

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

January 18, 2023
File 10316

Attn: Andrew Doersam, Senior Planner

Dear Sir,

**RE: 1550 Bowmanville Avenue – ERO 019-5147
Town of Bowmanville MTSA Submission**

Weston Consulting is the authorized planning consultant for Kaitlin Corporation, the registered owner of the lands municipally known as 1550 Bowmanville Avenue (herein called the “subject lands”). The subject lands are located on the west side of Bowmanville Avenue, south of King Street West and are sized at approximately of 0.87 hectares (2.15 acres), with an approximate lot frontage of 134.30 metres (440.62 feet) along Bowmanville Avenue. The subject lands currently contain a neighbourhood commercial plaza (Figure 1).

Figure 1



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 present a logical and appropriate location, given that the lands opposite Bowmanville Avenue have been included in the draft boundary and the subject lands' locational attributes play a valuable role as they are within the 500-metre radius of future Bowmanville GO Station, as per Figure 2 above, and Figure 9 within Regional report #2020-P-27. The inclusion of these areas within the MTSA boundary will support the planning approval process for and allow for an increase in residential development, which we understand is a top priority of the Provincial government. 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