

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

July 4, 2023
File 11419

**Attn: Steve Clark, Minister of Municipal Affairs and Housing of Ontario
Laurie Miller, Regional Director, Planning**

**Re: Envision Durham – Adopted Regional Official Plan
361 Townline Road North, Courtice (Assessment Parcel: 181701010019000)
Municipality of Clarington, Ontario**

Weston Consulting is the authorized planning consultant for the registered owner of the lands municipally addressed as 361 Townline Road North and legally described PCL 1 BLK 2 N1/2 OF S1/2 LT 35 CON 3 DARLINGTON AS IN N110077; CLARINGTON in the Municipality of Clarington (“MOC”), herein referred to as the “Subject Property” or the “Property”. This Letter is being submitted in response to the new Durham Regional Official Plan that was adopted by the Regional Council in May 2023, as it pertains to the Subject Property in Clarington, as a continuation of the previous request prepared by Paul Brown & Associates Inc. dated January 17, 2023, which is attached as Appendix 1.

Description of the Subject Property

The Subject Property is located on the northeast corner of Townline Road and Lawson Road, on the northwesternmost corner of the Courtice. The Subject Property has a combined area of approximately 0.89 hectares (2.2 acres) and has lot frontages of approximately 100.6 metres along Lawson Road and 89.1 metres along Townline Road North. The Subject Property is currently occupied by a single-detached dwelling, a storage building, and sodded area (Figure 1). The Property is currently accessed by Townline Road. The Property is bisected by the extension of the municipal urban boundary line of Courtice. The southern portion of the Property is included in the Urban Area of Courtice, and the north portion is outside of the municipal boundary. The Subject Property is surrounded by Residential uses with a church located to the north and residential subdivisions to the west of Townline Road and south of Lawson Road. Furthermore, the Property has convenient access to public transit in all directions, due to the presence of bus stops along Townline Road and at the intersection of Adelaide Avenue East and Townline Road.

The southern portion of the Subject Property is identified as *Community Areas* and the northern portion is identified as *Major Open Space Area* according to Map 1- Regional Structure- Urban & Rural Systems of Durham Region’s new Official Plan (ROP). *Community Areas* are intended to offer a complete living environment for Durham’s residents. Major Open Space Areas are to be predominantly used for environmental protection and conservation, while also allowing for a range of agricultural uses, agriculture-related uses, on-farm diversified uses, and recreational uses. It is important to note that the future extension of Adelaide Avenue, as illustrated on Map 3b- Road Network of the ROP bisects the Property and is proposed to be Type C Arterial Road. The proposed Right of Way (ROW) for this type of road is 30 metres, according to Map 3e- Regional Road Right-of-Way Requirements.

The southern portion of the Subject Property is designated as an *Urban Residential*, and the northern portion is designated as *Rural*, within Map A2- Land Use Courtice Urban Area and Map A1- Land Use West Clarington Rural Area of the MOC Official Plan, respectively. *Urban Residential* permits detached residential dwellings, semi-detached, and townhomes with heights between 1 and 3 storeys. The minimum density within the *Urban Residential* designation

is 19 units per hectare. The lands with *Rural* designation are to be used for agricultural uses, agriculture-related uses, and on-farm diversified uses.

