

May 13, 2023

EMAILED

Envision Durham c/o The Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East, P.O. Box 623
Whitby, ON, L1N 6A3

**Re: Envision Durham – Request to include 2271 Rundle Road in Settlement Area
Boundary Expansion**

After reviewing the recommended Regional Official Plan, and in particular, Map 1 Regional Structure – Urban & Rural Systems, on behalf of Joe Schwarz Holdings Ltd., (the “Owner”), we are writing to respectfully request that the site known as 2271 Rundle Road in the Municipality of Clarington (the “Site”), be included as a Settlement Area Boundary Expansion (“SABE”) per the Municipal Comprehensive Review for the Region of Durham. A previous letter dated February 28, 2023, was submitted in response to Report #2022-INFO-91 regarding Envision Durham – Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations, dated November 10, 2022.

The Site is approximately 31.6 acres located just south of Highway 2 on the east side of Rundle Road (see Attachment 1). The Site is vacant, with a portion of it Draft Plan approved for 1-acre estate lots fronting Rundle Road. Clarington, and in particular Bowmanville, continues to experience growth as it anchors itself within Durham Region as a place to grow with an abundance of opportunity to support the regional forecasts for population and employment. The Site is within the ‘whitebelt’ lands with the urban boundary a short distance to the east and west, including proposed SABEs as shown on Attachment 1. The extension of the SABE between Highway 2 and Bloor Street would be a logical expansion of the Urban Boundary complementing the Region’s planning for growth in a sustainable, progressive, and responsible manner.

Further, following the approval of a MZO, a Site Plan application for a new Home Hardware store, just north of the Site, at 2423 Rundle Road, was received by Clarington for review. As this area begins to change, further residential and employment uses on the Site will further support the vision of a complete community.

We believe that the inclusion of this Site supports the Region’s population and employment forecasts to 2051 and further reflects the vision of Bill 23: The More Homes Built Faster Act. A Site of this size, located outside of the Greenbelt Plan area and Oak Ridges Moraine Conservation Plan, provides an opportunity to supply much needed housing and employment GFA within Durham region.

The Site can also reasonably meet the criteria used when evaluating locations for a SABE, for which further information can be provided. Of particular importance, the extent of wetland mapped on the Site has been evaluated by Riverstone Environmental Solutions Inc. and has been determined to be over-estimated. This is a common occurrence with both provincial unevaluated wetland layers and wetland mapping administered by Conservation Authorities.

There is considerable variation throughout the Site, with broad transition zones between observed upland areas and those areas with clear and obvious wetland conditions. Should the Site be included within the SABE, through consultation with applicable authorities, residential and employment uses could be supported from an environmental perspective.

We would appreciate the consideration of this request and look forward to the opportunity to work with staff. Should there be any questions, please contact the undersigned.

Sincerely,

Jayson Schwarz

Jayson Schwarz
Schwarz Law Partners LLP

ATTACHMENT 1

