- To limit the maximum permitted lot area devoted to the Agritourism Event Venue to 3680 square metres.
- To permit existing or shared driveways from the calculation for the Agritourism Event Venue.
- To limit the maximum total gross floor area of all buildings used for an Agritourism Event Venue to no more than 736 square metres.
- To require the use of the Assembly Hall parking rate
- To add clarity to the definition for an Agritourism Event Venue

The proposed draft zoning by-law amendment can be found in [Appendix 5](#).

4.0 Land Use Planning Principles

4.1 Supporting Farmers and Agriculture

On-farm diversified uses support farmers, agriculture and the rural economy. They enable diversified farm businesses and offer flexibility over the longer-term. Farms and farmers continue to adapt and grow as the agricultural community continues to evolve in response to changing economics and market interests.

The proposed agritourism event venue will allow the farm owner to operate a small business which will be limited in area and secondary to the principal agricultural use. The proposed on-farm diversified use will provide a supportive and complementary use to the main farm operation which will allow the farm owner an opportunity to diversify their interests.

4.2 Compatibility

The proposed on-farm diversified use will be compatible with the principal agricultural use of the property, as well as with the larger rural and agricultural community.

The agritourism event venue will operate on a limited area of the farm and will not take any area of the property currently utilized for farming out of production.

The greenhouse-type structure has been thoughtfully designed to reflect the agricultural character of the property and surrounding community.

It is not anticipated that there will be any impact to surrounding lands, residents or agricultural operations. The proposed development is limited in area, well setback from property lines. Furthermore, the proposal does not trigger any MDS considerations on the subject property, or surrounding lands.

The proposed agritourism event venue will be a complementary and compatible use.

4.3 Natural Heritage Considerations

The subject property contains a small kettle lake. No development or site alteration is proposed within the 30 metre vegetation protection zone of this feature. The kettle lake is a prominent and important feature of the property, and will be maintained and protected to offer enjoyment for the existing residence, and the new agritourism event venue.

4.4 Parking and Traffic Considerations

The proposed agritourism event venue will provide adequate parking on site for patrons. The Traffic Brief prepared by Traff-Mobility determined that the parking supply is appropriate for the use. The report also concluded that the traffic generated by the proposal will not impact the local transportation system.

5.0 Conclusions & Recommendations

A review of the applicable land use planning policies has been undertaken to support the proposed agritourism event venue. Policies at the provincial, and municipal level were reviewed in their entirety to determine whether the use is appropriate for the site.

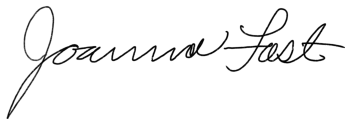
After an extensive review of the applicable land use planning policies, it is our opinion that the proposed Zoning By-Law Amendment is justified and represents good planning for the following reasons:

- The proposed on-farm diversified use is consistent with the policies of the PPS
- The agritourism event venue conforms with the recommended standards in the OMAFRA Guidelines for on-farm diversified uses
- The proposal conforms with the policies of the ORMCP
- The proposal conforms to the Town of Whitchurch-Stouffville Official Plan
- The proposal is appropriate and compatible with the agricultural and rural community
- Agriculture and Environmental lands will be protected for the long term

The proposed Zoning By-law Amendment is appropriate for the site and surrounding area, constitutes good land use planning and is in the public interest. It is our opinion that the proposed application should be approved.

Respectfully submitted,

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6.0 Appendices: Detailed Analysis

Appendix 1 Provincial Planning Statement, 2024

Appendix 2 Oak Ridges Moraine Conservation Plan, 2017

Appendix 3 Town of Whitchurch-Stouffville Official Plan, 2025

Appendix 4 Draft Zoning By-law

Appendix 1- Provincial Planning Statement, 2024

The proposed development is supported by the policies listed below. The original document and its attachments can be found here:

<https://www.ontario.ca/page/provincial-planning-statement-2024>

Policy		Response
4.1	Natural Heritage	
4.1.1	<i>Natural features and areas shall be protected for the long term.</i>	A kettle lake is located to the west of the proposed structure. No development or site alteration is proposed within 30 metres of the kettle lake. The natural feature will not be impacted by the proposal for the seasonal agritourism event structure.
4.1.2	<i>The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</i>	The long-term ecological function of the kettle lake will not be impacted. The pond is an attractive feature that will be preserved and appreciated as part of the proposal.
4.1.3	<i>Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</i>	The kettle lake will be protected. The on-farm diversified use will not adversely impact the feature.
4.1.4	<i>Development and site alteration shall not be permitted in:</i> <i>a) significant wetlands in Ecoregions 5E, 6E and 7E1; and</i> <i>b) significant coastal wetlands.</i>	The subject land does not propose development or site alteration within a wetland.
4.1.5	<i>Development and site alteration shall not be permitted in:</i>	The subject property contains a kettle lake. The long-term ecological function of the kettle lake will not be impacted by the proposal.

