



February 25, 2020

Mayor Barrow and Members of Council

225 East Beaver Creek Road

Richmond Hill, Ontario L4B 3P4

Re: SRPRS.20.003 and SRPRS.20.004

Dear Mayor Barrow and Councilors,

I act on behalf of the Leslie Stouffville Landowners Association (LSLA), landowners in the Leslie Street/Stouffville Road area, encompassing approximately 500 acres/200 hectares of land (outlined on the attached map), impacted by the above noted reports and the recommendations contained therein.

The purpose of the two referenced Staff Reports is to provide recommendations to City Council, on input to be provided to the Region of York, with respect to the Region's Municipal Comprehensive Review, which will lead to a new/updated Region of York Official Plan.

In this regard, at the outset, we wish to **support Recommendation d) i) in SRPRS.20.004** which supports "pursuing an expansion to the Urban Settlement Boundary and possible designation of an MTSA" in the vicinity of the Gormley GO Station.

The Gormley GO Station is within the area encompassed by the LSLA and is the core of an area that we have been studying on behalf of this landowner's group for the past year and a half.

We also support the **Recommendation e)** which indicates that the lands south of Bethesda Road (as indicated on Map 5), are not to be considered within a Prime Agricultural Area.

Further to our support for these recommendations, and as part of the City of Richmond Hill input to the Region of York to the Municipal Comprehensive Review for the new Region of York Official Plan, and as input to the City's ongoing review and update of its own Official Plan, we want to provide additional input from the LSLA. This input specifically addresses the fact that the COUNTRYSIDE lands within the area north of the

North Leslie Secondary Plan Area and east and south of the West Gormley Secondary Plan Area, along the Hwy.404/Leslie Street corridor, are no longer appropriate or economically feasible to continue as agricultural and rural lands within the city of Richmond Hill.

The development and urbanization of lands within the City of Richmond Hill, through the implementation of the West Gormley Secondary Plan and the North Leslie Secondary Plan, as well as development in surrounding municipalities has created an unfavourable impact on the agricultural use of the lands within this area. This has rendering them impractical to continue as a functioning agricultural community and they no longer fulfill the purpose of the ORM COUNTRYSIDE designation as described in Section 4.10.3 of the Richmond Hill Official Plan and the Oak Ridges Moraine Conservation Plan (excerpt below).

The Oak Ridges Moraine Conservation Plan provides a clear definition for purpose of the COUNTRYSIDE designation which is:

13. (1) The purpose of Countryside Areas is to encourage agricultural and other rural uses that support the Plan's objectives by,

a. protecting prime agricultural areas;

b. promoting and protecting agricultural and other rural land uses and normal farm practices;

c. maintaining the rural character of the Rural Settlement

Within the area encompassed by the LSLA "normal farm practices" can no longer be carried out and the "rural character" continues to be eroded. The area, which is in the City of Richmond Hill, is no longer a "Rural Settlement" but part of the changing fabric of the City as it urbanizes into the future.

This important factor has not been considered in the "Long Term Planning for the North Richmond Hill Highway 404 Corridor" section of the SRPRS.20.004 (p.17). John Doner Limited, the major family farm company that has operated their agricultural business in this area of York Region and Richmond Hill since 1802, will also be commenting on the Staff Report and has prepared a more detailed Powerpoint Presentation that we would like to present to City staff and members of Council at another time to be scheduled separately from this Council meeting. This presentation will help to educate and explain why "normal farm practices" can no longer be carried out and the "rural character" continues to be eroded as part of the changing fabric of the City of Richmond Hill.

It is important to recognize that **the Oak Ridges Moraine Conservation Plan also provides for urban development through its SETTLEMENT AREA designation.** The purpose of this designation is:

- 18. (1) The purpose of Settlement Areas is to focus and contain urban growth by, (O).a) encouraging the development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities;**
- (b) promoting the efficient use of land with transit-supportive densities, through Intensification and redevelopment within existing urban areas.**

Therefore, we (LSLA) request, and recommend to Council that the COUNTRYSIDE designated area within this part of Richmond Hill, through the Municipal Comprehensive Reviews being undertaken as part of the Region of York Official Plan and the City of Richmond Hill Official Plan review and update processes, be redesignated to SETTLEMENT AREA and that a comprehensive Secondary Plan process be initiated for these lands.

In this regard we have been carrying out discussions and meetings with a number of provincial and related agencies including Municipal Affairs and Housing; Ministry of Agriculture, Food and Rural Affairs; Ministry of Transportation; TRCA; Metrolinx; the Mayor of Whitchurch-Stouffville and several MPP's and MP's and local area representatives and landowners to address these matters.

