

December 1, 2022

Brooklin Northeast Developments CR Inc.  
137 Bowes Road  
Concord, Ontario L4K 1H3

Attention: Mr. Frank Filippo

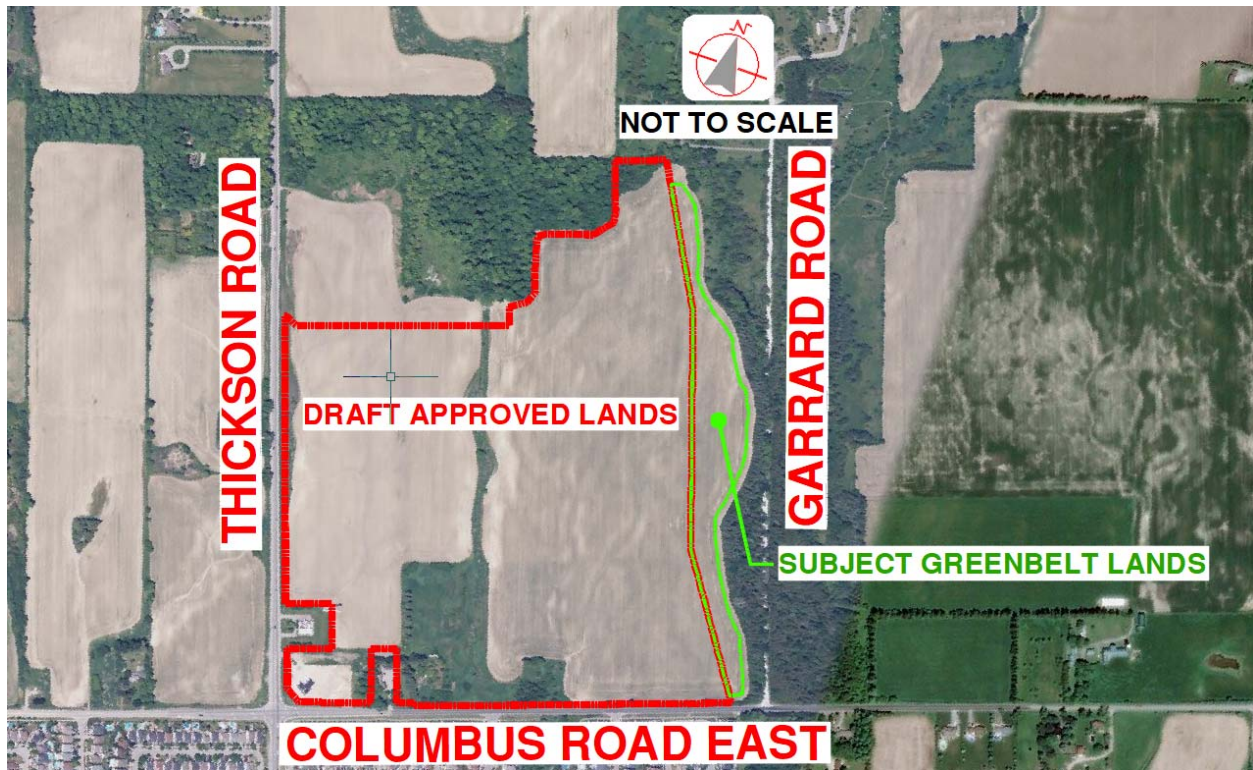
Dear Mr. Filippo

**Re: Proposed Amendments to the Greenbelt Area Boundary Regulation  
(O. Reg. 59/05) ERO 019-6217  
Servicing and Planning Overview Memorandum  
400 Columbus Road East  
Part of Lots 19 and 20, Concession 7  
Town of Whitby  
Our Project No. E16001**

Brooklin North-east Developments CR Inc. are the owners of 73.4 ha of land in Part of Lots 19 and 20, Concession 7, Town of Whitby. A portion of the property is located within the Greenbelt Area Boundary. It is our opinion that approximately 4.0 ha of the Greenbelt land is suitable and imminently available for residential development. We are writing to provide input to the ERO posting to request this approximately 4.0 ha parcel be removed from the Greenbelt. Please find our supporting rationale for this consideration below.

