

1725596 ONTARIO LIMITED

December 2, 2022

BY EMAIL: greenbeltconsultation@ontario.ca

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

Attention: greenbeltconsultation@ontario.ca

RE: ERO Number: 019-6216
Notice Type: Policy
Act: Greenbelt Act 2005

ERO Number: 019-6217
Notice Type: Regulation
Act: Greenbelt Act 2005

Owner: 1725596 ONTARIO LIMITED
Address: 300 Riley Road, Clarington

Legal Description:

1STLY: PT LT 25 CON BROKEN FRONT CLARKE AS IN N150379 EXCEPT THE EASEMENT THEREIN, EXCEPT PART 1 PLAN 40R30122; 2NDLY: PT LT 26 CON BROKEN FRONT CLARKE PTS 1 & 2, 10R2845, EXCEPT PT 1, 40R13925 & PART 1, PLAN 40R27182; S/T N140957 SUBJECT TO AN EASEMENT OVER PART OF LOT 25 CON BROKEN FRONT CLARKE, PART 2 PLAN 40R30122 IN FAVOUR OF PART OF LOT 25 CON BROKEN FRONT CLARKE, PART 1 PLAN 40R30122 AS IN DR1732555 MUNICIPALITY OF CLARINGTON
P.I.N.: 266630260

Owner: 1725596 ONTARIO LIMITED
Address: 179 Riley Road, Clarington

Legal Description:

PT LT 24 CON BROKEN FRONT CLARKE PT 2, 40R15019 MUNICIPALITY OF CLARINGTON
P.I.N.: 266630091

We, 1725596 Ontario Limited, are the owners of 179 and 300 Riley Road in Clarington Ontario (the "Lands"). The Lands consist of 234 +/- contiguous gross acres on the edge of the Greenbelt adjacent to the well-serviced existing Newcastle Urban Village in the Township of Clarington (PINs: 266630260 and 266630091 as highlighted in 'purple' on the attached Schedule "A").

These Lands are well suited for 'shovel-ready' residential development in the near term and meet the strategic objectives outlined by the Province of Ontario.

The Province of Ontario is taking bold action to address the housing crisis by taking steps to enable the building of 1.5 million homes over the next 10 years. Recently, Bill 23, the More Homes Built Faster Act, received Royal Assent and was proclaimed into law as part of the Province of Ontario's Housing Supply Action Plan. The Province is proposing to take further action to support the goal of building more homes faster by consulting on potential changes to the Greenbelt.

In response to the Ministry of Municipal Affairs and Housing (MMAH) request for feedback on proposed amendments to the **Greenbelt Plan, Greenbelt Area boundary regulation (O. Reg. 59/05)**, we are formally requesting that the Lands be removed from the Greenbelt Area as it is well suited for residential development in the near term and meets the strategic objectives outlined by the Province.

Removal of these Lands from the Greenbelt Plan are **strategic** to meeting the Province's housing objectives and are prime candidates for future and near-term housing development and meet criteria as follows:

- **The Lands are immediately adjacent to existing settlement areas**
- **The Lands are adjacent to the edge of the Greenbelt boundary**
- **The Lands can be serviced in the near-term with local infrastructure upgrades**
- **The Lands have characteristics that would enable housing to be built in the near-term**

The Lands are adjacent to the Newcastle Urban Village and are on the edge of the Greenbelt boundary. Topographically, the Lands are generally flat and well suited to an efficient community design. The Lands can be easily serviced by storm, sanitary, and water services and represent a mechanism to optimize investment in existing community infrastructure and support the goal of delivering much needed housing stock. Depending on final site layout and design, we anticipate constructing between 2,000 to 3,000 homes in a range of housing forms while completing the community with the addition of pedestrian and vehicular infrastructure as well as village squares and/or parks.

The Lands are less than 2 km from the Newcastle Water Pollution Control Plant.

The Lands are serviced by substantial transportation infrastructure being situated less than 1 km south of a full access interchange to Provincial Highway 401 (Exit 440), 3 km south-east of the junction of Provincial Highway 35/115 and Regional Highway 2 (location of GO- Newcastle East Carpool Lot), and 4 km east of the junction of Provincial Highway 401 and Provincial Highway 35/115 (Exit 436).

The Lands are less than 1 km from the Newcastle Public School, 2 km from the St. Francis of Assisi Catholic Elementary School, and 2.5 km from lands owned by Kawartha Pine Ridge District School Board that are proposed to be a public Secondary School. The Newcastle Memorial Arena and Diane Hamre Recreation Complex are both within 2 km from the Lands. The Bomanville Hospital, a full-service hospital currently undergoing a large expansion, is less than 10 km from the Lands. The proximity of the Lands to much of the above-noted community infrastructure is shown on the attached Schedule 'B'.

The Lands are located in the Municipality of Clarington where there is an abundance of infrastructure, yet a significant lack of housing. According to Staff Report PDS-012-22* being a report from Clarington's Director of Planning and Development Services regarding 'Building Activity Update January 1 to December 31, 2021,' the residential sector in Clarington 'experienced a reduction in the number of residential building permits, new units created and construction value' in 2021. Although a slight rebound is reportedly expected in 2022, the

* <https://weblink.clarington.net/weblink/0/edoc/380574/PDS-012-22.pdf>

rebound is suggested to be about 700 units throughout the entire municipality, which, based on historical data, suggests that only a small fraction of the units may be built in Newcastle where significant infrastructure is already in place. At the historical pace of growth, Clarington's permit output as whole is insignificant when compared with the Province's need for 1.5 million homes over the next 10 years, unless major new activity commences.

