

**Royal Ashburn Golf Club
995 Myrtle Rd W
Ashburn Ont., L0B 1A0**

December 2, 2022

**Ministry of Municipal Affairs and Housing
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3**

**Proposed Amendments to the Greenbelt Plan
ERO (Environmental Registry of Ontario) Notice Number 019-6216**

Dear Madams and Sirs:

This letter is a submission for the Royal Ashburn Golf Club lands, in response to ERO posting number 019-6216. The posting states that the Ministry of Municipal Affairs and Housing is seeking feedback on proposed changes to the Greenbelt Plan that would remove or re-designate 15 areas of land and add lands in the Paris Galt Moraine area.

We understand that these removals have been based on four locational criteria and the overall requirement to achieve a greater than 1:1 offset to ensure overall Greenbelt expansion. It is noted that more lands are being added to the Greenbelt than are being removed. Given this, we believe that it is possible to consider even more lands for removal from the Greenbelt and inclusion within currently recognised settlement areas.

In reviewing the remaining criteria as they apply to the Royal Ashburn Golf Club lands, and other lands between Concession 8 (Brawley Road) and Concession 9 (Myrtle Road) in the Town of Whitby, we believe that this area is a good candidate for strategic removal from the Greenbelt.

History / Background

The Royal Ashburn Golf Club lands have an area of approximately 200 hectares immediately adjacent to the Hamlet of Ashburn Settlement Area Boundary and north of the Brooklin Settlement Area Boundary in the Town of Whitby. Figure 1 shows the location of the subject lands in the context of Land Use Map A of the Whitby Official Plan. Of this area, about 130 hectares are within the Protected Countryside designation of the Greenbelt as illustrated on Figure 2. The balance of the lands are in the Oak Ridges Moraine.

Royal Ashburn Golf Club was the first golf course in the Municipality of Whitby, established in 1962 as a Championship 18-hole golf course. Since 1962 The Club has continuously grown and developed into a destination that is strongly supported by the Municipality, the residents and tourists from across the country and even abroad

As Royal Ashburn developed, additional parcels of land were acquired surrounding the physical golf course. The purchase of these properties began prior to the introduction of the Greenbelt in 2005 as we wanted to protect the physical golf course property and provide additional lands for future development. Royal Ashburn is a recognized Championship 18-hole golf course that has hosted many prestigious events including the PGA Tour Canada Fall Qualifier for 35 years as well as a qualifying site for the Canadian Open. Additionally, we have developed a world class practise/teaching facility and onsite accommodations, brewery, and outdoor Function space catering are offered to all social events. Royal Ashburn has 2 indoor banquet halls catering to approximately 90 wedding per year and many social functions both public and private. During our busy summer months, we employee on average 150 employees providing opportunities for many individuals within our community.

Development Vision

Our Vision for Royal Ashburn Golf Club is to be a true destination for tourism and local community that can provide an exceptional experience for everyone to enjoy. We are centrally located with easy access to Highway 407 and major urban areas including Toronto. Due to previous land acquisitions, we have the ability to expand our operations. Today we are surrounded by development taking place all around us. Half a concession south of Royal Ashburn Golf is Brawley Road which is currently undergoing residential development and servicing by the Region and Municipality to accommodate urban growth to 2031. As illustrated on **Figure 3**, to the west is Lakeridge Road where the province has approved a preferred site for an additional Hospital site in Durham Region. In addition, the Veraine development in north-east Pickering will result in significant residential growth in the vicinity of the Royal Ashburn Golf lands in the coming years. In this context, we are seeking the ability to grow Royal Ashburn Golf along with the current urban development so Royal Ashburn Golf can continue to offer additional services that align with the growing community. Our vision includes hotel accommodations and a larger venue space that can cater to the diverse community that will call the area home. Removal of the Greenbelt will also permit the expansion of the Hamlet of Ashburn, to accommodate a future residential community that could surround a portion of the Royal Ashburn golf course. The area has the potential to become a very desirable and liveable community and the potential for growth and economic activity in our area is significant and should not be overlooked.