	a) <i>significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;</i> b) <i>significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;</i> c) <i>significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;</i> d) <i>significant wildlife habitat;</i> e) <i>significant areas of natural and scientific interest; and</i> f) <i>coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b)</i> <i>unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>	
4.1.6	<i>Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</i>	The proposal will not interfere with any fish habitat.
4.1.7	<i>Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</i>	The proposed seasonal event structure will not affect any endangered or threatened species.
4.1.8	<i>Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</i>	Provincial Guidance through the implementation of the ORMCP requires that no development occur within 30m of the kettle lake. On-Farm diversified uses are permitted outside of the minimum vegetation protection zone, without the need for an evaluation.

4.1.9	<i>Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.</i>	This policy allows for the continuation of agricultural uses.
4.3.1	General Policies for Agriculture	
4.3.1.1	<i>Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.</i>	Agriculture is supported by the PPS.
4.3.1.2	<i>As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.</i>	The agricultural uses on the property will be protected for the long-term. The on-farm diversified use (seasonal agritourism event venue) will not impact the main agricultural use of the property (currently farmed for corn production).
4.3.1.3	<i>Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.</i>	The agricultural uses on the property will be protected for the long-term. The on-farm diversified use (seasonal agritourism event venue) will not impact the main agricultural use of the property (currently farmed for corn production).
4.3.2	Permitted Uses	
4.3.2.1	<i>In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.</i>	The subject application proposes an on-farm diversified use. The principal agricultural use of the property will be maintained. The proposed on-farm diversified use will be compatible with the surrounding agricultural lands and meets the provincial guidance provided by OMAFRA.

4.3.2.2	<i>In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.</i>	The subject property is located within a Prime Agricultural Area, where the protection and promotion of agricultural uses are a primary policy objective. The proposal is consistent with this policy direction, as it does not remove land from agricultural production nor does it introduce a land use that would undermine the long-term viability of the agricultural area.
4.3.2.3	<i>New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</i>	The subject property is located within a Prime Agricultural Area. The proposal does not involve the creation of a new lot, nor does it include the establishment of a new or expanding livestock venue. Rather, the application proposes an on-farm diversified use, while the primary agricultural use of the property will continue.
4.3.6	Supporting Local Food and the Agri-food Network	
4.3.6.1	<i>Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.</i>	The subject property is located in close driving distance to settlement areas. The ongoing production of corn contributes to the local agricultural economy and forms part of the local agri-food network.
5.1	General Policies for Natural and Human-Made Hazards	
5.1.1	<i>Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</i>	The on-farm diversified use will not conflict with any hazards or cause risk to public health or safety.
8.0	Definitions	
Agricultural uses	<i>means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining</i>	The principal use of the property is for agricultural purposes (corn production).

	<i>facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.</i>	
<i>On-farm diversified uses</i>	<i>means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.</i>	The proposed seasonal agritourism event venue will be secondary to the agricultural use of the property and will be limited in area.

Appendix 2 - Oak Ridges Moraine Conservation Plan, 2017

The proposed development is supported by the policies listed below. The original document and its attachments can be found here:

<https://files.ontario.ca/oak-ridges-moraine-conservation-plan-2017.pdf>

Policy	Response
12.	Natural Linkage Areas
12.(1)	<i>The purpose of Natural Linkage Areas is to maintain, and where possible improve or restore, the ecological integrity of the Plan Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors, by:</i> <i>(a) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key heritage features, key hydrologic features and the related ecological functions;</i> <i>(b) maintaining, and where possible improving or restoring natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals;</i> <i>(c) maintaining a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Plan Area;</i> <i>(d) maintaining the quantity and quality of groundwater and surface water;</i> <i>(e) maintaining groundwater recharge;</i> <i>(f) maintaining natural stream form and flow characteristics;</i> <i>(g) protecting landform features; and</i> <i>(h) protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including</i> A kettle lake is located to the west of the proposed structure. No development or site alteration is proposed within 30 metres of the kettle lake. The natural feature will not be impacted by the proposal for the seasonal agritourism event structure.

