

Overview of 785 Townline Road North, Municipality of Clarington, Region of Durham.

- Square parcel of land approximately **4.01 hectares**.
- Property **abuts residential developments** to the North, West and South of the property.
- The property contains a single detached dwelling that is currently **serviced by the Municipal Water and Municipal Sewers**.
- **Does not contain any natural heritage features**, nor does it serve as a linkage between natural heritage features.
- It is located a **significant distance from Southern boundary of the Oak Ridges Moraine**.
- **Not** identified as being a **Prime Agricultural area**, nor does it abut such an area.
- **Lands to the immediate West** are located within the **Urban Boundary**.

Overview of Surrounding Land Uses.

- Nearly **surrounded by residential development**.
- Immediately **North Rural Cluster** By-Law 86-128. **Serviced by Municipal Water & Sewers**.
- Immediately **South Rural Cluster** By-Law 85-109. **Serviced by Municipal Water & Sewers**.
- Immediately **West, low and medium subdivision**, of approximately 400 single home and 70 townhomes. A little South of this subdivision near Pebblestone Road, the land has approval for 54 single homes and 32 medium density homes.
- Immediately **East undeveloped**, consisting of single detached homes.

Rationale for Ouyang lands to be designated Living Area.

Amendment maintains the Goal and Objectives.

- The land does not negatively impact or impair any of the broad goals of the Greenbelt Plan. Rather such an amendment would, in general, serve to **promote the orderly infill residential development of land at an appropriate fully serviced location**.
- The property contains **no significant Environmental Features**, and there are no significant Environmental Features located in close proximity to the property.
- As a result of the residential development to the North, South and West of the Property, the **property is not required for any natural linkage of lands**.
- The property will have **no negative impact on the protection and preservation of the natural heritage resources** within the Greenbelt Plan area.
- The property has not been used for agricultural purposes and **is not identified as a prime agricultural area**. By designating it residential the property will have no negative impact on the protection and preservation of the agricultural resources.

Availability of Municipal Servicing.

- The property is located on Townline Road, the municipal boundary between the City of Oshawa and Municipality of Clarington. **Full municipal services run along Townline Road**.
- The development **will not interfere with the protection of any environmentally sensitive features**. The property does not provide any linkage between ecosystems.
- The future residential development of the property would take place using municipal services, **providing for an efficient use of existing municipal infrastructure**.

Classification of Roads

- Both **Townline Road** and **Pebblestone Road** are identified as **Type “B” arterial roads**. Further, both of these roads are identified **“Transit Spine”** Such a designation implicitly recognizes that future residential growth should be located along these types of roads in order to **create transit supportive densities**.

Support Infill Developments.

- The infill development of this property was agreed by the Region and Municipality **promotes an efficient use of existing infrastructure and sound planning principles**.

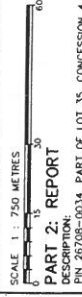
Amendment Would Support Appropriate Transition Between Urban and Rural Area.

- An amendment would recognize that the Ouyang property and the larger residential lots to the immediate North and South represent an opportunity for an appropriate transition of land use, from the residential uses West of Townline Road to the Ouyang property on the East..
- The Development would **support the Shopping Centre businesses** approximate 2 Kilometers to the South of the property **and the Smart Centre businesses**, approximately 3 Kilometers to the North.

My neighbours have been permitted to develop their properties and I wish to have the same opportunity, In the midst of all this activity and from an Economic Development and strategic viewpoint, **it is logical and good planning, as it is contiguous development that utilizes existing infrastructure to designate my land “living space”** in order to maintain and enhance the area. **It would create more jobs, more business to benefit the neighbourhood and more tax for the Town, Region and Province.**



COPYRIGHT © IBW SURVEYORS LTD. 2022
SURVEYORS REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
PART OF LOT 35,
CONCESSION 4
MUNICIPALITY OF CLARINGTON
 GEOGRAPHIC TOWNSHIP OF DARLINGTON
 REGIONAL MUNICIPALITY OF DURHAM



PART 2: REPORT

DESCRIPTION:
 P.N. 26708-0034, PART OF LOT 35, CONCESSION 4 GEOGRAPHIC TOWNSHIP OF DARLINGTON BEING PART 1, PLAN 10R-667
MUNICIPAL ZONING:
 R-1 (RESIDENTIAL) ZONING BY-LAW 2010-01-01
REGISTERED INTERESTS:
 NONE
ADDITIONAL COMMENTS:
 1) NOTE THE FENCE TYPE & THEIR LOCATIONS.
 CURRENT OWNER: ANNA OUYANG

