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November 23, 2022

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park, 17th Floor
777 Bay Street
Toronto, ON M5G 2E5

Subject: Bill 23 – *More Homes Built Faster Act, 2022*
Comments from City of Pickering – ERO Posting 019-6174
Revocation of the Central Pickering Development Plan
File: L-1100-058

Please find attached comments from the City of Pickering with respect to Environmental Registry Ontario Posting 019-6174. Thank you for your consideration.

These comments are also being forwarded to Council of the Corporation of the City of Pickering for their receipt and endorsement.

Yours truly



Marisa Carpino, M.A.
Chief Administrative Officer

MC
Attachment

ERO Posting	City of Pickering Comments
<p>ERO Posting # 019-6174 (Closing November 24, 2022)</p> <p>Proposed Revocation of the Central Pickering Development Plan (CPDP)</p>	<p>In principle, revocation of the CPDP is supported. However, it is recommended that that the proposed revocation of the Central Pickering Development Plan, as it affects the Seaton Urban Area, not be given 3rd reading or proclaimed at this time until the stakeholders have an opportunity to review all agreements respecting fiscal and legal matters.</p> <p>The City of Pickering commissioned a land use review study for the employment lands in Seaton in 2022 (through Council Report CAO 09-22; Resolution #938/22), and the conclusions of the report identified the need for the Minister of Municipal Affairs and Housing to amend the CPDP (at the very least) to permit a broader range of employment uses. As such, then Mayor Ryan issued a letter to Minister Clark dated September 2, 2022 asking the Minister to review and endorse our request to cut red tape in Pickering by repealing the CPDP in its entirety.</p> <p>That said, the revocation of the CPDP will create some potentially significant transitional issues respecting legal and financial matters. This will result in the need to amend the Pickering Official Plan - Seaton Policies, the Pickering Financial Impacts Agreement, the Seaton Community Master Parks Agreement, the Seaton Landowners' Amended and Restated Cost Sharing Agreement and the Seaton Regional Infrastructure Front Ending Agreement.</p> <p>While these issues are likely to be of a housekeeping nature, there must be sufficient time to ensure that the integrity of these policies and agreements is sound, given that they are based on the CPDP. It is important that required agreement amendments are collaboratively formulated by all stakeholders (Pickering, Seaton Landowners' Group, Regional of Durham, and Infrastructure Ontario). Any required official plan amendments will involve a public meeting, per the <i>Planning Act</i>.</p> <p>For this reason, revocation of the CPDP for the Seaton Urban Area is supported but should not come into effect until the amended policies and agreements are in place, failing which those policies and agreements may become ambiguous and/or unenforceable.</p>