	<i>water storage, to help reduce the impacts of climate change.</i>	
12. (3)	<i>The following uses are permitted with respect to land in Natural Linkage Areas, subject to Parts III and IV: 3. Agricultural uses 8. On-farm diversified uses, subject to subsection (4).</i>	The subject property's primary use is Agricultural (corn production). An on-farm diversified use is being proposed (seasonal agritourism event venue).
12.(4)	<i>The on-farm diversified uses referred to in paragraph 8 of subsection (3) and the agriculture-related uses referred to in paragraph 13 of subsection (3) are only permitted in prime agricultural areas in the Natural Linkage Areas.</i>	The subject property is located within the prime agricultural area, as identified in the Town's Official Plan.
21.	Minimum area of influence and minimum vegetation protection zone	
21.(1)	<i>For the purposes of this Part, (a) the minimum area of influence that relates to a key natural heritage feature or a key hydrologic feature described in Column 2 of the Table to this Part is the area referred to in the corresponding item in Column 3 of the Table; and (b) the minimum vegetation protection zone that relates to a key natural heritage feature or a key hydrologic feature described in Column 2 of the Table is the area determined in accordance with the corresponding item in Column 4 of the Table</i>	A kettle lake is located to the west of the proposed structure. No development or site alteration is proposed within the 30 metre vegetation protection zone. The natural feature will not be impacted by the proposal for the seasonal agritourism event structure.
26.	Key Hydrologic Features	
26. (1)	<i>The following are key hydrologic features: 3. kettle lakes</i>	A kettle lake is located to the west of the proposed structure.
26.(2)	<i>All development and site alteration with respect to land within a key hydrologic feature or the related minimum vegetation protection zone is prohibited, except the following: 5. Agricultural uses other than uses associated with on-farm buildings and</i>	No development is permitted within the kettle lake or within the 30m minimum vegetation protection zone. Agricultural uses are exempted from this requirement, but may not be within the feature itself.

	<i>structures, but only with respect to land in the minimum vegetation protection zone related to a key hydrologic feature and not in the key hydrologic feature itself.</i>	
26.(3)	<i>An application for development or site alteration with respect to land within the minimum area of influence that relates to a key hydrologic feature, but outside the key hydrologic feature itself and the related minimum vegetation protection zone, shall be accompanied by a hydrological evaluation under subsection (4).</i>	A hydrological evaluation is not required, as per the requirements of subsection (4.1).
26.(4.1)	<i>Despite subsection (3), a hydrological evaluation is not required in the case of an application relating to the construction of a new building or structure in the minimum area of influence of a key hydrologic feature if the proposed building or structure is for agricultural uses, agriculturerelated uses or on-farm diversified uses and is located a minimum of 30 metres from the key hydrologic feature.</i>	The proposed on-farm diversified use is outside of the 30 metre minimum vegetation protection zone.
26.(4.2)	<i>Any agricultural uses, agriculture-related uses or on-farm diversified uses that are carried out in the minimum area of influence that relates to a key hydrologic feature shall be carried out in accordance with best management practices to protect or restore key hydrologic features and related ecological functions.</i>	The proposed structure requires minimal site alteration and will not impact the feature or its functions. Appropriate sediment and erosion control measures can be implemented at the permit stage.
29.	Areas of high aquifer vulnerability	
29.(1)	<i>Despite anything else in this Plan except subsection 6 (1) and subsection (1.1) of this section, the uses listed in subsection (5) are prohibited with respect to land in areas of high aquifer vulnerability, as shown on the map entitled "Reference Map for Ontario Regulation 140/02 (Oak Ridges Moraine</i>	None of the uses listed in subsection (5) are proposed.

	<i>Conservation Plan) made under the Oak Ridges Moraine Conservation Act, 2001” dated March, 2002, on file in the offices of the Ministry of Municipal Affairs at Toronto.</i>	
29.(1.1)	<i>Subsection (1) does not apply to agricultural land in areas of high aquifer vulnerability if the owner or operator of the agricultural operation is carrying out operations that are regulated under the Nutrient Management Act, 2002 and complies with all the standards established under that Act.</i>	The agricultural portions of the property follow normal farm practices.
29.(5)	<i>Subsection (1) applies to the following uses:</i> <i>1. Generation and storage of hazardous waste or liquid industrial waste.</i> <i>2. Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities.</i> <i>3. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.</i> <i>4. Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.</i>	None of the uses listed are proposed.
30.	Landform Conservation Areas	
30.(6)	<i>An application for development or site alteration with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,</i> <i>(a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;</i>	The subject property is located within a Category 2 Landform Conservation Area. The proposed development is limited in area and will not impact the character of the Category 2 Landform.

	(b) limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.	
30.(10)	An application for development or site alteration that does not constitute major development, with respect to land in a landform conservation area of either category, shall be accompanied by a site plan that, (a) identifies the areas within which all building, grading, and related construction will occur; (b) demonstrates that buildings and structures will be located within the areas referred to in clause (a) so as to minimize the amount of site alteration required; and (c) provides for the protection of areas of natural and scientific interest (earth science) in accordance with subsection (12).	A detailed site plan has been prepared which identifies the areas of disturbance.
33.	Restriction re agricultural uses, mineral aggregate operations, wayside pits	
33.(1)	The following are specified matters for the purpose of clause 5 (d) of the Act: 1. Agricultural uses	The principal use of the property is for agricultural purposes.
34.	Compatible uses	
34.	A non-agricultural use shall not have an adverse impact on agricultural uses or shall minimize and mitigate such impacts on agricultural uses to the extent possible.	The proposed on-farm diversified use will not have adverse impact on the principal agricultural use of the property.

