



May 8th, 2024

Minster Paul Calandra
Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay Street, 16th Floor
Toronto, ON M7A 2J3

Subject: Ministry's Draft Decision of Durham Regional Official Plan

Dear Minster,

On May 17th, 2023, Durham Regional Council adopted the new Regional Official Plan as part of the Envision Durham Process. As the Mayor of the City of Pickering, I supported the Region's adoption of the new regional official plan which included bringing Northeast Pickering lands into the Urban Boundary.

On May 6th, 2024, the Ministry provided a draft decision on the Regional Official Plan with proposed modifications. These included Proposed Modifications 25, 52, 60, 61, 62 and 63, which will remove new Urban Areas that overlap with Minister's Zoning Order (MZO) 102/72. These Modifications will remove the majority of the lands in Northeast Pickering that were included in the Urban Boundary Expansion.

As you are aware, there is a nationwide housing crises which is especially concentrated in the Greater Toronto Area. Pickering remains committed to addressing these challenges by providing a wide range of housing solutions, while ensuring that development takes place in a responsible, systematic and sustainable manner. The Northeast Pickering Secondary Plan is currently ongoing and the area will be home to over 40,000 residents and 10,000 jobs. As such, is imperative that the new official plan include the lands in Northeast Pickering to allow housing to be expedited and accommodate the growth of the Region of Durham.

I respectfully request an immediate change to the Ministry's Draft Decision of the Durham Regional Official Plan and that Modifications 25, 52, 60, 61, 62 and 63 be removed. MZO 102/72 does not prevent the accommodation into the Urban Boundary of the Northeast Pickering Lands. As outlined in Policy 5.7.8 b) in the Regional Official Plan:

"assess the impacts of existing Minister's Zoning Orders and Airport Site Order and Zoning Regulations which currently restricts the development of these lands as a result of the potential for a future airport to the west. Development shall not proceed until such time it has been demonstrated that the relevant requirements, including those related to noise and building height restrictions have been met. Satisfying the requirements of this policy may be dependent on future actions first being undertaken by provincial and

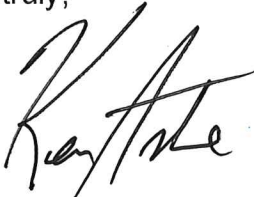
federal levels of government, as described in Policy 5.5.36.”

The City of Pickering and Region of Durham are aware of MZO 102/72, anticipated to work with the Province to satisfy the requirements of the MZO through the future planning process and proceeded with the inclusion of Northeast Pickering in the Urban Boundary Expansion.

MZO 102/72 is a Provincial MZO and can be amended by the Province to facilitate the inclusion of Northeast Pickering into the Urban Area and future development.

I thank you for your time and for the opportunity to provide comments on the Draft Decision of the Durham Regional Official Plan. Please do not hesitate to contact me with any questions or concerns you may have. I can be reached directly at kashe@pickering.ca or 905.420.4660.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kevin Ashe', written in a cursive style.

Mayor Kevin Ashe
City of Pickering

cc: John Henry
Premier Ford
Peter Bethlenfalvy