

Our ref: 11212300

November 17, 2022 Updated June 22, 2023

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:

The letter which follows has been updated with the following information:

*On May 17, 2023, Durham Regional Council adopted the new Regional Official plan as amended thereby designating 77 hectares of the Stonelake lands as Community Area within the Settlement Area Boundary as shown on **Figure 4**. The remaining 111 hectares of the Stonelake properties that are within the Greenbelt are now contiguous to the Settlement Area.*

This letter is a submission on behalf of Stonelake Limited Partnership (Stonelake), in response to ERO posting number 019-6216. The posting advises 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. If this proposal is adopted, it would result in the construction of approximately 50,000 or more new homes in the Greater Golden Horseshoe.

We understand that these strategic removals have been based on four locational criteria and the overall requirement that a greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion. It is noted that more lands are being added to the Greenbelt than are being removed. Furthermore, there is potential to add even more lands to the Greenbelt than is currently being considered. On this basis, we submit, it is possible to consider even more lands adjacent to the edge of the Greenbelt for removal from the Greenbelt and inclusion within currently recognised settlement areas for the construction of housing in the near term.

In reviewing the remaining criteria as they apply to the Stonelake lands in Part of Lots 9, 10 and 11, Concession 5, in the City of Pickering, it is my opinion that the Stonelake lands are a prime candidate for strategic removal from the Greenbelt.

Background

The Stonelake properties consist of about 188 hectares of land adjacent to the settlement area of Greenwood in the City of Pickering. **Figure 1** shows the location of the subject lands in the context of the Land Use Map of the Pickering Official Plan. Of this area, about 77 hectares immediately adjacent to Greenwood, are outside of the Greenbelt and are colloquially referred to as “Whitebelt” lands. The remaining 111 hectares are within the Protected Countryside designation of the Greenbelt (see **Figure 2**).

The Whitebelt lands adjacent to Greenwood have been contemplated for urban residential development for well over a decade. IN ROPA 128 adopted by the Council of the Region of Durham in June 2009, the Whitebelt

lands around Greenwood were designated as Living Area (for housing purposes) as part of a larger urban boundary expansion into North-East Pickering (see **Figure 3**). This re-designation was not approved by the Minister of Municipal Affairs and Housing at the time. However, the City of Pickering and Region of Durham have continued to anticipate urban development of these lands. For example, in May of this year the City of Pickering initiated the Secondary Plan study for the North-East Pickering (also referred to as “Veraine”) that would be the prerequisite of development approvals in North-East Pickering, including the subject lands.

Most recently, staff of the Region of Durham has published its recommendations for Settlement Area Boundary Expansions (SABE) as part of its Municipal Comprehensive Review and conformity exercise to the Growth Plan (2020). As shown on **Figure 4**, the subject property and others around Greenwood are proposed for Living Area/Community Areas (residential) development.

With services, transportation access, urban development designations and Secondary Plan designations on their way for the portions of the Stonelake properties that are in the Whitebelt, it is timely to consider the adjacent Stonelake lands for removal from the Greenbelt. This will allow for even more housing to be provided on the Stonelake lands within the same timeframe as the lands that are already outside the Greenbelt.

The Criteria

The current “strategic removals” from the Greenbelt being considered by the Province are based on five criteria. The first, which would apply universally to any removal is that it be offset by additions to the Greenbelt that result in an overall Greenbelt expansion. For any specific property being considered for a strategic Greenbelt removal, the other four criteria must be reviewed on a site-specific basis. The Stonelake properties are reviewed against these four criteria below.

Criterion 1 - The lands are adjacent to existing settlement areas

As noted in the background discussion above, the Stonelake lands are adjacent to the existing settlement area of Greenwood. Furthermore, 77 hectares of the Stonelake lands are about to become part of the North-East Pickering urban settlement area. This will put the remaining 111 hectares of the Stonelake properties that are in the Greenbelt, immediately contiguous to the urban area boundary. In fact, the urban area boundary will “cut through” the Stonelake properties. It would be a strategic addition to the urban area to remove the 111 hectares from the Greenbelt so that the entirety of these properties can be developed comprehensively and at the same time.

Criterion 2 – The lands are adjacent to the edge of the Greenbelt area boundary

As noted above, the Greenbelt boundary cuts through the subject properties. Removal of the remainder of the Stonelake properties from the Greenbelt will create a contiguous expansion of the urban area together with a “pulling back” of the Greenbelt limit without creating any pockets of Greenbelt land surrounded by urban development.

Criterion 3 – The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents

As noted in the background discussion above, the Region of Durham and City of Pickering have been anticipating the extension of services and development of North-East Pickering for quite some time. As a result, site capacity for sanitary sewage treatment at the Duffins Creek Water Pollution Control Plant for additional treatment cells has been set aside. Furthermore, trunk sanitary sewer extensions have been historically sized to ensure that there is capacity available in the downstream pipes to service the entirety of the North-East Pickering lands including the entirety of the Stonelake properties.

The attached letter from SCS Consulting Group (**Appendix A**) describes how the subject lands can be readily supplied with sanitary sewage capacity through local sewer infrastructure extensions connecting to the significant downstream sewage treatment system.

Criterion 4 – The lands proposed for removal have the characteristics that would enable housing to be built in the near term

We view this criterion to have a number of facets. The ability to build houses in the near term depends on approval processes and servicing (as in Criterion 3). But it also depends on the accessibility of the neighbourhood being built and on the nature of the land itself to be suitable for the construction of housing.

With regard to approval processes, there is already a Secondary Plan Study commenced for the North-East Pickering area which includes the subject properties. With due diligence and dedicated efforts on behalf of all levels of government and the building community the subject lands can be approved for development and serviced in the near term.

The lands are also readily accessible via arterial roads and the transit which will use those roads. As can be seen on **Figure 5**, Westney Road and its future re-alignment will bisect the Stonelake lands in a north-south direction. And Highway 7 will border the future Greenwood neighbourhood to the north. Westney Road currently has an interchange with Highway 401, seven kilometers to the south. It is also planned to have an interchange with Highway 407 about one kilometre to the north of the Stonelake properties.