We have initiated the planning work and created a first draft Proposed Community Development Plan, centred around the Gormley GO Station and including the Whitchurch-Stouffville lands identified by that municipality in their request to the Province for redesignation as an Employment Area, also referenced on p.18 of SRPRS.20.004. We are providing a copy of this initial Proposed Community Development Plan, as an attachment to this submission, along with the existing Oak Ridges Moraine Conservation Plan land use designations map and a map indicating the recommended changes from COUNTRYSIDE AREA to SETTLEMENT AREA. We request that this information be utilized by the City as our input to the Municipal Comprehensive Reviews being undertaken as part of the Region of York Official Plan and the City of Richmond Hill Official Plan. We therefore request that our submission be provided to the Region of York by the City for that purpose.

We have also initiated discussions with City staff and look forward to pursuing this input as part of the larger City building process that we believe is important to the long- term future planning and economic growth of the City of Richmond Hill within the Region of York.

Thank you for the opportunity to provide our input to Council and we look forward, on behalf of the LSLA, to the opportunity of presenting the Doner Powerpoint Presentation

to members of Council and City staff in the very near future.

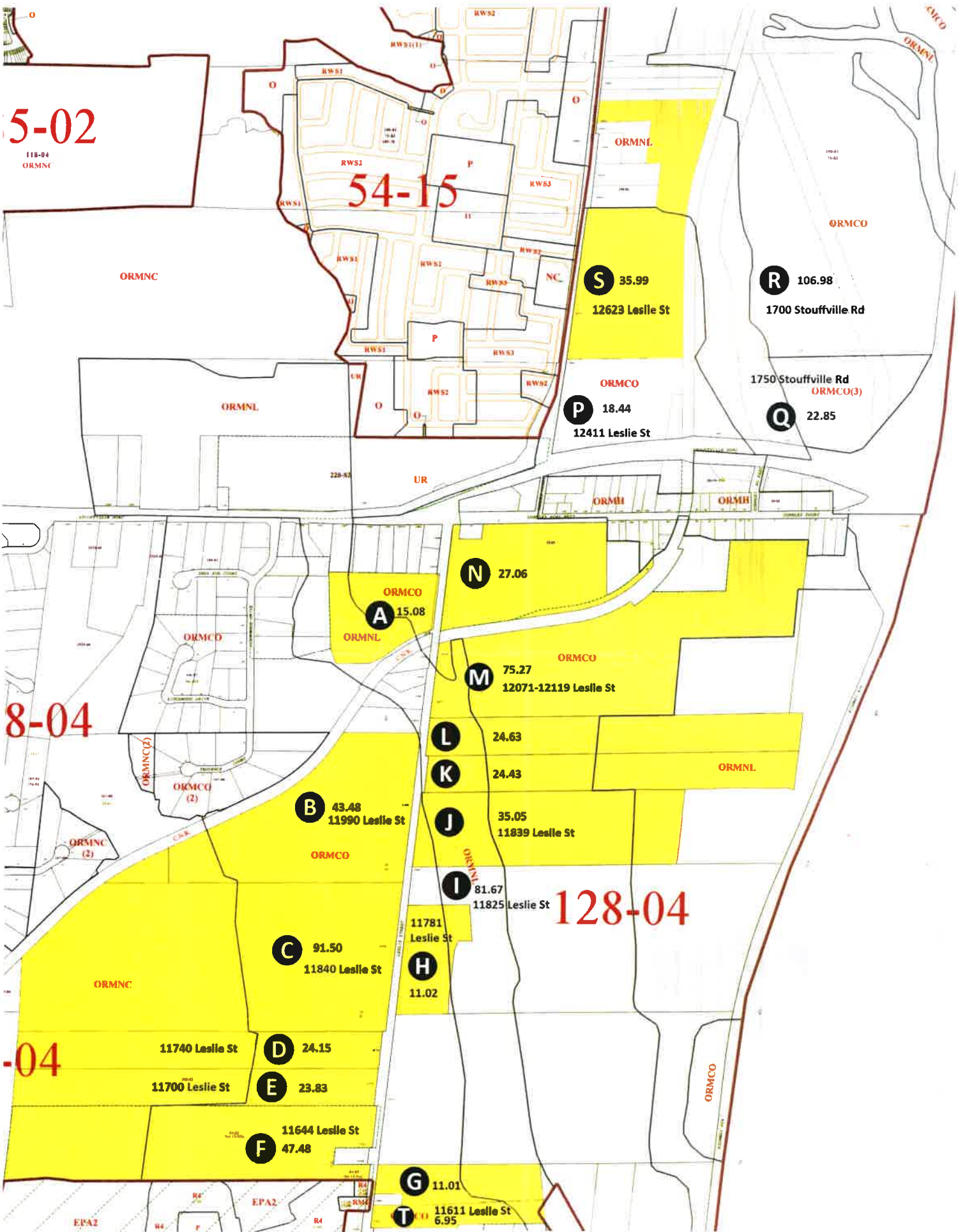
Yours truly,

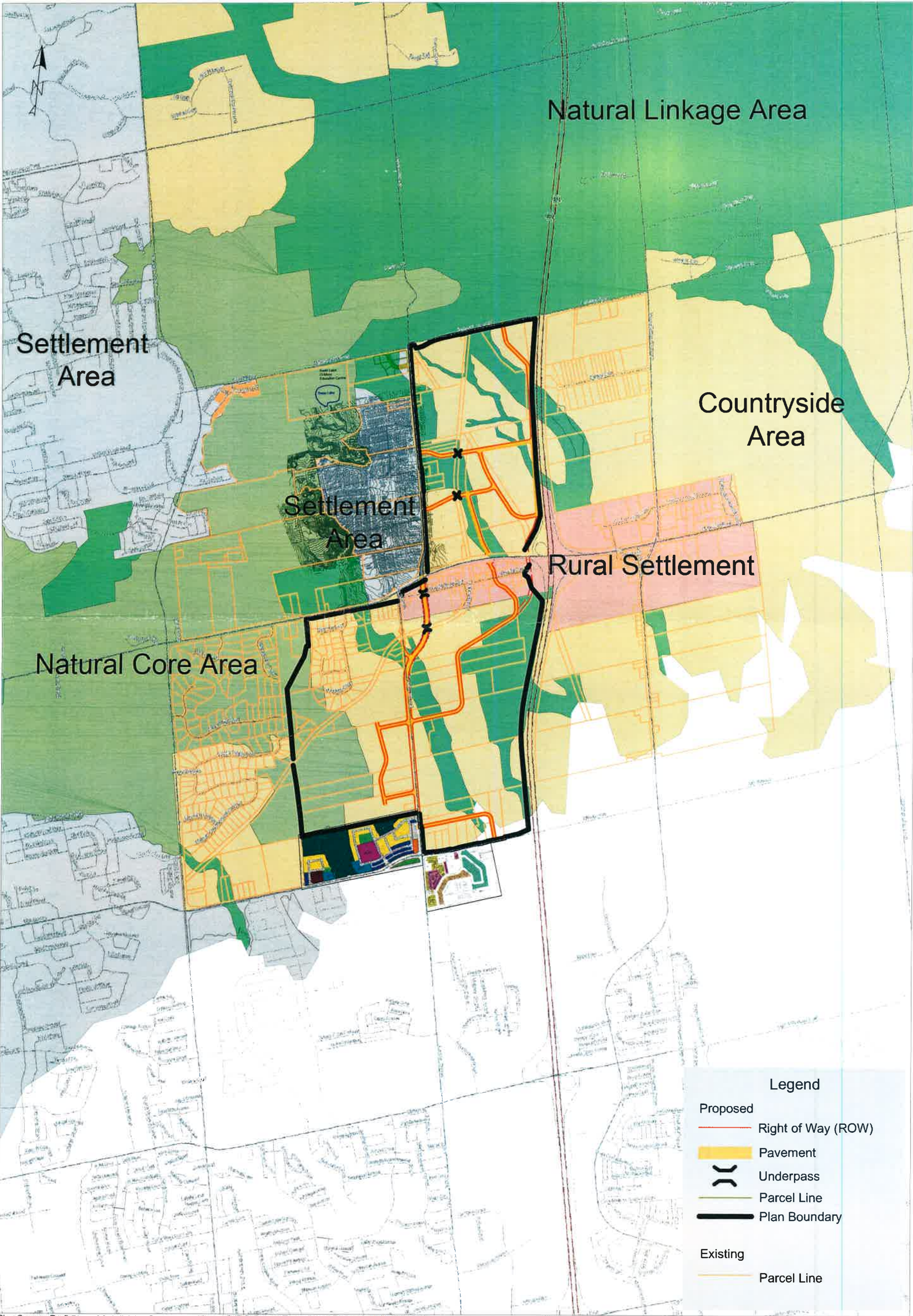
MPLAN Inc.

