

# 1725596 ONTARIO LIMITED

August 20, 2023

BY EMAIL: [andrew.doersam@ontario.ca](mailto:andrew.doersam@ontario.ca)

Municipal Services Office – Central Ontario  
16<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON  
M7A 2J3

Attention: Andrew Doersam

**RE: ERO Number: 019-7195**  
**Ministry Reference number: 18-OP-237796**  
**Notice Type: Instrument**  
**Act: Planning Act, R.S.O. 1990**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** 300 Riley Road, Clarington

**Legal Description:**

1STLY: PT LT 25 CON BROKEN FRONT CLARKE AS IN N150379 EXCEPT THE EASEMENT THEREIN, EXCEPT PART 1 PLAN 40R30122; 2NDLY: PT LT 26 CON BROKEN FRONT CLARKE PTS 1 & 2, 10R2845, EXCEPT PT 1, 40R13925 & PART 1, PLAN 40R27182; S/T N140957 SUBJECT TO AN EASEMENT OVER PART OF LOT 25 CON BROKEN FRONT CLARKE, PART 2 PLAN 40R30122 IN FAVOUR OF PART OF LOT 25 CON BROKEN FRONT CLARKE, PART 1 PLAN 40R30122 AS IN DR1732555 MUNICIPALITY OF CLARINGTON  
**P.I.N.: 266630260**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** 179 Riley Road, Clarington

**Legal Description:**

PT LT 24 CON BROKEN FRONT CLARKE PT 2, 40R15019 MUNICIPALITY OF CLARINGTON  
**P.I.N.: 266630091**

We, 1725596 Ontario Limited, are the owners of 179 and 300 Riley Road in Clarington, Ontario (the "Lands").

The Lands consist of 94.6+/- contiguous hectares (234 +/- acres) located on the edge of the Greenbelt, adjacent to the well-developed Newcastle Urban Village in the Municipality of Clarington and immediately north of Shoreline Residential lands (PINs: 266630260 and 266630091, as highlighted in 'purple' on the attached Schedule "A").

These Lands are exceptionally well-suited for "shovel-ready" residential development in the near term and align with the strategic objectives outlined by the Province of Ontario. As such, we are asking that the Ministry of Municipal Affairs and Housing consider amending the Official Plan of the Regional Municipality of Durham (shown on Schedule "B") to add the lands as an **Urban Expansion Area** with a **Community Areas** designation to optimize the lands for much-needed housing.

Our proposal aims to assist the Province of Ontario in building 1.5 million homes by 2031 to tackle the urgent housing supply and affordability crisis. This letter supplements our formal request to have the lands removed from the Greenbelt Area through ERO posting 019-6216 and 019-6217 (Lands shown on Greenbelt Plan shown on Schedule "C").

The Lands are strategically located and suitable for development as follows:

- a) **Prime Location near a potential commuter Rail Corridor**  
The Lands are strategically located between Lake Ontario and are bounded to the north by the rail corridor making them ideally located to take advantage of a future expansion of the Lakeshore East GO line if it is planned to serve the populations of Port Hope and Cobourg.
- b) **Existing Urban Development**  
The Lands are adjacent to the Newcastle Urban Village where several new subdivisions are currently being constructed. This proximity offers a chance to support and improve the existing community.
- c) **Optimal Topography for Efficient Design**  
The Lands have a generally flat topography which is ideal for effective community planning and design.
- d) **Proximity to Civil Infrastructure**  
The Lands can be easily serviced with storm, sanitary, and water services and are less than 2 km from the Newcastle Water Pollution Control Plant.
- e) **Proximity to Community Infrastructure**  
The location of the Lands offers an opportunity to optimize historical investments made in existing community infrastructure. The Lands are less than 1 km from the Newcastle Public School, 2 km from the St. Francis of Assisi Catholic Elementary School, and 2.5 km from lands owned by Kawartha Pine Ridge District School Board that are proposed to be a public Secondary School. The Newcastle Memorial Arena and Diane Hamre Recreation Complex are 2 km from the Lands. The Bowmanville Hospital, a full-service hospital undergoing significant expansion, is less than 10 km from the Lands.
- f) **Proximity to Transportation Infrastructure**  
The Lands are well served by transportation infrastructure, including Provincial highways, Regional roads, and the Province-Wide Cycling Network. The Lands are located less than 1 km south of a full access interchange to Provincial Highway 401 (Exit 440), 3 km southeast of the Provincial Highway 35/115 and Regional Highway 2 junction (location GO-Newcastle East Carpool Lot), and 4 km east of the Provincial Highway 401 and Provincial Highway 35/115 junction (Exit 436).