PREPARED FOR: **ANNA OUYANG**

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSSB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WB DENOTES WOODEN BOARD
- WT DENOTES WITNESS
- P1 DENOTES MEASURED
- P2 DENOTES UNMEASURED
- P3 DENOTES SURVEY BY IBW SURVEYORS LTD., O.L.S.
- P4 DENOTES PLAN 40R-30471
- P5 DENOTES 10R-2103
- 765 DENOTES HORTON WALLACE LTD., O.L.S.
- 1005 DENOTES H. FLIM, O.L.S.
- 1010 DENOTES H. WALLACE O.L.S., LTD.
- 1015 DENOTES H. WALLACE O.L.S., LTD.
- 1020 DENOTES H. WALLACE O.L.S., LTD.
- 40R DENOTES U.S. BARNES, INC., O.L.S.
- IB DENOTES BOARD FENCE
- WT DENOTES WELL CAP ELEVATION AT TOP CENTRE
- DENOTES WATER KEY

BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED.
 ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

DISTANCE NOTES — METRIC
 DISTANCES ARE GIVEN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GIVEN IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999958.

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE BEARINGS AND BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), MAGN(CRS)(2010).
 FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1,P4 - 179°30' COUNTER-CLOCKWISE

CAUTION
 THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

INTEGRATION DATA

COORDINATE REFERENCE SYSTEM	UTM
PROJECTION	UTM
UNIT	METRE
SPHEROID	WGS 84
SEMI-MAJOR AXIS	6378137
SEMI-MINOR AXIS	6356752.3142
FLATTENING	2.58625675534381E-06
FALSE EASTING	500000
FALSE NORTING	0
UTM ZONE	17N
UTM LETTERING	N
UTM SCALE FACTOR	0.999958389214967
UTM FALSE EASTING	500000
UTM FALSE NORTING	0
UTM SCALE FACTOR	0.999958389214967

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-35056

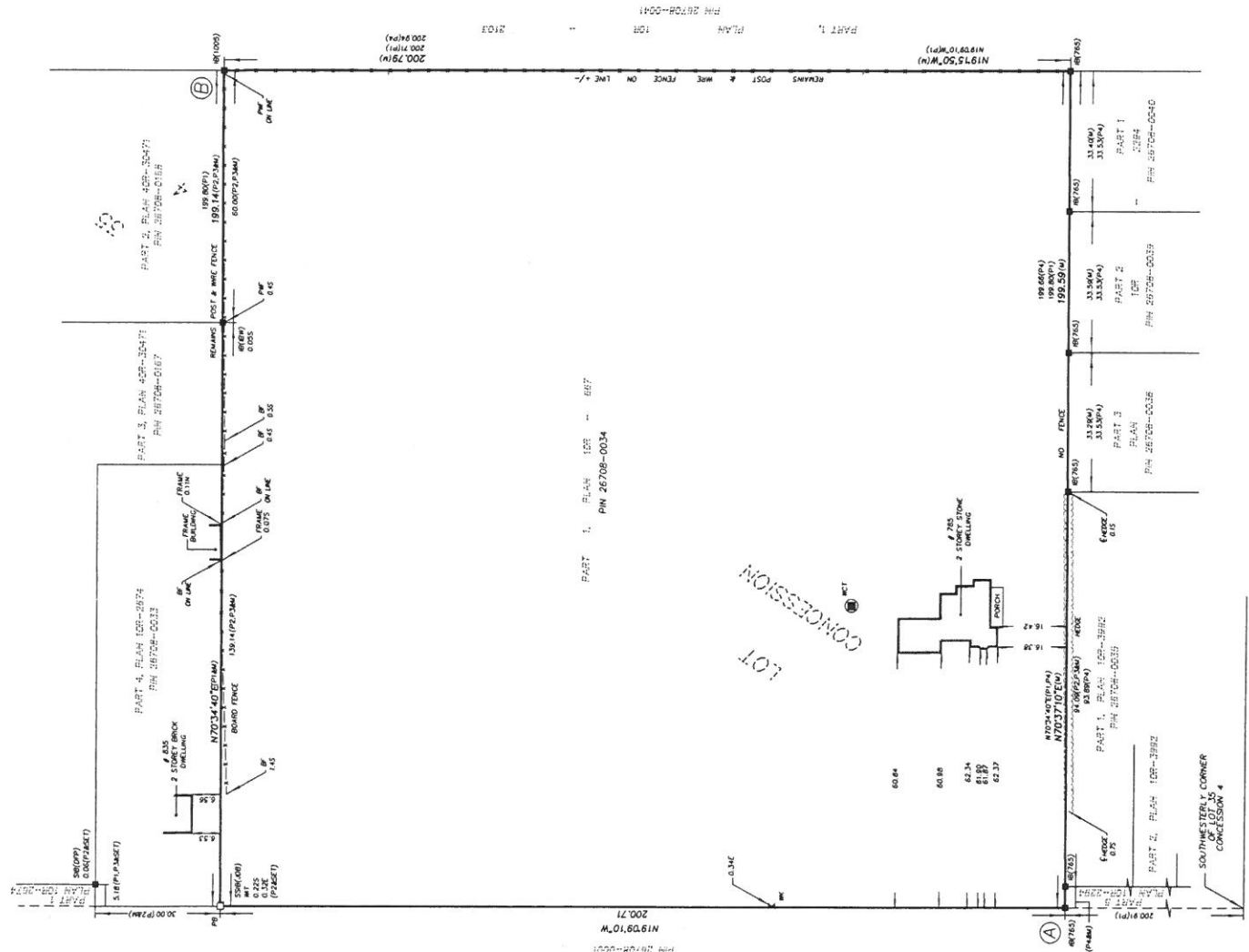
REG. NO. 4011 AND 4012
 INCORPORATED IN ONTARIO
 COURT OF APPEAL
 COURT OF APPEAL
 COURT OF APPEAL

