

Municipal Services Office – Central Ontario
Ministry of Municipal Affairs and Housing
777 Bay Street, 16th Floor
Toronto, Ontario M7A 2J3

January 18, 2023
File 9726

Attn: Andrew Doersam, Senior Planner

Dear Sir,

**RE: 46 Stevens Road – ERO 019-5147
Town of Bowmanville MTSA Submission**

Weston Consulting is the authorized planning consultant for VAD Retail Limited, the registered owner, which is a company controlled by Kaitlin Corporation, in relation to the lands municipally known as 46 Stevens Road (herein called the “subject lands”).

The subject lands are located east of Bowmanville Avenue and north of King Street West, in the Town of Bowmanville and within the Brookhill Secondary Plan Area comprise an approximate gross area of 8.7 hectares (21.5 acres), with a net developable area of 3.03 hectares and residual environmental area of 5.64 hectares. The subject lands possess an approximate lot frontage of 71.14 metres (233.40 feet) along Stevens Road and an approximate depth of 188.20 metres (617.45 feet). The subject lands currently contain a single detached dwelling, accessory structure and tennis court (Figure 1).

Figure 1



As the lands are located within the Brookhill Secondary Plan Area, we have been actively involved in the Secondary Plan’s process and have provided several submissions, including those dated May 7, 2020, June 5, 2020, September 11, 2020, October 19, 2020, which can be provided upon request, and are part of input the Municipal Secondary Plan process.

We understand that on December 22, 2021, the Region of Durham adopted Official Plan Amendment 186 pursuant to Sections 17 and 26 of the *Planning Act*. by By-law 49-2021. Official Plan Amendment 186 is now before the Minister of Municipal Affairs and Housing for a decision under the *Planning Act*. Official Plan Amendment 186 seeks to establish seven (7) Protected Major Transit Station Areas including, one located in the Town of Bowmanville. At the time of the commenting period, a letter was submitted, attached hereto as Appendix 1, to Regional staff requesting the subject lands be included in the MTSA Draft Boundary, given its locational proximity to the Bowmanville GO Station (Figure 2).

Figure 2



As per our letter to Regional staff, we hereby reiterate our request for the subject lands to be included in the Bowmanville GO Station MTSA boundary. The subject lands’ locational attributes play a valuable role as they are in proximity to the key intersection of Durham Regional Road 57 and Highway 2. The subject lands are located within 109 metres of the Bowmanville GO Station MTSA Draft Boundary, and the majority of Stevens Road itself, to the west, is within the 800-metre radius of the MTSA (Figure 2). The inclusion of these areas within the MTSA boundary will support the planning approval process for and allow for an increase in institutional and residential development, which we understand is a top priority of the Provincial government.

In our opinion, the delineation of the boundary should not preclude other areas beyond the 800 metres in the MTSA, where appropriate, including the subject lands, as it is important that the surrounding lands maximize the size of the area to include potential transit users within walking distance of the station.

We are committed to the advancement of the policy direction for the MTSA's within Durham Region and are looking forward to receiving your feedback on this submission.

If you have any questions or comments, please do not hesitate to contact the undersigned (ext. 241) or Paul Tobia (ext. 290).

Yours truly,
Weston Consulting
Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President



Paul Tobia, BURPI, MCIP, RPP
Senior Planner

- c. Kaitlin Corporation
Brian Bridgeman, Commissioner of Planning & Economic Development