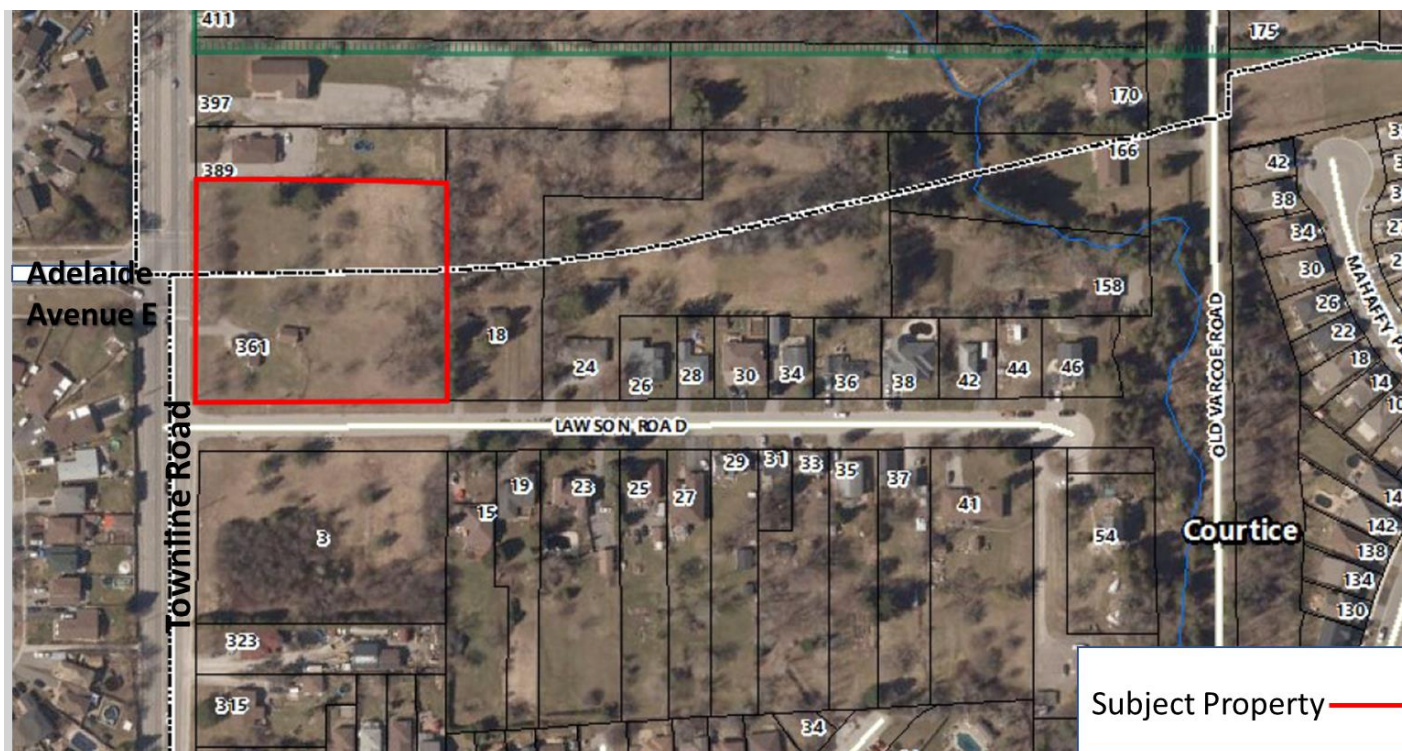


Figure 1: Aerial Photo

Background

On February 10, 2023, the draft new Regional Official Plan (ROP) was released for public review and comment. The draft new ROP marks the completion of the work completed through the Envision Durham process, the Municipal Comprehensive Review of Durham’s existing ROP. The new ROP was adopted by Regional Council on May 17, 2023. A notice of adoption was released on May 30, 2023. The Council-adopted Durham Regional Official Plan is now sent to the Province of Ontario’s Ministry of Municipal Affairs and Housing for approval. It is understood that upon proclamation of certain sections of *Bill 23, the More Homes Built Faster Act*, the ROP will become the Official Plan of each of Durham’s eight area municipalities, including the Municipality of Clarington.

A letter dated January 17, 2023, was submitted by Paul Brown & Associates Inc. to Regional staff in response to Region Municipal Growth Allocations and Lands Needs Report and the Draft ROP related to this site and to request the inclusion of the northern portion of the Subject Property in the Urban Area of Durham Region.

Policy Review

The Government of Ontario released the proposed Provincial Planning Statement 2023 (proposed PPS 2023), which integrates the Provincial Policy Statement 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) into a singular, province-wide policy document. The document is still in the review period. Key Changes in the proposed Provincial Planning Statement 2023 establish broader permissions for residential intensification. Currently, the southern portion of the property is within the *Built-up Area* of the Growth Plan. The

inclusion of the northern portion of the Property in the Urban Area aligns with the goal of the proposed PPS 2023 by providing further residential intensification abutting a serviced area.

Further, by 2051, Durham Region is expected to accommodate a population of 1.3 million residents and 460,000 jobs, representing nearly double the Region's 2021 population of 725,000 people, and more than double the approximately 197,000 jobs in the Region. The Municipality of Clarington is forecasted to more than double in population from 105,270 people in 2021 to 221,020 people in 2051, growing at the second-fastest pace within the Region behind only the City of Pickering. Additionally, it is the policy of the Region to implement services and infrastructure to enable the achievement of a minimum 50% annual rate of intensification regionwide.

The adopted ROP includes policies to accommodate the targeted population and employment base by using land efficiently, optimizing services and infrastructure, and focusing efforts on intensification within existing communities. Section 3.1 - Diverse & Available Supply of Housing indicates that the Region aims to promote residential growth in the Region by prioritizing the intensification of the existing residential areas. The Subject Property is located in a residential area of MOC and has access to municipal servicing. It is confirmed by MOC staff that Sanitary servicing is available from the existing 200 mm PVC sanitary sewer on Townline Road and the existing 200 mm PVC sanitary sewer on Lawson Road. We also understand that water supply is available from the existing 400 mm watermain on Townline Road and the existing 200 mm PVC watermain on Lawson Road. It is our opinion that including the northern portion of the Property allows the opportunities for additional residential units, assists MOC and the Region in its growth to 2051, and would support the policies of Section 3.1 of the ROP. It should also be noted that the Subject Property has frontages along two arterial roads which warrants consideration for transit-supportive densities. These Roads are designed to accommodate higher-density developments.