An illustration of the location of the proposed development and the subject Greenbelt lands is provided in **Figure 1**.

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**Figure 1: Subject Lands**

The following reports and studies were reviewed and are relevant to this area:

- Greenbelt Plan (2017)
- Planning Rationale Report, Candevcon East Limited (September 2021)
- Northeast Brooklin Functional Servicing and Stormwater Management Report, Candevcon East Limited (September 2021)
- Brooklin Secondary Plan Area Sub-Area Study (SAS) Sub-Area 3A, Candevcon East Limited (September 2021)
- Brooklin Secondary Plan Background Report on Watershed Planning, Hazard Lands and Stormwater Management, GHD Inc. and Stonybrook Consulting (December 2014)
- Brooklin Secondary Plan Report on Watershed Planning, Hazard Lands and Stormwater Management, Stage 2 – Input to the Identification of a Preferred Land Use Scenario, Candevcon Limited and Stonybrook Consulting (September 2016)

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- Brooklin Secondary Plan Report on Watershed Planning, Hazard Lands and Stormwater Management, Stage 3 – Interim Report, Candevcon Limited and Stonybrook Consulting (June 2017)
- Brooklin Secondary Plan Report on Watershed Planning, Hazard Lands and Stormwater Management, Stage 3 – Final Report, Candevcon Limited and Stonybrook Consulting, November 2018 (Stage 3 Final Report)
- Lynde Creek Master Drainage Plan Update (MDPU) – Municipal Class Environmental Assessment, Master Plan Project File Report - Working Draft, Town of Whitby in Partnership with Central Lake Ontario Conservation Authority, AECOM, February 2020

## Planning Overview

The Greenbelt lands associated with the property are immediately adjacent to draft approved plan of subdivision S-W-2020-07. The draft plan was prepared in anticipation of a potential future adjustment to the ‘edge’ of the greenbelt. Specifically, road stubs were planned for and built into the flexible design, and as such it is our opinion that this area is suitable for residential development. Refer to **Drawing DP-1** in **Attachment A** for the approved draft plan.

The approximate 4.0 ha of greenbelt ‘edge’ being proposed for removal is zoned agricultural; however, this small area will not likely be practically viable for agricultural purposes in the future due to its size and from an access perspective, being through adjacent future residential neighbourhoods. Additionally, the approximate 4.0 ha represents an area that is outside delineated Natural Heritage Features.

## Servicing Feasibility

There is servicing available immediately adjacent to the Draft Plan of Subdivision, which will be readily accessible for the Greenbelt lands in the near future. Through a desktop review of available information on the subject site and our knowledge of local external servicing requirements and constraints, the servicing and stormwater management (SWM) requirements for the study area were determined to be as follows.

## Sanitary Sewers

There is a sanitary sewer proposed in the approved Draft Plan for the Northeast Brooklin subdivision (refer to **Attachment B** for **Drawing FSP**). This sewer is to discharge to the existing 450mm diameter sanitary sewer located along Cachet

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Boulevard to the south, which conveys flows to the Corbett Creek Sanitary Trunk Sewer (CCSTS) that ultimately outlets to the Corbett Creek Water Pollution Control Plant. As currently approved, there is sufficient capacity in this sanitary sewer to accommodate the flows from the subject Greenbelt lands.

### **Watermain Distribution**

There are proposed watermains in the approved Draft Plan for the Northeast Brooklin subdivision immediately to the west of the subject Greenbelt lands. The internal water distribution system of this subdivision is in the Zone 4 water distribution pressure zone, and will connect to the existing 300mm diameter watermain on Columbus Rd. East near Cachet Blvd. and Wycombe St. (See **Attachment B** for **Drawing FSP**). The subject Greenbelt lands can be serviced and looping achieved by connecting to Jasper Drive at each end of the proposed road (refer to **Attachment A** for **Drawing DP-1**).