To assist with your consideration, we have attached a concept plan as Schedule "D" showing how an urban residential community may be developed. Depending on the final site layout and design, we anticipate adding between 1,000-1200 homes to Ontario's housing inventory in a range of housing forms while completing the community with pedestrian and vehicular infrastructure together with village squares and parks.

In summary, we respectfully request that the Ministry of Municipal Affairs and Housing consider the following:

- a) Modifying the Official Plan of the Regional Municipality of Durham for the properties with PINs 266630260 and 266630091 in Clarington to include the Lands in the **Urban Expansion Area** and assign them a **Community Area** designation while removing the Greenbelt designation.

Alternatively, we propose that the Ministry of Municipal Affairs and Housing consider the following:

- b) Modifying the Official Plan of the Regional Municipality of Durham for PINs 266630260 and 266630091 in Clarington, outlining the Lands as a **Specific Policy Area** intended to be included in **Urban Expansion Area** and designating it as a **Community Area**, subject to the modification or removal of the Greenbelt designation.

The above amendments will facilitate the building of housing and optimize existing community infrastructure as these lands are well suited for residential development in the near term and meet the strategic objectives outlined by the Province of Ontario.

Thank you for your consideration.

Yours sincerely,  
1725596 ONTARIO LIMITED



Kirk Kemp

Encl.

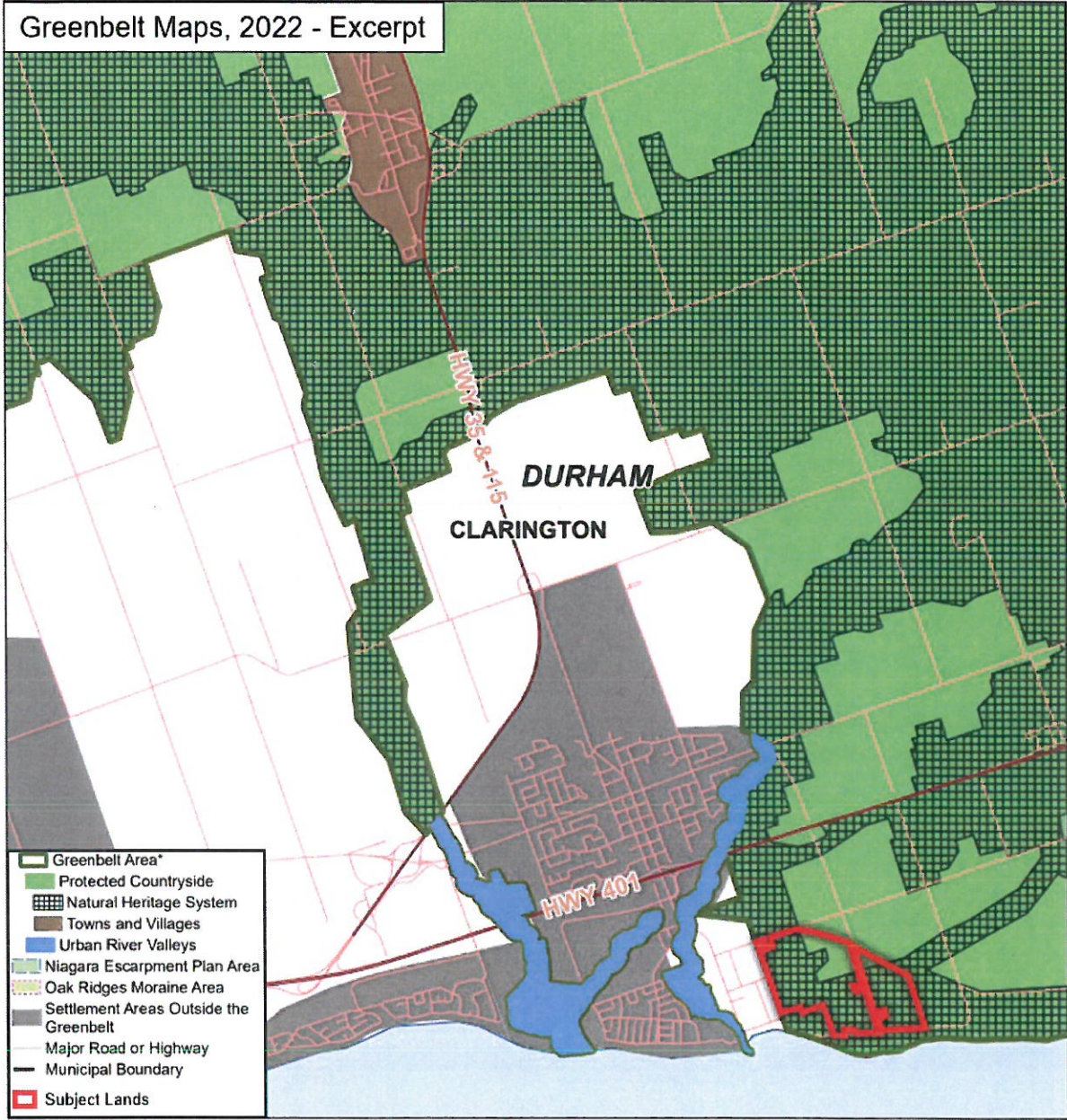
Schedule "A"



