



**BUILDING YOUR IDEAS - INTO BIG PLANS**  
**THE BIGLIERI GROUP LTD.**

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June 3, 2019

The Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, PO Box 623  
Whitby, Ontario, L1N 6A3

Attention: Brian Bridgeman, Commissioner of Planning and Economic Development

Dear Mr. Bridgeman,

RE: Envision Durham Review Comments  
5075 Holt Road, Clarington  
Part of Lot 20, Concession 5 in the geographic Township of Darlington, Municipality of Clarington, Regional Municipality of Durham  
TBG Project No. 17423

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 (the "Subject Site" or "Site"). We are pleased to present this Letter as our formal comments on the Envision Durham Municipal Comprehensive Review process as it relates to the Subject Site.

#### SITE LOCATION

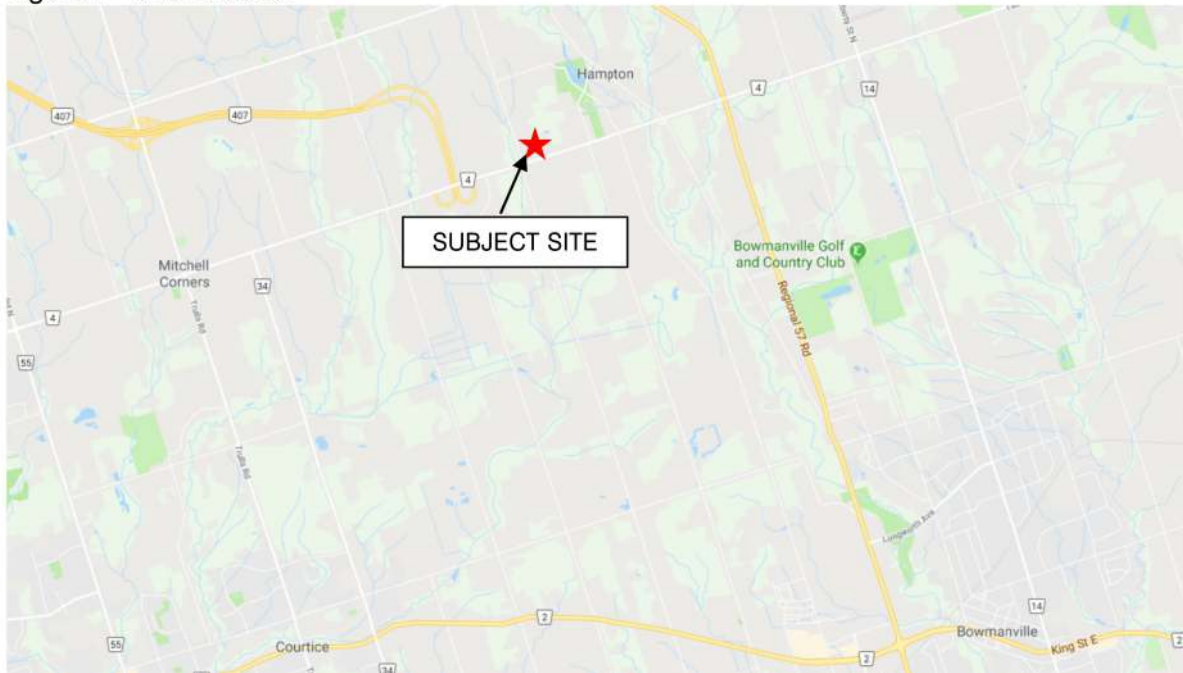
The Subject Site is located at the northeast intersection of Holt Road and Taunton Road and just west of the community of Hampton (**Figure 1**). Further to the east of the Site is McCallum Street, and further to the north is King Lane. The Subject Site is within close proximity to Highway 407 and Regional Road 57.

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**PLANNING | DEVELOPMENT | PROJECT MANAGEMENT**

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126 Catharine Street, Hamilton, Ontario L85 1J4  
Office: (416) 693-9155 Fax: (416) 693-9133  
[tbg@thebiglierigroup.com](mailto:tbg@thebiglierigroup.com)

Figure 1 – Site Location



## SUBJECT SITE

The Subject Site has an area of approximately 16.6 hectares (41.02 acres). The Site has an open grassland vegetation area of approximately 36.32 acres (14.69 hectares), and a dense wooded area of approximately 4.7 acre (1.9 hectares) at the northeast corner. It has a frontage of approximately 611.81 metres along Holt Road, and approximately 220.02 metres along Taunton Road (**Figure 2**). A 1-storey, single family residential dwelling has occupied the property since 2005. The Site is not actively farmed for agricultural crops but was historically used for agricultural crop production. Topographically, the Subject Site generally slopes from north to south, with an approximately 5 metre variation, and a gentle swale running through the middle of the site from north to south.

Figure 2 – Subject Site



*Greenbelt Plan (2017)*

The Greenbelt Plan identifies the Subject Site as being located within the boundary of the *Protected Countryside* designation with the exception of the woodlot located at the northeast corner of the Site that is designated part of the *Natural Heritage System* (Figure 3).

Section 5.3 of the Greenbelt Plan notes that until the Province has completed mapping and the *Agricultural System* implementation procedures, municipalities shall continue to retain existing designations for *prime agricultural areas* within the *Protected Countryside*. The Province completed the *Agricultural System* mapping on February 9, 2018 and it took effect immediately. This mapping designates the Subject Site as *Prime Agricultural Area* (Figure 4 and 5).