In terms of physical characteristics, the lands proposed to be removed from the Greenbelt are well drained and easily serviced from a construction perspective.

In conclusion, it is our opinion the Stonelake lands meet the locational criteria for a strategic removal from the Greenbelt.

Regards,

GHD

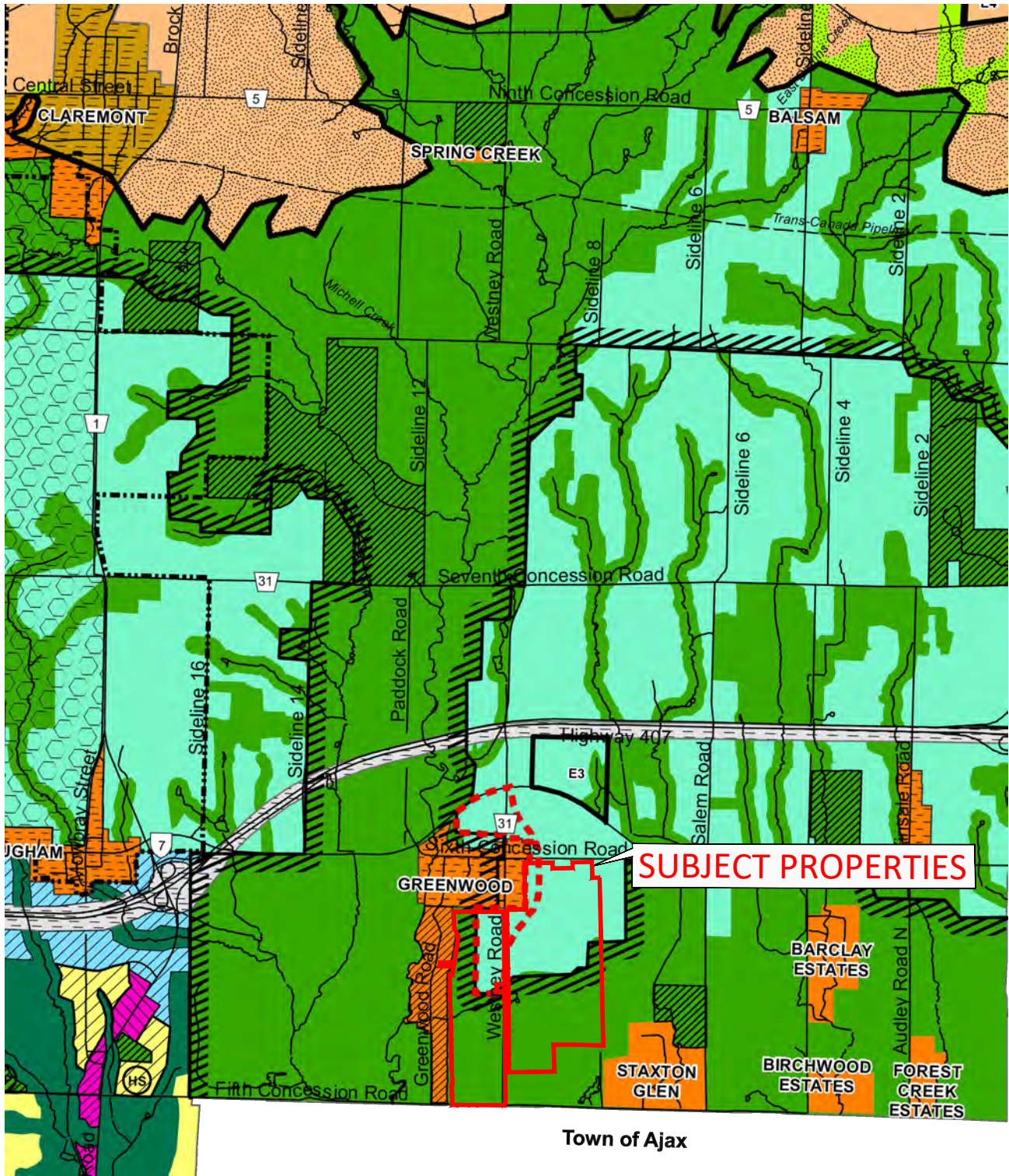


Bryce Jordan, MCIP, RPP
Planning Lead

+1 905 429-4966
bryce.jordan@ghd.com


Copy to: Lucy Stocco, Tribute Communities
Steve Deveaux, Tribute Communities

Figures

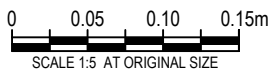


Town of Ajax

LEGEND:

