

# *Grant Morris Associates Ltd.*

TOWN PLANNING • ARBITRATION • LAND MANAGEMENT • INDUSTRIAL DEVELOPMENT

CANADA\*CARIBBEAN

GST N° R1304-7754

File No. LW.15

May 5, 2023

Brad Anderson, MCIP, RPP  
Principal Planner  
Region of Durham Planning Department  
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P.O. Box 623, Whitby, ON L1N 6A3  
Via email: [brad.anderson@durham.ca](mailto:brad.anderson@durham.ca)

**Re: Appeal of the Blanket Natural Heritage System in the Comprehensive Review of the Regional Official Plan at 3580 Audley Road, affecting a 5-Unit Estate Plan of Subdivision, Hamlet of Kinsale, City of Pickering**

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Dear Brad:

Thank you for your response, dated April 11, 2023, relative to the above. While we accept the designation of Urban Area for the subject property in the Comprehensive Review of the New Regional Official Plan, we are concerned with the blanket Natural Heritage System Overlay on the property. Your position is that the Region is leaving it up to the local municipality to refine the Natural Heritage System on the property at the time of a development proposal.

As you are aware, we are in the process of engaging the City of Pickering with a pre-consultation meeting involving a 5-unit estate subdivision. In this respect, we have also provided the Region with a number of studies, including a survey of the existing trees on the property, an extensive Arborist Report, and an EIS, all of which show the Natural Heritage System at the front of the property along Audley Road and a well treed area within the Green Belt area of the site.

Given this, it is our position that the proposed blanket Natural Heritage System on the entire site is not in keeping with the findings of the above reports which opine the location of the Natural Heritage System on the property.

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Brad Anderson, MCIP, RPP, Principal Planner, region of Durham

As a result of the Region's position, my client will be required to go through the unnecessary step of removing the Natural Heritage System Overlay from most of the property, particularly since the Province, via Bill 23, is seeking to streamline the Planning and Development process.

**Formal Appeal:**

It is therefore for the above reasons that we hereby formally appeal the blanket Natural Heritage System Overlay on the subject property to protect my client's interest.

Respectfully,



**Dr. Grant Morris**  
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Attachment

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