Figure 3 – Excerpt from Map 51 of the Greenbelt Plan



Figure 4 – Places to Grow Agricultural Land Base

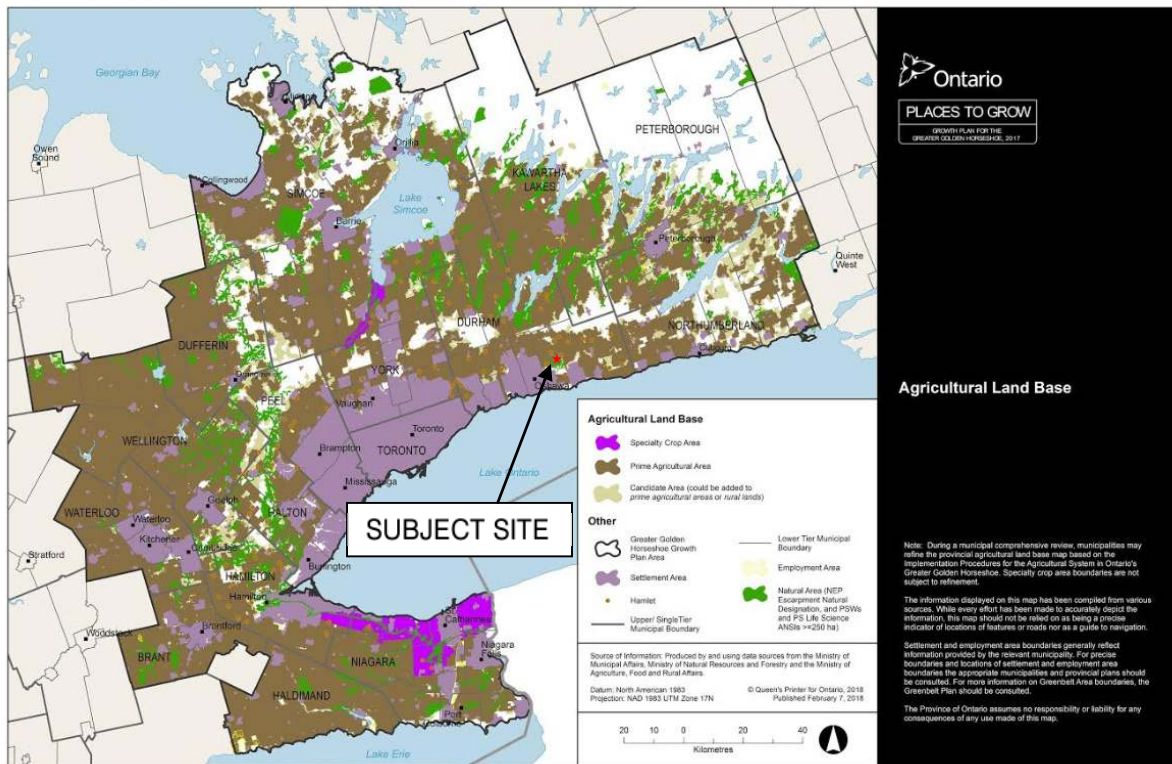


Figure 5 – Prime Agricultural Designation on Subject Site

Agricultural System Portal - Accessible Viewer

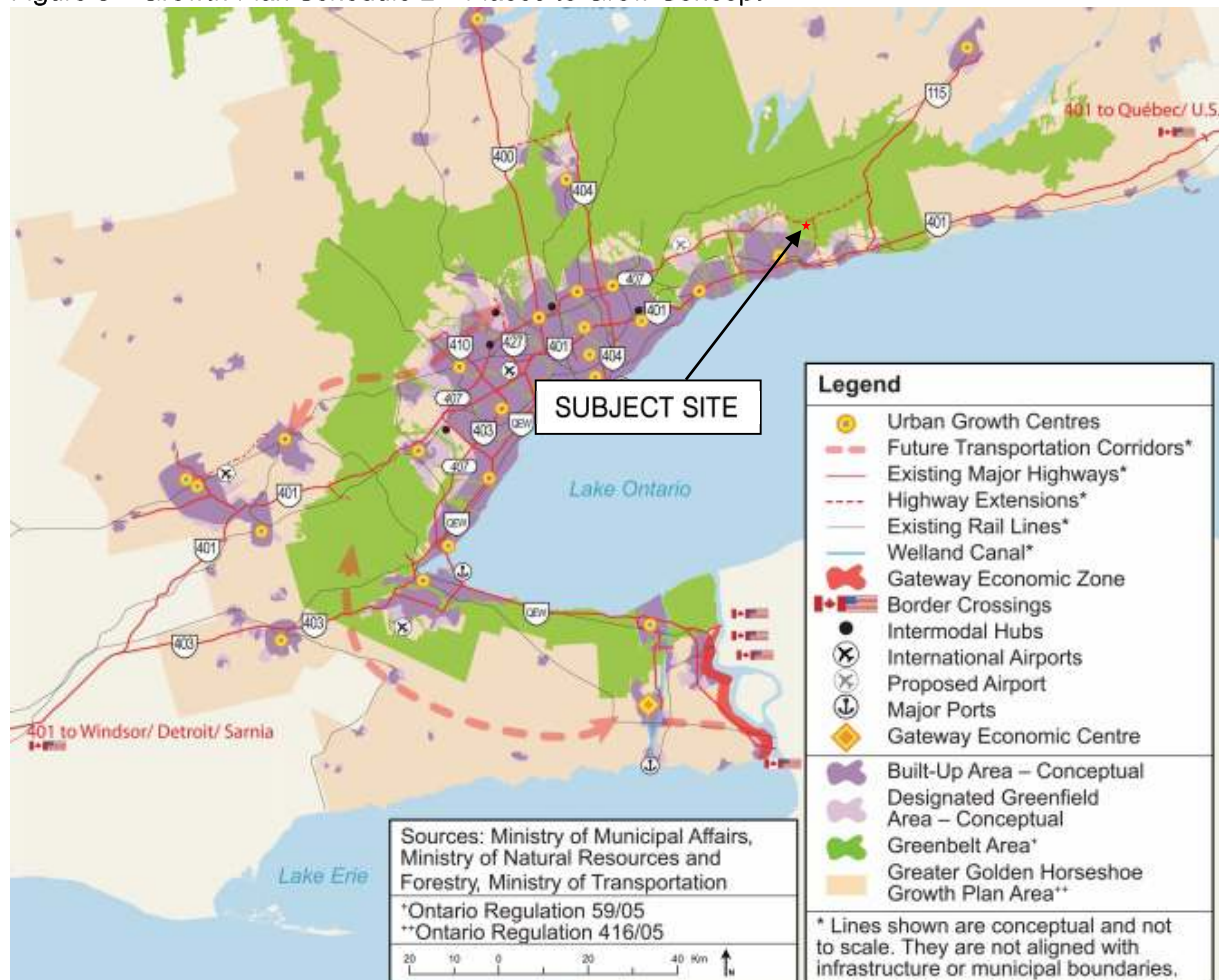


*Growth Plan for the Greater Golden Horseshoe (2017)*

The Growth Plan identifies the Subject Site as within the *Greenbelt Area* (Figure 6) and as *Prime Agricultural Area* per the *Agricultural System* (Figure 5). The *Prime Agricultural Area* definitions are the same as the definitions provided above from the Greenbelt Plan.



Figure 6 – Growth Plan Schedule 2 – Places to Grow Concept



