

6800 Country Lane  
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Ministry of Municipal Affairs and Housing  
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**Re: Proposed Amendments to the Greenbelt Plan, ERO 019-6216  
Proposed Amendments to the Greenbelt Area..., ERO 019-6217**

Dear Minister and Ministry of Municipal Affairs and Housing Staff,

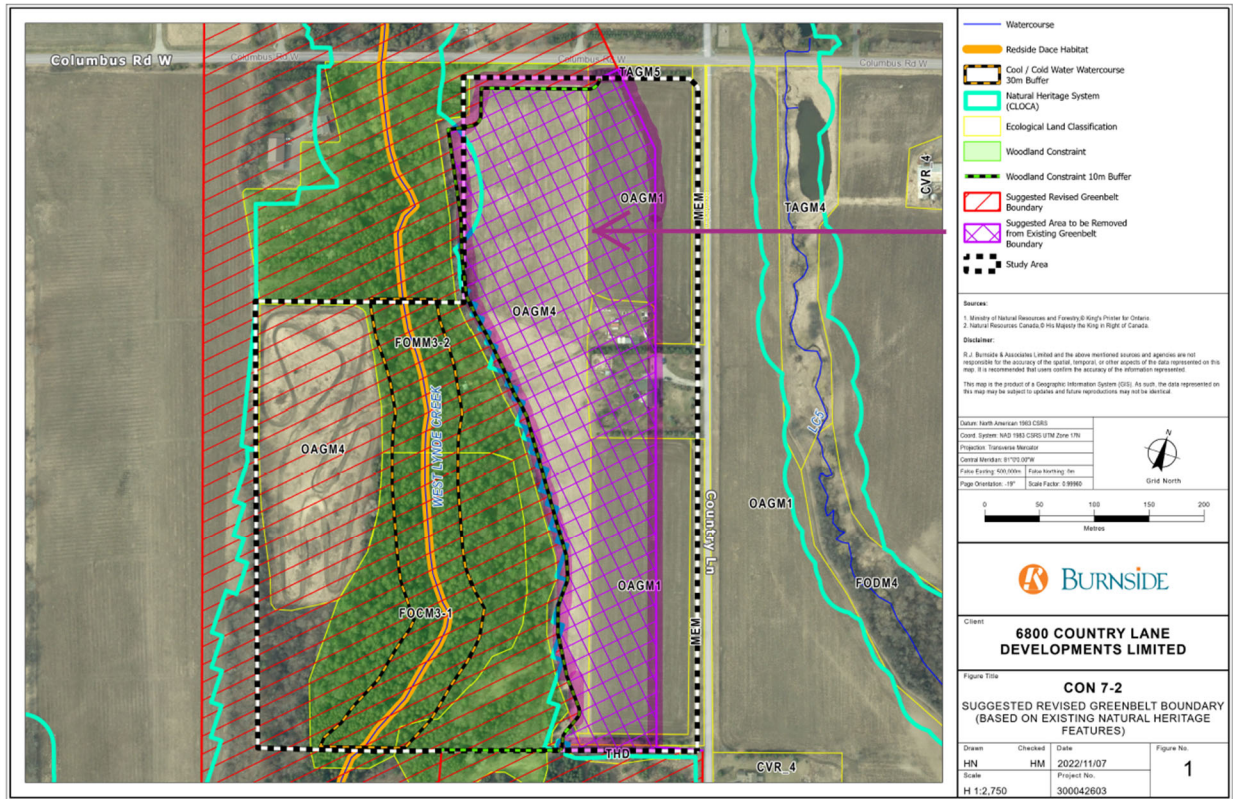
As a Professional Engineer working in the Land Development sector for more than twenty-five years, I feel compelled to comment on the subject matters and touch more generally on the More Homes Built Faster Plan.

Firstly, I applaud the Government for recognizing the bold action that is needed to break convention with the inordinate land use planning process in Ontario! Governments of all levels have been fixated on the process, not the results for too long. It follows that we have missed opportunities to build housing in the previous decades, mired in policy and review that seeks not to offend anyone or anything to a degree of paralysis. I submit that the streamlining proposed will naturally have some challenges and maybe some unintended consequences, but not to warrant redirection, yet perhaps worthy of some refinements.