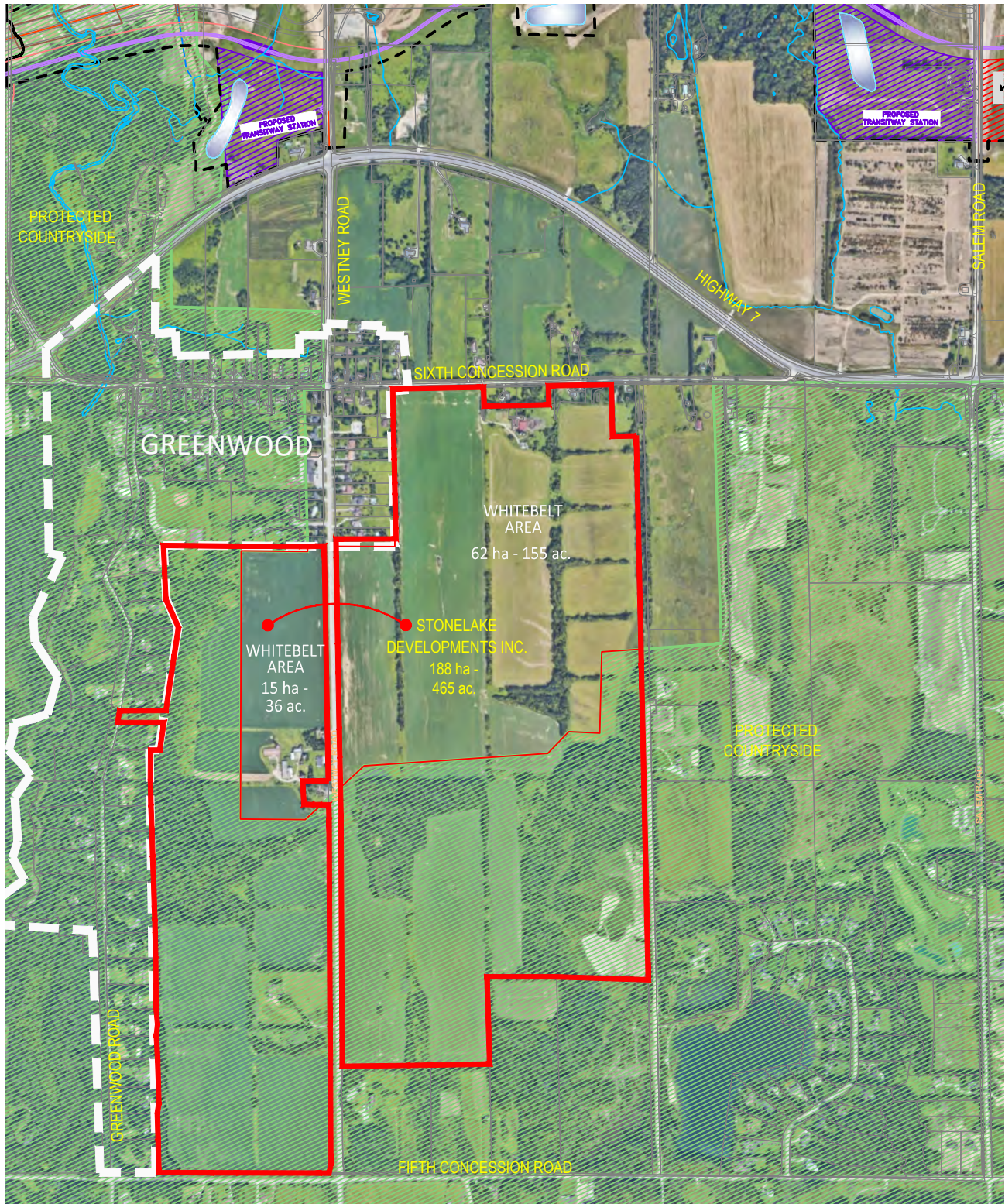
 SUBJECT LANDS

Land Use Structure	Rural Settlements	Other Designations
<ul style="list-style-type: none"> Season Natural Heritage System Natural Areas Active Recreational Areas Oak Ridges Moraine Natural Linkage Areas Oak Ridges Moraine Natural Core Areas Low Density Areas Medium Density Areas Mixed Use Areas Mixed Corridors Community Nodes 	<ul style="list-style-type: none"> Country Residential Rural Clusters Rural Hamlets Oak Ridges Moraine Rural Hamlets Prestige Employment Controlled Access Areas District Park Community Park High School 	<ul style="list-style-type: none"> Prime Agricultural Areas Oak Ridges Moraine Countryside Areas Prime Agricultural Areas On The Oak Ridges Moraine Proposed Airport Site Deferrals Rural Study Area Federal Lands Oak Ridges Moraine Boundary Greenbelt Boundary E4 Exceptions



STONELAKE LIMITED PARTNERSHIP
 TRIBUTE - CITY OF PICKERING
**LAND USE STRUCTURE
 SCHEDULE I TO THE PICKERING
 OFFICIAL PLAN EDITION 9
 SHEET 3 OF 3**

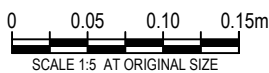
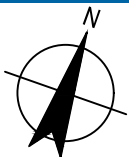
Job Number | 11212300
 Revision | A
 Date | NOV. 2022
Figure 01



Orthophotography: First Base Solutions - 2006

LEGEND:

- SUBJECT LANDS
- EXISTING SETTLEMENT AREA OF GREENWOOD
- GREENBELT - PROTECTED COUNTRYSIDE



STONELAKE LIMITED PARTNERSHIP
TRIBUTE - CITY OF PICKERING

**STONELAKE PROPERTIES
LOCATION PLAN**

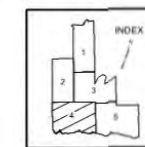
Job Number | 11212300
Revision | A
Date | NOV. 2022