**Region of Durham Official Plan (2017)**

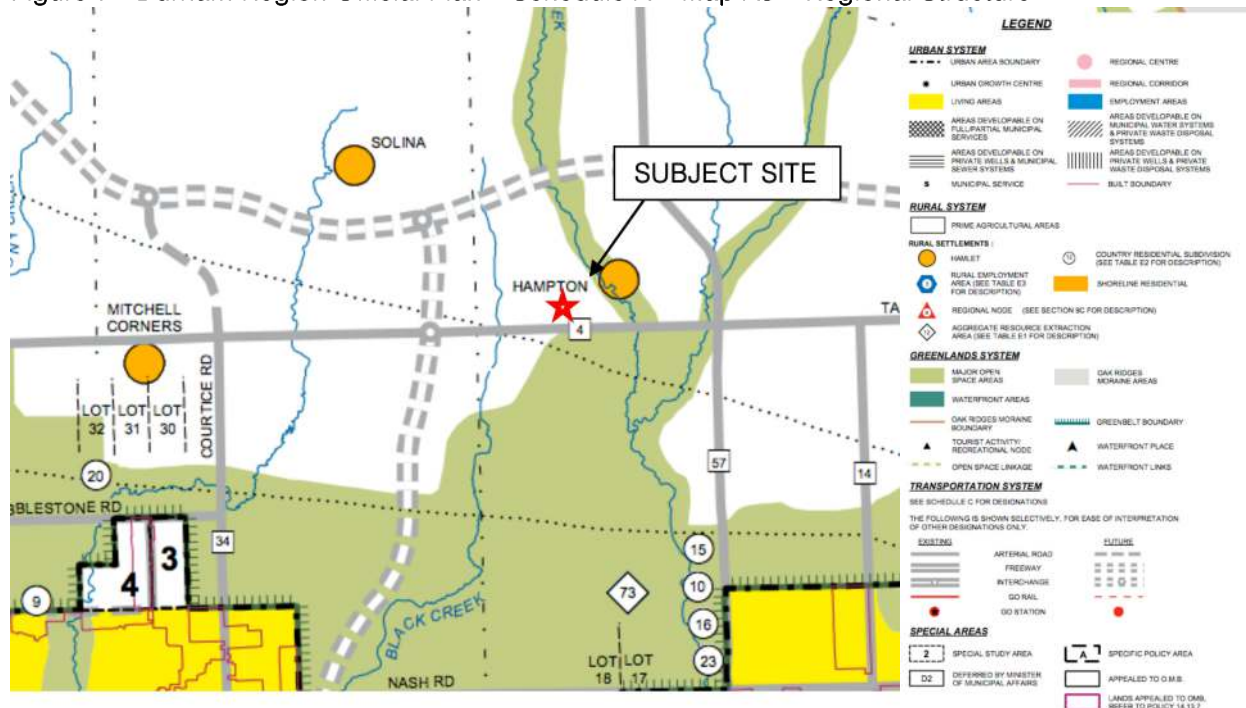
The Subject Site is identified as *Prime Agricultural Area* in the Region of Durham Official Plan (Figure 7). The Region of Durham Official Plan does not delineate “Prime Agricultural” lands from “Rural” lands, rather, only delineates *Prime Agricultural Areas* from *Rural Settlement Areas*. Although the Regional Official Plan designates the Subject Site as *Prime Agricultural Area*, it is understood that reference should be made to local Official Plans. The Clarington Official Plan delineates between *Prime Agricultural Areas* and *Rural Areas*.

