

August 16, 2023

Ministry of Municipal Affairs and Housing

777 Bay Street, 17th Floor
Toronto, Ontario M7A 2J3

RE: ERO 019-7195
Comments on Durham Region Official Plan
5075 Holt Road, Clarington
Municipality of Clarington, Regional Municipality of Durham
TBG Project No. 20633

The Biglieri Group Ltd. ("TBG") represents 1559306 Ontario Ltd. the owner of the lands municipally known as 5075 Holt Road in Clarington and legally described as Part of Lot 20, Concession 5 in the geographic Township of Darlington, Municipality of Clarington, Regional Municipality of Durham ("Subject Site").

Durham Regional Council adopted a new Official Plan ("New Durham OP") on May 17, 2023. The New Durham OP is now before the Minister of Municipal Affairs and Housing ("MMAH") for a decision under the Planning Act. The Subject Site is designated as *Prime Agricultural Areas* in the New Durham OP (**Figure 1**). Additionally, the site-specific policy relating to the Subject Site has been maintained as Policy 10.4.1.c).

TBG submitted letters dated June 3, 2019, January 31, 2020, August 15, 2022, and March 6, 2023 as it relates to the Subject Site (**Appendices 1-4**). The most recent submission was with respect to the proposed designation as *Prime Agricultural Areas* where we recommended the Subject Site be redesignated to *Major Open Space* while maintaining the existing site-specific permissions. It is our opinion that the Subject Site is best suited for the non-agricultural uses currently provided for in the existing *Major Open Space* designation. This assessment was based on the conclusions of the Agricultural Assessment of the Subject Site (January 2020) prepared by Colville Consulting Inc. (**Appendix 5**) where it was determined that the Subject Site and the lands immediately adjacent north of Taunton Road are low priority agricultural lands not desirable as agricultural lands. The conclusions of the Agricultural Assessment are summarized below:

- Due to the significant level of disturbance of the soils and low productivity of the land, improvements would be required to improve the soil and drainage conditions on the Subject Site. Currently there is no agricultural infrastructure, land improvements or other agricultural investments on the Subject Site, and which is unlikely to occur in the future;
- The parcel is only approximately 16.56 hectares in size, which is considered to be small for traditional agricultural purposes;
- The Subject Site is located in close proximity to the rural settlement area of Hampton, which generally increases the potential for conflict to arise between farm operations and non-farm land uses;
- The agricultural priority of the Subject Site and immediate surrounding area has been reduced as a result of land severances and highway/road construction, which has

effectively separated these lands from the larger, contiguous, and productive, agricultural land base that provides better, long term opportunities for farming and farm-related business that support the local agri-food industry;

- A golf driving range and all ancillary uses, which are permitted by zoning on the Subject Site, are best located in a Rural area; and
- The inclusion of the Subject Site and those lands north of Taunton Rd., east and south of the new highway construction, and west of the Hamlet of Hampton's boundaries within the Region's and Municipality of Clarington's Rural designations is a reasonable consideration. Including these lands within the Rural designation will have an insignificant impact on the agricultural land base and the local agri-food industry.

Based on the above, TBG requests that the Subject Site be redesignated to *Major Open Space* in the New Durham OP. As previously noted in our prior submissions, the *Major Open Space* designation would be more in keeping with the site-specific permissions the Subject Site currently has in the Durham Regional Official Plan permitting a golf driving range, mini-putt, clubhouse, and accessory uses. Further, the Subject Site is not suitable for common field crop production, and a *Major Open Space* designation would assist in minimizing land use conflicts between the surrounding agricultural area and the Hamlet of Hampton east of the Subject Site.

Should you have any questions or require additional information, please contact the undersigned at your earliest convenience.

Respectfully,
THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read "Mark Jacobs". The signature is written in a cursive, somewhat stylized font.

Mark Jacobs, MCIP, RPP
Senior Planner

cc. 1559306 Ontario Ltd.

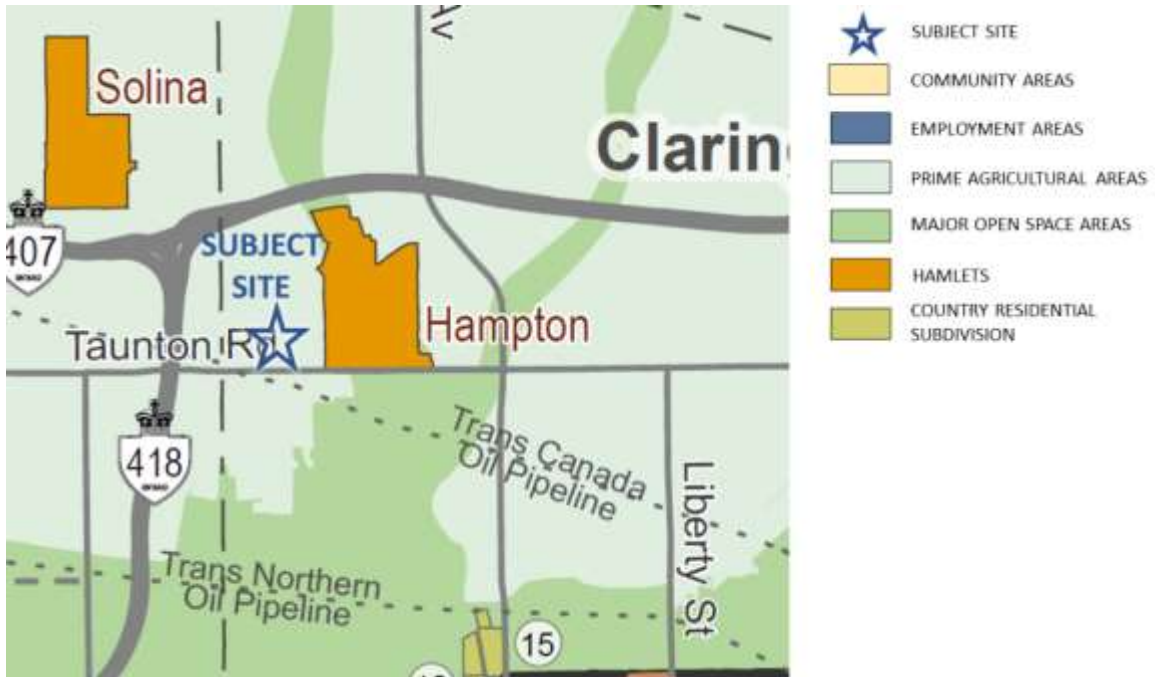


Figure 1: Draft Durham Regional Official Plan: Map 1 – Regional Structure
(Source: Durham Region, 2023)