

# 1725596 ONTARIO LIMITED

August 20, 2023

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

**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:** 4475 Highway 35/115, Orono  
**Legal Description:** PT LT 27 CON 4 CLARKE; PT LT 28 CON 4 CLARKE PT 4, 10R3988 EXCEPT PTS 1 & 2, 40R15349; CLARINGTON  
**P.I.N.: 26682-0021**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** 40 Station Street, Orono  
**Legal Description:** PT LT 27 CON 5 CLARKE PTS 1, 4 & 11, 10R919 EXCEPT PTS 1 & 2 EXPROP PL N116496; MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26680-0006**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** 3600 Concession Rd, Orono  
**Legal Description:** PT LT 26 CON 5 CLARKE PT 3, 10R919; PT RDAL BTN LOTS 26 & 27 CON 5 CLARKE PT 13, 10R919 AS CLOSED BY BYLAW N98604; MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26680-0030**

**Owner:** 1725596 ONTARIO LIMITED  
**Address:** N/A  
**Legal Description:** PART LOT 25 CONCESSION 5 CLARKE & PART LOT 26 CONCESSION 5 CLARKE AS IN D489110, EXCEPT PART 1 10R2986 & PART 1 40R30271; S/T INTEREST IN D536639, D544789, D544788, D539314 MUNICIPALITY OF CLARINGTON  
**P.I.N.: 26680-0201**

We, 1725596 Ontario Limited, are the owners of 4475 Highway 35/115, as well as the contiguous 40 Station Street and 3600 Concession Road 5 all being PINs 26682-0021, 26680-0006, 26680-0030, and 26680-0201 (the "Lands"), and shown highlighted in 'purple' on the attached Schedule "A".

The Lands consist of 144+/- hectares (358 +/- acres) immediately abutting the Town/Village of Orono in the Municipality of Clarington within the Greenbelt (see Schedule "B"). Orono is a Settlement Area within the Greenbelt and designated as a Community Area in the Region of Durham Official Plan as shown on Schedule "C" and designated as the Orono Urban Area in the Official Plan of the Municipality of Clarington as shown on Schedule "D."

The Greenbelt Plan envisions that Settlement Areas within the Greenbelt will continue to evolve and grow and support complete communities. In addition to the significant community infrastructure that exists in Orono, additional civil infrastructure (municipal water and sewer services) can be brought to enhance the existing community and support growth, thereby allowing the Lands to be well suited for 'shovel-ready' residential development in the near term and meet the strategic objectives outlined by the Province of Ontario.

Through the Envision Durham process, the current Council of the Municipality of Clarington **supported** an expansion of the Orono Urban Area, a position that was supported by previous Council when Clarington Official Plan Amendment 107 (OPA 107) was adopted with a boundary expansion. OPA 107 was appealed to the former OMB where Durham Region took a position that “the Region has supported the expansion of the Orono urban area for years (PL170817 Decision issued March 16, 2020, Item 15). The Tribunal noted that the expansion of Orono has a “long and complicated history,” while the current Council for Clarington has continually maintained support for an expansion to the land base of the Orono community through the Envision Durham’s process.

Many circumstances and policies have changed throughout the years. As such, we are asking that the Ministry of Municipal Affairs and Housing modify the Official Plan of the Regional Municipality of Durham 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 and to appropriately plan to 2051.

Although this letter supplements our formal request to have the lands removed from the Greenbelt Area through ERO posting 019-6216 and 019-6217, we note that our submission erred in requesting a removal from the Greenbelt, whereas it should have asked for the Town/Hamlet of Orono to be expanded within the Greenbelt.

Therefore, in addition to modifying the Official Plan of the Regional Municipality of Durham, we are requesting the Ministry of Municipal Affairs and Housing amend or modify the appropriate policies within ‘A Place to Grow,’ to permit this very appropriate expansion of the Orono Settlement Area. We understand the Province is undertaking their “Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning instrument” (see ERO number 019-6813) and hope that the final policies will support this request.

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

**a) Proximity to Civil Infrastructure and Municipal Support**

The Orono community is currently serviced by septic systems. A trunk sanitary sewer was recently extended to within 4.5 kms of the Lands along Highway 35/115; therefore, services can be extended to the Orono community in the near-term. A secondary sanitary sewer is in the process of being extended to Concession Road 3, less than 3 km from the Lands.