Figure 02

EXHIBIT 4 TO REGIONAL OFFICIAL PLAN AMENDMENT NO.128



SCHEDULE 'A' - MAP 'A4' REGIONAL STRUCTURE



LEGEND

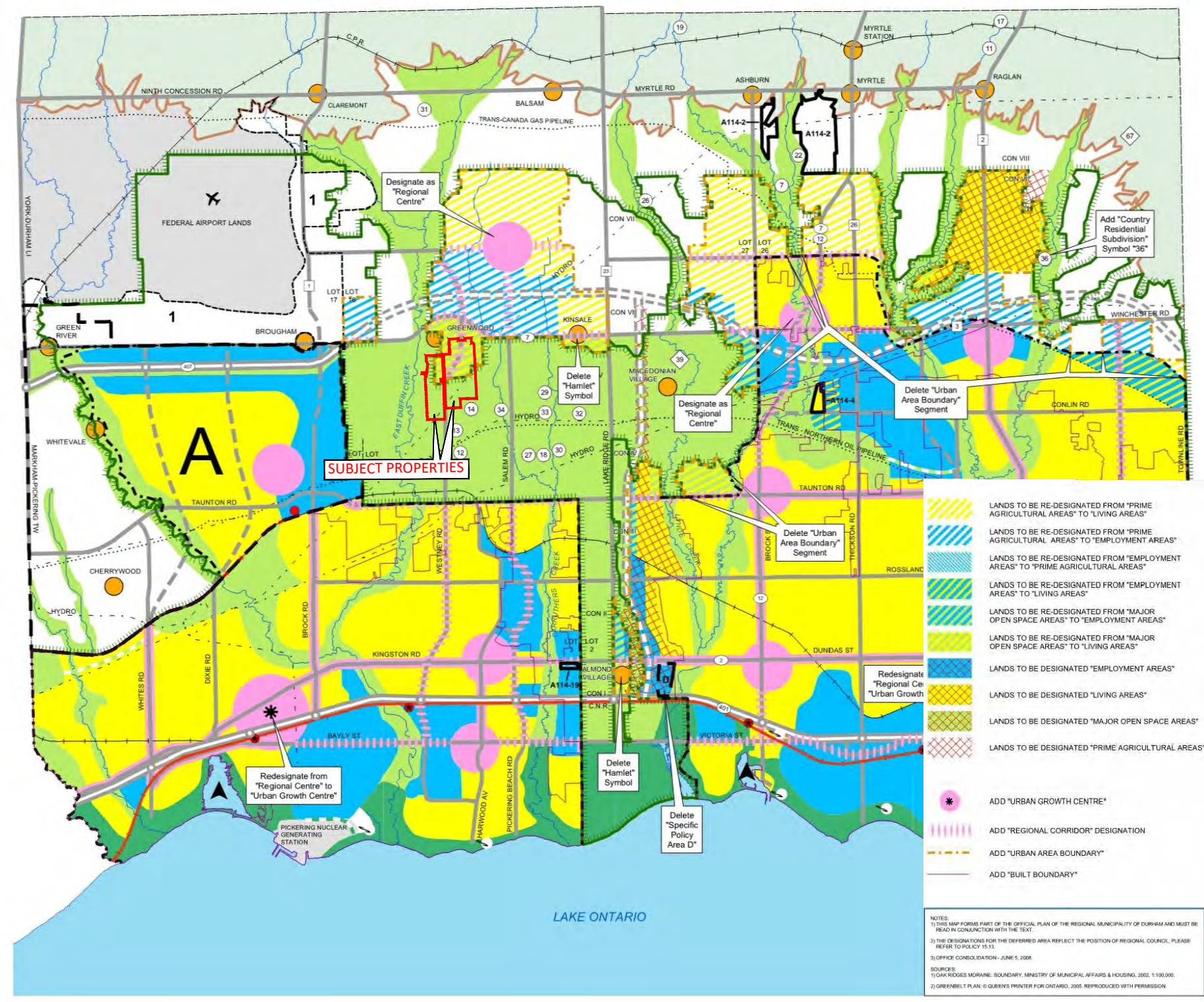
- URBAN SYSTEM**
- URBAN AREA BOUNDARY
 - REGIONAL CENTRE
 - LIVING AREAS
 - AREAS DEVELOPABLE ON FULL/PARTIAL MUNICIPAL SERVICES
 - AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS
 - MUNICIPAL SERVICE
 - URBAN AREA BOUNDARY DEFERRED
 - REGIONAL CORRIDOR
 - EMPLOYMENT AREAS
 - AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS
 - AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS

- RURAL SYSTEM**
- PRIME AGRICULTURAL AREAS
- RURAL SETTLEMENTS :**
- HAMLET
 - RURAL EMPLOYMENT AREA (SEE TABLE E3 FOR DESCRIPTION)
 - COUNTRY RESIDENTIAL SUBDIVISION (SEE TABLE E2 FOR DESCRIPTION)
 - SHORELINE RESIDENTIAL
 - REGIONAL NODE (SEE SECTION 9C FOR DESCRIPTION)
 - AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)

- GREENLANDS SYSTEM**
- MAJOR OPEN SPACE AREAS
 - WATERFRONT AREAS
 - OAK RIDGES MORAINÉ BOUNDARY
 - RECREATIONAL /TOURIST ACTIVITY NODE
 - OPEN SPACE LINKAGE
 - OAK RIDGES MORAINÉ AREAS
 - GREENBELT BOUNDARY
 - WATERFRONT PLACE
 - WATERFRONT LINKS

- TRANSPORTATION SYSTEM**
- SEE SCHEDULE C FOR DESIGNATIONS
- THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY.
- | EXISTING | FUTURE |
|---------------|---------------|
| ARTERIAL ROAD | ARTERIAL ROAD |
| FREEWAY | FREEWAY |
| GO RAIL | GO RAIL |
| GO STATION | GO STATION |

- SPECIAL AREAS**
- SPECIAL STUDY AREA
 - DEFERRED BY MINISTER OF MUNICIPAL AFFAIRS
 - SPECIFIC POLICY AREA
 - APPEALED TO O.M.B.



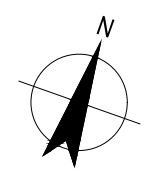
- LANDS TO BE RE-DESIGNATED FROM "PRIME AGRICULTURAL AREAS" TO "LIVING AREAS"
- LANDS TO BE RE-DESIGNATED FROM "PRIME AGRICULTURAL AREAS" TO "EMPLOYMENT AREAS"
- LANDS TO BE RE-DESIGNATED FROM "EMPLOYMENT AREAS" TO "PRIME AGRICULTURAL AREAS"
- LANDS TO BE RE-DESIGNATED FROM "EMPLOYMENT AREAS" TO "LIVING AREAS"
- LANDS TO BE RE-DESIGNATED FROM "MAJOR OPEN SPACE AREAS" TO "EMPLOYMENT AREAS"
- LANDS TO BE RE-DESIGNATED FROM "MAJOR OPEN SPACE AREAS" TO "LIVING AREAS"
- LANDS TO BE DESIGNATED "EMPLOYMENT AREAS"
- LANDS TO BE DESIGNATED "LIVING AREAS"
- LANDS TO BE DESIGNATED "MAJOR OPEN SPACE AREAS"
- LANDS TO BE DESIGNATED "PRIME AGRICULTURAL AREAS"
- ADD "URBAN GROWTH CENTRE"
- ADD "REGIONAL CORRIDOR" DESIGNATION
- ADD "URBAN AREA BOUNDARY"
- ADD "BUILT BOUNDARY"

NOTES:

- THIS MAP FORMS PART OF THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF DURHAM AND MUST BE READ IN CONJUNCTION WITH THE TEXT.
- THE DESIGNATIONS FOR THE DEFERRED AREA REFLECT THE POSITION OF REGIONAL COUNCIL, PLEASE REFER TO POLICY 15.13.
- OFFICE CONSOLIDATION - JUNE 5, 2008.

