

# 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:** 201 Regional Road 42, Clarington  
**Legal Description:**  
PART LOT 35 CONCESSION 2 CLARKE; PART RDAL BTN LOTS 34 & 35 CONCESSION 2 CLARKE AS CLOSED BY BYLAW N53108, PARTS 2,3 & 4 PLAN 40R25777 SUBJECT TO AN EASEMENT AS IN CK13493 MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26649-0123**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** 201 Regional Road 42, Clarington  
**Legal Description:**  
PART LOT 35 CONCESSION 2 & PART RDAL BTN LOTS 34 & 35 CONCESSION 2 CLARKE AS CLOSED BY N53108, PART 1 PLAN 40R25777 SUBJECT TO AN EASEMENT AS IN CK13493 MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26649-0125**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** No Municipal Address  
**Legal Description:**  
PT LT 34 CON 2 CLARKE; PT LT 35 CON 2 CLARKE; PT RDAL BTN LTS 34 & 35 CON 2 CLARKE CLOSED BY N53108; PT RDAL BTN CONS 2 & 3 CLARKE CLOSED BY N60755 DESIGNATED AS PT 2 ON 40R22130; CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM  
**P.I.N.: 26649-0118**

We, 1725596 Ontario Limited, own 201 Regional Road 42 in Clarington, Ontario (the “Lands”).

The Lands consist of 58+/- hectares (144 +/- acres) centrally located east of the Bowmanville Urban Area and west of the Newcastle Urban Area, within the Municipality of Clarington (PINs: 26649-0123, 26649-0125, and 26649-0118 as highlighted in ‘purple’ on the attached Schedule “A”).

The Envision Durham plan, as adopted by Regional Council, designates 300m of the property fronting Regional Highway 2 as **Other Transit Connection** on Map 3a – Transit Priority Network as shown on Schedule “B”, and the Lands are immediately across from lands designated Employment Areas as shown on Schedule “C”.

We are writing to request that the Ministry of Municipal Affairs and Housing (the "MMAH") consider the following policy amendments to the Official Plan of the Regional Municipality of Durham:

- a) To identify the Lands as an **Urban Expansion Area** with a **Community Areas** designation on Map 1 – Regional Structure – Urban and Rural Systems.
- b) To identify Regional Road #2 between Provincial Highway 418 and Regional Road #17 (known locally as Manvers Road) as a **Rapid Transit Spine** and/or **High-Frequency Transit Network** designation on Map 3a – Transit Priority Network.

The Lands are suitable for development to help the Province meet its strategic objective of delivering much needed housing and plan in advance for rapid transit across the east-west axis of the Region of Durham. The Lands are strategically located as follows:

- a) The Lands are centrally located between the well-serviced Urban Communities of Bowmanville and Newcastle and have frontage on Regional Road #2, a major connector between the two communities. Additionally, Highway #2 connects to the significant **Rapid Transit Spine** traversing the Region of Durham.
- b) The Lands can be serviced by storm, sanitary, and water services.
- c) The Lands represent an opportunity to optimize historical investment in existing community infrastructure and support the goal of delivering 1.5 million homes by 2031 and plan ahead to 2051. The Lands are located within a 5 km or less radius of numerous public and separate elementary and secondary schools, as well as a variety of recreational facilities and parks.
- d) The Bowmanville Hospital, a full-service hospital undergoing a significant expansion, is less than 4 km from the Lands.
- e) The Lands are well served by transportation infrastructure including Provincial Highways 401 and 35/115, Regional roads, and the Metrolinx Bowmanville GO train service.
- f) Providing a **Rapid Transit Spine** and/or **High-Frequency Transit Network** designation on Regional Road #2 between Provincial Highway 418 and Regional Road #17 (known locally as Manvers Road) makes logical sense to have a completed connection throughout Durham Region.

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 650-850 homes to Ontario's housing inventory in a range of housing forms while enhancing the community with pedestrian and vehicular infrastructure, village squares, and parks.

In summary, we respectfully ask that the Ministry of Municipal Affairs and Housing to:

- a) Amend Map 1 – Regional Structure – Urban and Rural Systems of the Official Plan of the Regional Municipality of Durham on PINs 26669-0123, 26649-0125, and 26649-0118

in Clarington to include the of the Lands in the **Urban Expansion Area** and designate them as **Community Area**; and,

- a) Amend Map 3A -Transit Priority Network of the Official Plan of the Regional Municipality of Durham to identify Regional Road #2 between Provincial Highway 418 and Regional Road #17 (known locally as Manvers Road) as a **Rapid Transit Spine** and/or **High-Frequency Transit Network**.