Appendix 3 - Town of Whitchurch-Stouffville Official Plan, 2025

The proposed development is supported by the policies listed below. The original document and its attachments can be found here:

<https://www.townofws.ca/work/development-and-land-use/official-plan/>

Section	Policy	Response
1.0	<i>Town-Wide Guiding Principles</i>	
1.2.3.2	<i>Providing parks, open spaces, and natural linkages, and ensuring the protection, restoration, and enhancement of the Town's Natural Heritage System and Water Resources System.</i>	The proposal will maintain the kettle lake on the property.
1.2.4.2	<i>Providing a range of employment and agricultural job opportunities and a focus on supporting the local economy while respecting capital and operating costs to support economic sustainability.</i>	The proposal supports the continued operation of the existing agricultural use, specifically corn production, which contributes to the local agri-food economy. The introduction of an on-farm diversified use provides additional rural employment opportunities and complements the economic viability of the total farmholding.
2.0	<i>Applying the Town Structure</i>	
2.1.1.2	<i>2.1.1.2 Growth will be directed in accordance with the Town Structure, as shown on Schedule A – Town Structure, which contains a number of components that are interrelated including: e. Agricultural System: Includes lands comprised of prime agricultural areas, rural areas, as well as Parks and Open Spaces and Significant Environmental Areas. The Agricultural System will accommodate a robust and productive land base for agriculture while supporting a sustainable agri-food network, tourism, low</i>	The subject property is located within the Agricultural System, and has an overlay which indicates that it is also part of the Natural Heritage System.

	<i>intensity recreation uses, and natural heritage resources.</i> <i>f. Natural Heritage System: Includes lands with significant natural heritage features and water resources which include woodlands, watercourses, valleylands, habitats for endangered species, significant habitats, and wetlands. These areas and their associated vegetation protection zones/environmental buffers and linkages require protection and enhancement recognizing their environmental, economic, social, and health benefits.</i>	
2.1.1.4	<i>This Official Plan conforms to the applicable Provincial Plans; in the event of any conflict, the policies of the Provincial Plans shall prevail. The Provincial Plans policies are implemented throughout the policies of this Plan, and shall be read together and in their entirety. The following Provincial land use designations provide land use and resource management planning direction for the protection of these lands within the Town:</i> <i>b. Oak Ridges Moraine Conservation Plan:</i> <i>ii. Natural Linkage Areas, which protect critical natural and open space linkages between Natural Core Areas and along rivers and streams of the Oak Ridges Moraine;</i>	The subject property is located within the Oak Ridges Moraine and is identified as a Natural Linkage Area.
2.6.1.1	<i>The Town will:</i> <i>a. Apply the policies of Section 5 – Agricultural System, as well as the policies of Section 4 – The Natural Environment and the land use</i>	The subject property is located within the Town's Agricultural System and will continue to operate primarily for the production of corn, which is a permitted agricultural use. The proposal involves the introduction

	<i>designations of Section 6 – Land Use Strategy to the Agricultural System.</i> <i>b. Maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.</i> <i>c. Recognize agricultural uses, agriculture-related uses, and on-farm diversified uses as the dominant land use which are supported by large areas of prime agricultural areas in the south, northwest and northeast portions of the Town.</i> <i>d. Recognize the agricultural sector and related industries as key economic drivers in the Town.</i> <i>e. Promote agricultural uses, agricultural-related, and on-farm diversified uses, buildings and structures, home industries and uses that produce value added agricultural products from the farm operation.</i> <i>f. Promote rural areas as a focus for agriculture, as well as non-agricultural uses and recreational uses as set out in this plan.</i>	of an on-farm diversified use that is secondary and subordinate to the principal agricultural operation. No agricultural land will be removed from production, and the geographic continuity and functional integrity of the agricultural land base will be maintained. The proposal supports the long-term viability of the farm operation and aligns with the Town's objective to promote and strengthen agriculture and related uses as key economic drivers within the rural area.
2.7.1.1	<i>The Town will:</i> <i>a. Apply the policies of Section 4 – The Natural Environment, as well as the policies of Section 5 – Agricultural System and Section 6 – Land Use Strategy to the Natural Heritage System Area. The Town's Natural Heritage System, shown on Schedule A – Town Structure, includes</i> <i>b. The Natural Heritage System policies set the context to protect, enhance, restore, and conserve the</i>	The subject property is part of the Town's Natural Heritage System. The proposal will not impact key natural heritage features, key hydrologic features, or any associated vegetation protection zones, and therefore maintains the ecological and hydrologic functions of the area. The lands will continue to be used primarily for corn production, consistent with the recognition that the Natural Heritage System includes agricultural lands and activities. Accordingly, the

