

August 18th, 2023

GSAI File: 482-003

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
M5G 2E5

Submitted by email: andrew.doersam@ontario.ca

**Re: ERO #019-7195 – Approval of Regional Municipality of Durham
Official Plan
Commenting Letter - Greenbelt Plan Area - Special Study Area 6**

Glen Schnarr & Associates Inc. are the planning consultants representing Cherrywood Lands Management Inc. (CALMI), the owners of property in the City of Pickering (herein referred to as the ‘Cherrywood Area Lands’), These lands are generally located within Special Study Area #6 as shown on the Regional Structure – Urban & Rural Systems Map of the newly Council adopted Region of Durham Official Plan (refer to Figure 1 enclosed for details). The Cherrywood Area Lands are generally located South of Highway 407, West of West Duffin’s Creek, East of the York Durham Townline Road and North of the CP Belleville rail line. On behalf of the CALMI, we are pleased to submit formal comments on ERO #019-7195.

Comments:

The Province of Ontario has recently taken action to address the housing shortage by setting a goal of building 1.5 million new homes over the next 10 years. These actions have been focused on building more homes, helping home buyers enter the market, reducing construction costs, and streamlining the development approval process. To support the delivery of these new housing goals, the Provincial government has removed Special Study Area 6 (along with various other land holdings in Ontario) from the Greenbelt Plan on December 22nd, 2023 (refer to Environmental Registry of Ontario (ERO) #019-6216).

In response to the new Provincial directives, the Special Study Areas S. 9.1.2.e) policy has been included in the Region’s council adopted Official Plan. This policy states the following:

“e) Special Study Area 6 applies to the lands removed from the Greenbelt Plan Area by the Province of Ontario within the City of Pickering, Town of Ajax and Municipality of Clarington. In accordance with the province, the following conditions must be addressed to the satisfaction of the province, or it will initiate the process to return the lands back to the Greenbelt Plan Area:

- i) significant progress on approvals is to be achieved by the end of 2023;*
- ii) construction of new homes is to begin on these lands by no later than 2025; and*

iii) proponents will fully fund the necessary infrastructure upfront.

If these conditions are addressed to the satisfaction of the province, the lands may be included within the Urban Area Boundary, and the population, household and employment forecasts may be revised to reflect the provision of additional housing supply in these areas.”

We would like to advise that CALMI on behalf of the owners of the Cherrywood Area Lands is supportive of this policy and are committed to advancing the necessary development approvals and infrastructure needed to accommodate any future development on the Cherrywood Area Lands. However, in order to ensure that future development does occur on the Special Study Area 6 lands, we would like to suggest the following revisions to S. 9.1.2.e):

“e) Special Study Area 6 applies to the lands removed from the Greenbelt Plan Area by the Province of Ontario within the City of Pickering, Town of Ajax and Municipality of Clarington. In accordance with the province, the following conditions must be addressed to the satisfaction of the province, or it will initiate the process to return the lands back to the Greenbelt Plan Area:

- i) significant progress on approvals is to be achieved by the end of 2023;*
- ii) construction of new homes is to begin on these lands by no later than 2025; and*
- iii) proponents will fully fund the necessary infrastructure upfront.*

If these conditions are addressed to the satisfaction of the province, the lands will be included within the Urban Area Boundary, and the population, household and employment forecasts will be revised to reflect the provision of additional housing supply in these areas.”

In summary, we would like to provide our support for the Ministry of Municipal Affairs and Housing to approve the Region’s Official Plan, subject to the above requested revisions.

