

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

August 18, 2023
File 9930

Attn: Andy Doersam
Re: Durham Region 2023 Official Plan
PT LT 22 CON BROKEN FRONT DARLINGTON AS IN N51173 (SECONDLY) EXCEPT PT 2 N88193
& PTS 1 & 2, 10R1429; CLARINGTON, PT LT 22 CON BROKEN FRONT DARLINGTON PT 1,
10R1429; CLARINGTON

Weston Consulting is the planning consultant and authorized agent for Rundle Road Land Corp., the registered Owner of Lot 22 located along Rundle Road (the "Subject Property") in the Municipality of Clarington. The Subject Property is legally described as "PT LT 22 CON BROKEN FRONT DARLINGTON AS IN N51173 (SECONDLY) EXCEPT PT 2 N88193 & PTS 1 & 2, 10R1429; CLARINGTON" and "PT LT 22 CON BROKEN FRONT DARLINGTON PT 1, 10R1429; CLARINGTON."

This Letter is being submitted on behalf of the registered owner in accordance with the public consultation period for ERO posting 019-7195 with respect to the 2023 Durham Regional Official Plan, which includes the Subject Property as an Employment Area within the Urban System.

In October 2021, our client submitted a Settlement Area Boundary Expansion Request as part of Durham Region's Municipal Comprehensive Review process. On May 17, 2023, by way of a council motion moved by Councillor Granville Anderson, Map 1 of the draft new Durham Regional Official Plan was modified to include the Subject Property inside the Urban Area Boundary and as an Employment Area. The Durham Regional Official Plan, as amended by Regional Council, is now before the Minister of Municipal Affairs and Housing for approval.

We would like to indicate our support for the new Durham Regional Official Plan as amended by Regional Council, and we support the inclusion of the Subject Property as an Employment Area within the Urban System as depicted on Map 1 (see Figure 1).

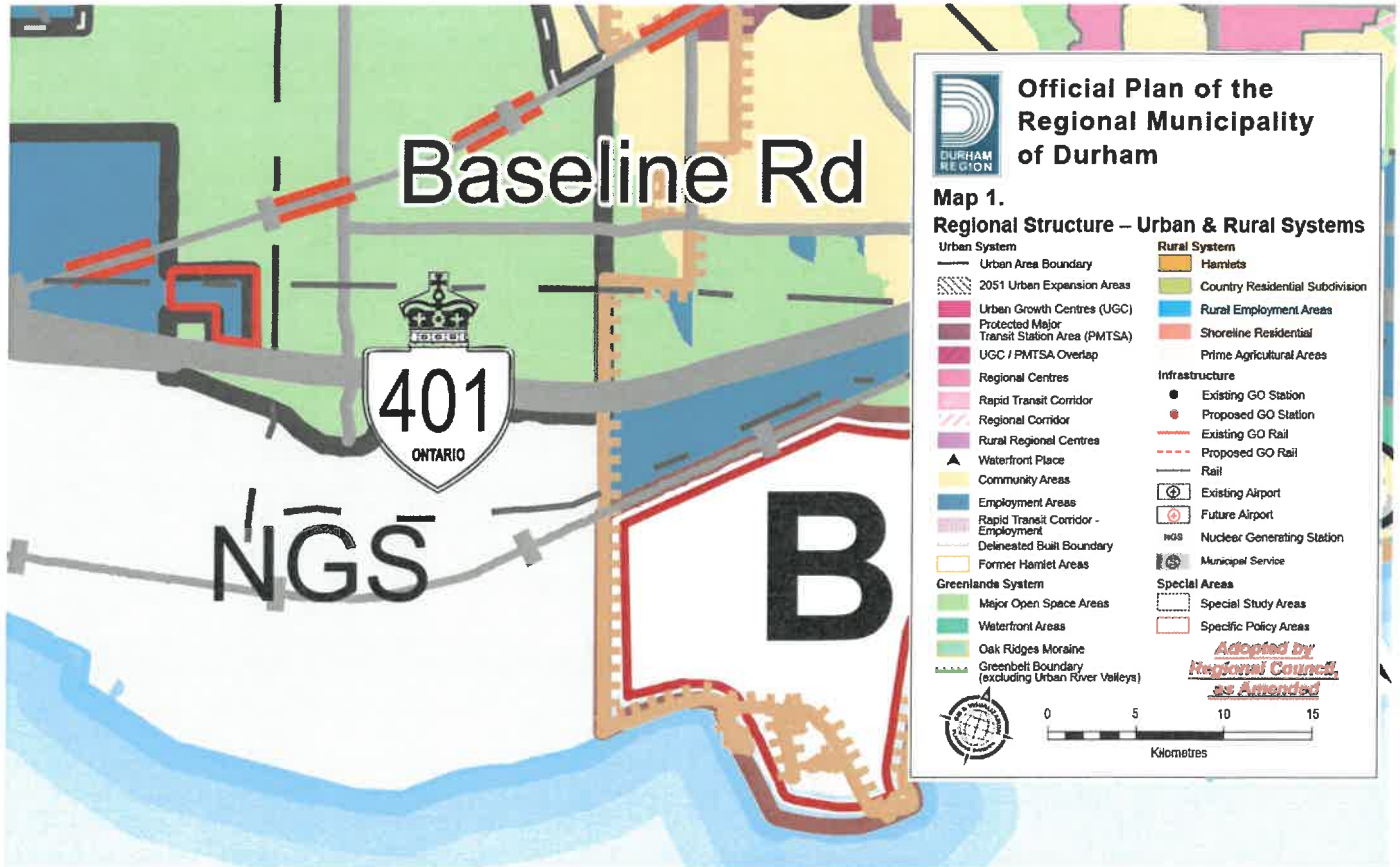


Figure 1: Map 1 of the Durham Regional Official Plan (Subject Property outlined in red)

The expansion of the existing urban area boundary to include the Subject Property would facilitate the future redevelopment of the lands for prestige employment uses and enable the submission of development applications to construct a panelization facility for the manufacturing of prefabricated building components.

In our opinion, the designation of the Subject Property as an Employment Area provides for a logical extension of existing adjacent employment areas to the west, appropriately concentrates employment activity to lands located along major goods movement corridors such as Highway 401, and assists the Region in achieving its forecasted employment growth target of 460,000 jobs by 2051.


We support the designation of the Subject Property on Map 1 of the Durham Regional Official Plan as an Employment Area under the Urban System. We believe this designation is appropriate and conforms to provincial, regional and municipal planning policies.

We appreciate the opportunity to provide comments on the Regional Official Plan and encourage you to contact the undersigned at ext. 241 if you have any further questions or comments regarding this letter.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

C. 1725596 Ontario Limited
Laurie Miller, Regional Director