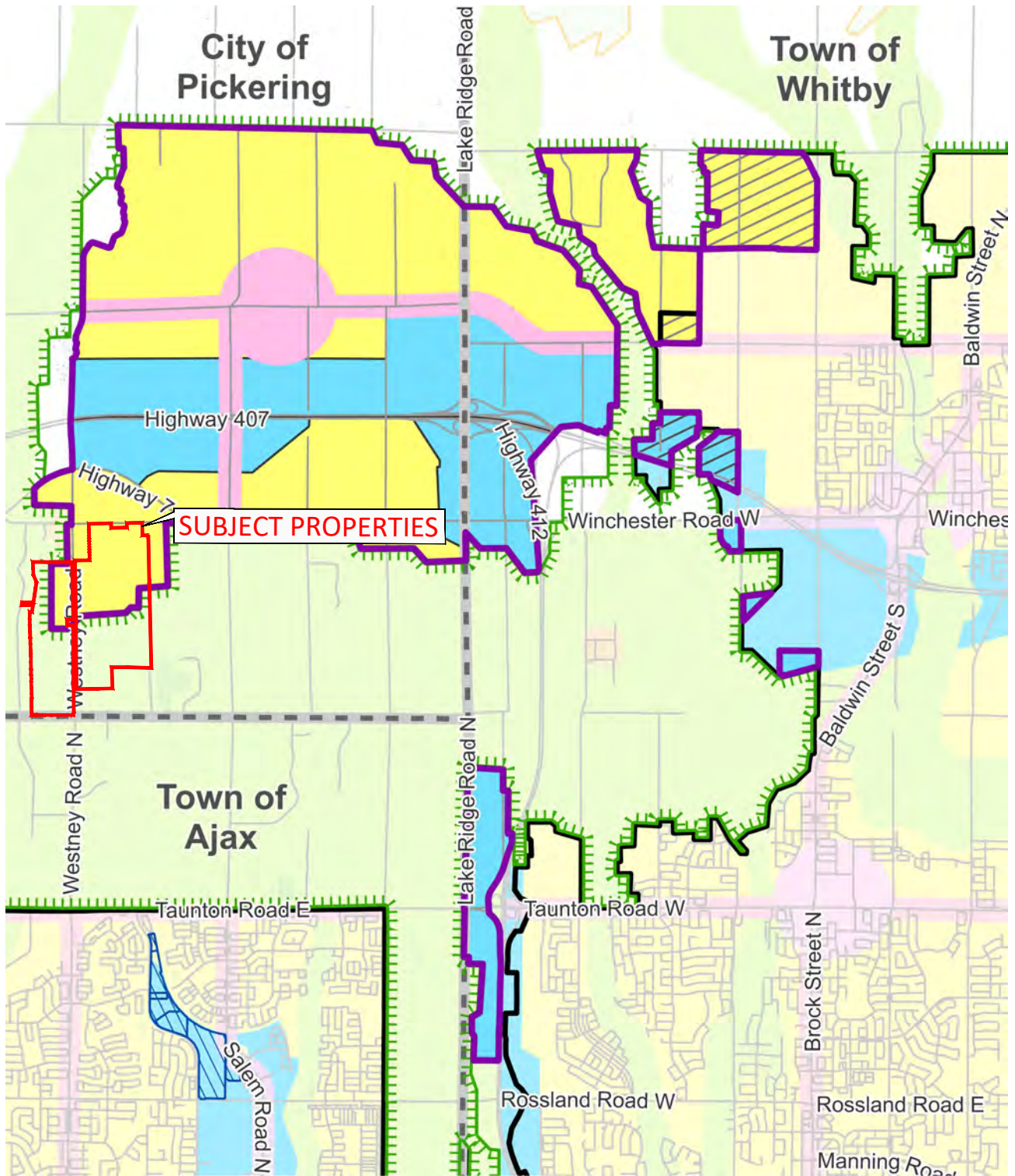
SOURCES:

- OAK RIDGES MORAINÉ BOUNDARY, MINISTRY OF MUNICIPAL AFFAIRS & HOUSING, 2002, 1:100,000.
- GREENBELT PLAN, © QUEEN'S PRINTER FOR ONTARIO, 2005, REPRODUCED WITH PERMISSION.




STONELAKE LIMITED PARTNERSHIP
TRIBUTE - CITY OF PICKERING

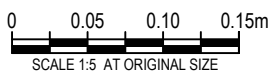
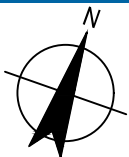
Job Number | 11212300
Revision | A
Date | NOV.2022
Figure 03



LEGEND:

