

May 16th, 2023

GSAI File: 482-003

Durham Region - Planning Division
The Regional Municipality of Durham
65 Rossland Road East
Whitby, Ontario,
L1N 6A3

Attention: Brian Bridgemen, MCIP, RPP
Commissioner of Planning and Economic Development

**Re: Support Letter – Envision Durham
Recommendations on the new Regional Official Plan
Durham Region Draft Official Plan (ROP)**

Glen Schnarr & Associates Inc. are the planning consultants representing a group of landowners (the ‘Owners’) who own property in the City of Pickering (the ‘Subject Lands’). The Subject Lands are generally shown as “Special Study Area #6” on Figure 1 – Regional Structure – Urban & Rural Systems and are commonly referred to as the ‘Cherrywood Area Lands’. The Cherrywood Area Lands are generally located South of Highway 407, West of West Duffin’s Creek, East of the York Durham Townline Road and North of the CP Belleville rail line.

We had submitted formal comments previously in support of the draft Regional Official Plan documents which were circulated for public review on February 10th, 2023. Specifically, the original comment letter provided support for Section. 9.1.2.e) of the draft Official Plan. This section of the draft Official Plan spoke to the future inclusion of the Special Study Area 6 lands into the Region’s Urban Area Boundary (refer to the Special Study Area 6 lands outlined on Figure 1). We acknowledge that these provisions remain unchanged and are still included within the draft Official Plan document that is being recommended for approval. In light of this, we would like to submit this letter formally supporting the Region of Durham’s recommended draft Official Plan.

Comments:

The Province of Ontario has recently taken action to address the housing shortage by setting a goal of building 1.5 million new homes by 2031. These actions have been focused on building more homes, helping home buyers enter the market, reducing construction costs, and streamlining the development approval process. To support the delivery of these new housing goals, the Provincial government has removed the Cherrywood Area Lands (along with various other lands in the Greater Golden Horseshoe) from the Greenbelt Plan on December 22nd, 2023 (refer to Environmental Registry of Ontario (ERO) #019-6216).

We recognize that the Province’s announcement to remove lands from the Greenbelt Plan occurred while the Region was actively undertaking the Municipal Comprehensive Review of its Official

Plan. In response, it appears that there has been a policy section included in the draft Official Plan to address these new Provincial directives. Specifically, Section 9.1.2.e) of the draft Official Plan states the following:

“e) Special Study Area 6 applies to the lands removed from the Greenbelt Plan Area by the Province of Ontario within the City of Pickering, Town of Ajax and Municipality of Clarington. In accordance with the province, the following conditions must be addressed to the satisfaction of the province, or it will initiate the process to return the lands back to the Greenbelt Plan Area:

- i) significant progress on approvals is to be achieved by the end of 2023;*
- ii) construction of new homes is to begin on these lands by no later than 2025; and*
- iii) proponents will fully fund the necessary infrastructure upfront.*

If these conditions are addressed to the satisfaction of the province, the lands may be included within the Urban Area Boundary, and the population, household and employment forecasts may be revised to reflect the provision of additional housing supply in these areas.”

In response to the above-noted policies outlined in the draft Official Plan, we would like to advise that the Owners of the Subject Lands are committed to advancing the necessary development approvals in a timely fashion, to meet the provincial target dates, and we look forward to working with the Region towards this important goal. Moreover, the Owners are committed to ensuring that there is sufficient infrastructure in place to accommodate future development of the Subject Lands.

In summary, we would like to provide our support for the Region’s draft Official Plan in its current form, specifically with regard to the Special Policy Areas dealing with the lands recently removed from the Greenbelt Plan (Section 9.1.2.e). Our client’s are committed to having these lands included within the regional Urban Area Boundary to reflect the province’s recent decision. Thank you for your consideration. Please do not hesitate to contact the undersigned should you wish to discuss this further.