There is currently a site-specific policy in the Region of Durham Official Plan relating to the Subject Site (Policy 9A.3.1c):

*notwithstanding Policy 9A.2.7, the following golf course has been considered by amendment to this Plan prior to Policy 9A.2.7 coming into force, and is permitted:*

*c) a golf driving range, mini-putt, clubhouse and accessory uses are permitted on the northeast corner of Taunton Road and Holt Road, within part of Lot 20, Concession 5, former Township of Darlington, known as 5075 Holt Road, Assessment #18-17-010-130-17700 within the Municipality of Clarington.*

Figure 7 - Durham Region Official Plan – Schedule A – Map A5 – Regional Structure



*Municipality of Clarington Official Plan (2018)*

On November 1, 2016, Clarington Council adopted the Municipality's Official Plan Amendment No. 107, Clarington's conformity exercise with provincial policy and the Durham Regional Official Plan. OPA 107 proposed to redesignate the Subject Site from *General Agricultural Area* and *Significant Woodland* to *Prime Agricultural Area* and *Environmental Protection* (Figure 8 and 9). Our client has appealed the *Prime Agricultural Area* designation on the property.

There is currently a site-specific policy in the Clarington Official Plan relating to the Subject Site (Policy 13.3.14ii):

*Notwithstanding Section 13.3.313.5.2 a golf driving range, mini-putt, associated storage facility and clubhouse, in addition to the existing residential dwelling, are permitted at the northeast corner of Holt and Taunton Roads, known as 5075 Holt Road, Assessment No. 181701013017700 within the Municipality of Clarington.*

Figure 8 - Excerpt from Map A1 – Land Use – Prior to November 01, 2016

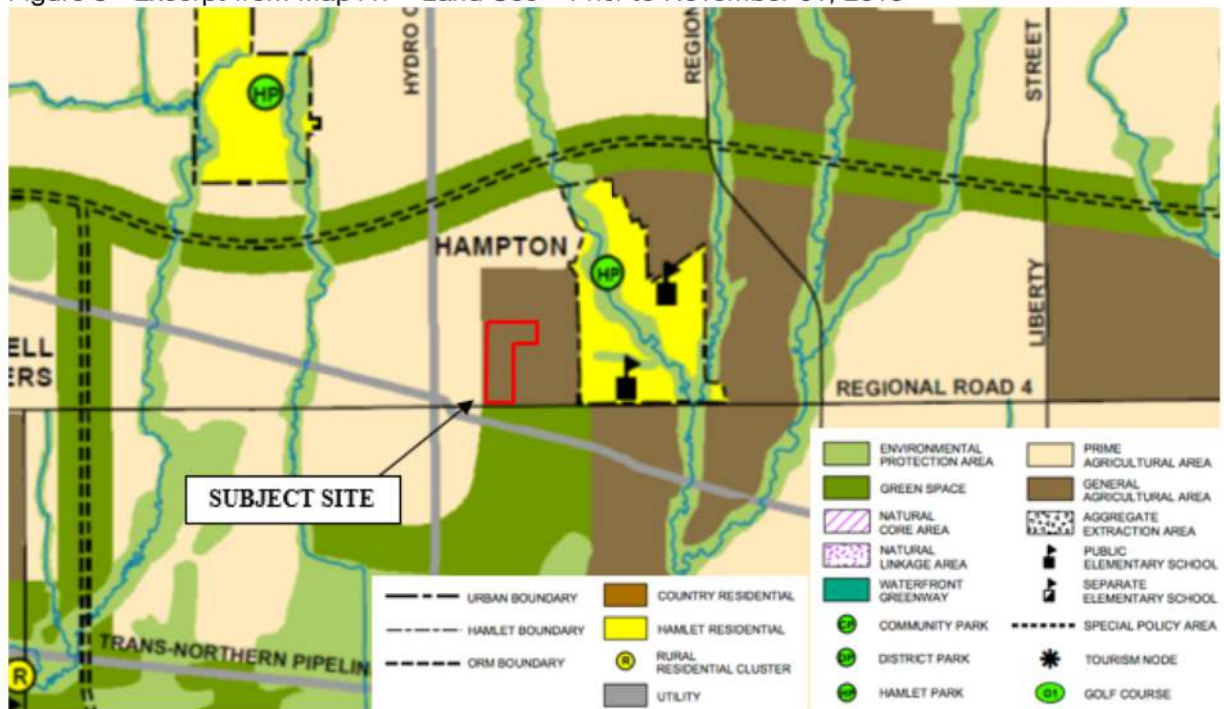
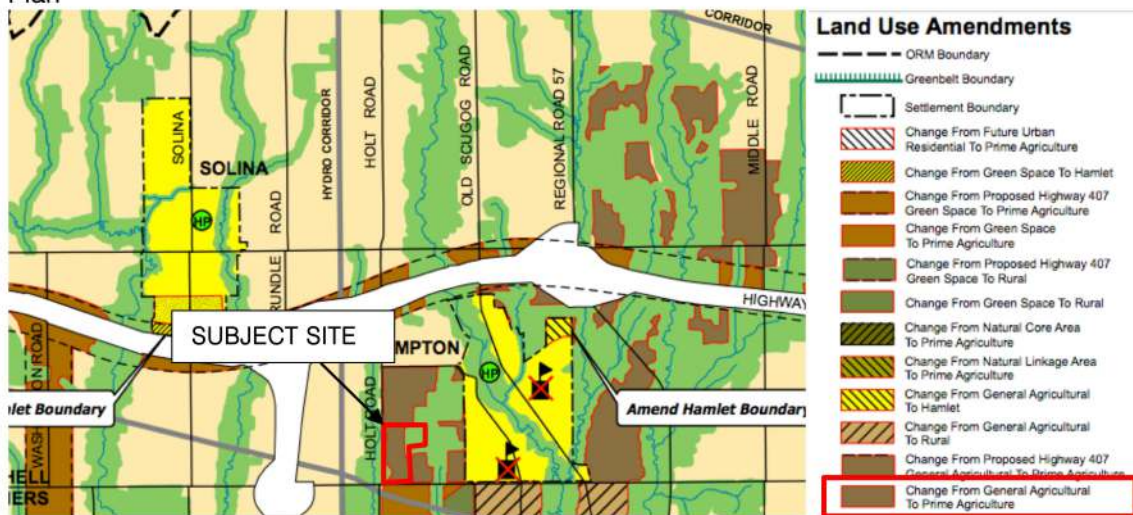


