

May 31, 2019

via upload to Environmental Registry of Ontario website

Mr. Charles O'Hara  
Ontario Growth Secretariat  
Ministry of Municipal Affairs  
777 Bay Street  
c/o Business Management Division, 17th floor  
Toronto, Ontario  
M5G 2E5

Dear Mr. O'Hara

**Re: ERO Registry No. 019-0018  
Proposed Modifications to O. Reg. 311/06 (Transitional Matters - Growth Plans)  
Hamlet of Hampton, Municipality of Clarington  
Part of Lot 17, Concession 5, in the former Township of Darlington**

CM Planning Inc. is the planning consultant for Honey Harbour Heights Estates Ltd., the owners of land located north of Ormiston Street, Hamlet of Hampton, Municipality of Clarington. As shown in Attachment 1, the property is subject to a minor rounding out of the hamlet boundary, deferred by the Region of Durham through the approval of the Municipality of Clarington's recent Municipal Comprehensive Review (Official Plan Amendment 107).

Through ERO Registry No. 019-0018, the Province is seeking feedback on further proposed modifications to the Minister's transition regulation to transition specific planning matters currently in process. The ERO notice provides the opportunity for the matters to be prescribed in the transition regulation as being either subject to the Growth Plan 2006 or exempt from certain policies of the Growth Plan 2019.

**For the reasons detailed below, we request that Clarington Official Plan Amendment 107 be added to the list of exemptions to the Growth Plan transition regulation proposed in ERO 019-0018 'such as to not unduly disrupt ongoing matters that may be impacted by the policy changes' in the new Growth Plan 2019 as below:**

- “ • **Provide that, notwithstanding the Greenbelt Plan, policy 12.4.6 and the resolution of the deferrals of the hamlet expansions in the following official plan amendment are subject to the Growth Plan for the Golden Horseshoe 2019 with the exception of policy 2.2.8.2 and subsections k) i, ii, and v of policy 2.2.8.3:**
  - **Municipality of Clarington Official Plan Amendment 107.”**

**Or in the alternative:**

- “ • **Provide that policy 12.4.6 and the resolution of the deferrals of the hamlet expansions in the following official plan amendment are subject to the Growth Plan for the Golden Horseshoe 2019 with the exception of policy 2.2.8.2 and subsection k) i, ii and v of policy 2.2.8.3:**
  - **Municipality of Clarington Official Plan Amendment 107.”**

**and**

- “ • that the Province of Ontario provide a transition regulation for the Greenbelt Plan, 2017 to accommodate the minor rounding out of hamlets in appropriate circumstances within the Greenbelt Plan Area where an official plan or official plan amendment for such minor rounding outs has been adopted by an area municipal Council prior to July 1, 2017.”

As detailed below and in our submission dated February 28, 2019 with respect to ERO 013-4505, OPA 107 provides for the minor rounding out of the Hamlet of Hampton and several other hamlets in Clarington within the Greenbelt Area as permitted under the Growth Plan 2006 and the Greenbelt Plan 2005. The hamlet expansions are subject to deferrals pending certain studies and policy requirements being completed in support of the development of the land. OPA 107 was adopted and approved before the Growth Plan 2017 and the Greenbelt Plan 2017 came into effect, which then prohibited the minor rounding out of hamlet boundaries in the Greenbelt Area, as does the Growth Plan 2019 as per policy 2.2.8.3.

Specifically, the exemption from the subsections of policy 2.2.8.3 is required to allow for the resolution of the deferrals subsequent to the Growth Plan 2019 coming into force, and the exemption from policy 2.2.8.2 is requested in order to avoid any confusion going forward regarding an Municipal Comprehensive Review, on the basis that OPA 107 was a Municipal Comprehensive Review as defined in the Growth Plan 2006.

OPA 107, and the minor rounding out of the hamlet boundaries, conformed with the provincial plans in effect at the time of adoption and approval, as required by section 3(5) of the Planning Act. The deferrals were used as a mechanism similar to a holding zone and are to be resolved once the required studies and policy requirements are completed in support of the hamlet expansions.

The MMAH News bulletin on the proposed changes to the Growth Plan dated January 15, 2019, stated that the Ontario government was proposing changes to the Growth Plan to “[m]ake growth planning easier for rural communities” and that “[m]unicipalities, including rural communities, would be able to adjust settlement area boundaries more easily”.

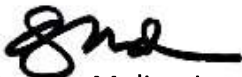
Addressing this specific planning matter regarding OPA 107 through the Growth Plan transition regulation would aid greatly in making growth planning easier for rural communities in Durham as almost all hamlets in Durham are within the Greenbelt Area.