### **Storm Drainage**

There are proposed storm sewers and a proposed stormwater management facility (SWMF) in the approved Draft Plan for the Northeast Brooklin subdivision immediately to the west of the subject Greenbelt lands. These storm sewers can be designed to convey the stormwater flows from the subject Greenbelt lands to the proposed SWMF located where Columbus Road crosses the Raglan Tributary of Oshawa Creek to the southwest of the subject Greenbelt lands.

### **Stormwater Management**

The subject Greenbelt lands are located in the Oshawa Creek watershed. As discussed above, the flows from the subject Greenbelt lands can be directed towards the proposed Draft Plan of Subdivision SWMF to the southwest.

Subject to detailed engineering design the proposed SWM facility can be sized to accommodate the additional drainage from the subject Greenbelt lands to meet the stormwater management criteria. Regarding water balance and infiltration requirements, the same approach as described in the approved Draft Plan for the Northeast Brooklin subdivision will be applied to the subject Greenbelt lands which includes a treatment train of Low Impact Development (LID) measures.

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## Summary

The subject lands are located on the 'edge' of the greenbelt, adjacent to an approved draft plan of subdivision. The proposed removal of approximately 4.0 ha of the greenbelt area will advance the Province's plan to address the housing crisis by adding approximately 4.0 ha of near-term residential development.

The area is currently farmed; however, it is not suitable for farming in the long term as the adjacent lands will be converted to urban residential use. The existing draft plan of subdivision could be readily red-lined to incorporate the lands, as the approved draft plan was already designed to accommodate two (2) local roads to connect to the lands proposed to be removed from the greenbelt area. Municipal services are available to the property and capacity is available.

Based on the foregoing we believe this property is well suited to accommodate an area adjustment and will further accelerate the Province's stated plan to address the housing crisis in Ontario.

We trust this provides a satisfactory summary of the planning rationale, servicing, grading and SWM requirements for the potential development of the Greenbelt lands. Please do not hesitate to contact this office should you have any questions.