	<i>Natural Heritage System to ensure their longterm sustainability.</i> <i>c. Protect the Natural Heritage System's network of key natural heritage features and key hydrologic features, their associated minimum vegetation protection zones, as well as linkages to protect and restore the features and their ecological and hydrologic functions, which will be enhanced over time.</i> <i>d. Recognize the Natural Heritage System being inclusive of a wide range of agricultural lands and activities, as well as other existing uses. It is the intent of this Plan to continue to support agricultural uses, while facilitating the protection and enhancement of the Natural Heritage System.</i>	proposal supports the protection and long-term sustainability of the Natural Heritage System while maintaining the viability of the existing agricultural operation. On-farm diversified uses are recognized and promoted by this policy.
2.7	The Natural Heritage System	
2.7.1.1	<i>The Town will:</i> <i>d. Recognize the Natural Heritage System being inclusive of a wide range of agricultural lands and activities, as well as other existing uses. It is the intent of this Plan to continue to support agricultural uses, while facilitating the protection and enhancement of the Natural Heritage System.</i>	The subject property falls within the Natural Heritage System. The existing agricultural use is supported.
4.0	The Natural Environment	
4.1.1	<i>The Town will:</i> <i>a. Implement the Provincial Planning Statement, the ORMCP, the Greenbelt Plan, the Lake Simcoe Protection Plan as follows:</i> <i>i. Protect, restore, and enhance the Town's Natural Heritage System;</i> <i>ii. Apply minimum vegetation protection zones consistent with</i>	The proposal conforms to the applicable Provincial Planning Statement, ORMCP, Greenbelt Plan, and Lake Simcoe Protection Plan, as it does not propose any site alteration, vegetation removal, or development within identified Natural Core Areas, minimum vegetation protection zones. The proposed on-farm diversified use

	<i>policy direction from the Province, and the Conservation Authorities;</i> <i>iii. Encourage, where appropriate, the creation of linkages between natural features that will create and/or restore natural linkages within the Town's Natural Heritage System;</i> <i>iv. Identify Natural Core Areas and Natural Linkage Areas and an appropriate policy framework to ensure the conservation of the Oak Ridges Moraine;</i> <i>v. Identify the Greenbelt Plan Natural Heritage System;</i> <i>b. The Water Resource System, as discussed in Section 4.2, is a complementary system to the Natural Heritage System, and that the Town will utilize a systems-based approach to ensure the protection, restoration, enhancement of both the Water Resource System and Natural Heritage System.</i>	will not affect ecological linkages, or the broader Natural Heritage System framework.
4.1.2.1	<i>The Town will:</i> <i>b. Maintain, restore or, where possible, improve the diversity and connectivity of natural features in the Natural Heritage System, and the long-term ecological function and biodiversity of Natural Heritage Systems. The Town will recognize linkages between and among natural heritage features and areas, surface water features and ground water features.</i> <i>c. Require that every application for development or site alteration identify planning, design and construction practices that ensure that no buildings or other site alterations impede any hydrological functions or the movement of plants</i>	The on-farm diversified use does not involve vegetation removal, significant grading, or major changes to drainage, and will not impede hydrologic functions or the movement of wildlife between natural features. The long-term ecological function, connectivity, and biodiversity of the Natural Heritage System will be maintained.

	<i>and animals among key natural heritage features, key hydrologic features, and adjacent land, unless otherwise permitted.</i>	
4.1.4.1	<i>The Town will:</i> <i>a. Improve or restore the health, diversity, size, and connectivity of key heritage features, key hydrologic features and the related ecological functions.</i> <i>b. Maintain, and, where possible, improve or restore natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals.</i> <i>c. Maintain a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Moraine Area.</i> <i>d. Permit a trail system and trail connections, where appropriate, through the Oak Ridges Moraine Linkage Area. Where proposed, any trail system or trail connections will maintain the ecological integrity of the Oak Ridges Moraine Plan Area.</i> <i>e. Maintain the quantity and quality of groundwater and surface water.</i> <i>f. Maintain groundwater recharge.</i> <i>g. Maintain natural stream form and flow characteristics.</i> <i>h. Conserve cultural heritage resources.</i> <i>i. Contribute to a regional network of green infrastructure.</i> <i>j. Promote and permit agricultural uses in accordance with the policies of the ORMCP.</i> <i>k. Protect landform features.</i> <i>l. Protect and restore natural areas and features that sequester carbon</i>	The proposal will not impact key natural heritage or hydrologic features, groundwater recharge, landform features, or ecological connectivity, and will maintain the ecological integrity of the Moraine Area. The agricultural use of the property, specifically corn production, will continue as the principal use of the property. An on-farm diversified use is permitted by the ORMCP. The proposal will support and maintain agricultural production while also protecting natural systems.