 SUBJECT LANDS

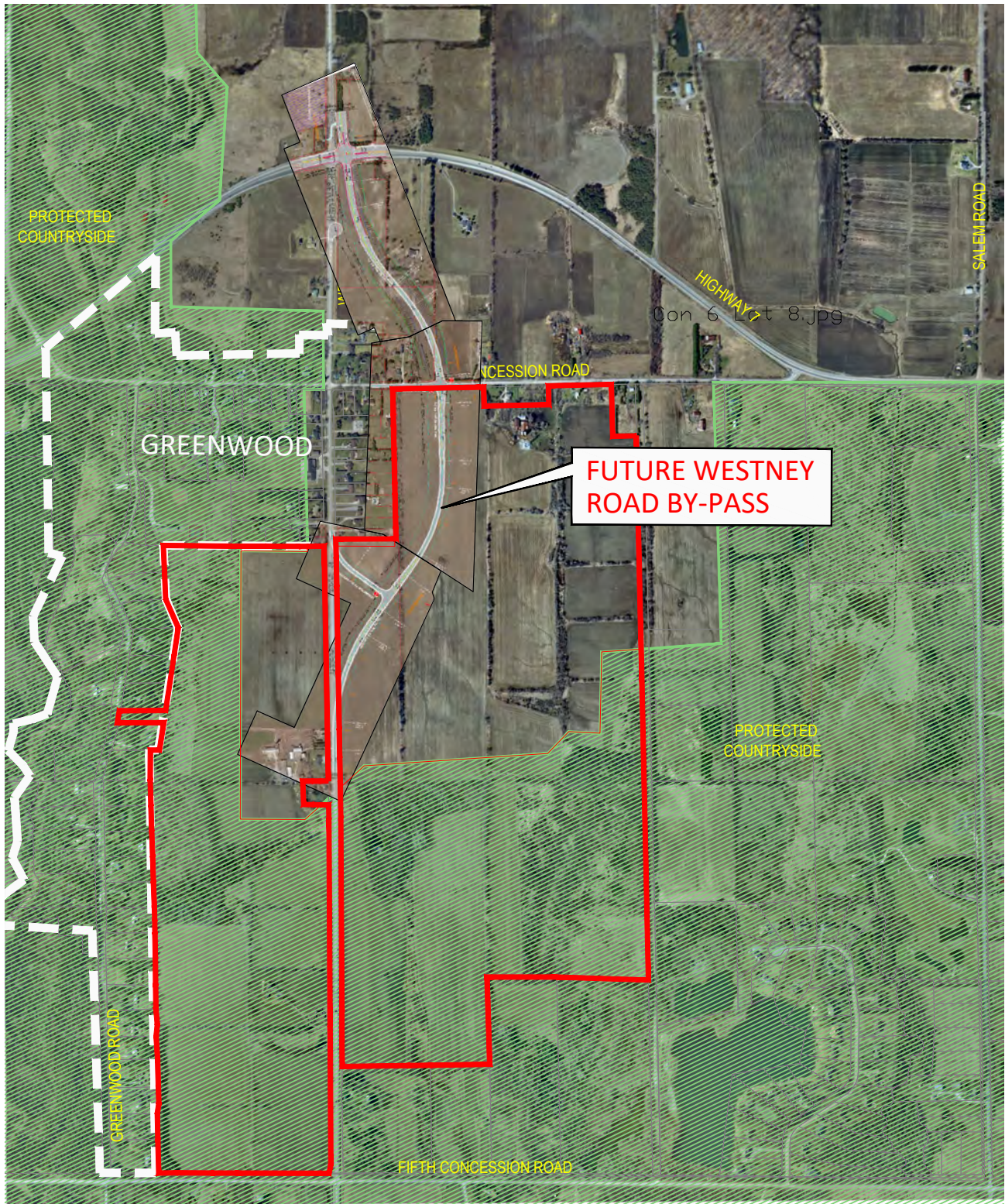
- | | |
|--|--|
|  Proposed Settlement Area Boundary |  Resolve Appeal and ROP Policy 14.13.7 |
|  Conceptual Location of Regional Centre |  Oak Ridges Moraine Areas |
|  Regional Corridor |  Greenbelt Boundary |
|  Prime Agricultural Areas |  Urban Area Boundary |
|  Employment Areas |  Municipal Boundary |
|  Major Open Space Areas |  Selected Endorsed Employment Conversions (for context) |
|  Living Areas / Community Areas | |
|  Hamlet | |



STONELAKE LIMITED PARTNERSHIP
 TRIBUTE - CITY OF PICKERING
**EXCERPT FROM DRAFT
 SETTLEMENT AREA BOUNDARY
 EXPANSIONS**
 DURHAM REGION REPORT #2022-INFO-91




Job Number | 11212300
 Revision | A
 Date | NOV. 2022

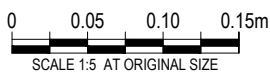
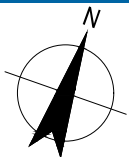
Figure 04



Orthophotography: First Base Solutions - 2006

LEGEND:

-  SUBJECT LANDS
-  EXISTING SETTLEMENT AREA OF GREENWOOD
-  GREENBELT - PROTECTED COUNTRYSIDE



STONELAKE LIMITED PARTNERSHIP
 TRIBUTE - CITY OF PICKERING
**WESTNEY ROAD BYPASS OF
 THE HAMLET OF GREENWOOD**
 COMPLETED CLASS EA

Job Number | 11212300
 Revision | A
 Date | NOV.2022

Figure 05

Appendix A

SCS Consulting Group Ltd.

Servicing Review

dated November 15, 2022



File #: 2582
Date: November 15, 2022

Mr. Steve Deveaux
Stonelake Developments Inc.
1815 Ironstone Manor, Unit 1
Pickering, Ontario L1W 3W9

VIA EMAIL: steve.d@mytribute.ca

Dear Mr. Deveaux:

**Re: Servicing Review
Stonelake Developments Inc.
City of Pickering, Regional Municipality of Durham**

This letter has been prepared to demonstrate how the Stonelake Developments Inc. lands (“subject lands”) can be serviced in the near term by extension of the existing Regional water and sanitary infrastructure. The subject lands are generally located on the west and east side of Westney Road, north of 5th Concession Rd., and south of 6th Concession Rd. immediately adjacent to the community of Greenwood, in the City of Pickering.

The subject lands are partially located within the Northeast Pickering whitebelt lands that are in the currently undergoing a Secondary Plan by the City of Pickering. Servicing for the subject lands can be provided by an extension of the water and sanitary services required for the Northeast Pickering Secondary Plan.

The Regional Municipality of Durham has always planned their infrastructure with the long term vision of servicing all whitebelt lands in the Region. They have planned for servicing oversized infrastructure and treatment plants or planned for upgrades to be implemented as needed based on growth in the Region. The Region will implement their planned Water Supply and Sanitary Sewerage Master Plan to accommodate any Settlement Area Boundary Expansions (SABE). On November 10, 2022, the Northeast Pickering lands were identified as a SABE in the Region’s draft report completed as part of the MCR.

Wastewater

To meet growth in York and Durham Regions, the Duffins Creek Water Pollution Control Plant will require a planned plant expansion to construct a fourth cell, which is currently being funded through the York and Durham Development Charges by-law. Actual timing of the expansion will be subject to monitoring of growth requirements by the Regions of Durham and York. The Regions have historically met the growth demands by initiating any required Class EAs, design and construction well ahead of required plant capacity. We understand the Duffins Creek WPCP has the capability for further expansions to accommodate continued growth.

The extension of the sanitary sewerage collection system to ultimately service Northeast Pickering and the subject lands have already been planned and partially provided by the Region in the extension of the Central Duffins Collector (CDC) sewer up Brock Road. The construction of this sewer has been completed up to Elsa Storry Ave. and is currently under construction to extend north up Elsa Storry Ave. to a future east-west local road south of Highway 407 with a future extension north to Highway 7 as part of Seaton Phase 2, with design likely commencing in 2023.