Through the Region of Durham’s Municipal Comprehensive Review process, the Municipality of Clarington requested that lands in Orono be considered for expansion. The Region of Durham did not consider the area for Settlement Area Boundary Expansion (SABE) ‘at this time’ due to the lack of municipal sanitary services. However, by permitting the Lands to be developed and allowing expansion, sanitary services can be extended to Orono to serve both the existing and expanded community, with the greater population allowing the costs to be spread out thus creating efficiencies and optimizing the sanitary infrastructure investment.

**b) Proximity to Transportation Infrastructure**

The Lands are serviced by substantial transportation infrastructure with frontage and direct access onto Provincial Highway 35/115. The Lands are situated less than 4 km south of the easternmost entrance of Provincial Highway 407, with Orono being the largest Urban Area/Town/Village nearest to the eastern entrance to the 407. This segment of Provincial Highway 407 began design in the early 2010s and represented a significant investment in transportation infrastructure serving the area. The Lands are 5.5 km north of the junction of Provincial Highway 35/115 and Regional



Highway 2 (location of GO- Newcastle East Carpool Lot), and 6.5 km north of the junction of Provincial Highway 401 and Provincial Highway 35/115 (Exit 436).

c) **Proximity to Community Infrastructure**

The location of the Lands offers an opportunity to optimize historical investments made in existing community infrastructure, with new housing stock providing a reason for new generations to locate in Orono. The Lands are less than 500 m from the Orono Public School, less than 2 kms from the Pines Senior Public School and Clarke High School, and less than 4 kms from Kirby Centennial Public School. The Orono Arena and Community Centre is located less than 500m from the Lands. The Bomanville Hospital, a full-service hospital currently undergoing a large expansion, is less than 8 km from the Lands. The proximity of the Lands to much of the above-noted community infrastructure is shown on the attached Schedule 'B'.

To assist with your consideration, we have attached a concept plan as Schedule "E" showing how an urban residential community may be developed. Depending on the final site layout and design, we anticipate adding between 1,500-1,700 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 26682-0021, 26680-0006, 26680-0030, and 2668-00201 in Clarington to include the Lands in the **Urban Expansion Area** and assign them a **Community Area** designation, together with modifications, if required, to 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' to facilitate the expansion of the Orono Settlement Area within the Greenbelt.

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 26682-0021, 26680-0006, 26680-0030, and 2668-00201 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 modifications to the Greenbelt Plan and/or "A Place to Grow: Growth Plan for the Greater Golden Horseshoe."

The above amendments will facilitate the building of housing and optimize the significant Provincial investment in Highway 407 and other 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 very truly,  
1725596 ONTARIO LIMITED