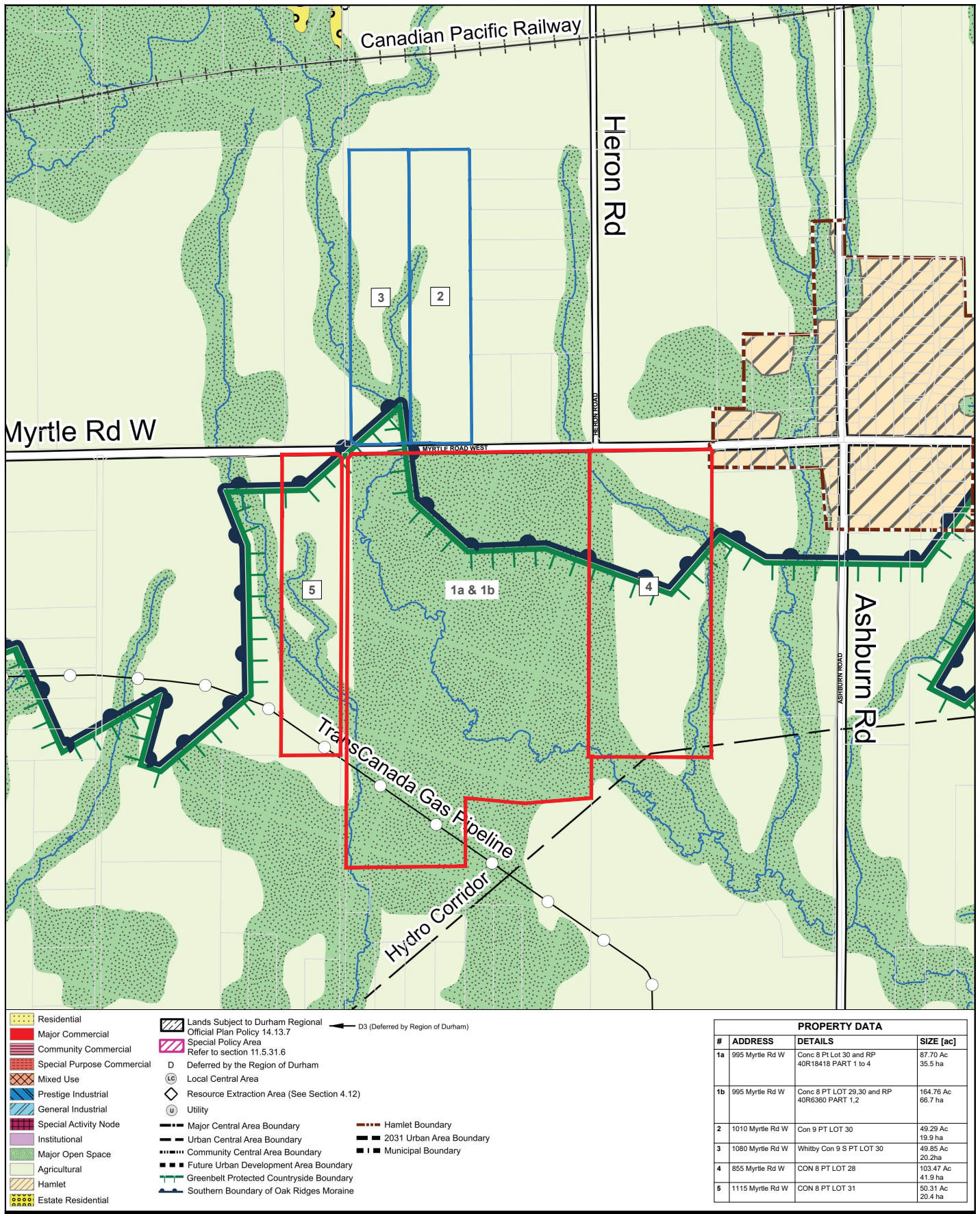
As illustrated on **Figure 3**, the lands in Brooklin up to Brawley Road are proposed for residential development in the Durham Region Official Plan. With services and urban development advancing for lands to the south and in the vicinity of the Royal Ashburn lands, we feel it is prudent to consider the Royal Ashburn Golf Club lands, and other lands between Brawley Road and Myrtle Road for removal from the Greenbelt. This will allow for the future vision of Royal Ashburn Golf Club as outlined above to be realized.

Conclusion on Removal from Greenbelt

The Royal Ashburn Golf Club vision has evolved over the years but started early on with the acquisition of lands surrounding the golf course. Now that the Greenbelt is being reviewed, we felt it prudent to provide a vision on where we would like to see future growth - Growth that has the potential to benefit more than just ourselves but our community and municipality as well. We feel that the Royal Ashburn Golf Club growth can be methodically aligned to progress/development that is already taking place and has been planned for and includes employment lands, tourism and housing. It is our request that the Greenbelt be removed between Hwy 12 and Lakeridge Road, south of Myrtle Road.