The inclusion of future development areas in the design of this sewer is consistent with anticipated Post-Period Benefits identified in the CDC Sanitary Sewer component of the current Region of Durham Development Charge By-law. These Post-Period Benefits are associated with growth/development.

Wastewater drainage from the subject lands will be directed to a sanitary pumping station located at Highway 7 and the 6th Concession Road that will also service the Northeast Pickering lands, where it can be collected and pumped west to the CDC, as shown on **Figure 1.0**.

Water

As shown on **Figure 2.0**, the subject lands are immediately adjacent to the existing water distribution system that includes an existing feedermain on 5th Concession Rd. west of Westney Rd. and an existing reservoir located on Westney Rd. south of 5th Concession Rd. The availability of water servicing to the subject lands can occur by extending the Region's existing water distribution system and the installation of typical additional reservoirs and pumping stations. Durham Region confirms the water servicing plan through the Master Plan and Class Environmental Assessment process.

Water supply to the Pickering-Ajax area is provided by the Region's Ajax Water Treatment Plant (WTP). The Region has a planned upgrade to the WTP in 2023 to accommodate new growth.

Figure 2.0 shows the anticipated water supply system extension to service the subject lands and Northeast Pickering.

Conclusion

The Stonelake Developments Inc. lands can be serviced in the near term via an anticipated extension of the Region's existing water and sanitary services.

**Re: Servicing Review
Stonelake Developments Inc.
City of Pickering, Regional Municipality of Durham**

File #: 2582
November 15, 2022
Page 3 of 3

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.



Erich Knechtel, P. Eng.
eknechtel@scsconsultinggroup.com

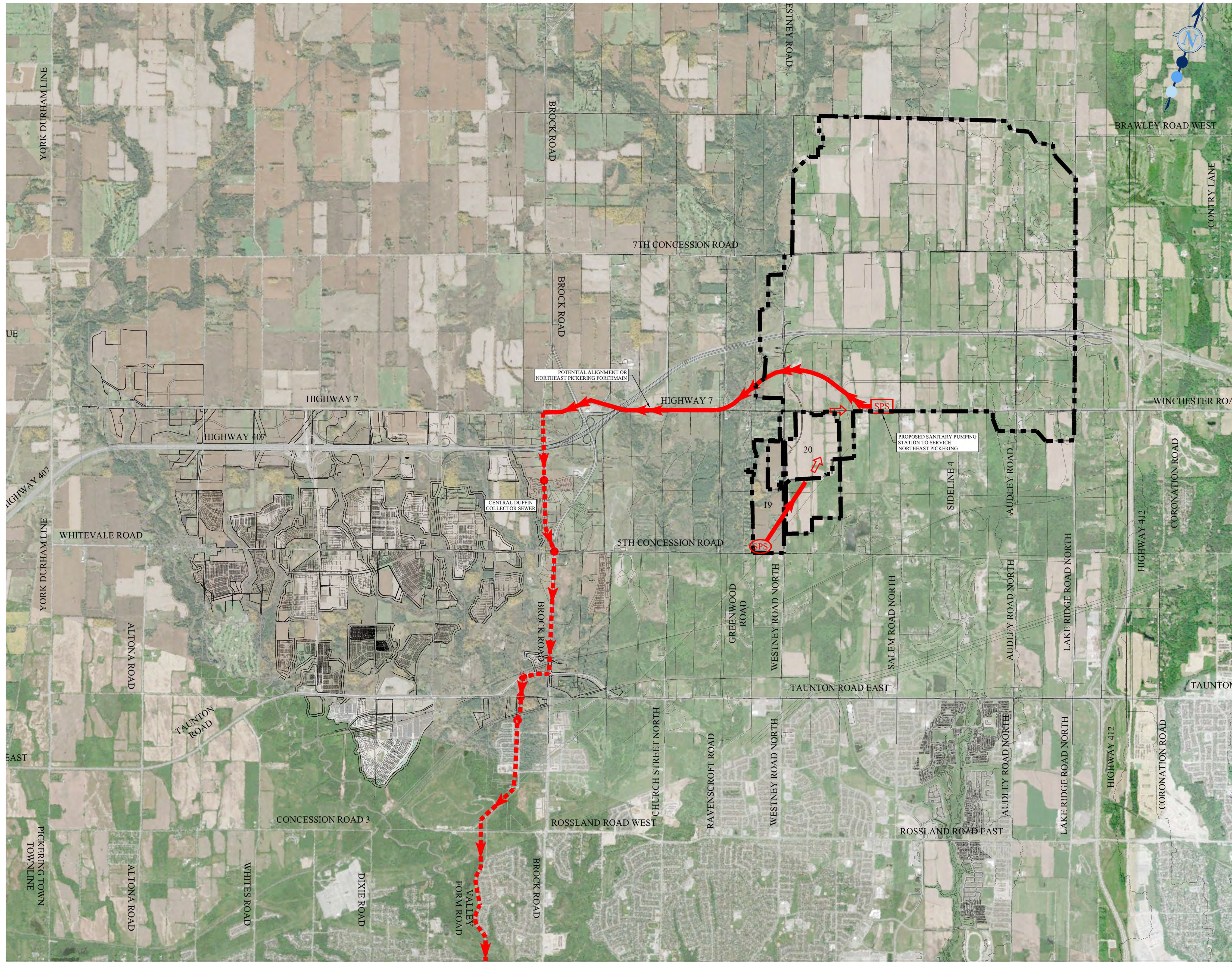
Attachments:

- Figure 1.0 – Preliminary Sanitary Servicing
- Figure 2.0 – Preliminary Water Servicing

- c. Ms. Lucy Stocco, Stonelake Developments Inc. (via email: lucy.s@mytribute.ca)
Mr. Bryce Jordan, GHD (via email: Bryce.Jordan@ghd.com)

P:\2582 Stonelake Developments NEP\Correspondence\Letters\2022 11(Nov) 15-stonelake-etck-servicing availability.docx