	<i>and provide ecological functions, including water storage, to help reduce the impacts of climate change.</i>	
4.1.5.1	<i>The Town will:</i> <i>a. Require applications for development or site alteration within either Category 1 or Category 2 Landform Conservation Area to identify planning, design and construction practices in conformity with the policies for the applicable Landform Conservation Area Category that will keep disturbance of landform character to a minimum in accordance with the provisions of Section 30 of the ORMCP. With the exception that Sections 30(5), (6) and (10) do not apply to mineral aggregate operations.</i> <i>e. Require that an application for development that does not constitute major development in either Category 1 or Category 2 Landform Conservation Areas to be accompanied by a site plan, where required, that:</i> <i>i. Identifies the areas within which all building, grading, and related construction will occur;</i> <i>ii. Demonstrates that buildings and structures will be located within the areas referred to in clause (a) so as to minimize the amount of site alteration required; and</i> <i>iii. Provides for the protection of Areas of Natural and Scientific Interest (earth science) as may be applicable.</i>	Limited development is proposed on site. As such, the landform character will not be impacted. A site plan has been prepared to show the extent of the development.
4.1.7.1	<i>The Town will:</i>	All key natural heritage features and key hydrologic features will be

	<i>a. Protect, restore and maintain key natural heritage features and key hydrologic features and their linkages.</i> <i>b. Recognize the following as key natural heritage features and key hydrologic features:</i> <i>vi. Significant woodlands</i> <i>c. Prohibit development and site alteration within key natural heritage features, key hydrologic features, minimum vegetation protection zones and the minimum area of influence...</i> <i>i. Require that any agricultural uses, agriculture-related uses or on-farm diversified uses that are carried out in the minimum area of influence that relates to a key natural heritage feature or key hydrologic feature shall be carried out in accordance with best management practices to protect or restore key hydrologic features and related ecological functions.</i>	maintained. The kettle lake to the west of the proposed structure will not be impacted. The existing agricultural use and proposed on-farm diversified use will continue to utilize best management practices to protect the features on site.
4.1.14.1	<i>The Town will:</i> <i>a. Maintain linkages and related functions among surface water features, groundwater features, key natural heritage features and key hydrologic features.</i>	All linkages and integrated ecological systems will be maintained.
4.2.2.1	<i>The Town will:</i> <i>a. Within significant groundwater recharge areas, require that development maintain predevelopment recharge rates to the greatest extent possible by implementing best management practices such as low impact development techniques.</i> <i>b. Maintain linkages and related functions among significant</i>	The proposed structure is seasonal in nature and will have all walls and roof removed during the winter. The proposed parking area will be gravel, which will allow for water infiltration.

	<i>groundwater recharge areas. Highly vulnerable aquifers, and significant surface water contribution areas will be maintained and enhanced.</i>	
4.2.3.1	<i>The Town will: b. Through the policies of this Plan, implement the Credit Valley-Toronto and Region-Central Lake Ontario Source Protection Plan and the South Georgian Bay Lake Simcoe Source Protection Plan as required by the Clean Water Act as amended, in coordination with the Province, York Region, and source protection authorities to protect the quality and quantity of water for municipal drinking water supplies.</i>	The proposed structure is seasonal in nature and will have all walls and roof removed during the winter. The proposed parking area will be gravel, which will allow for water infiltration. The proposal will not impact water quality or quantity.
4.2.5.1	<i>The Town will: a. Consult Schedule L1 - Areas of High Aquifer Vulnerability in determining whether the aquifer vulnerability provisions of the ORMCP, Clean Water Act, 2006, and the policies of this Plan apply to applications for development and site alteration.</i>	The subject property is located in an area of high aquifer vulnerability. Very limited development and site alteration is proposed. As such, no impacts to the aquifer and anticipated.
4.5.2.1.g	<i>Not require an Environmental Impact Study if a minimum 30 metre vegetation protection zone is provided from a key natural heritage feature or key hydrologic feature for new buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses. Agricultural uses are exempt from the requirement of establishing a condition of natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes, and will pursue best management practices to protect and restore key natural heritage</i>	An EIS/NHE is not required, as the proposal is for an on-farm diversified use, that is outside of the 30m minimum vegetation protection zone.

