

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

July 18, 2023
File 10352

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

**Re: Envision Durham – Adopted Regional Official Plan
105 Lovekin Road, Municipality of Clarington**

Weston Consulting is the authorized Planning Consultant for 2832005 ONTARIO INC., the registered owner of 105 Lovekin Road in the Municipality of Clarington (herein referred to as the 'Subject Lands) in the Municipality of Clarington. We have been engaged to assist the owner during the Envision Durham: Municipal Comprehensive Review (MCR) process. 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 Lands in Clarington.

Description of Subject Lands

The Subject Lands are located in the Municipality of Clarington, along Lovekin Road, abutting Highway 401 to the south and Highway 115/35 to the north. There is a highway interchange to the west of the site. The total area of the Subject Lands is 9.44 hectares (23.32 acres). The Subject Lands are legally described as follows:

PCL 34-2 SEC CON-1 NEWCASTLE (CLARKE); PT LT 34 CON 1 OF THE TOWN OF NEWCASTLE IN THE REGIONAL MUNICIPALITY OF DURHAM FORMERLY IN THE TOWNSHIP OF CLARKE IN THE COUNTY OF DURHAM PTS 1, 2 & 3, 10R3761 ; CLARINGTON

Background

In May 2021, a formal letter was submitted on behalf of the landowner in support of the inclusion of the subject property in the Urban Boundary Area to the Region of Durham's Planning and Economic Development Committee.

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.

The Subject Lands are identified as *Employment Areas* in the Regional Structure Map of the adopted ROP and have been included in the 2051 Urban Expansion Area (Figure 1).



Figure 1- Regional Structure – Urban & Rural Systems (Envision Durham Draft Official Plan)

Regional Official Plan Policy Review

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.

Identifying the Subject Lands within the Employment Area assists in facilitating the growth target of the Region through efficient land utilization. In our assessment, the redevelopment of the Subject Lands for industrial use aligns with the objectives proposed by the ROP mentioned above. The unique location of the Subject Lands with direct access to highways and interchanges, presents an appropriate opportunity for their utilization as Employment Areas. This strategic location aligns with the Region's employment growth objectives. Furthermore, it is important to highlight that the Subject Lands are situated within a 1.5-kilometre radius of the serviced area of Newcastle.

Section 5.5.18 of the ROP indicates that permitted uses within Employment Designation are manufacturing, and warehousing uses with associated accessory uses, including but not limited to showrooms and retail sales associated with. Accessory uses shall not exceed 10% of the gross floor area of the primary employment use, to a maximum of 2,000 square metres. In addition, Section 5.5 of the ROP recognizes policies and objectives of employment-generating uses and encourages increased employment densities with specific emphasis on high-exposure locations that also offer convenient access to transit and transportation options. The Subject Lands are within 152 metres of the CNR corridor, within 1.5 kilometres from the Go transit station, and have access to higher-order transit roads including Highway 401 and Highway 35/115.

We support the approval of the adopted Regional Official Plan by the Ministry of Municipal Affairs and Housing, which would permit the development of an employment use on the Subject Lands. We appreciate the opportunity to provide comments in relation to the adopted Regional Official Plan and 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 with Ministry staff.

Please contact the undersigned at ext. 335 if you have any further questions or comments regarding this response letter.

Yours truly,
Weston Consulting
Per:

Katie Pandey, MAES, MCIP, RPP
Associate

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