Yours truly,

**CANDEVCON EAST LIMITED**



Lynn Collins, BES, RPP  
Sr. Project Manager, Planning

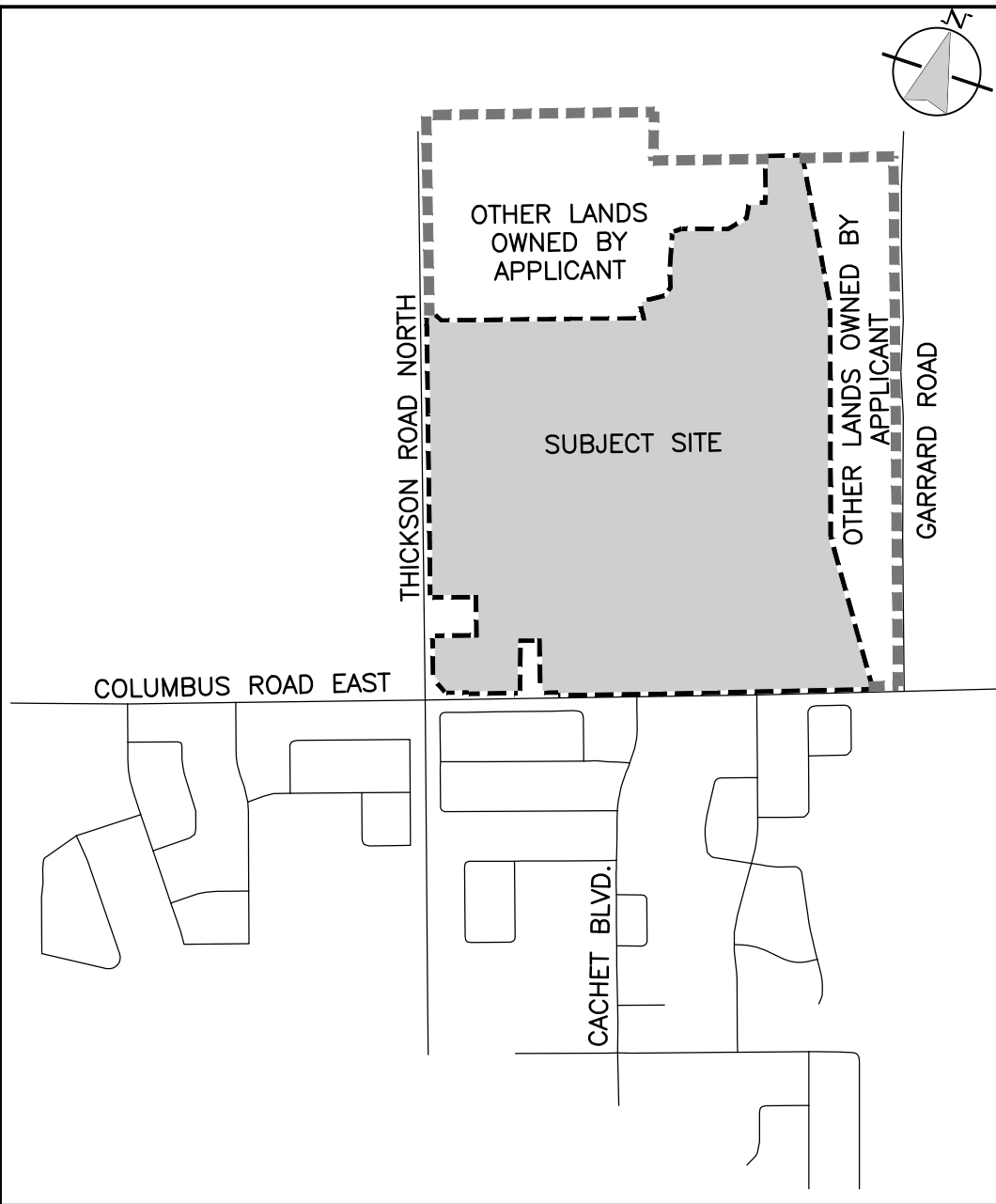
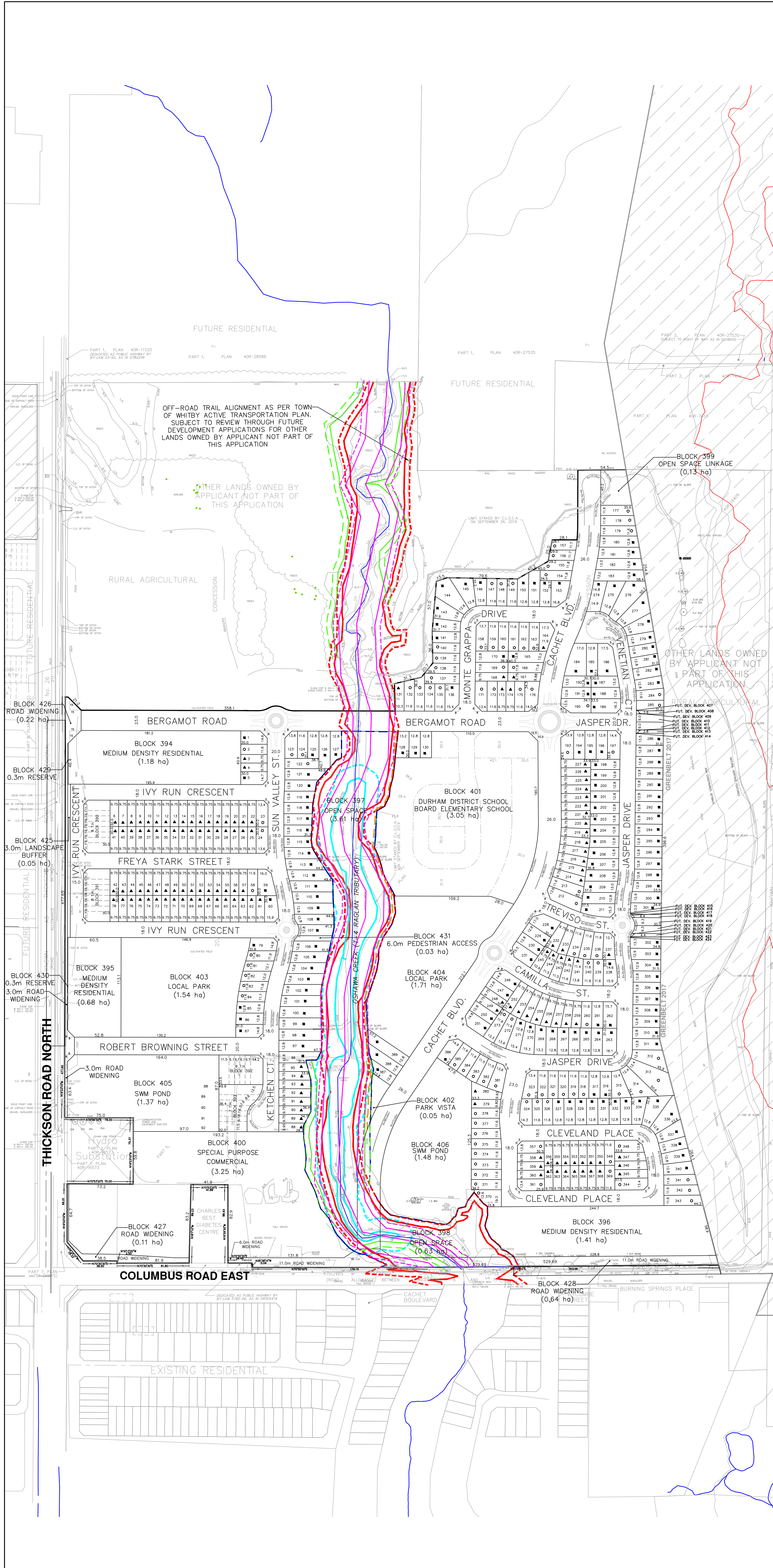