IBW SURVEYORS
 1000 SHEPPARD AVENUE EAST
 SUITE 200
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.IBWSURVEYORS.COM

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 20, 2022

OCTOBER 11, 2022
 DATE
 MAN B. WALLACE, O.L.S.

ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF DARLINGTON AND EAST WHITBY (KNOWN AS) TOWNLINE ROAD NORTH



ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4
 PEBBLESTONE ROAD



October 20, 1987

The Regional
Municipality
of Durham

Planning
Department

Box 623
105 Consumers Dr.
Whitby, Ontario
Canada, L1N 6A3
(416) 668-7731

DR. M. R. MICHAEL, M.C.I.P.
Commissioner of Planning

Mrs. Anna Ouyang
Townline Road North
R.R.#5
Oshawa, Ontario
L1H 8L7

Dear Mrs. Ouyang:

Re: Official Plan Amendment Application to Recognize
Residential Cluster in Major Open Space Area
- - - Part Lot 35, Concession 4, Newcastle (Darlington)
File: 1.3.7 Please Quote Ref. No. 1806

Further to your submission of an Official Plan Amendment application for the above-noted lands, we have reviewed this matter with staff of the Town of Newcastle and have concluded that an amendment is not required.

Residential cluster (RC) zones have recently been identified directly north and south of the subject property. Section 10.2.1.3 of the Durham Regional Official Plan indicates that the merits of your proposal can be dealt with through the rezoning amendment procedure. We would suggest that you contact the Town of Newcastle with respect to their requirements in this regard.

Your cheque, related to the Official Plan Amendment application fee, in the amount of \$500 is enclosed.

If you have any questions, please do not hesitate to contact Mr. Neil Henderson of this Department.

Yours very truly,

Jim Blair, M.C.I.P.
Manager
Strategic Planning Branch

:LM (7857)

cc. Mr. T. Edwards, Planning Director, Town of Newcastle



CORPORATION OF THE TOWN OF NEWCASTLE

40 TEMPERANCE STREET
BOWMANVILLE, ONTARIO
L1C 3A6

TELEPHONE 623-3379

July 26, 1988.

Mrs. Anna Ouyang,
R. R. #5,
OSHAWA, Ontario.
L1H 8L7

Dear Mrs. Ouyang:

Re: Rezoning Application - Anna Ouyang.
Our File: 60.35.447.

Further to your presentation to the General Purpose and Administration Committee at their meeting held on Monday, July 18, 1988, I advise that Council at a meeting held on Monday, July 25, 1988, passed the following resolution:

"THAT Report PD-158-88 be received; and

THAT the rezoning application submitted by Mrs. Anna Ouyang to rezone a 4.01 hectare (9.90 acre) parcel to "Rural Cluster" be approved and the amending by-law be forwarded to Council; and

THAT the applicant be so advised."

Please be advised that By-law No. 88-106 was approved by Council and will be processed in accordance with the provisions of the Planning Act.

Yours truly,

David W. Oakes, B.A., A.M.C.T., C.M.O.,
Town Clerk.

DWO/os.

cc. Planning.

RE: 785 Townline Road North. Clarington.

From: John Hetherington (jhetherington@cloca.com)

To: aouyang1@yahoo.com

Date: Wednesday, January 6, 2021, 09:36 a.m. EST

The map that I provided to you shows that there are no wetlands on your property, there are wetlands across the road on the west side of townline.

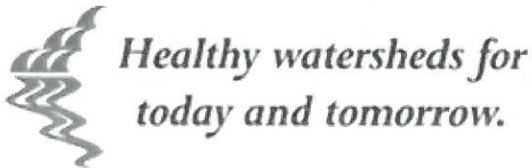
John Hetherington

Regulations & Provincial Offences Officer

Central Lake Ontario Conservation Authority

jhetherington@cloca.com

905-579-0411 ext 137



From: Anna Ouyang <aouyang1@yahoo.com>
Sent: January 6, 2021 9:32 AM
To: John Hetherington <jhetherington@cloca.com>
Subject: Re: 785 Townline Road North. Clarington.

[CAUTION]: This message comes from an external organization. DO NOT click links or open attachments unless you recognize the sender. If in doubt contact support@cloca.com or rwilmot@cloca.com

Good Morning John,

Thank you very much for the Map.