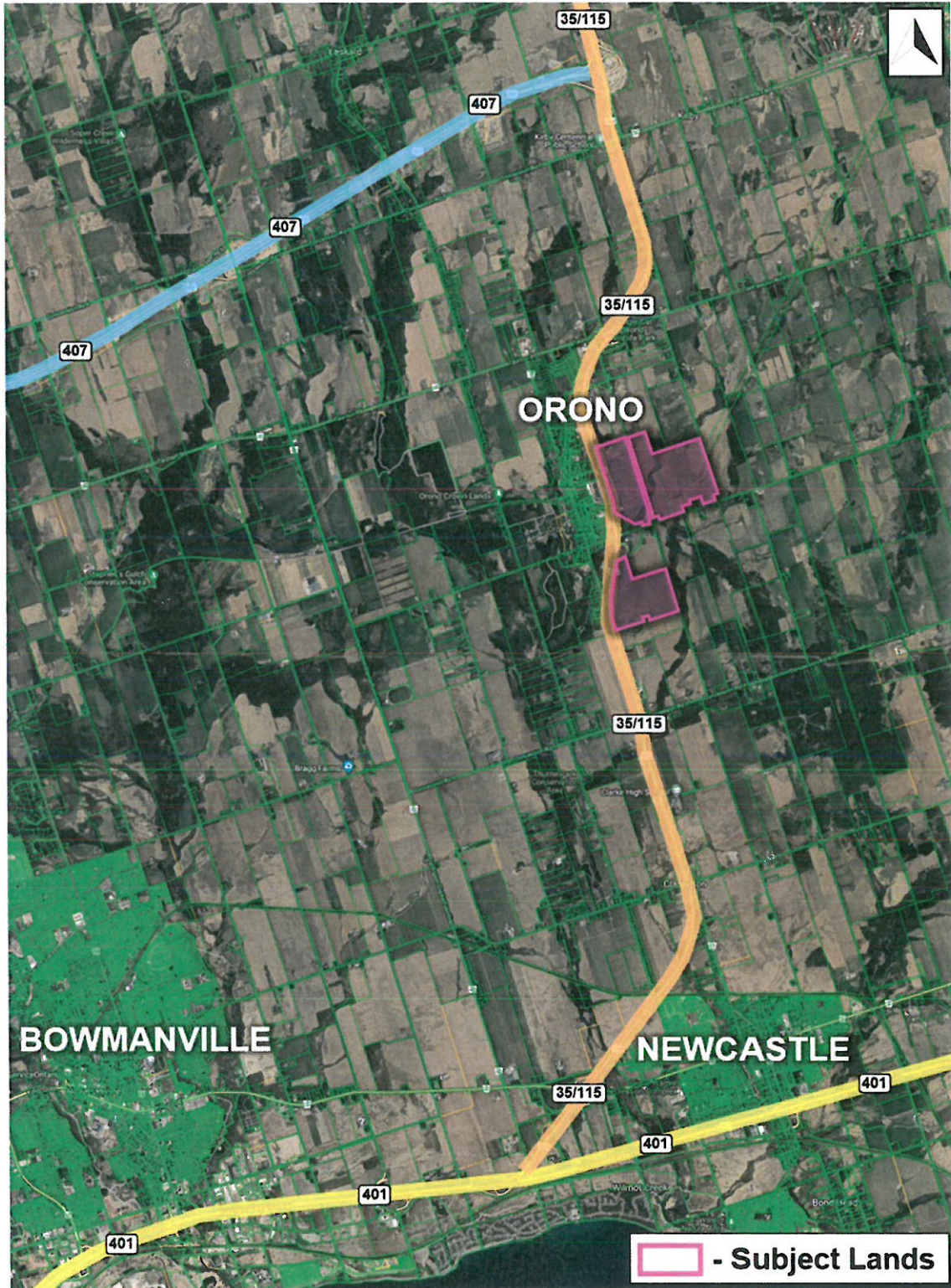


Kirk Kemp

Encl.



