

LAND SOLUTIONS  
ONTARIO

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**  
**NORTH-EAST BOMANVILLE**

**Address:** 3295 Lambs Rd, Clarington  
**Legal Description:**  
PT LT 5 CON 3 DARLINGTON; PT LT 6 CON 3 DARLINGTON AS IN D474980 SAVE & EXCEPT PT 1 PL  
40R22774, CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM, S/T DN21358  
**P.I.N.: 26689-0140**

**Address:** 2924 Concession Road 3, Clarington  
**Legal Description:**  
PT LT 5 CON 3 DARLINGTON PTS 1, 2 & 3, 10R748 EXCEPT PT 1, 10R1872; S/T DN21358 MUNICIPALITY OF  
CLARINGTON  
**P.I.N.: 26689-0040**

**Address:** 3262 Providence Road, Clarington  
**Legal Description:**  
PT LT 5 CON 3 DARLINGTON AS IN D384922; S/T N5435, AS AMENDED BY PPL661; S/T DN21163, N74930;  
CLARINGTON  
**P.I.N.: 26689-0041**

**Address:** 3243 Lambs Road, Clarington  
**Legal Description:**  
PT LT 6 CON 3 DARLINGTON AS IN N167236 EXCEPT 40R14211; S/T DN21365; CLARINGTON  
**P.I.N.: 26689-0026**

We represent the owners of the above-noted properties in Clarington, Ontario (the "Lands" identified as PINs: 26689-0140, 26689-0040, 26689-0041, and 26689-0026 as highlighted in 'purple' on the attached Schedule "A").

The Lands collectively consist of 125+/- hectares (309+/- acres).

The Envision Durham plan, as adopted by Regional Council, designates portions of the lands as **2051 Urban Expansion Areas** and further delineated as **Community Areas** as an extension of the Bowmanville Urban Area, with other portions of the lands contained within the Provincial Greenbelt Plan designated through the Envision Durham Plan as **Major Open Space Areas** and **Prime Agricultural** as shown on the attached Schedule "B."

We are writing to request the Ministry of Municipal Affairs and Housing (MMAH) to modify the Official Plan of the Regional Municipality of Durham for the three PINs - 26689-0026, 26689-0140, and 26689-0041, or for the Region of Durham as a whole, to allow parks and stormwater management facilities to be located within the Greenbelt Areas and credited as parkland through any development application submitted under the Planning Act and/or associated regulations, including Section 42 and/or Section 51 of the Planning Act.

We note that the Major Open Space Area designation does not fully align with the Rural Lands policies of the PPS and Provincial Plans and are of the opinion that these Lands should permit a more flexible list of permitted uses that is consistent with the Greenbelt Rural Lands designation, including recreational, tourism, institutional, and resource-based commercial and industrial uses.

To assist with your consideration on these Lands specifically, we have attached a concept plan as Schedule "C" showing how this section of the Bowmanville expansion can develop and incorporate parkland and/or SWM facilities in a manner consistent with the intentions of the Greenbelt Plan. Depending on the final site layout and design, we anticipate adding between 750-1,000 homes to Ontario's housing inventory in a range of housing forms while completing the community with pedestrian and vehicular infrastructure, village squares and a substantial large community park.

Thank you for your consideration.