Figure 9 - Excerpt from Exhibit 12 – Land Use Amendments Clarington Rural Areas – Draft Official Plan



*Envision Durham (2019)*

An Agriculture and Rural System Discussion Paper was brought forward to the Region’s Planning and Economic Development Committee on March 5, 2019. This Discussion Paper provides an overview of Durham’s Rural Area and the current Regional Official Plan policy framework, identifies Provincial policy requirements and trends since the last Regional Official Plan review, and identifies preliminary approaches and questions for discussion and feedback. The Staff Report states that Envision Durham will also involve a review of the Land Use Schedules (mapping) in the Regional Official Plan as it relates



to agriculture and rural areas and will consider refining where necessary the Agricultural and Rural System.

The Province's Agricultural System mapping is intended to be reviewed and refined by single and upper-tier municipalities during the MCR process (p. 43). However, Growth Plan Policy 4.2.6.9 allows the Region to refine the mapping outside of the MCR process, stating:

*Upper- and single-tier municipalities may refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review.*

Of particular importance to the Subject Site is the following section on the Refinement of the Agricultural/Rural Land Base (p. 44):

*The Region will rely on the Province's LEAR for the purposes of this MCR. Through Envision Durham, the Region will evaluate and refine, where appropriate, the Provincial Agricultural System based on the following general approaches:*

- *Lands which are currently designated in the ROP as "Prime Agricultural Areas" and which are identified as Prime Agricultural Areas in the Provincial Agricultural System would not be changed (refer to Provincial Agricultural System Maps, pages 47 and 48);*
- *Lands designated as Prime Agricultural Areas in the ROP but have not been identified in the Provincial Agricultural System will be reviewed to determine whether they should remain designated as Prime Agricultural Areas, or whether they should be re-designated as Major Open Space Areas or Rural Lands; and,*
- *Refinements to Prime Agricultural Areas mapped in OMAFRA's land base map will be considered against the Province's criteria for refinement as outlined in their Implementation Procedures.*

Further, other matters for consideration (p. 45) states:

*As a best practice, the Province has recommended that existing non-agricultural uses within the prime agricultural area be designated as a prime agricultural area with a site-specific exemption policy permitting the existing non-agricultural use. The Region will review existing site-specific exemptions to determine how best to treat such uses in light of the Province's recommended approach.*

Our client is requesting a *Rural* designation for the Subject Site due to its limited agricultural potential and the currently permitted golf driving range and accessory uses permitted by the site-specific exemption noted above in the Region of Durham Official Plan (Policy 9A.3.1c) and the site-specific exemption in the Clarington Official Plan (Policy 13.3.14ii). A *Rural* designation would also assist in minimizing land use conflicts between the surrounding agricultural areas and the adjacent Hamlet designation. This Subject Site is not currently used for agricultural and hasn't been for several years. It is unlikely that it ever could be used for agricultural, due to its limited size and proximity to sensitive land uses.

An Agricultural Impact Assessment was undertaken in 2003 and confirmed the limited agricultural potential of the lands at that time. Refer to **Appendix 1** of this Letter for further information. The limited agricultural potential of the Site is under review at this time through an agricultural characterization that is being undertaken. We would ask that the additional technical analysis be given consideration by the Region in support of this request, once it has been made available.

It is our opinion that the *Prime Agriculture* designation places undue restrictions on the currently permitted uses. Our client is looking to proceed with the golf driving range with the potential inclusion of the following uses:

- Ancillary retail uses (i.e. restaurant/bar);
- Fitness centre;
- Amusement uses (i.e. ziplining, go karts);
- Recreational uses (i.e. volleyball courts, batting cages);
- Indoor driving range; and,
- Drive-in.

The Paper states that the Region will undertake an edge mapping exercise for the Prime Agricultural Areas designation to evaluate whether the Durham's current *Major Open Space Areas* designation should be adjusted, or if a new *Rural Lands* designation should be established (p. 46). We agree that a new *Rural Lands* designation should be established as this is common practice elsewhere in the Province. It is appropriate to delineate between prime agricultural lands and lower priority rural lands in certain contexts.

