

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: 4475 Highway 35/115, Orono
Legal Description: PT LT 27 CON 4 CLARKE; PT LT 28 CON 4 CLARKE PT 4, 10R3988 EXCEPT PTS 1 & 2, 40R15349; CLARINGTON
P.I.N.: 266820021

Owner: 1725596 ONTARIO LIMITED
Address: 40 Station Street, Orono
Legal Description: PT LT 27 CON 5 CLARKE PTS 1, 4 & 11, 10R919 EXCEPT PTS 1 & 2 EXPROP PL N116496; MUNICIPALITY OF CLARINGTON
P.I.N.: 266800006

Owner: 1725596 ONTARIO LIMITED
Address: 3600 Concession Rd, Orono
Legal Description: PT LT 26 CON 5 CLARKE PT 3, 10R919; PT RDAL BTN LOTS 26 & 27 CON 5 CLARKE PT 13, 10R919 AS CLOSED BY BYLAW N98604; MUNICIPALITY OF CLARINGTON
P.I.N.: 266800030

Owner: 1725596 ONTARIO LIMITED
Address: N/A
Legal Description: PART LOT 25 CONCESSION 5 CLARKE & PART LOT 26 CONCESSION 5 CLARKE AS IN D489110, EXCEPT PART 1 10R2986 & PART 1 40R30271; S/T INTEREST IN D536639, D544789, D544788, D539314 MUNICIPALITY OF CLARINGTON
P.I.N.: 266800201

We, 1725596 Ontario Limited, are the owners of 4475 Highway 35/115, as well as the contiguous 40 Station Street and 3600 Concession Road 5 all being PINs 266820021, 266800006, 266800030, and 266800201 (the "Lands"). The Lands consist of 358 +/- gross acres on the edge of the Greenbelt adjacent to and on the edge of the Orono Urban Area, in the Municipality of Clarington (PINs: 266820021, 266800006, 266800030, and 266800201 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, and/or make any such changes to the Greenbelt Plan that would permit the Lands to move forward with residential and community development 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 immediately adjacent to, and on the edge of, the Orono Urban Area. The Orono community is currently serviced by septic systems. A trunk sanitary sewer was recently extended to within 4.5 kms of the Lands along Highway 35/115; therefore services can be extended to the Orono community in the near-term. A secondary sanitary sewer is in the process of being extended to Concession Road 3, less than 3 km from the Lands.

Through the Region of Durham's Municipal Comprehensive Review process, the Municipality of Clarington requested that lands in Orono be considered for expansion. The Region of Durham did not consider the area for Settlement Area Boundary Expansion (SABE) for 'at this time' due to the lack of municipal sanitary services. However, by permitting the Lands to be developed and allowing expansion, sanitary services can be extended to Orono to serve both the existing and expanded community, with the greater population allowing the costs to be spread out thus creating efficiencies and optimizing the sanitary infrastructure investment.

Depending on final site layout and design, we anticipate constructing between 2,000 to 3,000 homes in a range of housing forms serviced and complemented by new pedestrian and vehicular infrastructure as well as village squares and/or parks, and possibly new educational facilities.

The Lands are serviced by substantial transportation infrastructure with frontage on, and direct access to, Provincial Highway 35/115. The Lands are situated less than 4 km south of the easternmost entrance of Provincial Highway 407, with Orono being the largest Urban Area/Town/Village nearest to the eastern entrance to the 407. This segment of Provincial

Highway 407 began design in the early 2010s and represented a significant investment in transportation infrastructure serving the area.

The Lands are 5.5 km north of the junction of Provincial Highway 35/115 and Regional Highway 2 (location of GO- Newcastle East Carpool Lot), and 6.5 km north of the junction of Provincial Highway 401 and Provincial Highway 35/115 (Exit 436).

The Lands are less than 500 m from the Orono Public School, less than 2 kms from the Pines Senior Public School and Clarke High School, and less than 4 kms from Kirby Centennial Public School. The Orono Arena and Community Centre is located less than 500m from the Lands. The Bomanville Hospital, a full-service hospital currently undergoing a large expansion, is less than 8 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 Clarington 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 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 Orono where significant infrastructure is already in place or can be brought to the community. 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 throughout the municipality.