	<i>features, key hydrologic features, and their functions. These uses are subject to the policies prohibiting development in key natural and hydrologic areas.</i>	
5.0	The Agricultural System	
5.1.1.1	<i>The Town will protect and enhance the Agricultural System to support a productive and sustainable agricultural and rural land base as follows:</i> <i>c.Ensure normal farm practices and a full range of agricultural uses, agricultural related uses and on-farm diversified uses are permitted within the Agricultural Area and Rural Area, in accordance with the applicable land use designations, and Provincial Plan policies and guidelines.</i> <i>f.Recognize and support agriculture as the main land use and primary activity in the Agricultural System and safeguard against loss and fragmentation of the agricultural land base.</i>	The subject property is located within the Agricultural System and will continue to operate primarily for corn production, consistent with its agricultural designation. The proposed on-farm diversified use is secondary and subordinate to the principal agricultural operation and is permitted in accordance with the applicable land use designation, and Provincial policies. The proposal does not result in the loss, fragmentation, or conversion of agricultural land, nor does it interfere with normal farm practices.
5.2.2.1	<i>a. Permit on-farm diversified uses in the Agricultural Area and Rural Area designations including, but not limited to:</i> <i>x. Agri-tourism uses, including, but not limited to:</i> <i>1. Overnight tourist accommodations such as bed and breakfast establishments, cabins, farm vacation enterprises, or farm stays;</i> <i>2. Recreational uses such as hayrides, petting zoos, corn mazes, and farm-themed playgrounds; and,</i> <i>3. Events, such as equine events, seasonal events, weddings, and wine-tastings.</i>	The proposed seasonal agritourism event venue is an on-farm diversified use. The wording of the policy, “not limited to”, allows for a broad range of on-farm diversified uses.

	<i>b. Notwithstanding the above, only permit on-farm diversified uses in the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area where permitted by those Provincial Plans.</i> <i>c. In considering a proposed on-farm diversified use, determine whether the proposed location of the use is appropriate, and whether the use is consistent with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, and the following criteria:</i> <i>i. The use is located on a farm property and is located within the existing cluster of farm buildings, where feasible;</i> <i>ii. The use is secondary to the principal agricultural use of the property;</i> <i>iii. The total extent of on-farm diversified uses on a property are limited in area, consistent with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, and pursuant to the provisions of the Town's Zoning By-law;</i> <i>iv. The use is compatible with and will not hinder, surrounding agricultural operations from pursuing their agricultural practices without impairment or inconvenience;</i> <i>v. The use can be serviced with appropriate private water supply and means of sewage disposal and will not have an adverse effect on neighbouring wells;</i>	The subject land is within the ORMCP area and is permitted within the Natural Linkage designation. The use will remain secondary to the principal agricultural use (corn production), and will comply with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, as well as the Town's Zoning By-law standards. The proposal will not have an impact on surrounding agricultural operations and does not propose the introduction of new private services. The proposed on-farm diversified use is limited in scale with room for parking that will not encroach into the farmed area of the site. Given that no new manure storage facilities are proposed, the Minimum Distance Separation requirements are not triggered through this proposal. Detailed provisions are proposed in the draft zoning by-law.
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	<i>vi. Adequate on-site parking facilities, setbacks and landscaping is provided;</i> <i>vii. Access to the site will not have a negative impact on local traffic; and</i> <i>viii. Setbacks from existing livestock facilities, manure storage and anaerobic digesters are in accordance with the Minimum Distance Separation Formulae.</i> <i>d. Consider requiring a temporary use by-law to permit certain agri-tourism uses, such as events and festivals, and/or set out detailed standards in the Zoning By-law.</i> <i>e. Establish additional detailed permitted uses and provisions for on-farm diversified uses in the Town's Zoning By-law, with respect to scale, the gross floor area, lot coverage, the number of employees, and outside storage, among other matters.</i>	
6.0	Land Use Strategy	
6.2.1	<i>Permitted uses in the Agricultural Area designation, subject to the development policies of this Section, include:</i> <i>a. Agricultural uses and normal farm practices;</i> <i>d. On-farm diversified uses in accordance with Section 5.2.2;</i>	The proposed agritourism event venue is an on-farm diversified use and is permitted within the Agricultural Area designation in accordance with Section 5.2.2. The use will be secondary and subordinate to the principal agricultural operation of corn production.

Appendix 4 - Draft Zoning By-law

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2026-_____

BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the land located at 13969 Kennedy Road.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the “*Planning Act*”) permits the councils of local municipalities to pass zoning by-laws prohibiting the use of land or erecting, locating or using of buildings or structures for, or except for such purposes as may be set out in the by-law; and

WHEREAS Section 34(10) of the *Planning Act* permits the councils of local municipalities to amend zoning by-laws; and

WHEREAS Council for the Town desires to amend the Comprehensive Zoning By-law in respect of the land known municipally as 13969 Kennedy Road.

