

1664229 ONTARIO LIMITED & D. G. KEMP ORCHARDS LIMITED

August 20, 2023

BY EMAIL: andrew.doersam@ontario.ca

Municipal Services Office – Central Ontario
16th 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: 1664229 ONTARIO LIMITED
Address: No Municipal Address
Legal Description:
PART LOT 30 CONCESSION 3 CLARKE, PART 2 ON 40R27855 MUNICIPALITY OF CLARINGTON
P.I.N.: 26651-0178

Owner: D. G. KEMP ORCHARDS LIMITED
Address: 3045 Lockhart Rd, Clarington
Legal Description:
PT LT 30 CON 3 CLARKE AS IN N34347 PTS 1 & 2, 10R1518; S/T D108649; MUNICIPALITY OF CLARINGTON
P.I.N.: 26651-0062

We, 1664229 Ontario Limited/D.G. Kemp Orchards Limited, own 3045 Lockhart Road in Clarington, Ontario (the "Lands").

The Lands consist of 51.3+/- hectares (127 +/- acres) that are located less than 0.5 km from the intersection of Provincial Highway 35/115, Regional Road #17 and Concession Road #3 just north-west of the Newcastle Urban Area, all within the Municipality of Clarington (PINs: 26651-0178 and 26651-0062 as highlighted in 'purple' on the attached Schedule "A").

At this time, 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 Lands as an **Urban Expansion Area** with a **Community Areas** designation so they may be planned together with any Newcastle Urban expansion and leverage the significant community and transportation infrastructure investments that have been made in the area.

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

- a) The Lands are located in the 'white belt' area just northwest of the burgeoning Newcastle Urban Community and less than 0.5 km from the Newcastle North Village Secondary Plan area. See Schedule "B".
- 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 4 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 significant expansion, is less than 5 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 600-850 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 the Official Plan of the Regional Municipality of Durham on PINs 26651-0178 and 26651-0062 in Clarington to include 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,
1664229 ONTARIO LIMITED & D.G. KEMP ORCHARDS LIMITED



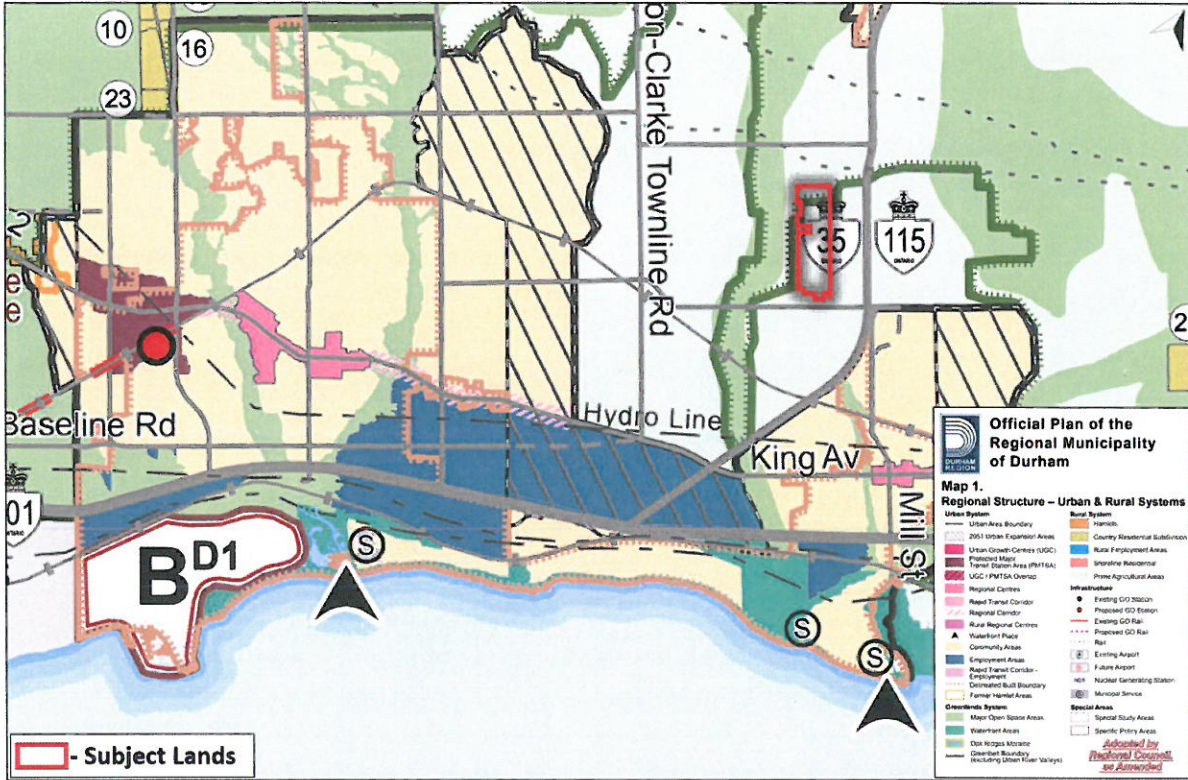
Kirk Kemp

Encl.

