

# 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:** 2145 Bragg Road, Clarington  
**Legal Description:**  
PT LT 1 CON 2 DARLINGTON; PT LT 2 CON 2 DARLINGTON AS IN D468814 LYING N OF CANADIAN PACIFIC  
RAILWAY LANDS MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26650-0064**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** 2145 Bragg Road, Clarington  
**Legal Description:**  
PT LT 1 CON 2 DARLINGTON; PT LT 2 CON 2 DARLINGTON AS IN D468814 LYING S OF CANADIAN PACIFIC  
RAILWAY LANDS MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26650-0066**

**Owner:** ALGOMA ORCHARDS LTD.  
**Address:** 3110 Concession Street E  
**Legal Description:**  
PT LT 2 CON 2 DARLINGTON AS IN N102245 MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26650-0067**

We, 1725596 Ontario Limited and Algoma Orchards Ltd., are the owners of 2145 Bragg Road and 3110 Concession Street East in Clarington, Ontario (the "Lands" identified as PINs: 26650-0064, 26650-0066, and 26650-0067 as highlighted in 'purple' on the attached Schedule "A").

The Lands consist of 60+/- hectares (150+/- acres) on the eastern edge of the well-serviced existing Bowmanville Urban Area. The Lands are also just west of the neighbouring Newcastle Urban Village, all within the Municipality of Clarington.

The Envision Durham plan, as adopted by Regional Council, designates approximately 15% of the 60-hectare (150-acre) property as **2051 Urban Expansion Areas** and further delineated as **Community Areas** as shown on Schedule "B".

We are asking the Ministry of Municipal Affairs and Housing (the "MMAH") to amend the Official Plan of the Regional Municipality of Durham to add the entirety of the Lands as an **Urban Expansion Area** with a **Community Areas** designation, so they may be planned for and built-out together.

These Lands are well suited for residential development and align with the strategic objectives outlined by the Province of Ontario to accommodate the massive increase in population that will need housing within the 2051 horizon.

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

- a) A portion of the Lands are within the **Urban Expansion Area** with a **Community Areas** designation through the Regional Council adopted Envision Durham Official Plan and are on the edge of the Bowmanville Urban Village, where several new subdivisions and community infrastructure is currently under construction.
- 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. 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 3 km from the Lands.
- e) The Lands are well served by transportation infrastructure including Provincial highways, Regional roads, and the Metrolinx Bowmanville GO train service.

To assist with your consideration, we have attached a concept plan as Schedule "C" showing how an urban residential community may be developed. Depending on the final site layout and design, we anticipate adding between 550-750 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 ask that the Ministry of Municipal Affairs and Housing consider the following:

- a) Modify the Official Plan of the Regional Municipality of Durham on PINs 26650-0064, 26650-0066 and 26650-0067 in Clarington to include the entirety of the Lands in the **Urban Expansion Area** and designate them as **Community Area**.

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

Thank you for your consideration.

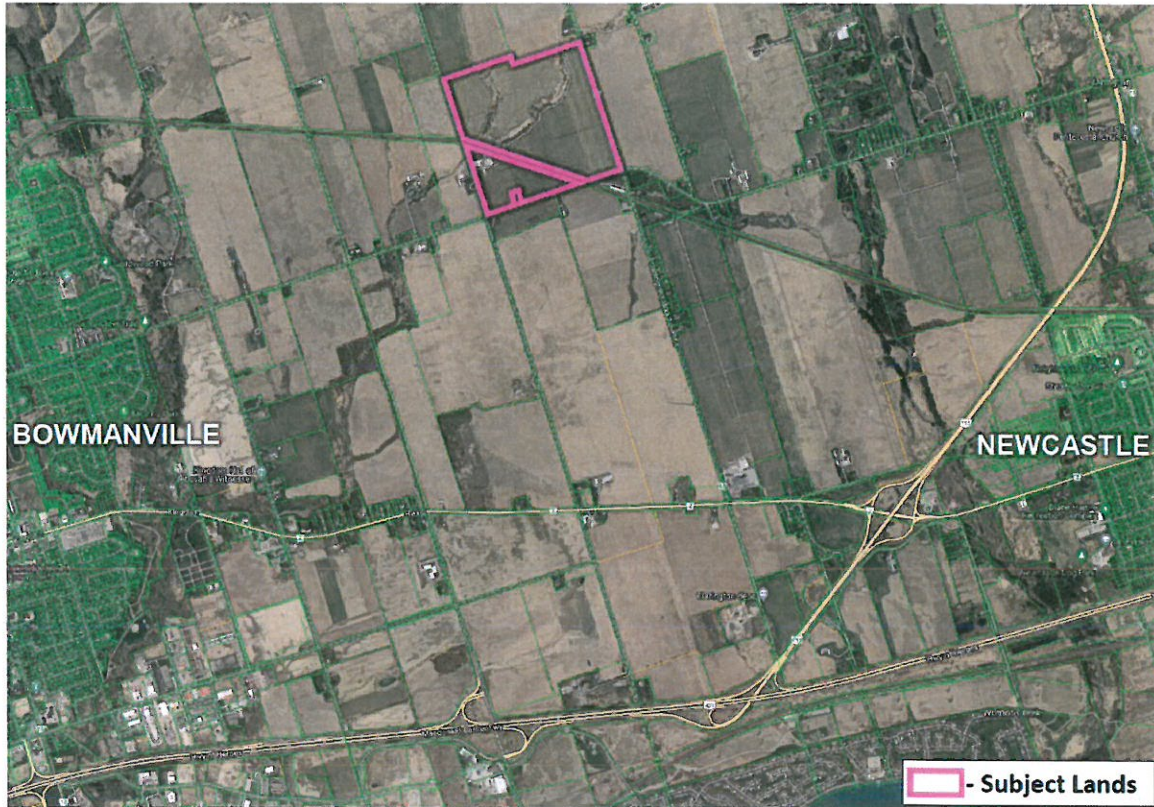
Yours very truly,  
1725596 ONTARIO LIMITED & ALGOMA ORCHARDS LTD.