Andrea Keeping, P.Eng.  
Associate, Water Resources

LC/AK/ak

c.c. Brooklin Northeast Developments CR Inc., Attn.: Mr. T. Kilpatrick

# **Attachment A**



PROPOSED  
**DRAFT PLAN**  
 OF SUBDIVISION OF  
 PART OF LOTS 19 AND 20, CONCESSION 7  
 TOWN OF WHITBY  
 REGIONAL MUNICIPALITY OF DURHAM

**SCHEDULE OF LAND USES**

LOW DENSITY RESIDENTIAL		
▲ 9.75 +m FRONTAGES (DETACHED DWELLINGS)	138	LOTS/UNITS
○ 11.6 +m FRONTAGES (DETACHED DWELLINGS)	93	LOTS/UNITS
■ 12.8 +m FRONTAGES (DETACHED DWELLINGS)	158	LOTS/UNITS
<b>TOTAL LOW DENSITY</b>	<b>= 389</b>	<b>LOTS/UNITS</b>
<b>TOTAL AREA LOW DENSITY RESIDENTIAL</b>	<b>= 15.55</b>	<b>ha</b>
MEDIUM DENSITY RESIDENTIAL		
6.1 m STREET TOWNHOUSES	BLOCKS 390-393 (29 UNITS)	= 0.72 ha
MEDIUM DENSITY RESIDENTIAL BLOCKS	BLOCKS 394-396 (143 UNITS)	= 3.27 ha
<b>TOTAL AREA MEDIUM DENSITY RESIDENTIAL</b>	<b>= 3.99</b>	<b>ha</b>
<b>TOTAL AREA RESIDENTIAL</b>	<b>= 19.54</b>	<b>ha</b>