Dave & Scott Paterson
Owners, The Royal Ashburn Golf Club





Subject Properties
Additional Ownerships

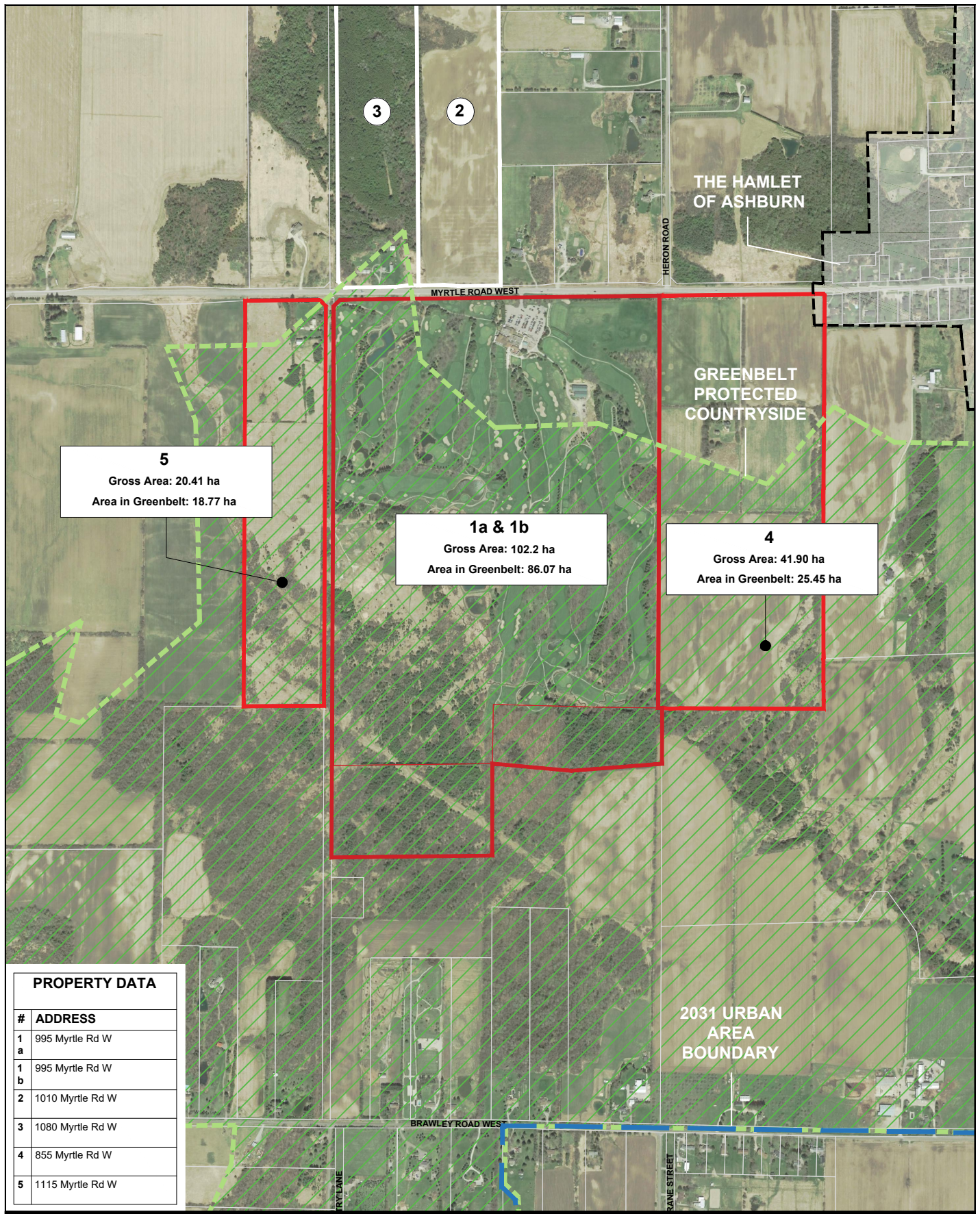


ROYAL ASHBURN
GOLF CLUB
WHITBY

TOWN OF WHITBY OFFICIAL PLAN LAND USE - SCHEDULE 'A'

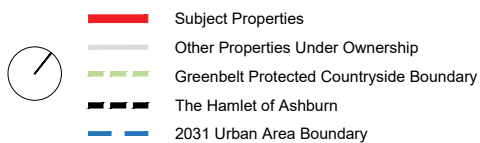
Project No. 12598113
Date DECEMBER 2022

FIGURE 01



PROPERTY DATA

#	ADDRESS
1a	995 Myrtle Rd W
1b	995 Myrtle Rd W
2	1010 Myrtle Rd W
3	1080 Myrtle Rd W
4	855 Myrtle Rd W
5	1115 Myrtle Rd W



ROYAL ASHBURN
GOLF CLUB
WHITBY

LOCATION PLAN

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FIGURE 02