  
Yours very truly,

LAND SOLUTIONS ONTARIO

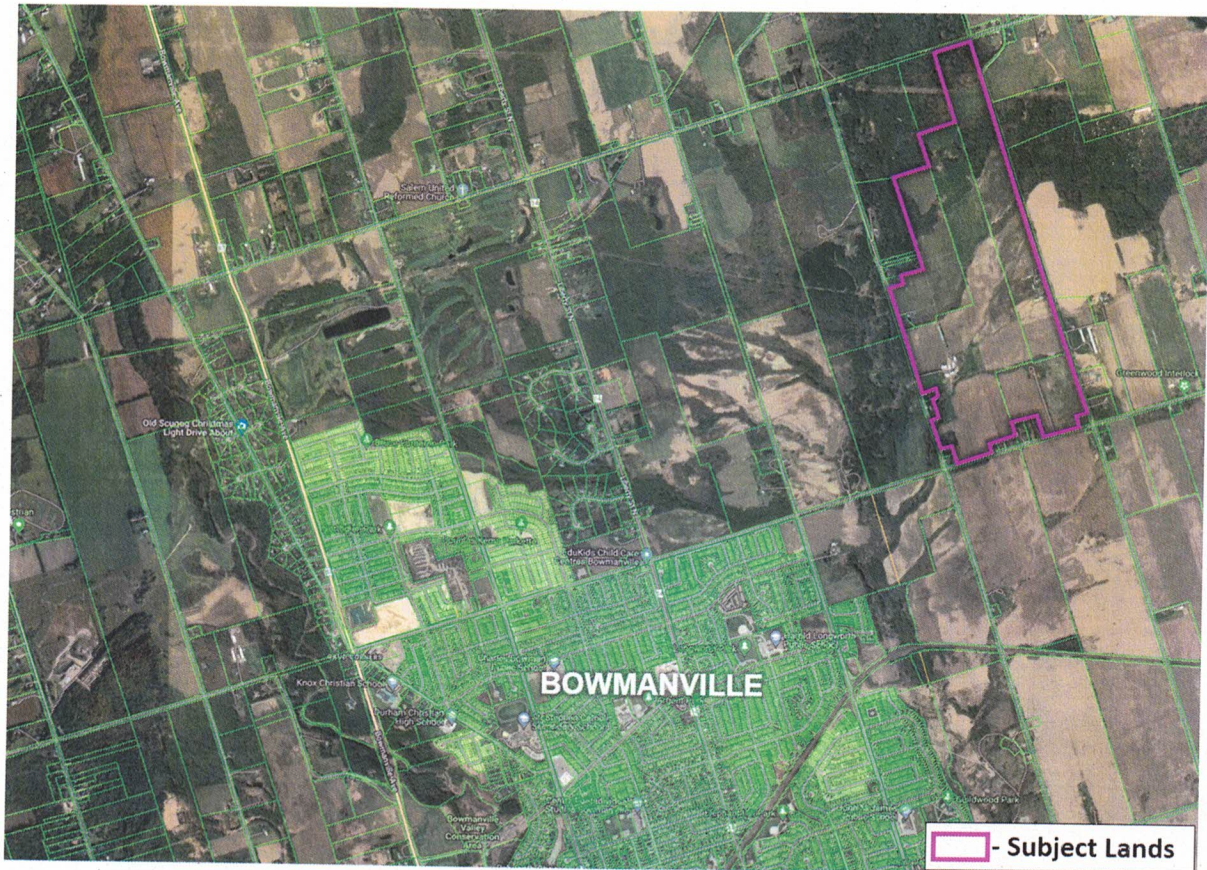
Melissa Fasullo

Principal

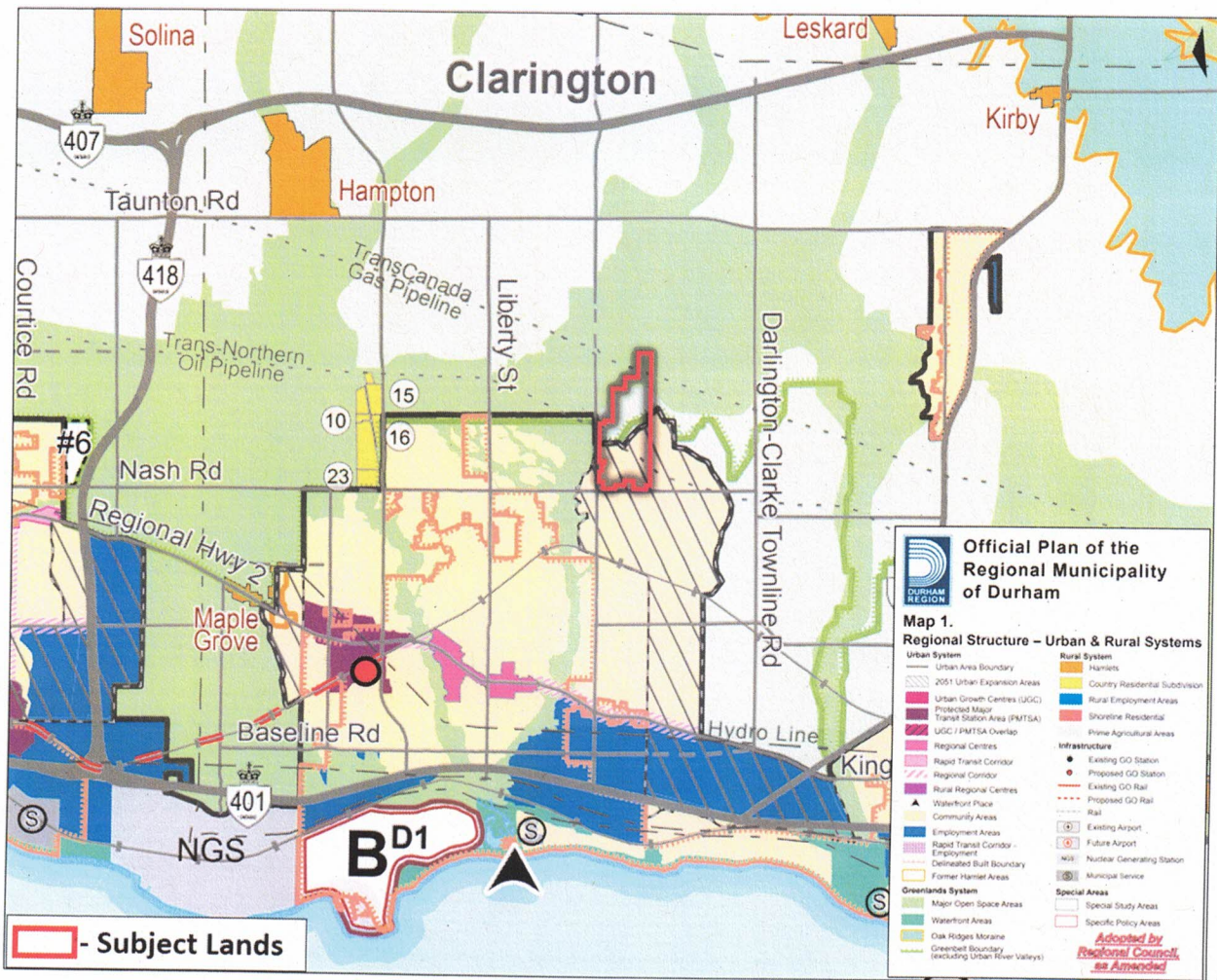
Phone (647) 898-2190