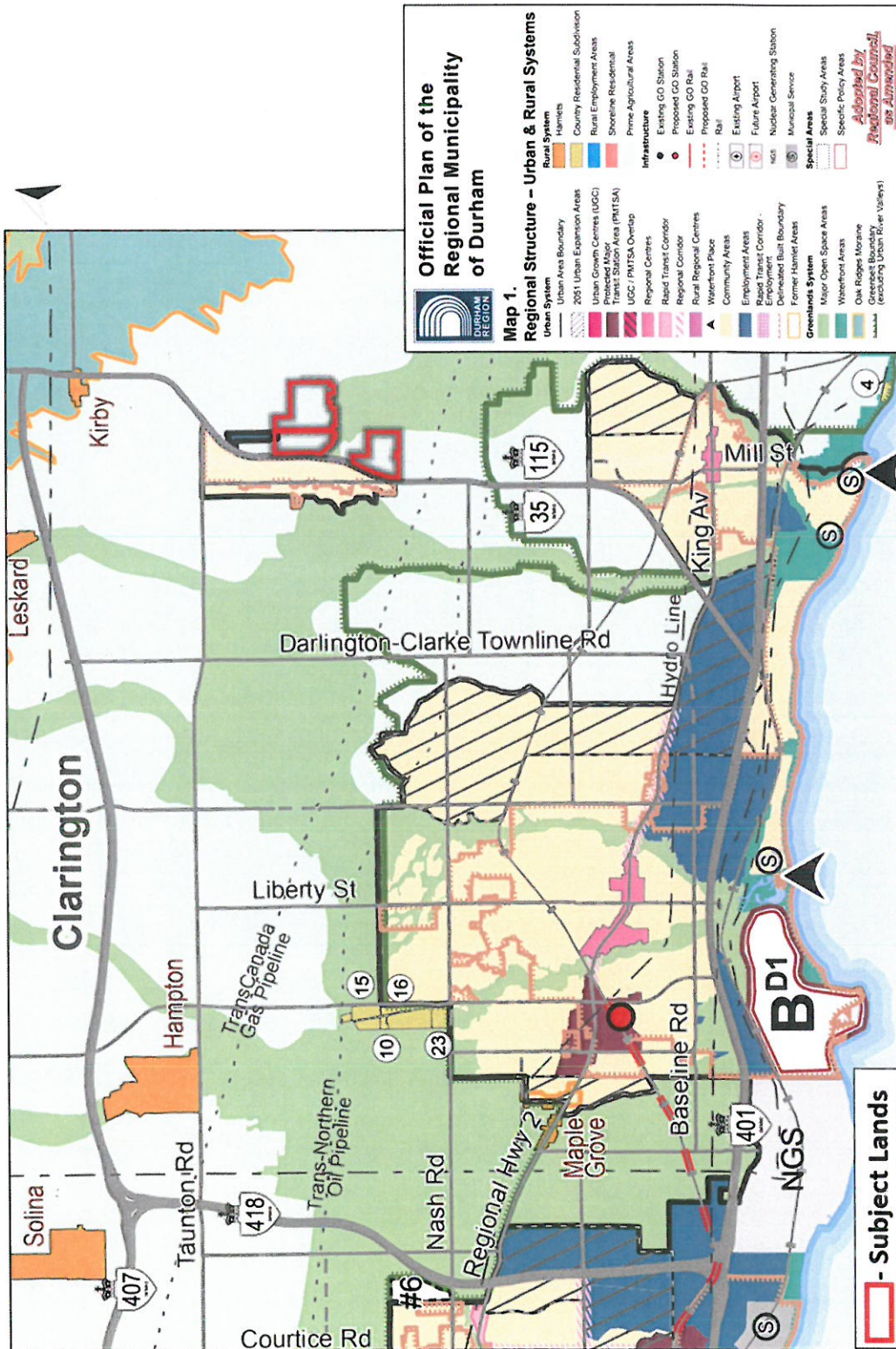
Schedule "A"