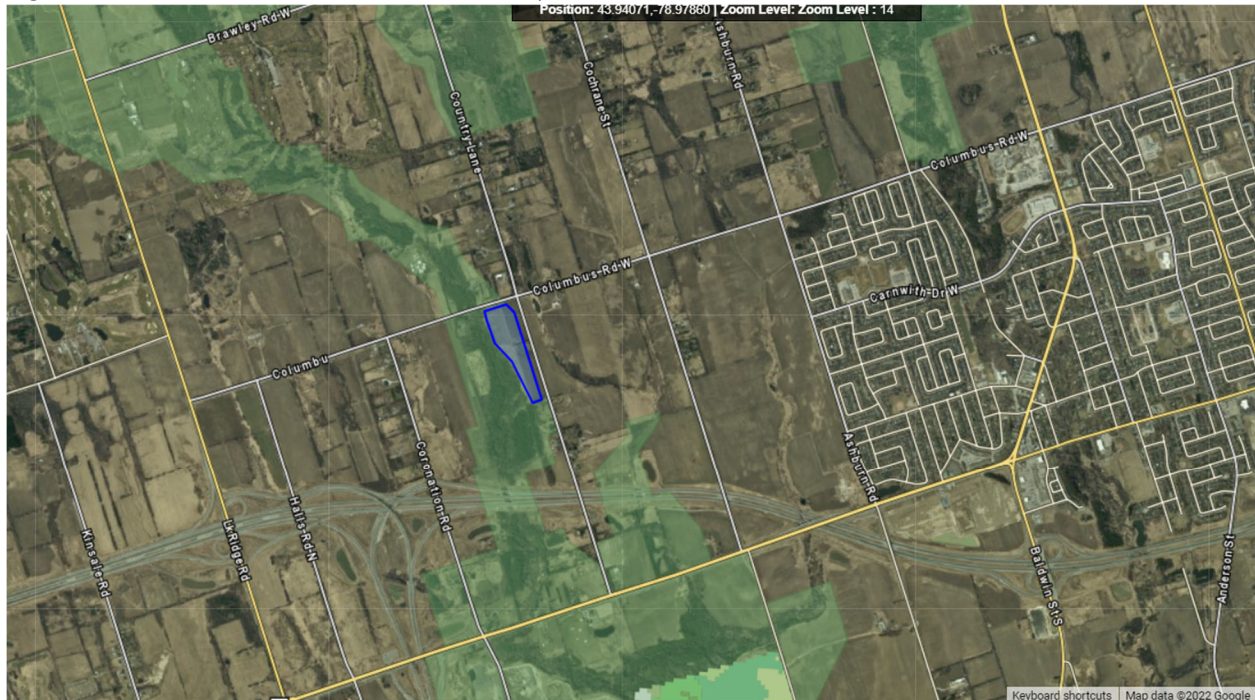
Regarding the subject matters at hand; I support the selective adjustments to the Greenbelt and Oak Ridges Conservation Plan. It is about time they were considered for review and not only to provide expedient housing options for families in the Greater Golden Horseshoe but to ensure they weren't unintentionally impeding efficient urban land use. There are subtle changes to the Boundaries of the Greenbelt that may be equally as impactful as the proposed changes but on a broader scale. I would propose the Government look at allowing for the refinement of edges, based on scientific merit and assessment by an Environmental Professional. I have a poignant example of the significance of this recommendation and have made submission in the past (Attachment 1) about this opportunity.

The Community of Brooklin (Whitby/Durham) is set to expand quickly, and as an owner of land that my family and I enjoy, we are happy to make way for future generations, growth and prosperity. However, I am perplexed as to why up to 18 additional acres is evaded, simply by a seemingly irrational line enshrined in a macro plan.