Encl.

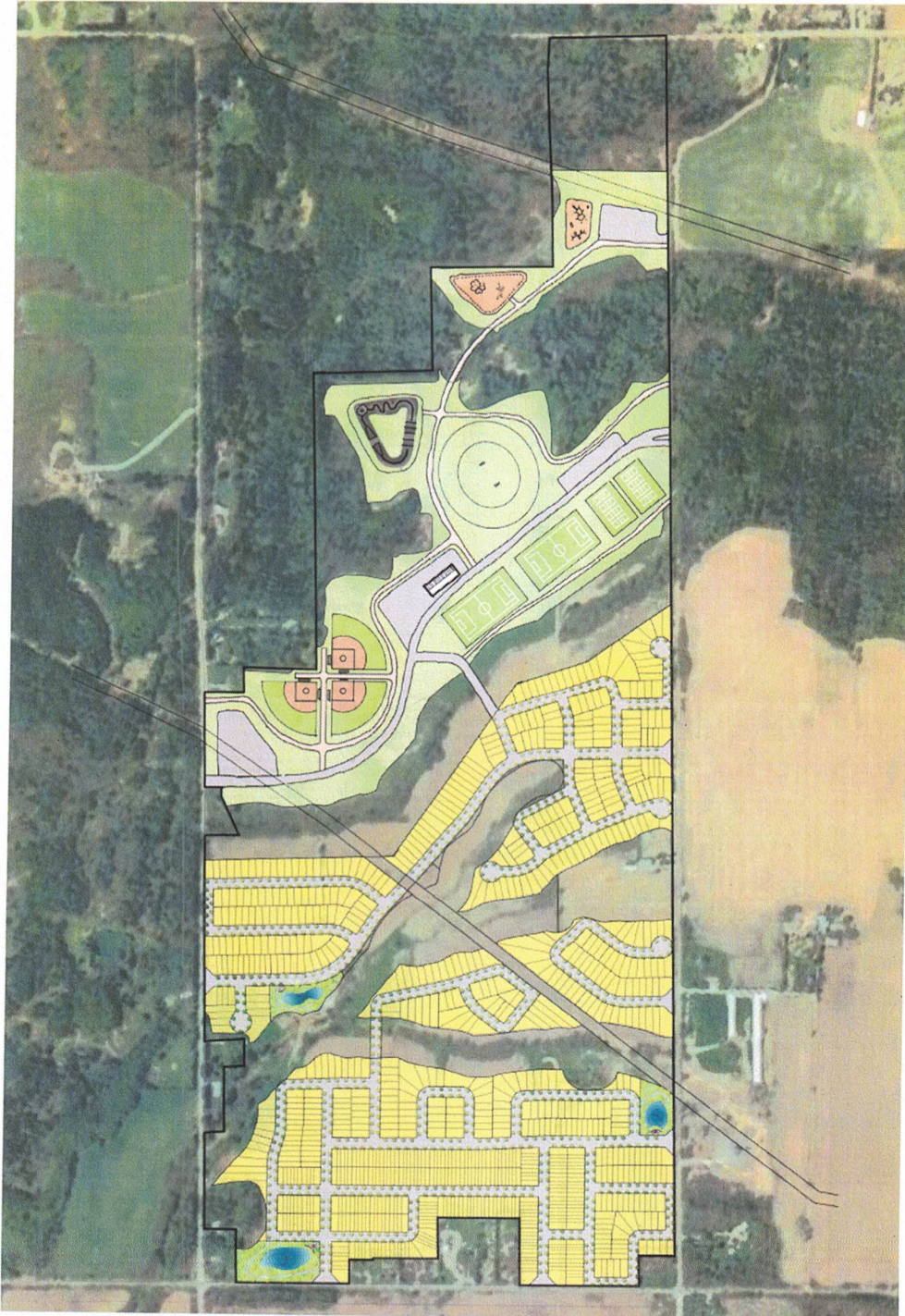
Schedule "A"



Schedule "B"



Schedule "C"



**COMMUNITY CONCEPT PLAN**

2023/08/17



Concept – For Discussion Purposes Only