A *Rural Lands* designation in the Region of Durham Official Plan and Municipality of Clarington Official Plan is more appropriate given the current permissions in place. As noted above, an agricultural characterization assessment is underway by Colville Consulting Inc.. Based on a preliminary analysis of the agricultural resources on-site and the agricultural character of the surrounding lands, the Subject Lands can be considered to be part of a low priority agricultural area. This assessment is based on the following:

- The Subject Lands and immediate surrounding area are fragmented by the lot fabric (property boundaries), natural heritage features (e.g., Provincially Significant Wetlands) and the newly constructed Highways (407 and 412 and their interchanges/connectors);
- Most of the parcels in this area are undersized for traditional agricultural uses observed more to the north and west of the Subject Lands;
- There is little evidence of recent investments in agricultural infrastructure other than one farm operation to the south west. It appears that this farm and its infrastructure were replaced due to construction of the 407 connector. The original farm operation was impacted by highway construction resulting in the loss of agricultural land and the original infrastructure;
- The close proximity to the hamlet of Hampton;
- There are several non-farm land uses in the area outside of the Hampton Hamlet boundaries in close proximity to the Subject Lands;
- That much of the area on the Subject Lands are disturbed. Berms have been constructed along the perimeter from soil scraped from the driveway and it appears that fill was brought in and dumped on the property. Most of the lands would be considered to be anthropogenic which are not classified by the CLI Capability system. Without substantial rehabilitation works, the soils would not be suitable for common field crop production; and
- There are no MDS I setbacks that would restrict development on this site.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,  
THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read "Holland", written in a cursive style.

Melinda Holland, M.Pl.  
Planner

cc: 1559306 Ontario Ltd.





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**THE BIGLIERI GROUP LTD.**

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January 31, 2020

The Regional Municipality of Durham  
 Planning and Economic Development Department  
 605 Rossland Road East, PO Box 623  
 Whitby, Ontario, L1N 6A3

Attention: Brian Bridgeman, Commissioner of Planning and Economic Development

Dear Mr. Bridgeman,

RE: Envision Durham Review Comments  
 5075 Holt Road, Clarington  
 Part of Lot 20, Concession 5 in the geographic Township of Darlington, 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").

Subsequent to our letter dated June 3<sup>rd</sup>, 2019 that outlined our formal comments on the Envision Durham Municipal Comprehensive Review process as it relates to the Subject Site, please find enclosed the Agricultural Assessment of the Subject Site prepared by Colville Consulting Inc., dated January 2019.

An Agriculture and Rural System Discussion Paper was brought forward to the Region's Planning and Economic Development Committee on March 5, 2019. The Paper states that the Region will undertake an edge mapping exercise for the Prime Agricultural Areas designation to evaluate whether the Durham's current *Major Open Space Areas* designation should be adjusted, or if a new *Rural Lands* designation should be established (p. 46). We agree that a new *Rural Lands* designation should be established as this is common practice elsewhere in the Province. It is appropriate to delineate between prime agricultural lands and lower priority rural lands in certain contexts.

A *Rural Lands* designation in the Region of Durham Official Plan and Municipality of Clarington Official Plan is more appropriate given the current permissions in place. This has been supported by the Agricultural Assessment that has been prepared by Colville Consulting to support the rationale for the *Rural* designation. The conclusions of the Agricultural Assessment are summarized below:

- The Subject Site and the lands immediately adjacent north of Taunton Road are low priority agricultural lands not desirable as agricultural lands for several reasons;
- 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

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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.

As per the conclusions of the Agricultural Assessment prepared by Colville Consulting Inc. and our formal comments provided in our letter dated June 3<sup>rd</sup>, 2019, it is of our professional opinion that a *Rural Lands* designation is most appropriate for the Subject Site. This would be in keeping with the site-specific policy in the Region of Durham Official Plan permitting a golf driving range, mini-putt, clubhouse and accessory uses (Policy 9A.3.1c). The Subject Site is not suitable for common field crop production, and a *Rural Lands* designation would assist in minimizing land use conflicts between the surrounding agricultural area and the adjacent Hamlet designation.

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

Respectfully,  
THE BIGLIERI GROUP LTD.



Mark Jacobs, MCIP RPP  
Planner

cc: 1559306 Ontario Ltd.

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August 15, 2022

**The Regional Municipality of Durham**  
Planning and Economic Development Department  
605 Rossland Road East, PO Box 623  
Whitby, Ontario, L1N 6A3

**Attention: Brian Bridgeman, Commissioner of Planning and Economic Development**

Dear Mr. Bridgeman,

**RE: Envision Durham Review Comments**  
5075 Holt Road, Clarington  
Part of Lot 20, Concession 5 in the geographic Township of Darlington, Municipality of Clarington, Regional Municipality of Durham  
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The Subject Site is designated as *Prime Agricultural Area* in the Durham Regional Official Plan (May 2020 Consolidation). There is currently a site-specific policy relating to the Subject Site (Policy 9A.3.1c):

*notwithstanding Policy 9A.2.7, the following golf course has been considered by amendment to this Plan prior to Policy 9A.2.7 coming into force, and is permitted:*

- c) *a golf driving range, mini-putt, clubhouse and accessory uses are permitted on the northeast corner of Taunton Road and Holt Road, within part of Lot 20, Concession 5, former Township of Darlington, known as 5075 Holt Road, Assessment #18-17-010-130-17700 within the Municipality of Clarington.*

The Regional Official Plan does not delineate “Prime Agricultural” lands from “Rural” lands, rather, only delineates *Prime Agricultural Areas* from *Rural Settlement Areas*. Although the Regional Official Plan designates the Subject Site as *Prime Agricultural Area*, it is understood that reference should be made to local official plans.