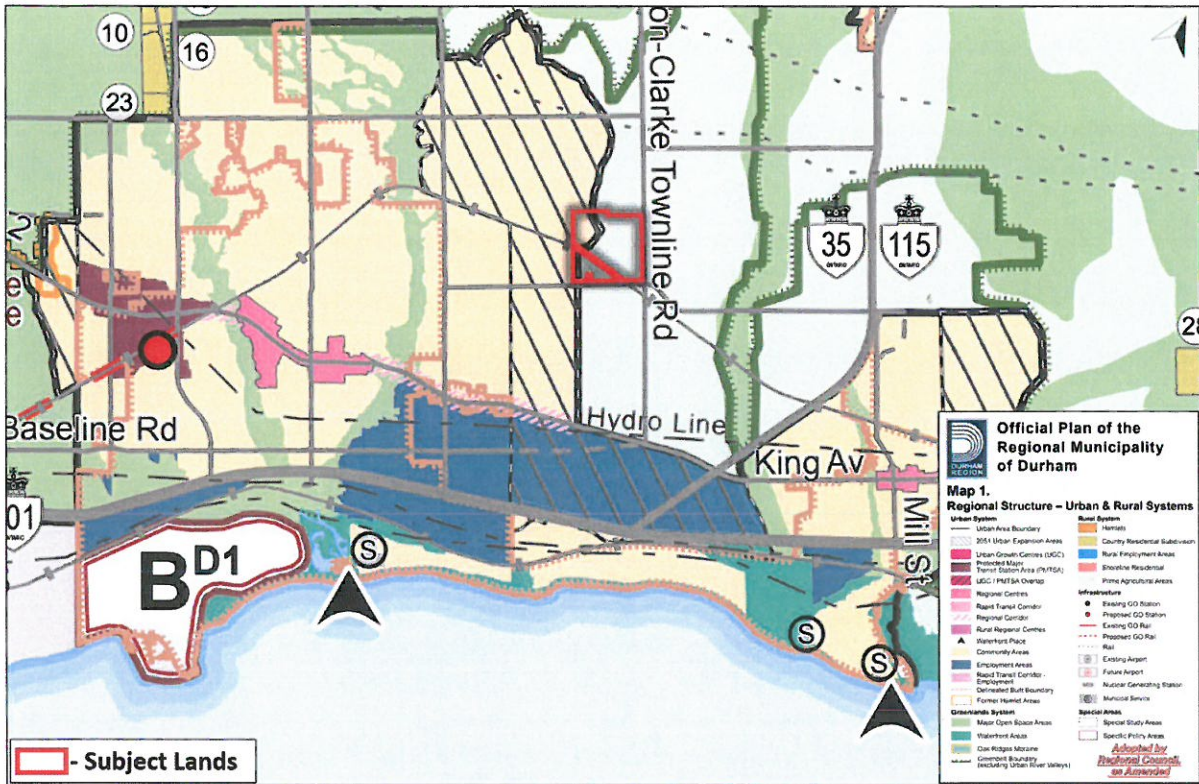
Kirk Kemp

Encl.

Schedule "A"



Schedule "B"



Schedule "C"



CONCEPT PLAN - FOR DISCUSSION ONLY

BRAGG ROAD

LAND USE		FRONTAGE		APPROX. UNITS	% OF UNITS
		m	ft		
Single Family @	11.8 m	8,000	19,685	568	80%
Towehouses @	6.5 m	836	2,741	129	20%
<b>TOTAL</b>		<b>8,836</b>	<b>22,426</b>	<b>637</b>	<b>100%</b>