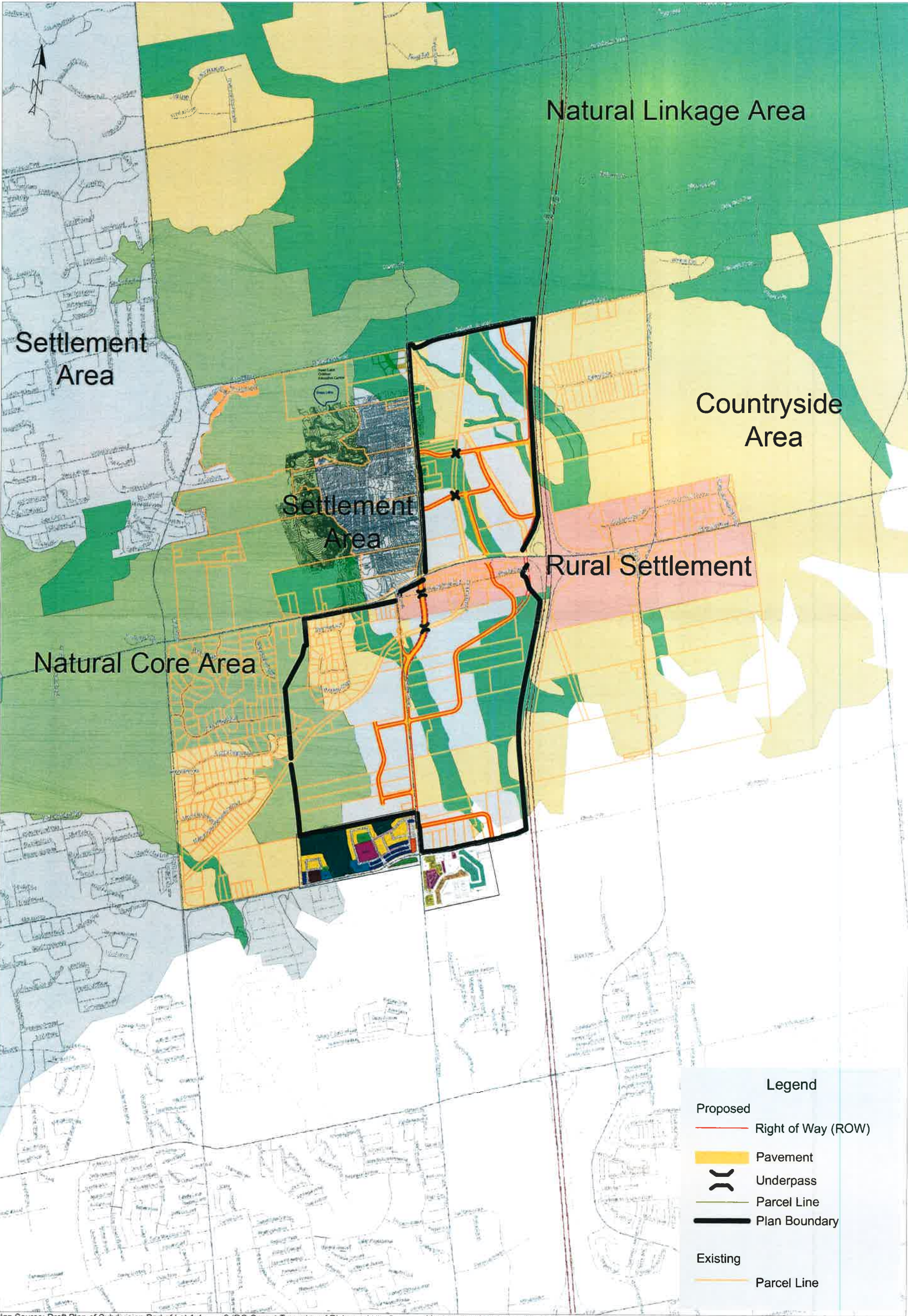
A handwritten signature in blue ink that reads "Michael S. Manett". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Per: Michael S. Manett, MCIP, RPP.

