

July 26, 2021

MGP File: 12-2110

City of Pickering
1 The Esplanade
Pickering, ON L1V 6K7

via email: cmorrison@pickering.ca

Attention: Mr. Cody Morrison
Principal Planner, Development Review
City Development Department

Dear Mr. Morrison:

RE: 5113 Old Brock Road, Hamlet of Claremont, City of Pickering
Revised Zoning By-law Amendment and Draft Plan of Subdivision Applications
City File Numbers: 18T-90016(R), A17/90, A9/90(R).
OLT Case No. PL171210

Malone Given Parsons Ltd. ("MGP") are the Land Use Planners for Claremont Developments Inc. in respect of its revised submission of the 1990 applications for Zoning By-law Amendment and Draft Plan of Subdivision (the "Applications") for 5113 Old Brock Road, in the Hamlet of Claremont in the City of Pickering.

The Applications propose 70 new single-detached residential lots plus one lot to accommodate the existing residence on the Property. The development proposed by the Applications will complete the build-out of the northeast part of Claremont and will deliver the following benefits:

- Ameliorate existing and historic flooding issues;
- Deliver needed housing that is compatible with and complementary to the existing community;
- Address lot area deficiencies of neighbouring residential properties to provide proper accommodation and set backs for existing septic systems; and
- Protect the natural heritage environment.

The Applications, for which a resubmission was made in 2018, were subject to appeals to the Ontario Land Tribunal (OLT). Through the course of former Local Planning Appeal Tribunal (LPAT) and Divisional Court proceedings and as set out in the LPAT Decision dated August 27, 2020 (enclosed) the following has been determined:

- the Draft Plan of Subdivision includes the Phase I and Phase II Residential lands as illustrated in the enclosed resubmission materials;

- the statutory transitional provisions apply to the Applications for certain provincial policies; and
- the *Clergy Principle* applies in relation to certain municipal planning policies.

Consequently, the enclosed Revised Applications are to be evaluated in the context of the June 5, 1991 Durham Regional Official Plan and the Claremont Development Plan, 1991, Edition 3.

Accordingly, we are pleased to enclose the following material in connection with the Applications:

- Draft Plan of Subdivision by Malone Given Parsons, dated March 1, 2018;
- Planning Opinion Report by Malone Given Parsons, dated July 2021;
- Plan Illustrating Lands to be Conveyed to Neighbouring Properties by Malone Given Parsons, dated February 13, 2018;
- Transportation Study by BA Group, dated July 2021;
- Natural Heritage Evaluation by Beacon Environmental, dated July 2021;
- Functional Servicing and Stormwater Management Report (FSSR) by SCS Consulting, dated July 2021;
- Preliminary Environmental Noise Report by Jade Acoustics, dated July 2021;
- Water Level Data Assessment for Wetland Fragment Open Space Block 77, Proposed Residential Subdivision by Golder Associates, dated July 2021;
- Preliminary Geotechnical Investigation, Proposed Residential Subdivision by Golder Associates, dated July 2021;
- Preliminary Hydrogeological Investigation, Proposed Residential Subdivision by Golder Associates, dated July 2021;
- Phase One Environmental Site Assessment by Golder Associates, dated July 2021 (to be submitted under separate cover);
- Private Servicing Feasibility, Proposed Residential Subdivision by Golder Associates, dated July 2021;
- Revised Report on Minimum Distance Separation (MDS 1) for Non-Agricultural Development Located in Claremont, Pickering, in the Regional Municipality of Durham by AgPlan Limited, dated July 2021;
- Archaeological Assessment Stage 1-2 by Amick Archaeologists, dated April 28, 2015; and,
- Ministry of Tourism, Culture and Sport Entry in Register, dated December 7, 2015.

As this resubmission is being filed digitally, application fees will be submitted under separate cover.

We trust you will find the enclosed material to be in order. Should you have questions or require additional information, please contact the undersigned.

Yours very truly,

Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP

mcory@mgp.ca

Encls.

Copy Letter Via Email to:

Lori Riviere-Doersam, Region of Durham

Steven Heurchert, TRCA

Client