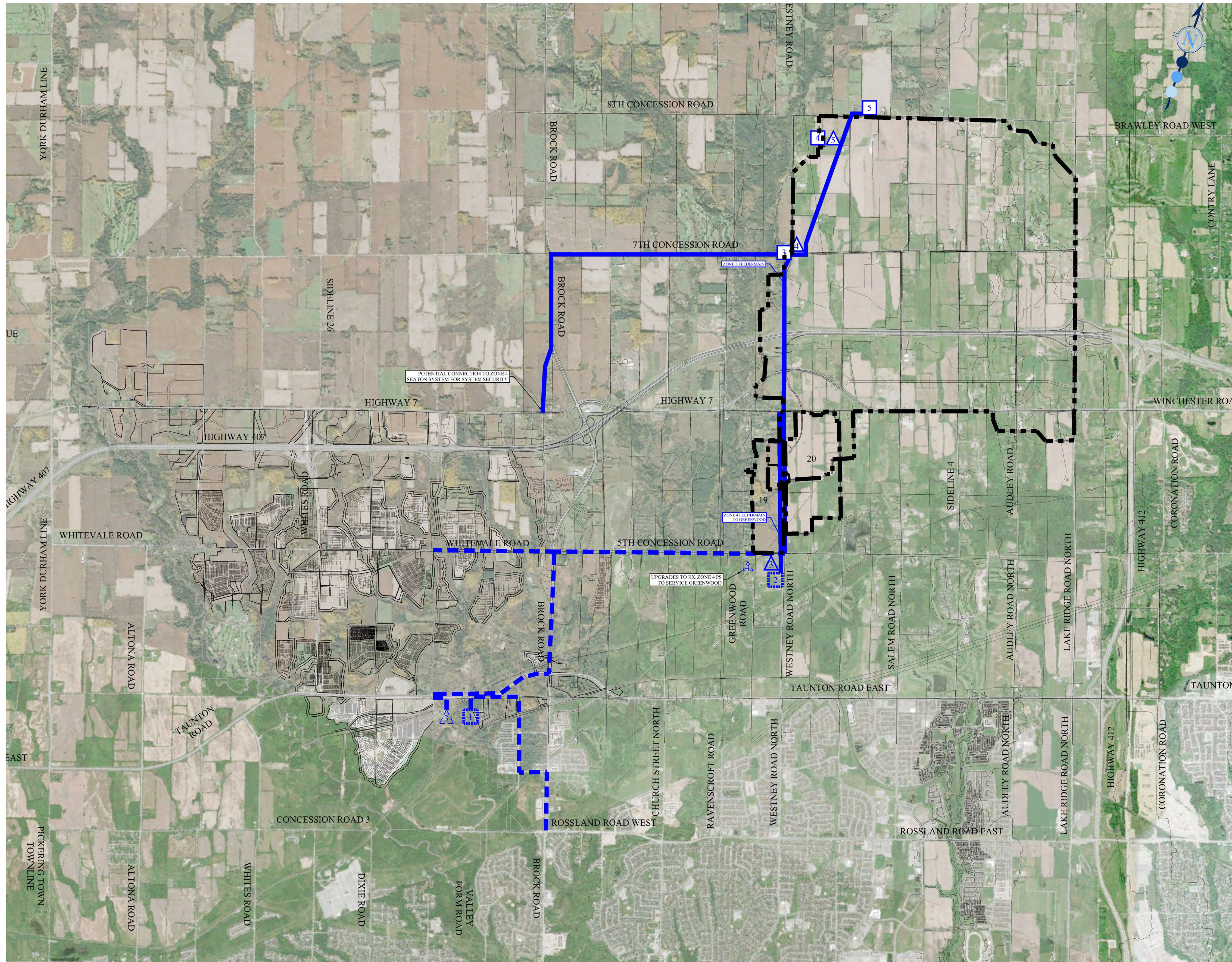


- LEGEND:**
- LIMIT OF NORTH EAST PICKERING SECONDARY PLAN STUDY AREA
 - LIMIT OF STONELAKE DEVELOPMENTS INC.
 - PROPOSED TRUNK SANITARY FORCE MAIN
 - EXISTING OR PLANNED SANITARY SEWER AND MANHOLE FOR SEATON COMMUNITY
 - PROPOSED PRIMARY SANITARY PUMPING STATION
 - PROPOSED LOCAL SANITARY PUMPING STATION
 - PROPOSED SANITARY FLOW DIRECTION (GRAVITY)

NOTE: LAYOUT IS SCHEMATIC ONLY. DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.

SCS consulting group ltd
 30 CENTURIAN DRIVE, SUITE 100
 MARKHAM, ONTARIO L3R 8B8
 TEL: (905) 475-1900
 FAX: (905) 475-8335

STONELAKE DEVELOPMENTS INC.	
PRELIMINARY SANITARY SERVICING	
DESIGNED BY: E.T.C.K.	CHECKED BY: S.M.S.
SCALE: 1:25000	DATE: NOVEMBER 2022
PROJECT No: 2582	FIGURE No: 1.0



- LEGEND:**
- LIMIT OF NORTH EAST PICKERING SECONDARY PLAN STUDY AREA
 - LIMIT OF STONELAKE DEVELOPMENTS INC.
 - PROPOSED WATER FEEDERMAIN
 - EXISTING WATERMAIN
 - PROPOSED WATER RESERVOIR AND PRESSURE ZONE
 - PROPOSED PUMPING STATION AND PRESSURE ZONE
 - EXISTING PUMPING STATION AND PRESSURE ZONE
 - EXISTING WATER RESERVOIR AND PRESSURE ZONE
 - ELEVATED WATER TANK

*NOTE: LAYOUT IS SCHEMATIC ONLY. DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.

SCS consulting group ltd
 30 CENTURIAN DRIVE, SUITE 100
 MARKHAM, ONTARIO L3R 8B8
 TEL: (905) 475-1900
 FAX: (905) 475-8335

STONELAKE DEVELOPMENTS INC.	
PRELIMINARY WATER SERVICING	
DESIGNED BY: E.T.C.K.	CHECKED BY: S.M.S.
SCALE: 1:25000	DATE: NOVEMBER 2022
PROJECT No: 2582	FIGURE No: 2.0