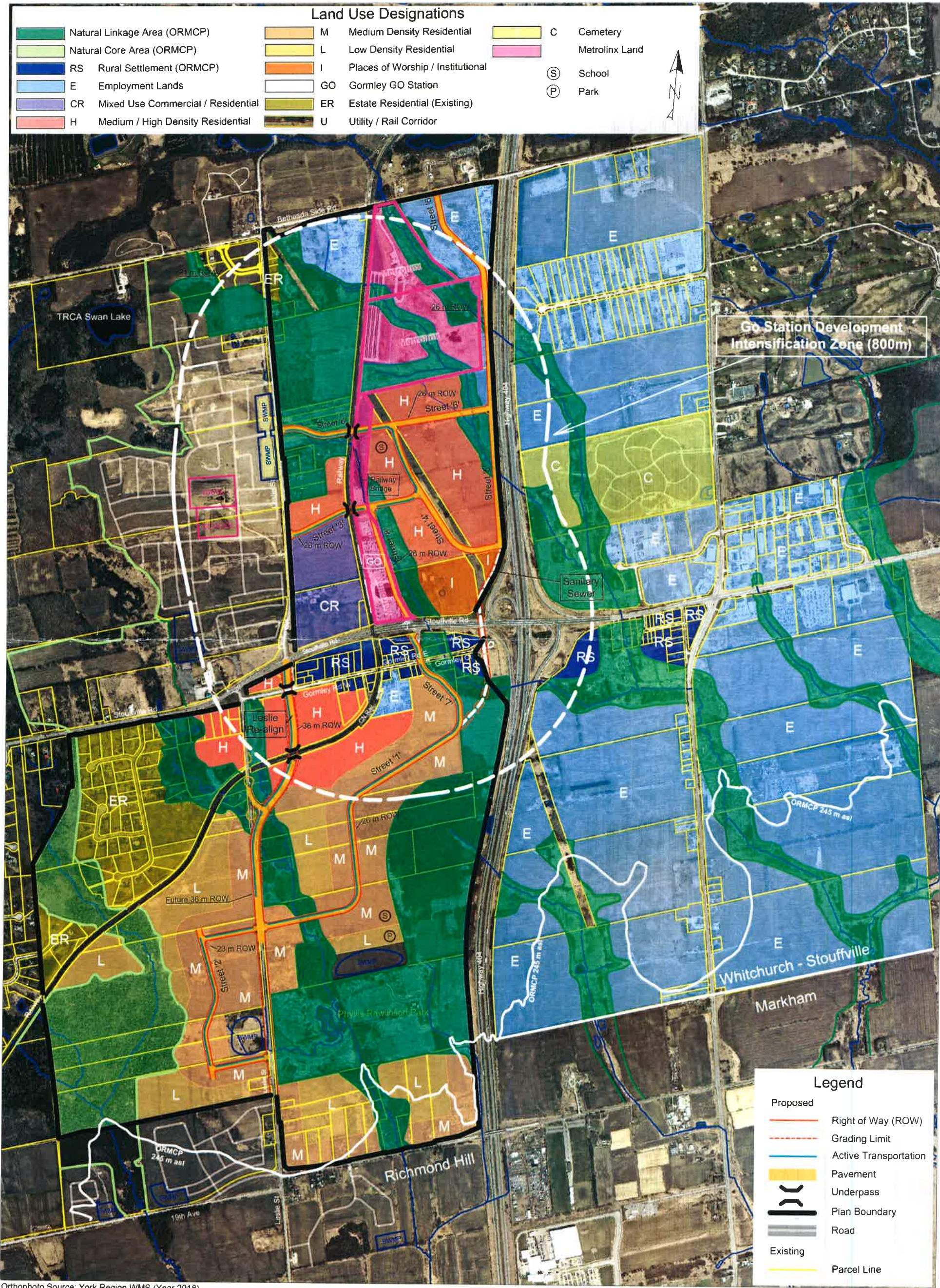
Encl.







Gormley GO Station
Community Development Area Secondary Plan
City of Richmond Hill



Orthophoto Source: York Region WMS (Year 2018)
Plan Source: Draft Plan of Subdivision Part of Lot 1-4, Con. 2 (DG Group) Town of Richmond Hill, Regional Municipality of York, Aug 21, 2015.
19th Avenue & Leslie Street, Richmond Hill, Approved Residential Development Opportunity, CBRE Ltd., Feb 1, 2017 & Apr 11, 2019
Proposed Provincially Significant Employment Zone, Town of Whitchurch-Stouffville, Feb 2019.
Parcel Source: Town of Richmond Hill Zoning Map, Block 5 (2004), 6 (2018), 11 (2018) and 12 (2005).
Plot Scale: 1: 16,000 @ 11x17"
Print Date: September 27, 2019 @ 12:45 pm