We believe it is important to preserve the intent of OPA 107, as adopted by Clarington and approved by Durham, by allowing for the minor rounding out of the hamlet boundaries.

Thank you for the opportunity to provide comments on proposed changes to O. Reg. 311/06 (Transitional Matters - Growth Plans) and for your consideration of this important matter.

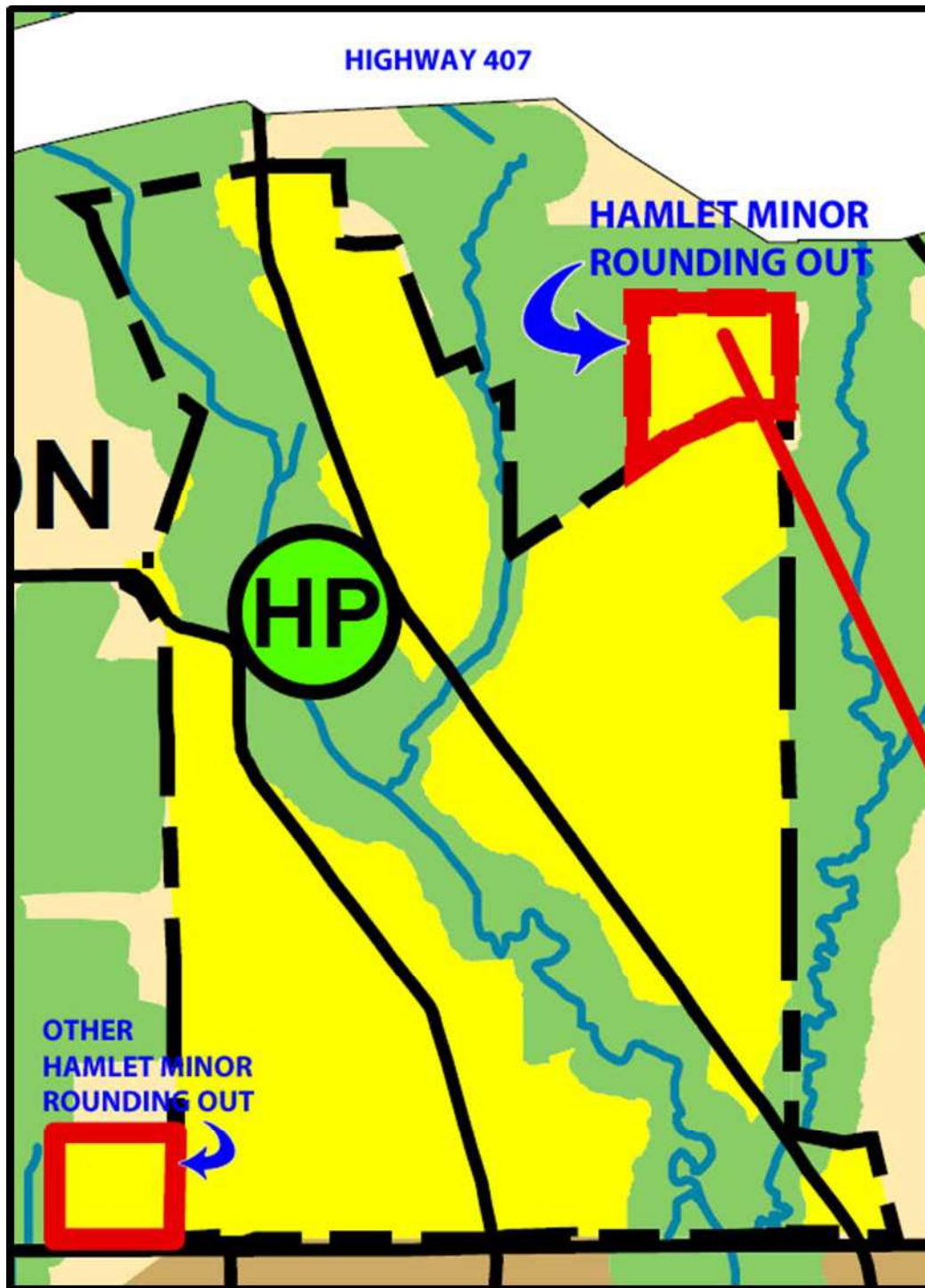
Yours truly

CM PLANNING INC.



Carolyn Molinari

cc Templeman LLP  
client



**Hamlet of Hampton – Minor Rounding Out**

Base map: partial of Municipality of Clarington Official Plan Map A1 Land Use

Source: <https://www.clarington.net/en/do-business/resources/Official-Plan/Map-A.pdf>