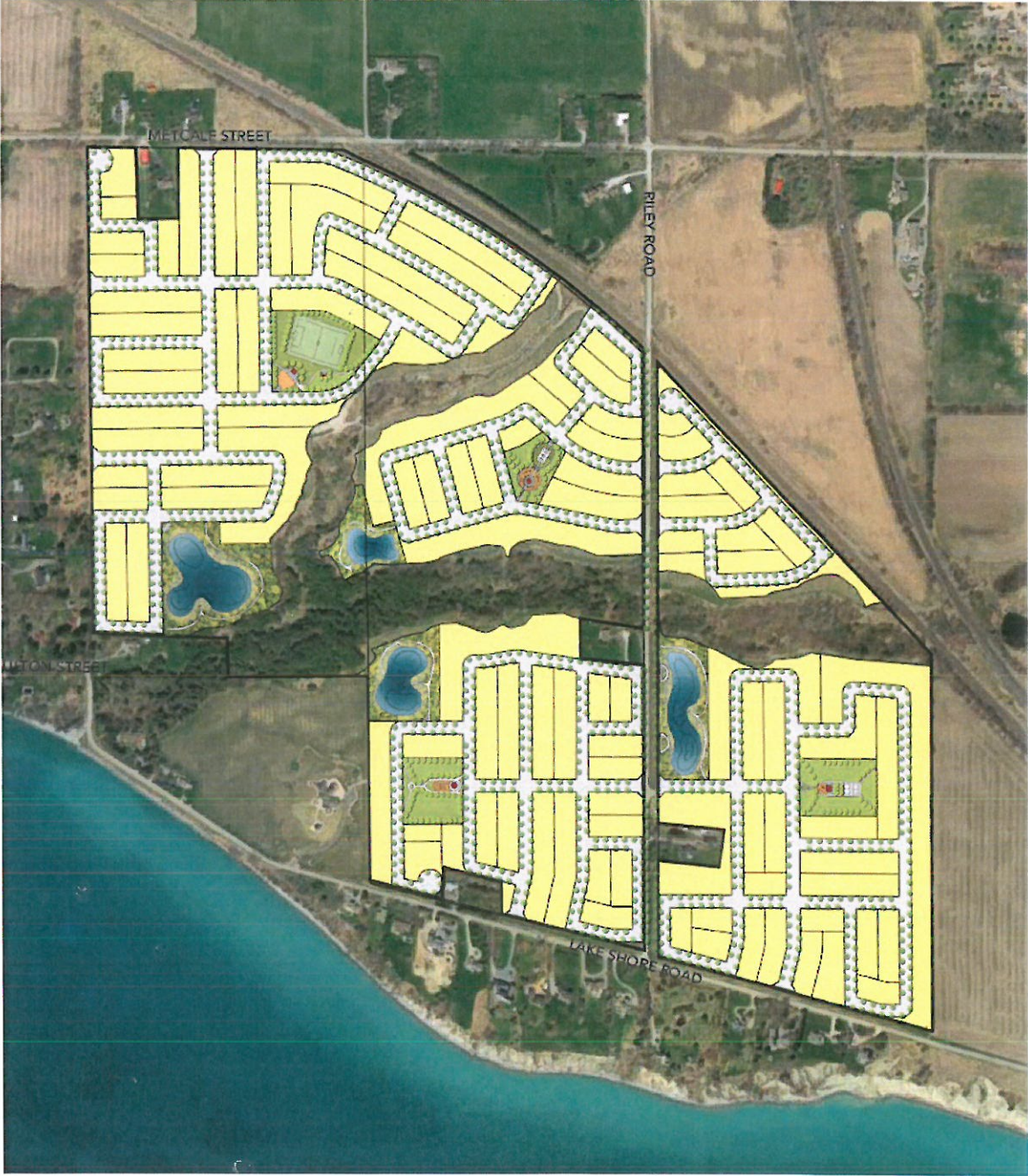
Schedule "B"



Schedule "C"



Schedule "D"



Concept Plan – For Discussion Purposes Only