In summary, we respectfully ask that the Ministry of Municipal Affairs and Housing consider removing the Greenbelt designation on PINs 266820021, 266800006, 266800030, and 266800201 in Orono, Clarington to facilitate the building of housing and to optimize the significant Provincial investment in Highway 407 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,

1725596 ONTARIO LIMITED



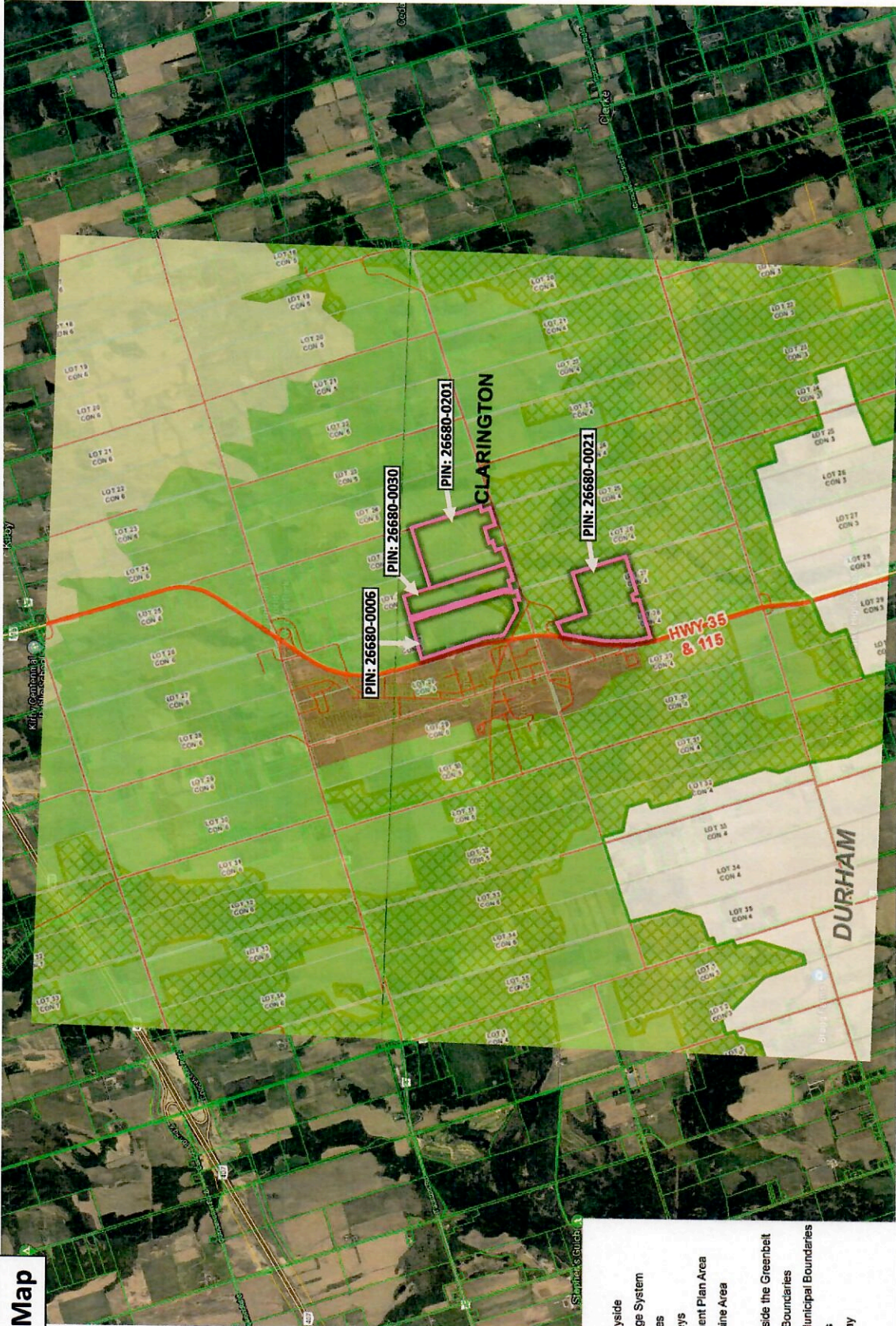
Kirk Kemp

Encl.