Thank you for your consideration. Please do not hesitate to contact the undersigned should you wish to discuss this further.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Glen Broll, MCIP, RPP
Managing Partner

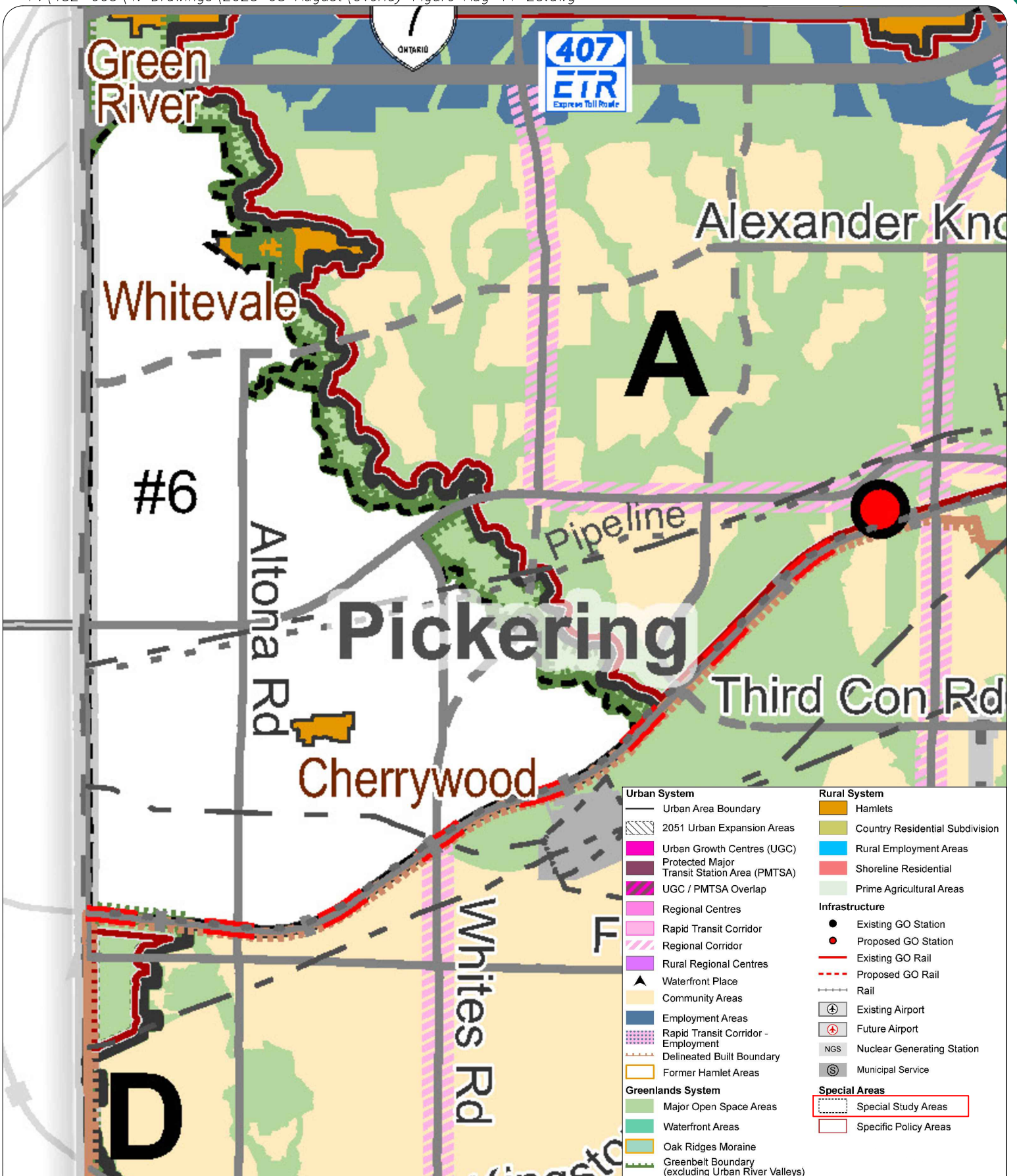


FIGURE 1 REGION OF DURHAM OFFICIAL PLAN
REGIONAL STRUCTURE - URBAN & RURAL SYSTEMS

CHERRYWOOD
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM



SCALE NTS
AUGUST 11, 2023

LEGEND

Special Study Area #6