

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

August 14, 2023
File 10404

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

**Re: Envision Durham – Adopted Regional Official Plan
1583 Maple Grove Road, Clarington, 2216 Solina Road, and Lot 25 Conc 1 Darlington
Municipality of Clarington**

Weston Consulting is the authorized Planning Consultant for the registered owner of three properties located at 1583 Maple Grove Road, Clarington, 2216 Solina Road, and Lot 25 Conc 1 Darlington in the Municipality of Clarington (herein referred to as the 'Subject Lands'). 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.

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.

Regional Structure Schedule of Envision Durham ROP identifies the 1583 Maple Grove Road property predominantly as *Community Areas* and partially, as *Major Open Space Area* on the southeast of the property (Figure 1) within the 2051 Durham Region Urban Area. In addition, 2216 Solina Road, and Lot 25 Conc 1 Darlington properties are identified as *Employment Area* (Figure 2 and 3) within the same Schedule.

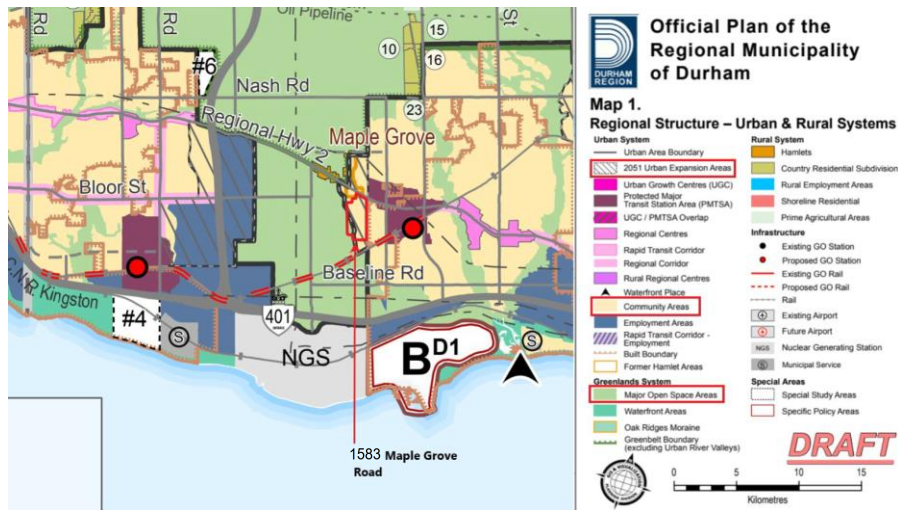


Figure 1- Regional Structure – Urban & Rural Systems (Envision Durham Draft Official Plan)

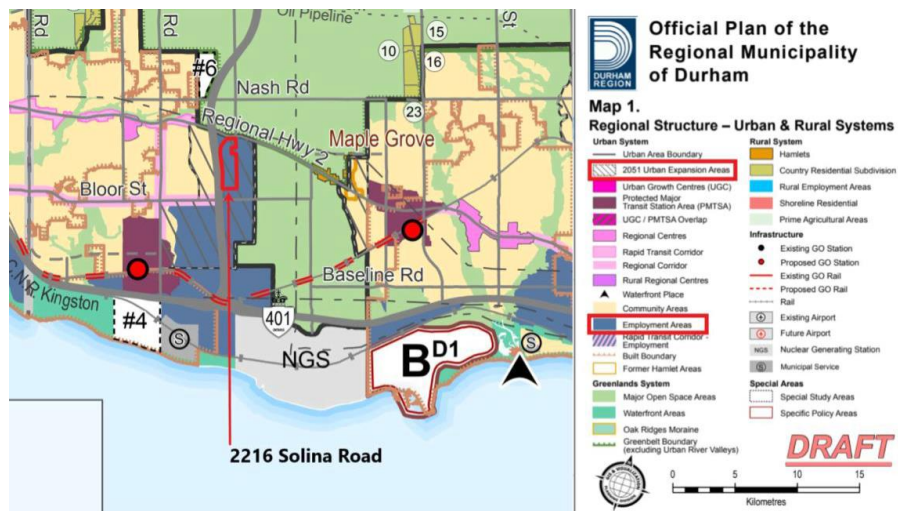


Figure 2- Regional Structure – Urban & Rural Systems (Envision Durham Draft Official Plan)

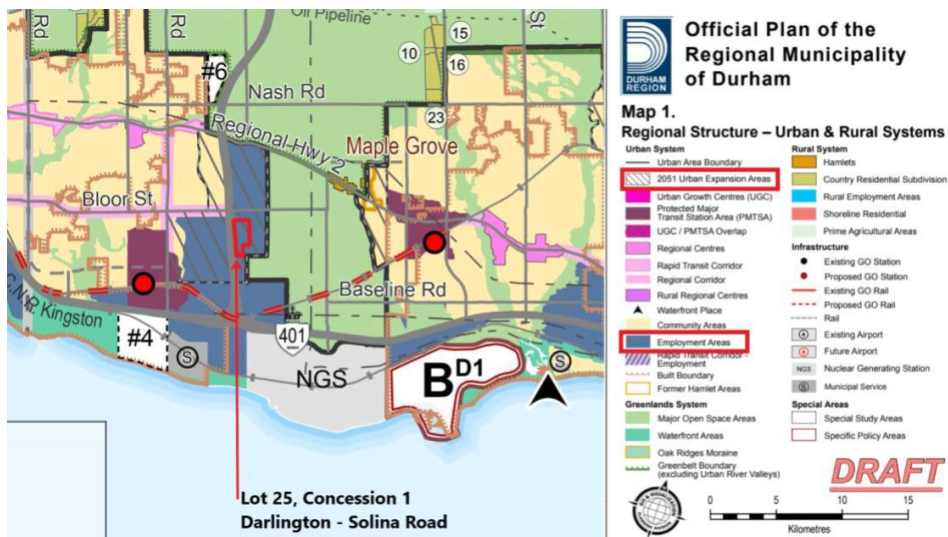


Figure 3- Regional Structure – Urban & Rural Systems (Envision Durham Draft Official Plan)

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.

Section 5.4 of the adopted ROP indicates that the Community Areas are intended to offer a complete living environment for Durham's residents. They are comprised of housing, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses, and public service facilities such as schools, libraries and hospitals, as well as an array of cultural and recreational uses.

Identifying the Subject Lands within the *Community Areas* and *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 community and industrial use aligns with the objectives proposed by the new ROP for these areas.

We support the approval of the adopted Regional Official Plan by the Ministry of Municipal Affairs and Housing, which would permit the development of community and employment uses 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

c. Ryan Guetter, Weston Consulting
Ted Watson