OPEN SPACE	BLOCKS 397-398	= 4.24 ha
OPEN SPACE LINKAGE	BLOCK 399	= 0.13 ha
SPECIAL PURPOSE COMMERCIAL	BLOCK 400	= 3.25 ha
ELEMENTARY SCHOOL	BLOCK 401	= 3.05 ha
PARK VISTA	BLOCK 402	= 0.05 ha
LOCAL PARK	BLOCKS 403-404	= 3.25 ha
SWM POND	BLOCKS 405-406	= 2.85 ha
FUTURE DEVELOPMENT	BLOCKS 407-424	= 0.16 ha
3.0m LANDSCAPE BUFFER	BLOCK 425	= 0.05 ha
ROAD WIDENING AND 0.3m RESERVE	BLOCKS 426-430	= 0.99 ha
6.0m PEDESTRIAN ACCESS	BLOCK 431	= 0.03 ha
ROADS	15.0 m R.O.W	138 m = 0.21 ha
	18.0 m R.O.W	2645 m = 5.02 ha
	20.0 m R.O.W	349 m = 0.70 ha
	23.0 m R.O.W	622 m = 1.41 ha
	26.0 m R.O.W	968 m = 2.47 ha
<b>TOTAL AREA OF SUBMISSION</b>		<b>47.40 ha</b>

**ENVIRONMENTAL CONSTRAINTS LEGEND**

- WATERCOURSE
- RIPIARIAN CORRIDOR
- WETLAND
- WETLAND SETBACK (15m)
- FLOODLINES
- FLOODLINE ACCESS ALLOWANCE (6m)
- WOODLAND DRIPLINE
- WOODLAND DIPLINE SETBACK (10m)
- LONG-TERM STABLE TOP OF SLOPE
- LONG-TERM STABLE TOP OF SLOPE SETBACK (6m)
- PROPOSED TRAIL LOCATION
- CENTRAL TENDENCY
- MEANDER BELT
- MEANDER BELT ACCESS ALLOWANCE (6m)

ADDITIONAL INFORMATION UNDER THE PLANNING ACT  
 UNDER SECTION 51(17) OF THE PLANNING ACT INFORMATION REQUIRED BY CLAUSES A,B,C,D,E F,G, & H SHOWN ON DRAFT AND KEY PLANS.

OWNER'S CERTIFICATE	SURVEYOR'S CERTIFICATE
WE, THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE CANDEVCON EAST LTD. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.	I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
SIGNED: <i>[Signature]</i> DATE: Nov. 17, 2020	SIGNED: <i>[Signature]</i> DATE: Nov. 9, 2020

**SUBMISSIONS**

NO.	DATE	BY	DESCRIPTION
1	NOVEMBER 2020	L.C.	ORIGINAL SUBMISSION
2	SEPTEMBER 2021	L.C.	SECOND SUBMISSION
3	MARCH 2022	L.C.	THIRD SUBMISSION