Section 3.1.2 of ROP states that a minimum of 15-year supply of land through residential intensification, redevelopment on lands designated and available within Settlement Areas for residential development, and through Urban Area Boundary expansions should be provided. The inclusion of the northern portion of the Property contributes to the provision of the housing supply within the Region.

The inclusion of the northern portion of the Property also aligns with many of the policies of Section 5 of ROP, which encourages efficient utilization of lands.

Section 7.1.7 of the ROP indicates that it is the policy of the Council to discourage fragmentation and maintain the continuity of Major Open Space Areas, including ownership patterns, especially where key natural heritage features and key hydrologic features are present. The inclusion of the northern portion of the Subject Property will not lead to any fragmentation of Major Open Space Areas since it adjoins the existing Urban Area to the south. It is important to note that the northern area of the Subject Property is predominantly flat and comprises sparse vegetation. In addition, in our opinion permitted uses within Major Open Space Areas including agricultural and accessory uses can potentially create conflicts with the intended Community Area uses on the site with the same land ownership.

Of note, the Subject Property is also completely outside Greenbelt Area and Central Lake Ontario Conservation Authority (CLOCA) regulated area. The Property is not within the floodplain area of CLOCA. Consequently, removing this portion of the land from Major Open Space and including it in Urban Area is appropriate and has minimal adverse impacts on natural features.



Figure 2: CLOCA Floodplain Mapping

Conclusion

Considering the merits provided above, to prevent site fragmentation and ensure a gradual density transition toward the properties on the north side of the Subject Property, we respectfully request that Ministry to consider the inclusion of the Subject Property in the Urban Area Boundary. In addition, we request to be notified of the Ministry's decisions regarding the approval of the Durham Regional Official Plan and are open to future discussions. Please contact the undersigned at ext. 241 if you have any further questions or comments regarding this response letter.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

c. Frank Maida
Paul Brown

Appendix 1



January 17, 2023

The Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East
PO Box 623
Whitby, ON
L1N 6A3

Attention: Mr. Brian Bridgeman, MCIP, RPP, Commissioner of Planning and Economic Development

Re: Durham Region
File D12-1, Alternative Lands Needs Scenarios
361 Townline Road, Clarington

Thank you for the opportunity to provide comments in response to the Regions Municipal Growth Allocations and Lands Needs Report dated November 10, 2022 and as they relate to our clients lands located at municipal address 361 Townline Road (subject lands) in Clarington.

The subject lands are approximately 2.02 acres in area and are located on the east side of Townline Road at the intersection of Adelaide Avenue in Clarington. The subject lands are legally described as Part of Lot 35 Concession 3 Town of Newcastle, Regional Municipality of Durham. The subject lands are designated whitebelt lands.

Through a completed Environmental Assessment, Adelaide Avenue will be extended east through the subject lands at a future date. As a result of the future extension of the right-of-way the subject lands will be fragmented from an assembly perspective.

The subject lands are unique in that the south portion of the subject lands including the lands for the future right-of-way extension are located within the Urban Boundary. The remnant area of the subject lands, approximately 0.5 acres, located on the north side of the right-of-way extension will remain outside the urban Boundary.

Through the Regions final review of the Municipal Growth Allocations, we respectfully request the Region provide serious consideration to incorporate the remnant area of the subject lands located north of the future right-of-way extension into the Urban Boundary based on the following merits the subject lands present:

- Addresses housing supply and affordability by providing market-based choice
- Protects and enhances the Regions Natural Heritage System

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- Supports growth that will contribute to reducing the impacts of climate change, preserve Agricultural Land and support a local food supply
- Assists in delivering community uses including parks, community centres, schools, hospitals and places of worship
- Balances the impact of growth on existing stable neighborhoods and planned communities while planning for appropriate densities in intensification areas such as Major Transit Station Areas (MTSA's), nodes and corridors
- Highest and best use of existing and planned Regional Infrastructures
- Rounds out the Urban Boundary minimizing fragmented, isolated whitebelt lands ultimately designated for development
- Presents a very a minor adjustment/refinement to the current proposed Growth Allocation summary
- Provides consideration to the local context and vision by acknowledging that the local municipalities are at different stages of their community build-outs

We understand and appreciate there is ongoing public participation in this planning process and on behalf of our client, we reserve the right to comment further.

Our client is committed to working with the Region and our municipal partners to provide the foundation for continuous housing choice, housing supply and shovel ready lands for those who are going to call Durham Region home.

Thank you for the opportunity to submit our comments and for your consideration. We look forward to continuing to be a part of this significant process.

Sincerely,

Paul Brown & Associates



Paul Brown
President