The Municipality of Clarington Official Plan (June 2018 Consolidation) delineates between Prime Agricultural Areas and Rural Areas. The Subject Site was redesignated from *General Agricultural Area* and *Significant Woodland* to *Prime Agricultural Area* and *Environmental Protection* as part of the Official Plan Amendment No. 107.



There is currently a site-specific policy in the Clarington Official Plan relating to the Subject Site (Policy 23.19.4ii):

*notwithstanding Section 13.5.2 a golf driving range, mini-putt, associated storage facility and clubhouse, in addition to the existing residential dwelling, are permitted at the northeast corner of Holt and Taunton Roads, known as 5075 Holt Road, Assessment No. 181701013017700 within the Municipality of Clarington.*

TBG submitted letters dated June 3, 2019, outlining our formal comments on the Envision Durham Municipal Comprehensive Review process as it relates to the Subject Site, and dated January 31, 2020, with further comments including an Agricultural Assessment of the Subject Site prepared by Colville Consulting Inc., dated January 2020. This letter is with respect to Staff Report #2022-P-16 *Envision Durham – Implementation of the Provincial Agricultural System*, dated June 7, 2022, and Draft ROP Agricultural System Mapping.

## CONTEXT

An Agriculture and Rural System Discussion Paper was brought forward to the Region's Planning and Economic Development Committee on March 5, 2019. The Paper states that the Region will undertake an edge mapping exercise for the *Prime Agricultural Areas* designation to evaluate whether the Durham's current *Major Open Space Areas* designation should be adjusted, or if a new *Rural Lands* designation should be established (p. 46). We agree that a new *Rural Lands* designation should be established as this is common practice elsewhere in the Province. It is appropriate to delineate between prime agricultural lands and lower priority rural lands in certain contexts.

## AGRICULTURAL ASSESSMENT

A *Rural Lands* designation for the Subject Site in the Durham Regional and Municipality of Clarington Official Plans is more appropriate given the current permissions in place. This has been supported by the Agricultural Assessment that has been prepared by Colville Consulting to support the rationale for the *Rural* designation. The conclusions of the Agricultural Assessment are summarized below:

- The Subject Site and the lands immediately adjacent north of Taunton Road are low priority agricultural lands not desirable as agricultural lands for several reasons;
- 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.

### COMMENTS ON DRAFT ROP AGRICULTURAL SYSTEM MAPPING (JUNE 7, 2022)

In the recent Staff Report #2022-P-16 *Envision Durham – Implementation of the Provincial Agricultural System* and draft mapping released June 7, 2022, we note that lands have been added to the *Prime Agricultural Areas* designation, however, there do not appear to be any lands proposed to be removed from the *Prime Agricultural Areas* designation. Further, previous discussions of creating a new *Rural Lands* designation are not mentioned in the Staff Report. While we support the creation of a new *Rural Lands* designation and believe it is most appropriate for the Subject Site, should this designation not be created, we recommend the Subject Site and adjacent lands north of Taunton Road be redesignated to *Major Open Space* while maintaining the existing site-specific permissions as we believe the Subject Site is best suited for the non-agricultural uses currently provided for in the existing *Major Open Space* designation.

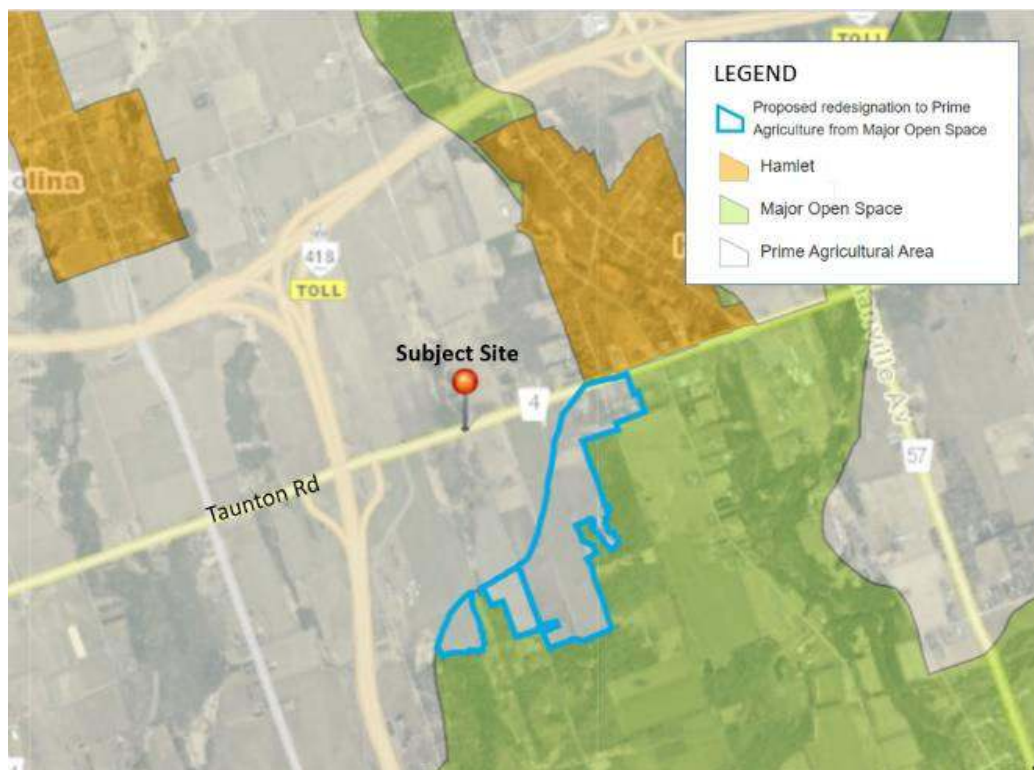


Figure 1: Draft ROP Agricultural System Mapping (2022)