In summary, we respectfully ask that the Ministry of Municipal Affairs and Housing consider removing the Greenbelt designation on PINs 266630260 and 266630091 in Clarington to facilitate the building of housing and to optimize existing 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,

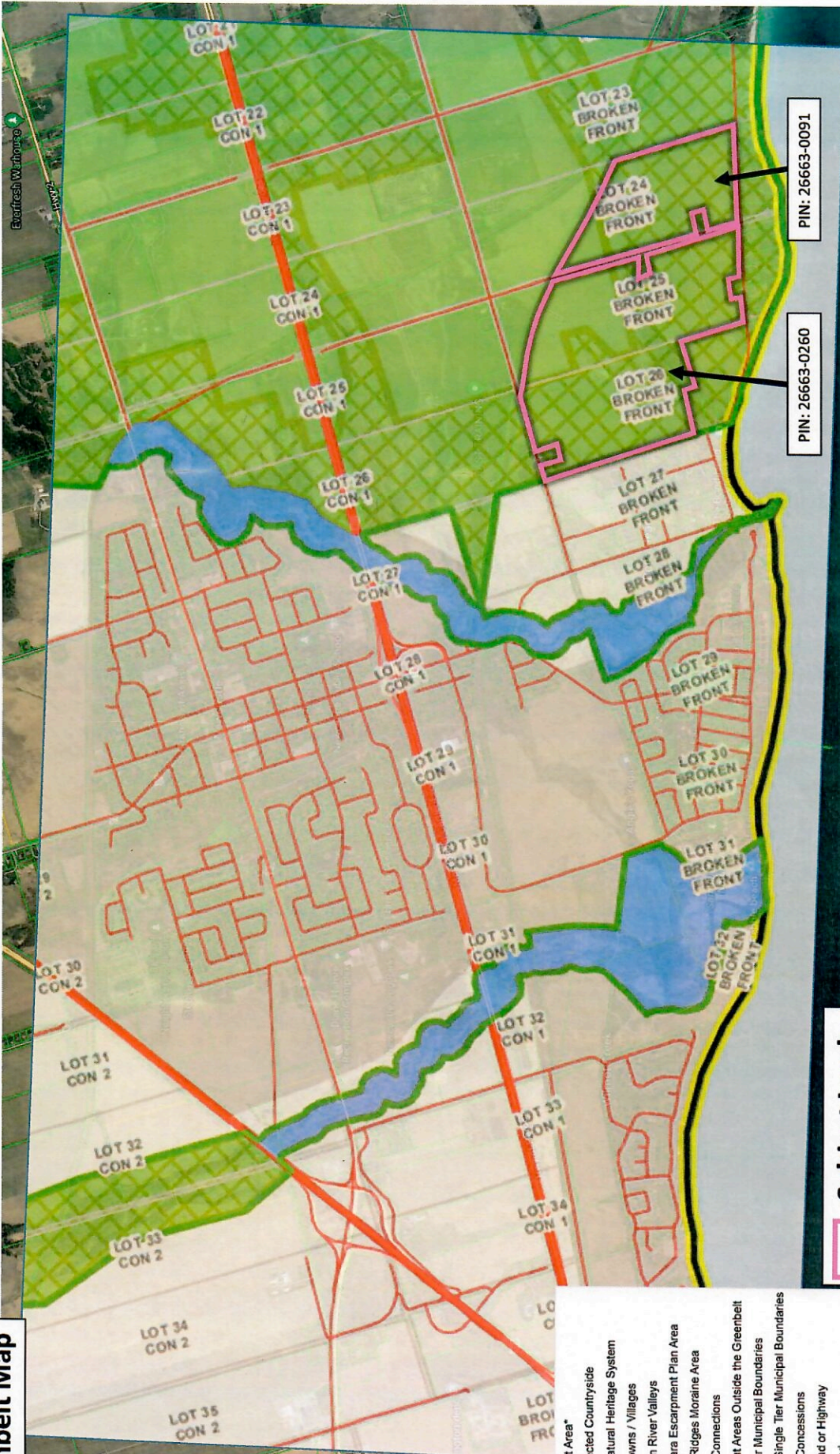
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Kirk Kemp

Encl.

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Schedule A



Greenbelt Map

PIN: 26663-0091

PIN: 26663-0260

Subject Lands

- Greenbelt Area*
- Protected Countryside
- Natural Heritage System
- Towns / Villages
- Urban River Valleys
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- External Connections
- Settlement Areas Outside the Greenbelt
- Upper Tier Municipal Boundaries
- Lower & Single Tier Municipal Boundaries
- Lots and Concessions
- Major Road or Highway
- Minor Road
- First Nations

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Schedule B



Proximity Map

- Subject Lands
- GO Service
- Community Services
- Provincial Highway Interchanges