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

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Schedule A

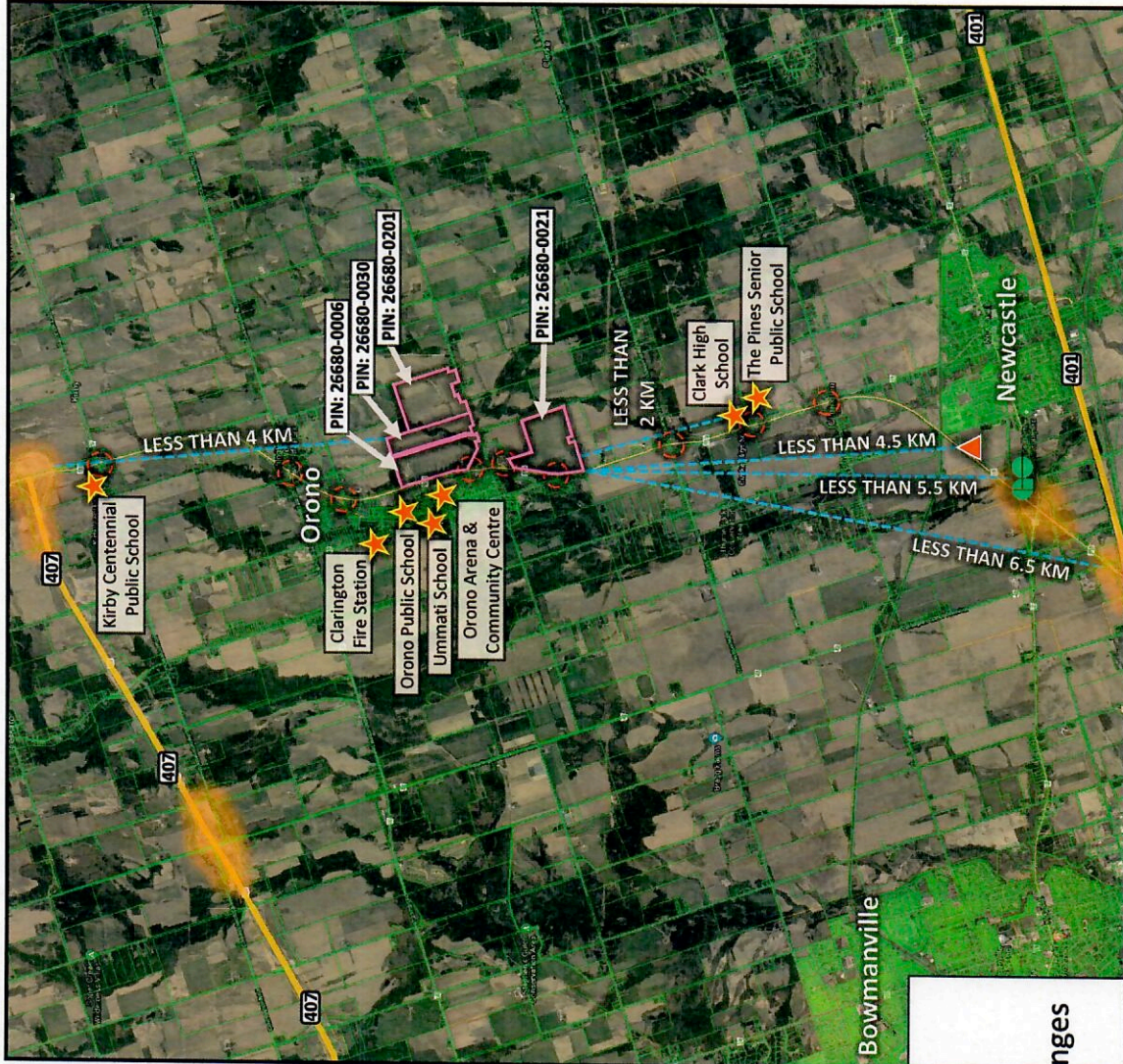


Greenbelt Map






- 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
- F.N. First Nations

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Schedule B



Proximity Map

	- Subject Lands
	- Hwy 35/115 Access
	- Community Services
	- 401 & 407 Highway Interchanges
	- Sanitary Trunk Outfall