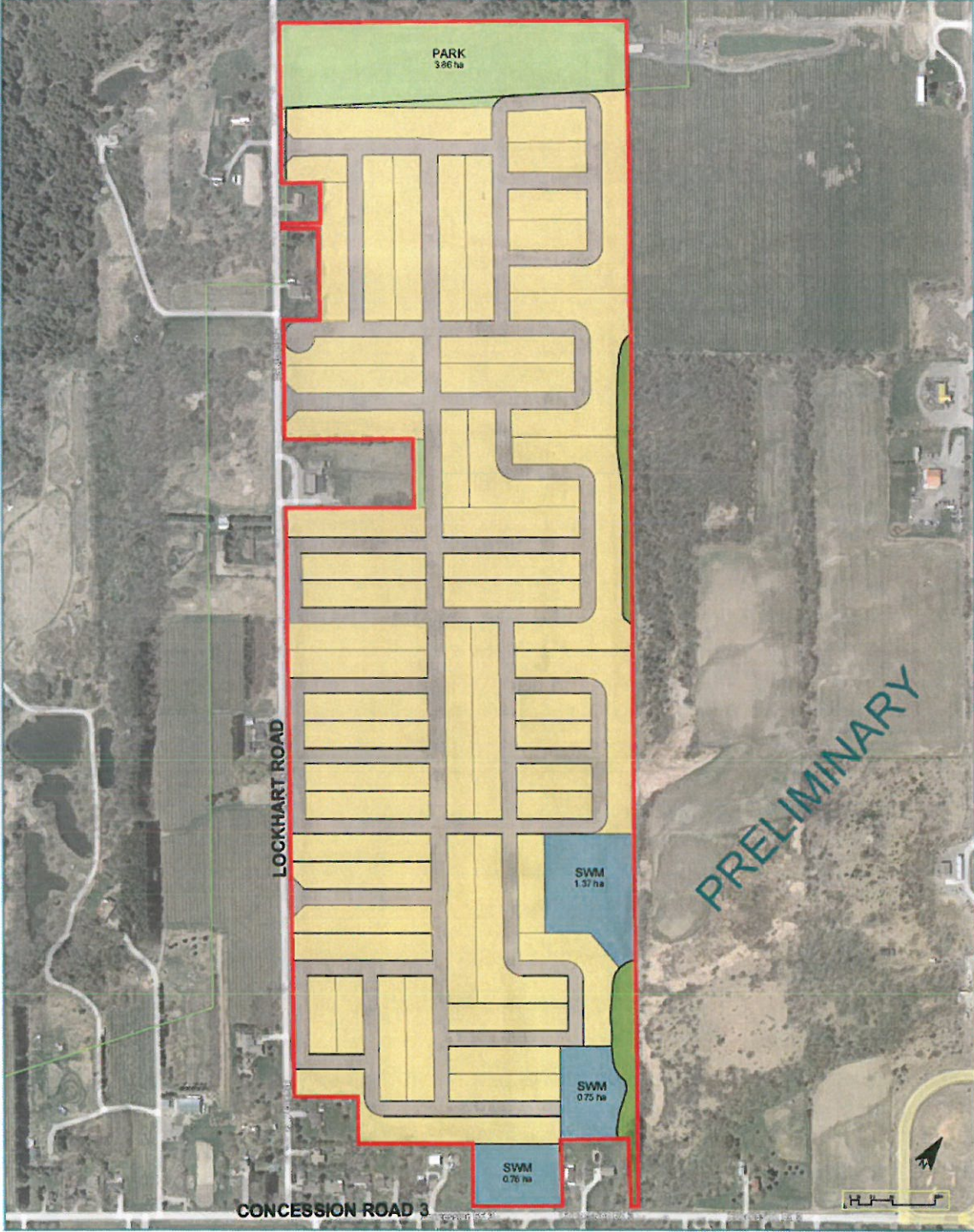
Schedule "A"



Schedule "B"



Schedule "C"



Concept – For Discussion Purposes Only