**NORTHEAST BROOKLIN**

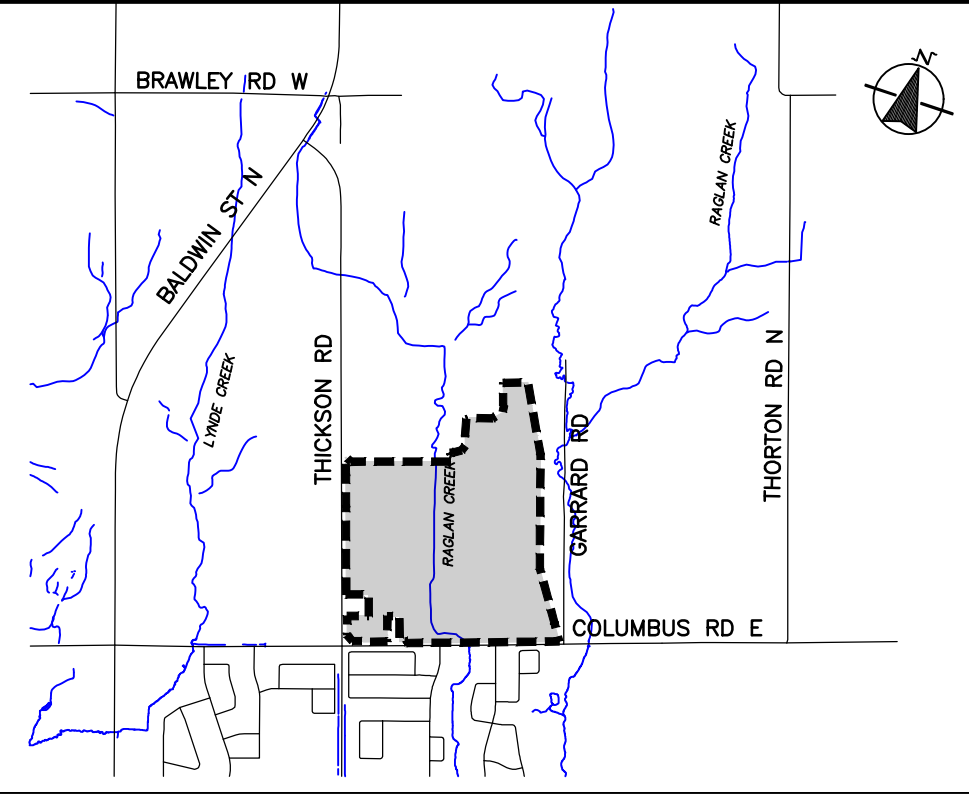
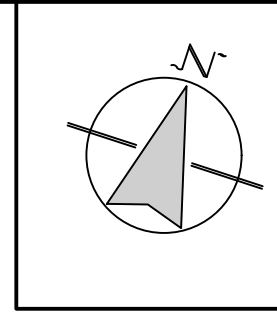
**CDG CANDEVCON EAST LIMITED**  
 CONSULTING ENGINEERS & PLANNERS

1600 STELLAR DRIVE, SUITE 402 TEL: (289) 315-3680  
 WHITBY, ONTARIO L1N 9B2 FAX: (905) 794-0611

DRAWN BY : M.G./K.D.	PROJECT No. <b>E16001</b>
CHECKED BY : L.C.	DRAWING No. <b>DP-1</b>
SCALE : 1:2000	DATE: DECEMBER 2022