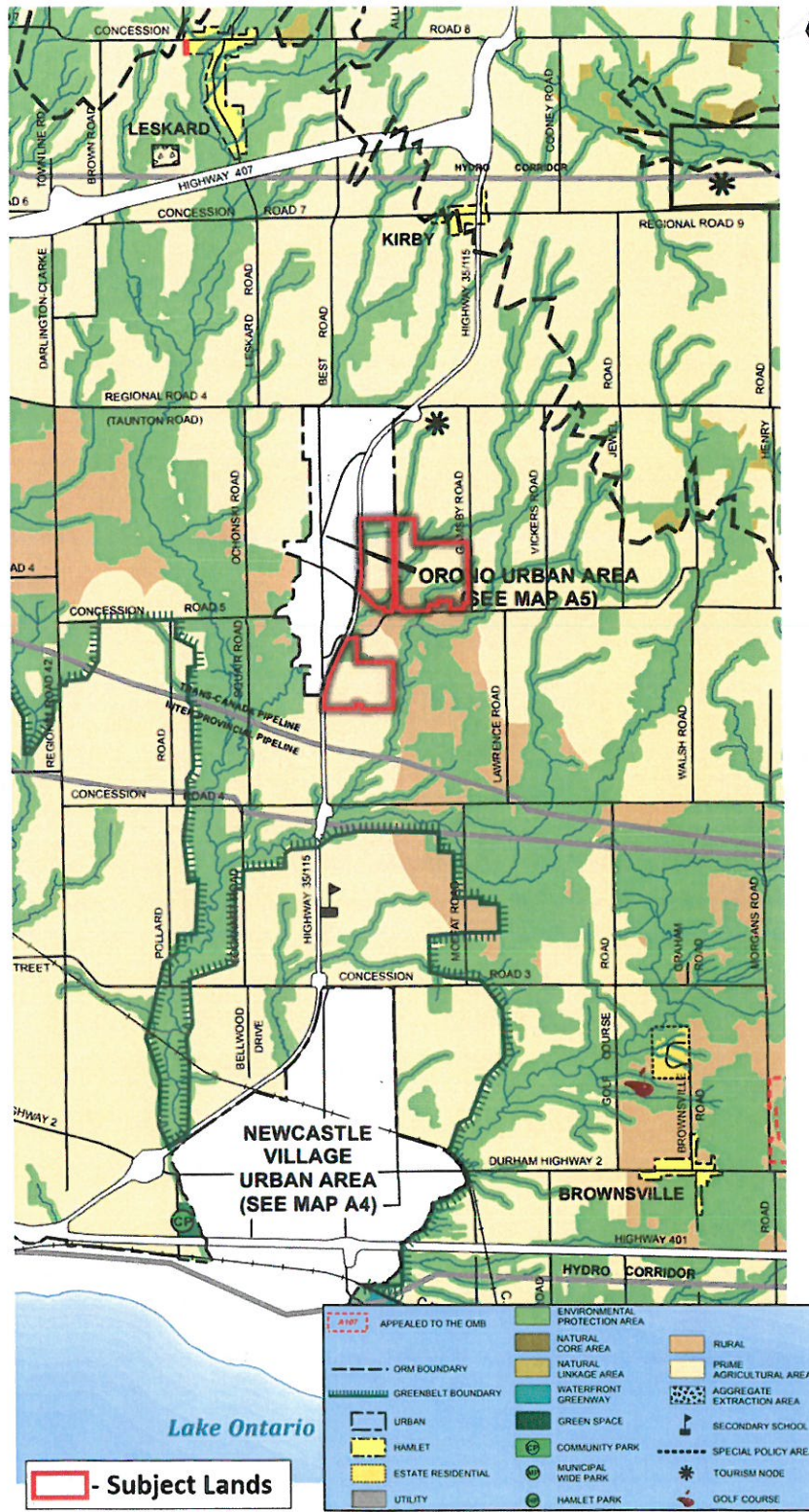






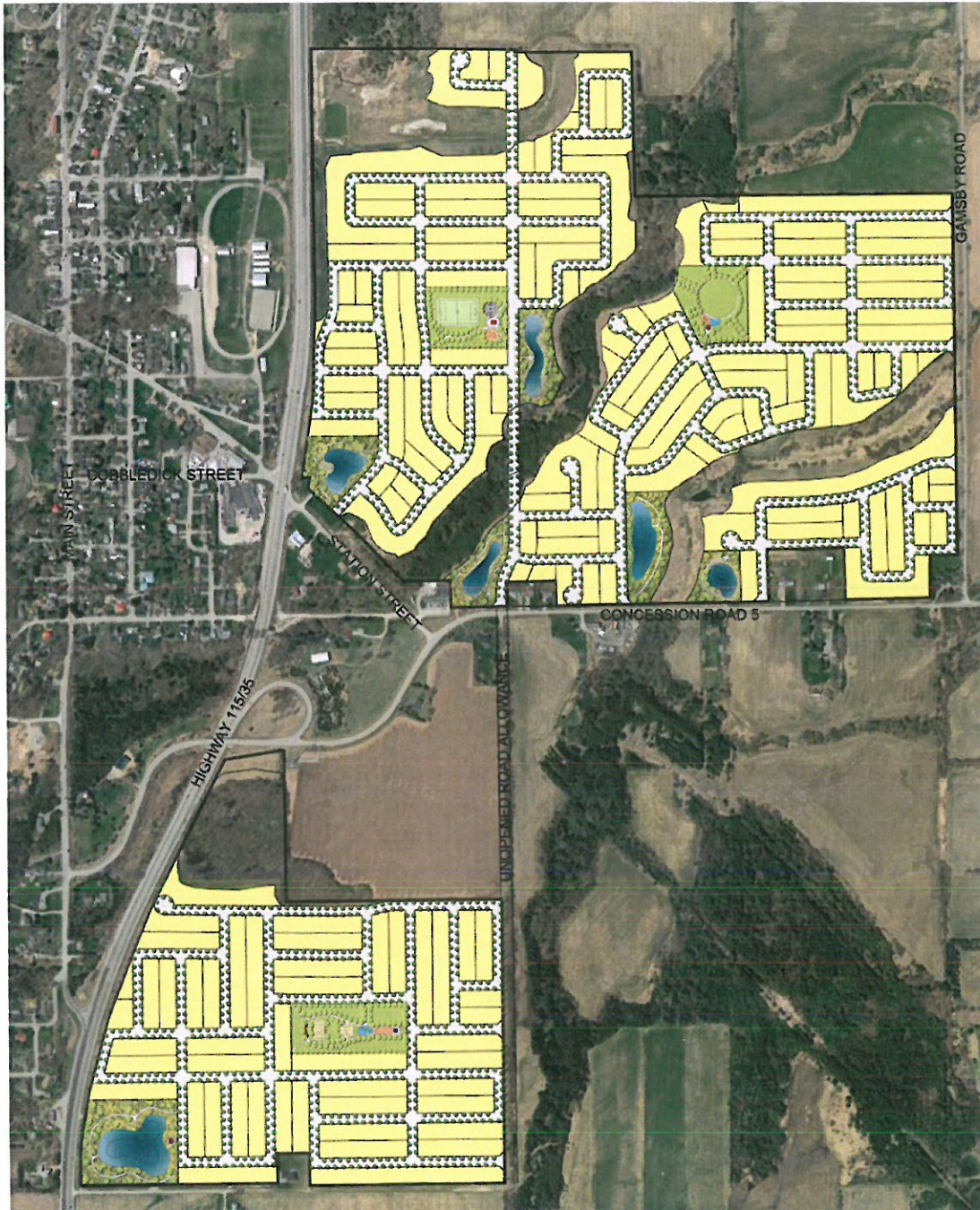
Schedule "D"





Schedule "E"





Concept – For Discussion Purpose Only