

August 16, 2023

*Sent by e-mail*

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

Attention: Steven Clark, Minister of Municipal Affairs and Housing of Ontario  
Laurie Miller, Regional Director, Planning

Re: Envision Durham – Adopted Regional Official Plan  
389 Townline Road North, Courtice  
Municipality of Clarington, ON

We are writing to you regarding lands municipally addressed as 389 Townline Road North and legally described as PCL 3 BLK 2 N1/2 of S1/2 LT 35 CON 3 DARLINGTON AS IN D509223; CLARINGTON in the Municipality of Clarington (“MOC”), herein referred to as the “Subject Property”. This letter is being submitted in response to the new Durham Regional Official Plan that was adopted by Regional Council in May 2023, as it pertains to the subject property in Clarington.

### **Description of the Subject Property**

The Subject Property is located on Townline Road North in the northwesternmost corner of Courtice. The subject property has an approximate area of 0.53 acres and has approximately 21 metres of frontage along Townline Road North. The subject property is currently occupied by a single-detached dwelling. The property is currently accessed by Townline Road North. The Subject Property is surrounded by residential uses with a church located immediately to the north and residential subdivisions to the west of Townline Road North and further south of Lawson Road. The Subject property is located outside the municipal boundary.

The Subject Property has immediate access to public transit in all directions, due to the presence of bus stops along Townline Road North and at the intersection of Adelaide Avenue East and Townline Road North located just south of the Subject Property. The Subject Property has immediate access to lake-based services being a 200 mm diameter sanitary sewer on Townline Road North fronting the Subject Property and a 400 mm diameter watermain also on Townline Road fronting the Subject Property.

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The Subject Property is identified as Major Open Space Area as provided for on Map 1 – Regional Structure – Urban & Rural Systems of Durham Regions new Official Plan (ROP). Major Open Space Areas are to be predominantly used for environmental protection and conservation, while also allowing for a range of agricultural uses, agricultural related uses, on-farm diversified uses and recreational uses.

The Subject Property is designated Rural within Map A2 - Land Use Courtice Urban Area and Map A1 – Land Use West Clarington Rural Area of the MOC Official Plan. Lands with Rural designation are to be used for agricultural uses, agricultural related uses and on-farm diversified uses.

## **Background**

On February 10, 2023, a draft new ROP was released for public review and comment. The draft new ROP was 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 with a notice of adoption released on May 20, 2023. The Council- adopted ROP is currently under review by the Province of Ontario’s Ministry of Municipal Affairs and Housing for approval. Upon proclamation of certain sections of Bill 23, the More Homes Built Faster Act, the ROP will be the Official Plan of each of Durham Regions eight area municipalities, including the municipality of Clarington.

## **Policy Review**

The Government of Ontario released the Provincial Planning Statement 2023 (proposed PPS 2023) which integrates the Provincial Policy Statement 2020 (PPS 2020) and A Place to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan) into a singular, province-wide policy document. The document is still in the review period. Key changes in the PPS 2023 establish broader permissions for residential intensification. Inclusion of the Subject Property in the Urban Area aligns with the goal of the proposed PPS 2023 by providing further residential intensification abutting a serviced area.

In addition to the above, by 2051 Durham Region is expected to accommodate a population of 1.3 million residents and 460,000 jobs, representing significant growth. The Municipality of Clarington is forecasted to more than double in population from 105,270 people in 2021 to 221,020 people in 2051. 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 Region-wide.

It is our opinion that including the Subject Property within the Urban Boundary provides the opportunity for additional residential units, assists the MOC and the Region in its growth to 2051, and would support the policies in section 3.1 of the ROP. It should also be noted the



Subject Property has frontage along Townline Road North, a major arterial road which warrants consideration for transit-supportive densities and in addition, has lake- based water and wastewater services immediately available to service the Subject Property.

Section 3.1.2 of the ROP states that a minimum of 15-year supply of land through residential intensification, redevelopment on lands designated and available within settlement areas for residential development, and through urban boundary expansions should be provided. The inclusion of the Subject Property contributes to the provision of housing supply within the Region.

The inclusion of the Subject Property also aligns with many of the policies of Section 5 of the ROP, which encourages efficient utilization of land.

Section 7.1.7 of the ROP indicates that it is the policy of Council to discourage fragmentation and maintain the continuity of Major Open Space Areas, including ownership patterns. The inclusion of the Subject Property will not lead to any fragmentation of Major Open Space Areas as it adjoins the existing Urban Area to the south. It is important to note that the Subject property contains sparse ornamental vegetation and for the most part is manicured sod.

The subject property is located outside the Greenbelt Area and Central Lake Ontario Conservation Authority (CLOCA) regulated area. The Subject Property is not within any floodplain area of CLOCA. In our opinion, removing the Subject Property from Major Open Space and including it in the Urban Area is appropriate and has minimal to no adverse impacts on natural features.

## **Conclusion**

Based on the merits provided in this letter, we respectfully request the Ministry to provide serious consideration to include the Subject Property in the Urban Area Boundary.

We would also request notification from the Province of the Ministry's decisions regarding the approval of the Durham Regional Official Plan.

Yours truly,

A handwritten signature in black ink, appearing to read "P. Brown", is written over a horizontal line.

Paul Brown  
President  
Paul Brown & Associates Inc.

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