# **Attachment B**

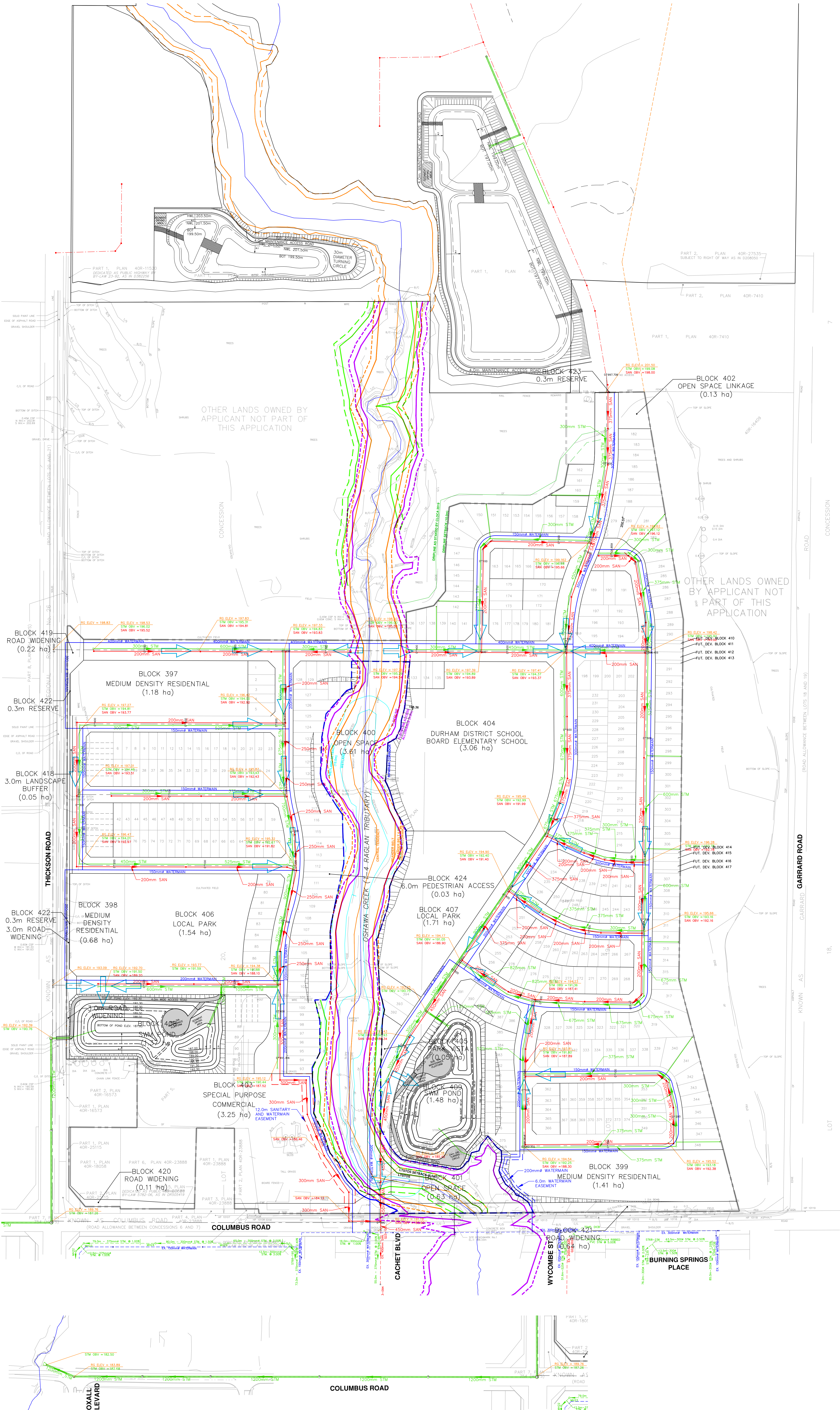




**KEY PLAN**  
N.T.S.

**NOTES:**  
1. ALL MEASUREMENTS IN METRES, PIPE SIZES IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.

- LEGEND**
- EX. STORM SEWER AND FLOW DIRECTION
  - PROP. STORM SEWER AND FLOW DIRECTION
  - EX. SANITARY SEWER AND FLOW DIRECTION
  - PROP. SANITARY SEWER AND FLOW DIRECTION
  - EX. WATERMAIN
  - PROP. WATERMAIN
  - OVERLAND FLOW DIRECTION



REVISIONS				
No.	BY	DATE	DESCRIPTION	APPROVED

THE CORPORATION OF THE TOWN OF WHITBY  
Public Works Department

**NORTHEAST BROOKLIN**

**FUNCTIONAL SERVICING PLAN**

**CD CANDEVCON EAST LIMITED**  
CONSULTING ENGINEERS & PLANNERS  
1600 STELLAR DRIVE, SUITE 402 WHITBY, ONTARIO L1M 5B2  
TEL: (289) 315-3689 FAX: (905) 794-0611

SCALE: 1:1500	PROJECT No. <b>E16001</b>
DRAWN BY: K.D.	DRAWING No.
DESIGNED BY: K.D.	<b>FSP</b>
CHECKED BY:	REVISION DATE: Sep. 20, 2021