The above amendments will facilitate the building of housing and optimize existing community infrastructure, while appropriately providing guidance for transit investment, as these lands are well-suited for community development and meet the strategic objectives outlined by the Province of Ontario.

Thank you for consideration of this matter.

Yours very truly,  
1725596 ONTARIO LIMITED

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

Kirk Kemp

Encl.

Schedule "A"

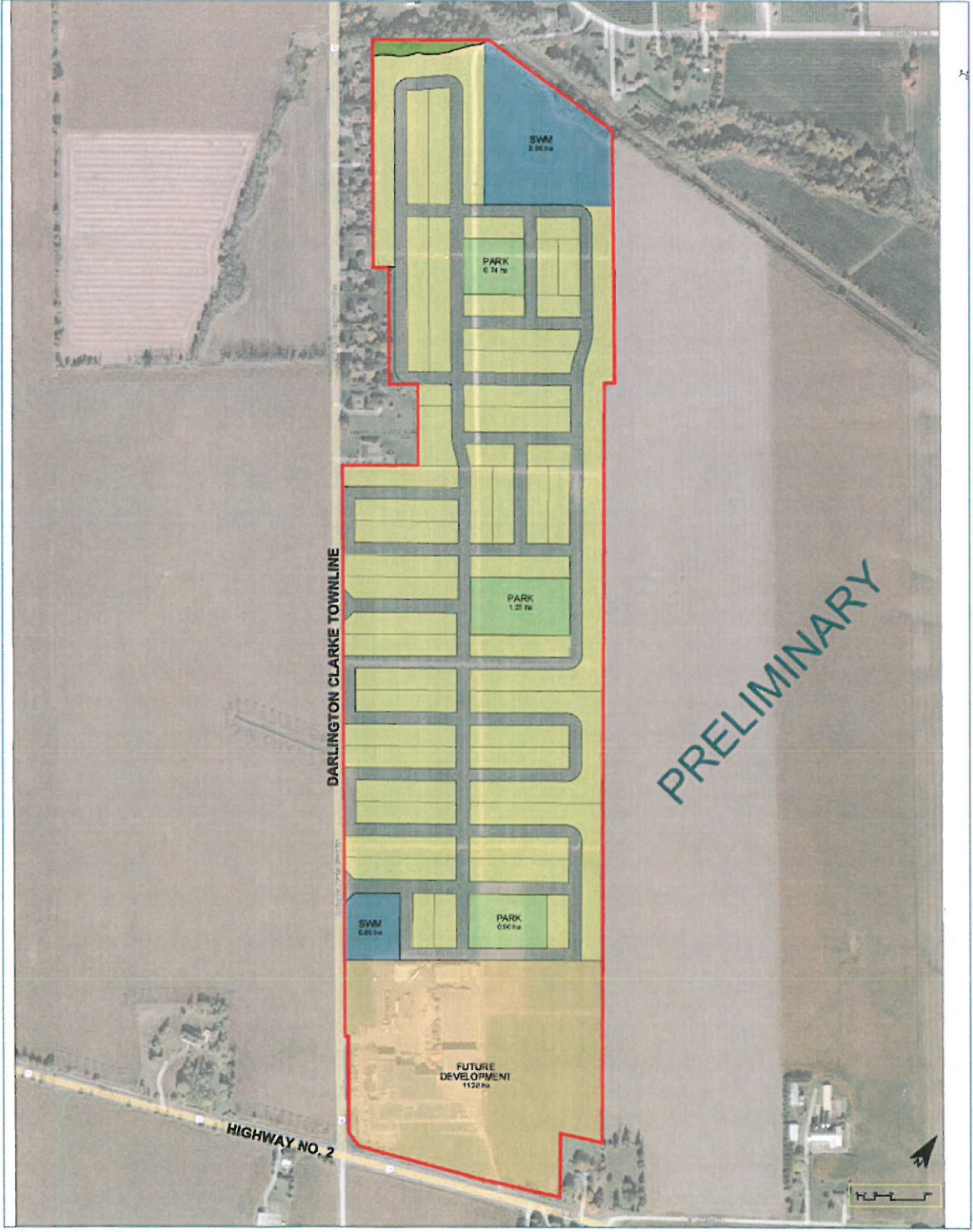




Schedule "C"



Schedule "D"



Concept – For Discussion Purposes Only