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# The Regional Municipality of Durham Report

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To: Committee of the Whole  
From: Chief Administrative Officer  
Report: #2023-COW-23  
Date: May 10, 2023

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**Subject:**

Development of lands removed from the Greenbelt

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**Recommendation:**

That the Committee of the Whole recommends to Regional Council:

That this report be received for information.

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**Report:**

**1. Purpose**

1.1 The purpose of this report is to update Regional Council about the province's plans and Durham's participation in the development of lands removed from the Greenbelt and made available for development by the province.

**2. Background**

2.1 On December 16, 2022, the province amended the Greenbelt Area boundary and revoked the Central Pickering Development Plan. In the City of Pickering, the lands removed from the Greenbelt were the former Duffins Rouge Agricultural Preserve encompassing 1,736 ha (4,290 ac.) of land, now referred to as "Cherrywood" or the "Cherrywood lands".

2.2 The two other areas in Durham Region that have been removed from the Greenbelt by the Province are:

- a. In the Town of Ajax – lands located on the south side of Kingston Road East, north of Highway 401 and west of Lake Ridge Road, at 765 and 775 Kingston Road East (52 ha/128 ac); and
- b. In the Municipality of Clarington – lands located at the northeast corner of Nash Road and Hancock Road, west of Highway 418 (35 ha/86 ac).

- 2.3 To achieve the government's objective of advancing housing supply, the province required the following conditions for the development of the lands:
- a. Significant progress on approvals is to be achieved by the end of 2023;
  - b. Construction of new homes is to begin by no later than 2025;
  - c. Proponents will fully fund the necessary infrastructure upfront; and
  - d. If the above conditions are not met, the government will begin the process to return the properties back to the Greenbelt.
- 2.4 The Greenbelt lands have been protected since the introduction of The Greenbelt Act, 2005. Accordingly, development on these lands has never been contemplated for servicing and is not included in the Region's 10-year capital plan.
- 2.5 The province has initiated discussions with the Region regarding the development of the Cherrywood lands.
- 2.6 Discussions regarding the lands in the Municipality of Clarington and the Town of Ajax are anticipated.

### **3. Previous Reports and Decisions**

- 3.1 [2022-COW-31](#) Durham Region's Response to the Provincial Consultation on Proposed Amendments to the Greenbelt Plan, ERO Postings #019-6216 and #019-6238, File D12-01. Regional Council's formal position is that the lands should be returned to the Greenbelt.
- 3.2 [2022-INFO-92](#) Provincial consultation on proposed amendments to the Greenbelt Plan, ERO postings #019-6216 and #019-6238, File D12-01.
- 3.3 Confidential report [2023-COW-22](#) Confidential Report of the Chief Administrative Officer - A Position, Plan Procedure, Criteria or Instruction to be Applied to any Negotiations Carried on or to be Carried on with Respect to the Development of Lands Removed from the Greenbelt.

### **4. Cherrywood Development in the City of Pickering**

- 4.1 At the request of the Office of the Provincial Land and Development Facilitator, Regional staff met with a facilitator appointed by the province, on April 5, 2023, regarding the development of the Cherrywood lands.
- 4.2 The ultimate development of Cherrywood is anticipated to accommodate as many as 30,000 units. Full build-out will require major infrastructure upgrades to the Regional water and sewer systems which will take years to plan and complete. Major improvements to the transportation network would also be required.
- 4.3 To achieve the provincial objective of providing new homes by 2025, the developer proposes to focus on the Phase 1 development area at the south end of Cherrywood.

- 4.4 A servicing analysis report needs to be prepared by the developer to demonstrate how Phase 1 can be serviced from existing infrastructure.
- 4.5 The costs of delivery of other Regional services, including roads, transit, policing, paramedicine, waste, social and other services also need to be understood.
- 4.6 The first principles used to develop the estimated servicing costs are:
  - a. No negative financial impact on the Region; and
  - b. No negative impact on other areas of the region where development is underway or in the pipeline.
- 4.7 Regional staff will continue to meet with the province as requested to estimate and discuss the servicing costs for the Cherrywood development.
- 4.8 Additional updates will be provided to Council as more information becomes available.

## **5. Relationship to Strategic Plan**

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
  - a. Goal 1 Environmental Sustainability
  - b. Goal 2 Community Vitality

## **6. Conclusion**

- 6.1 At the province's request, staff have met with the Office of the Provincial Land and Development Facilitator. Staff will continue to meet with the province as requested to understand the proposed development and to estimate the servicing costs.
- 6.2 Regional Council will continue to receive updates as information becomes available.

Respectfully submitted,

Original signed by

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Elaine C. Baxter-Trahair  
Chief Administrative Officer