The draft Agricultural Mapping (Figure 1) proposes the redesignations of lands south of the Subject Site to *Prime Agricultural Areas* from *Major Open Space*, increasing the Prime Agricultural Lands in the area, and decreasing *Major Open Space* land. Given this proposed redesignation,

our recommended redesignation of the Subject Site to *Major Open Space* and similar adjacent lands would not have a significant impact on the agricultural land base in the surrounding area.

As per the conclusions of the Agricultural Assessment prepared by Colville Consulting Inc. and our formal comments provided in our letters dated June 3, 2019, and January 31, 2020, it is of our professional opinion that the *Prime Agricultural Areas* designation is not appropriate for the Subject Site. Redesignating the Subject Site to *Major Open Space* 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 (Policy 9A.3.1c). 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 adjacent Hamlet designation.

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, slightly slanted style.

Mark Jacobs, MCIP RPP  
Senior Planner

cc: 1559306 Ontario Ltd.





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March 6, 2023

The Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, PO Box 623  
Whitby, Ontario, L1N 6A3

Attention: Brian Bridgeman, Commissioner of Planning and Economic Development

Dear Mr. Bridgeman,

RE: Envision Durham  
Draft Durham Regional Official Plan  
5075 Holt Road, Clarington  
Municipality of Clarington, Regional Municipality of Durham  
TBG Project No. 20633

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On February 10, 2023, the draft Durham Regional Official Plan “Draft ROP” was released to the public for review and comment. The Subject Site is designated as *Prime Agricultural Areas* in the Draft ROP (**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, and August 15, 2022, as it relates to the Subject Site (**Appendices 1-3**). The most recent submission was with respect to the Draft ROP Agricultural System Mapping released in June 2022. In this letter 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 4**) 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;

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- 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 Draft ROP. 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.

We wish to thank staff for their efforts throughout the Envision Durham process.

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

Respectfully,  
THE BIGLIERI GROUP LTD.



Mark Jacobs, MCIP, RPP  
Senior Planner

cc. Gary Muller, Director of Planning, Durham Region  
1559306 Ontario Ltd.

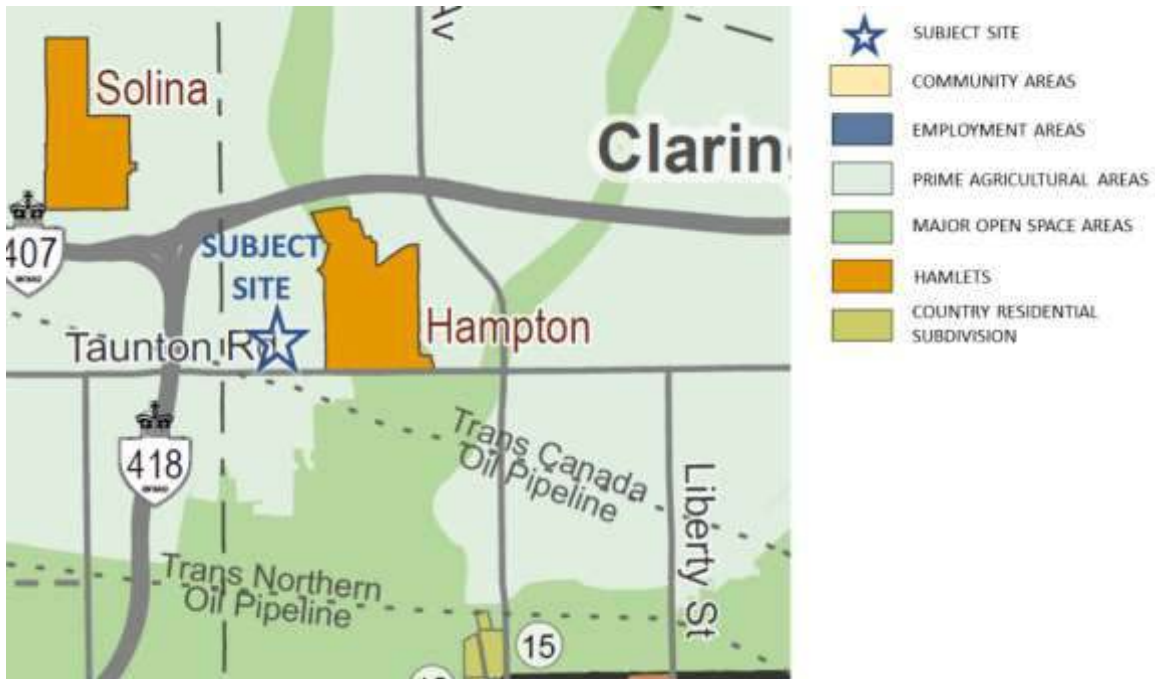


Figure 1: Draft Durham Regional Official Plan: Map 1 – Regional Structure  
(Source: Durham Region, 2023)