**Fig. 1 Rationalization of the Greenbelt Edge, 6800 Country Lane, Whitby**



**Fig. 2 Context of Greenbelt in the Brooklin Expansion Area**



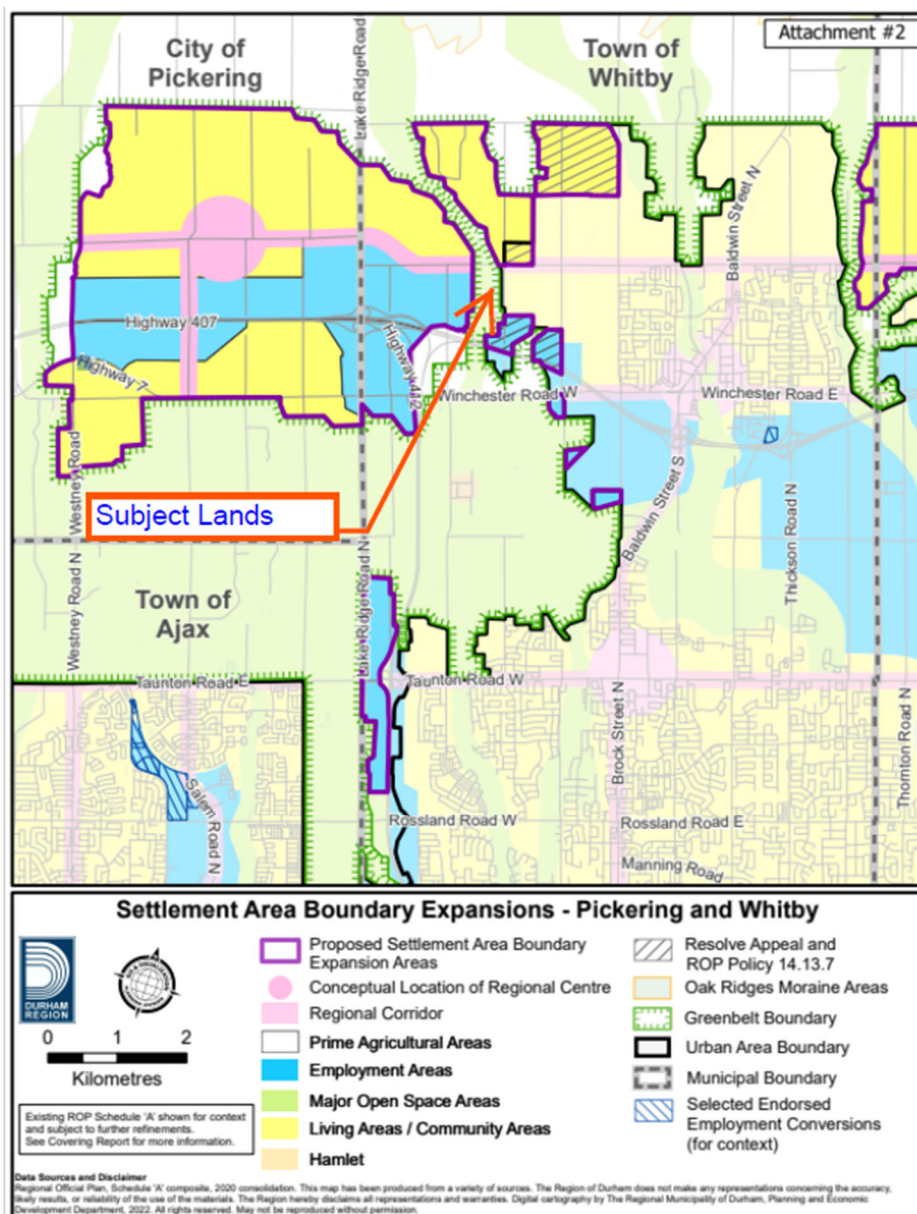
18 acres represent an opportunity for over 100 homes and nearly 400 residents at the minimum density of 50 residents per hectare, assuming the extension of the Community Area criteria.



Fig. 1 above is the recommendation of our Professional Ecologist who completed the work for the plan of subdivision application on the remnant 6 acres within the Brooklin Expansion Plan, along the west edge of Country Lane. It is very curious that the Greenbelt follows the vegetation south of us and then goes haphazardly through our active fields and my home! As one can see, there is a creek and valley system off to the west, but nowhere near where the Greenbelt boundary sets itself out, more routinely it's found near vegetated natural features which here are significantly west of its current position. See Fig. 2 above.

I'm unable to predict the extent and opportunity that such edge rationalization might create alongside urbanizing lands. Given this singular example, it could exist exponentially across the Greenbelt!

**Fig. 3 Subject Lands within the Durham MCR Draft Land Needs Area**



Should this example not be compelling to include such rationalization criteria in legislative changes or likely to bring such exponential impact as predicted, I would urge you to include these lands alongside the other proposed removals from the Greenbelt as these 18 acres are a natural extension of the Brooklin Expansion Plan and services will be efficiently available within the next couple of years and should meet all the objectives set out for the lands currently identified to be removed from the Greenbelt to bring rapid relief to the current Housing Crisis. In fact, they could conceivably be added to the application currently in process.

It is further worth noting that Durham Region's recently announced MCR Land Needs recommendation (fig. 3 above), leapfrog this imminent opportunity and further exemplify not only the urgent need but the potential lost opportunity.

In closing, I'm ecstatic about the Province's efforts to combat the Housing Crisis. I urge you to persist and seize further opportunities to restore a market balance in delivering housing for current and future generations. I would be happy to review my ideas further with you at your convenience.

Yours Respectfully,

A handwritten signature in blue ink, appearing to be 'R. Michael McLean', with a large, stylized flourish at the end.

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cc. MPP, Lorne Coe