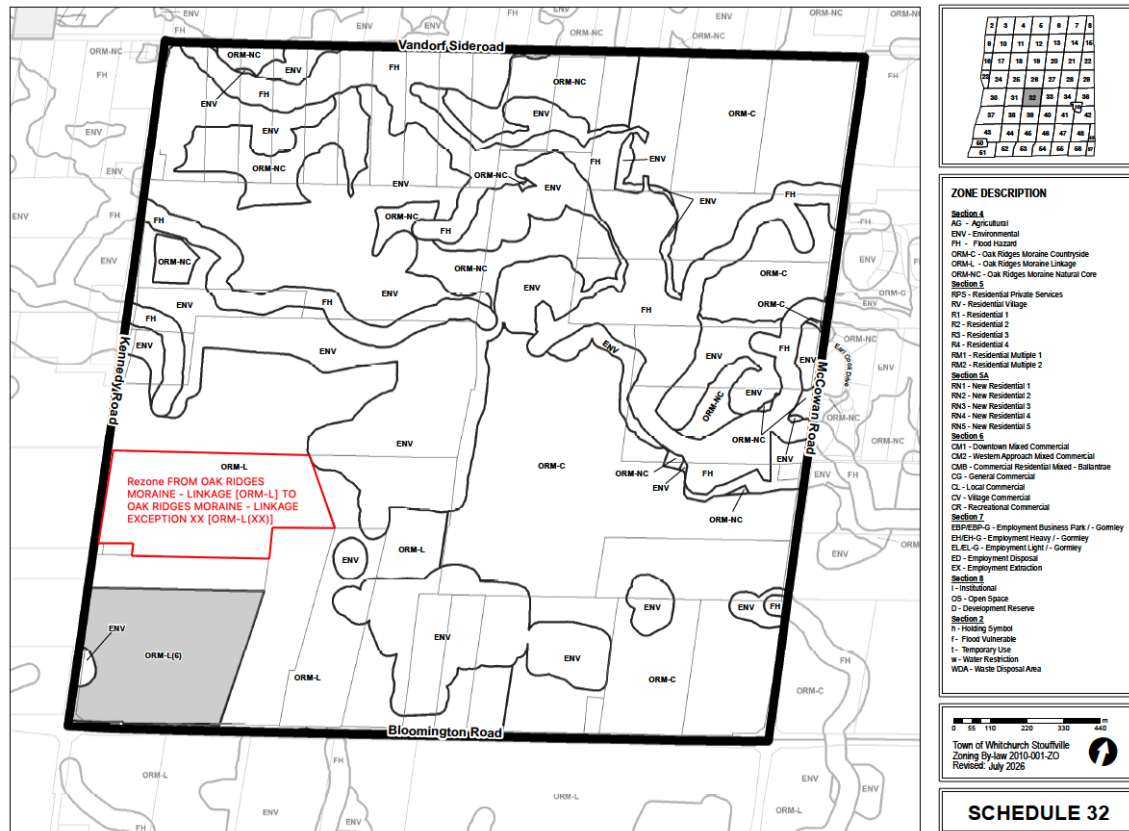
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. That Comprehensive Zoning By-law No. 2010-001-ZO is hereby amended as follows:
 - a. By amending Schedule 32 to rezone the portion of the lands located at 13969 Kennedy Road zoned Oak Ridges Moraine - Linkage to Oak Ridges Moraine Exception XX [ORM-L(XX)], as specifically set out in Schedule 1 of this By-law; and,
 - b. By amending Section 4.3.2 “Exceptions to the ORM-L Zone” to add a new Section 4.3.2.____ as set out in Schedule 2 to this By-law.

READ a first and second time this ____ day of _____, 2026.

READ a third time and passed this ____ day of _____, 2026.

Schedule 1



Schedule 2

4.3.2.____ **ORM-L(XX)**, 13969 Kennedy Road, Part of West Half of Lot 12, Concession 6, Schedule 32

1. Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, the following shall apply to the lands shown in Schedule 1 of this By-law:

- i. All permitted uses listed in Section 4.1 in the ORM-L Zone; and
- ii. An Agritourism Event Venue shall be considered an on-farm diversified use and shall be an additional permitted use with respect to the property municipally known as 13969 Kennedy Road.

2. Special Regulations

- i. An Agritourism Event Venue shall only be permitted as an accessory use to an agricultural use.
- ii. The maximum permitted lot area devoted to the Agritourism Event Venue is 3,680 square metres.
 - a. A 50% deduction to the calculation for the permitted lot area devoted to the Agritourism Event Venue may be applied to buildings existing prior to 2014.
 - b. Existing or shared driveways may be deducted from the calculation for the permitted lot area devoted to the Agritourism Event Venue.
- iii. The maximum combined gross floor area of all buildings used for an Agritourism Event Venue shall be no more than 736 square metres.
- iv. The parking required for an Agritourism Event Venue shall be calculated using the rate required for an Assembly Hall within By-law 2010-001-ZO.

3. Definitions

For the property municipally known as 13969 Kennedy Road the following definition shall apply

i. Agritourism Event Venue

An event venue located on a farm which includes an *Assembly Hall*, accessory structures and an associated parking area.