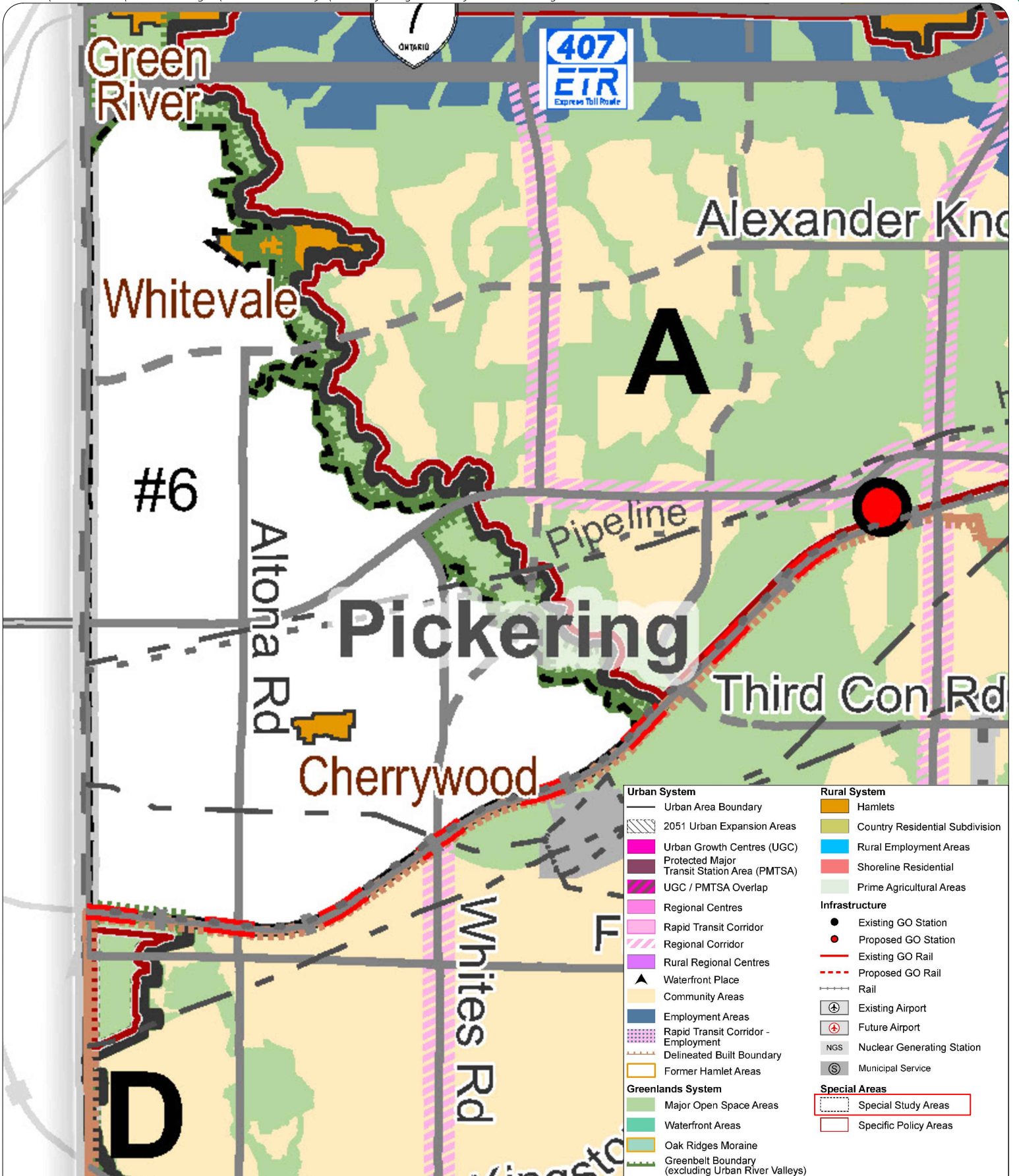
Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Glen Broll, MCIP, RPP
Managing Partner

CC:
John Henry, Regional Chair
Kevin Ashe, Mayor City of Pickering



Urban System	Rural System
Urban Area Boundary	Hamlets
2051 Urban Expansion Areas	Country Residential Subdivision
Urban Growth Centres (UGC)	Rural Employment Areas
Protected Major Transit Station Area (PMTSA)	Shoreline Residential
UGC / PMTSA Overlap	Prime Agricultural Areas
Regional Centres	Infrastructure
Rapid Transit Corridor	Existing GO Station
Regional Corridor	Proposed GO Station
Rural Regional Centres	Existing GO Rail
Waterfront Place	Proposed GO Rail
Community Areas	Rail
Employment Areas	Existing Airport
Rapid Transit Corridor - Employment	Future Airport
Delineated Built Boundary	NGS Nuclear Generating Station
Former Hamlet Areas	Municipal Service
Greenlands System	Special Areas
Major Open Space Areas	Special Study Areas
Waterfront Areas	Specific Policy Areas
Oak Ridges Moraine	
Greenbelt Boundary (excluding Urban River Valleys)	

FIGURE 1 REGION OF DURHAM OFFICIAL PLAN REGIONAL STRUCTURE - URBAN & RURAL SYSTEMS

CHERRYWOOD
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE NTS
MAY 10, 2023

LEGEND
Special Study Area #6

