

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

August 16, 2023  
File 6138

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

**Re: Envision Durham – Adopted Regional Official Plan  
661 Bennett Road, Municipality of Clarington**

Weston Consulting is the authorized Planning Consultant for the registered owner of the property municipally addressed at 661 Bennett Road in the Municipality of Clarington, Regional Municipality of Durham (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 property is located on the east side of Bennett Road, directly north of the interchange of Bennett Road and Highway 401 in the community of Bowmanville. The legal description for subject property is Part 1, Lot 4 Con Broken Front Darlington Part 1, 10R3357, Clarington. The subject property is approximately 23.1 ha (57.2 acres) in size and is currently used for agricultural purposes. Access to the site is provided along Bennett Road. The property is situated just outside of the boundaries of the Clarington Technology Business Park Secondary Plan and Bowmanville Community Improvement Project area.

### **Background**

In May 2021, a formal letter was submitted on behalf of the landowner in support of the inclusion of the subject lands 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).

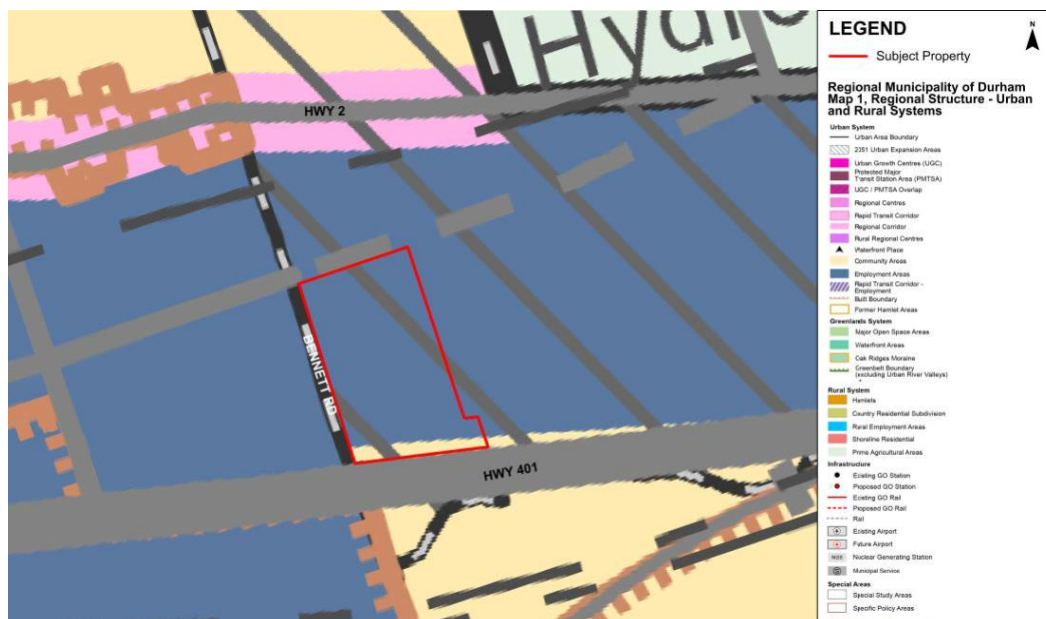


Figure 1- Regional Structure – Urban & Rural Systems (Envision Durham Draft Official Plan)

## 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 approximately one-kilometre radius of the serviced area on the south.

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 have access to higher-order transit roads including Highway 401 and Highway 2.

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

c. Ravinder Makkar