

PLANNING JUSTIFICATION REPORT
IN SUPPORT OF
ZONING BY-LAW *AMENDMENT*

S. LARKIN DEVELOPMENTS INC.
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

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1.0 INTRODUCTION

Humphries Planning Group Inc. has been retained by S. Larkin Developments Inc. (the “owner”), with respect to the development of their land, legally described as Part 1 of Part of Lot 17, Concession 9, and municipally known as 5435, 5455 and 5475 Old Brock Road, in the City of Pickering (the “**Subject Lands**”). The owner has submitted an application for a Zoning By-law Amendment to facilitate the rezoning of the Subject Lands to permit the development of the site for future industrial land uses. The application seeks to rezone the Subject Lands from their current *Oak Ridges Moraine Agricultural Zone* to a General Industrial Zone to bring the zoning of the lands into conformity with the current *Hamlet Employment* designation under the in-force and effect Pickering Official Plan.

In support of the proposal, a *Conceptual Development Plan* has been prepared which illustrates a potential maximum build-out of the site with a mix of the types of industrial and commercial land uses which are proposed to be permitted through the subject zoning by-law amendment. The development scenario seeks to demonstrate how a combination of industrial uses could be conceptually deployed on the site and predicated on the greatest intensity of usage through a business park development. The Conceptual Development Plan contemplates the development of the Subject Lands for a three (3) phased development consisting of three (3) proposed industrial buildings, a retail gasoline outlet with an accessory retail establishment (restaurant), an associated car wash. The proposal also seeks to formalize a pre-existing 1,287 square metre industrial building and contractors’ yards use on the Subject Lands. A number of background and supporting studies have been undertaken to verify the feasibility of the conceptual scheme and to confirm that the proposed land uses permissions are appropriate for the development of the Subject Lands and can be accommodated from a traffic, servicing, natural heritage, noise, and land use compatibility standpoint. It is expected that a future Site Plan Application will determine the ultimate design of the site as well as the detailed and technical aspects of a future proposed development plan.

A Pre-Consultation Meeting was held with Planning Staff on January 15, 2016 to discuss the conceptual development of the Subject Lands, as well as to clarify the list of supporting studies and information required to be filed at the time of application submission. A rezoning application was submitted to the City of Pickering on June 23, 2021. The application was deemed ‘Complete’ on July 23, 2021 in accordance with Section 34(1) of the *Planning Act*. A Statutory Public Meeting was held on December 6, 2021. In April 2022, Planning Staff including internal departments and external agencies provided 1st circulation technical comments as well as clarified specific resubmission expectations. Since receipt of Staff’s comments, S. Larkin Developments Inc. and their consultants have

addressing comments and resolving a number of issues relating to various components of the development plan

This Planning Justification Report (the '**Report**') has been updated to address the comments of the Municipality, Region, other internal departments and external commenting agencies, where appropriate. The Report provides a description of the Subject Lands, the conceptual development proposal and pre-existing uses, along with the approvals required to permit the future development of the site together with existing uses. It also considers the application in the context of Provincial, Regional and Local Planning Policy and regulatory documents, and provides a professional planning opinion and justification in support of the redevelopment proposal.

2.0 SITE AREA AND CONTEXT

The Subject Lands are located on the south side of Uxbridge Pickering Townline Road between Old Brock Road and Brock Road (Claremont By-pass) within the Hamlet of Claremont. The site has an area of approximately 4.4 hectares and approximately 405 metres of frontage along Old Brock Road and 452 metres along Brock Road (Claremont By-pass). An existing wetland is identified at the southeast corner of the property. The site contains an existing single-storey, 1,287 square metre industrial building with outdoor storage, which is currently occupied by a machinery sales and repair shop. Currently stored outside are existing truck trailers, mobile trailers, shipping containers, construction vehicles and other equipment associated with the machinery sales and repair shop. The machine shop and outdoor storage uses have existed on the property since 1975 and are proposed to be retained.

The Subject Lands are located at the southwest corner of Brock Road and Uxbridge Pickering Townline. The subject lands consist of a triangular strip of land straddling between Old Brock Road and Brock Road, south of Uxbridge Pickering Townline. The subject lands have an area of 4.37 ha (10.79 ac) and frontages of 405.18 m (1,329.33 ft) along Old Brock Road and 452.78 m (1,485.49 ft) along Brock Road. The subject lands currently contain metal clad industrial buildings, a single detached dwelling, and a temporary trailer. The existing uses on the subject lands including the machinery sales, repair, and indoor/outdoor storage uses have been in operation since 1975 and the existing landscape storage/sales have been in operation since 1996.

The area surrounding the subject lands is made up of rural residential lots with large open areas and natural features located within the Oak Ridges Moraine. Various commercial and industrial uses are also present in the area containing local businesses and industries

such as Country Depot and S & T General Sandblasting & Aggregates. Agriculture uses are also present in the area surrounding the subject lands.

Land uses directly abutting the subject site is as follows:

North: Immediately to the north is Uxbridge Pickering Townline Road. Further north located within the Town of Uxbridge are detached dwellings on large residential lots and agricultural lands.

South: Immediately to the south is a large parcel of land that contains a barn and a detached dwelling. Further south, along the east side of Old Brock Road, is an industrial building occupied by an auto repair shop. Across the street from the auto repair shop is a commercial building occupied by a retail store selling household/farm supplies and a restaurant. Further south, approximately 2.5 km are the Pickering Airport Lands. The Pickering Lands span 18,600 acres of land within the jurisdictions of Pickering, Markham, and Uxbridge.

East: To the east, across Brock Road (Claremont By-pass), are agricultural lands.

West: To the west, across Old Brock Road, are detached dwellings on large residential lots.

Pickering Airport Lands

In 1972 the Government of Canada recognized that the Toronto metropolitan area would one day need an additional airport. To secure space for future airport use it assembled the Pickering Lands, creating a substantial site in northeast Pickering that would reach 19,800 acres in size. The federal government later transferred 10,200 acres to the Rouge National Urban Park, leaving 9,600 acres remaining for a potential airport and related uses. Since 1972, studies have regularly and consistently concluded both that the GTA will need an airport at Pickering, and that without that airport the GTA east of Pearson will be underserved.

The Subject Lands are located approximately 2.5 km north of the proposed Pickering Airport lands and represent strategic land resources in proximity to major transportation infrastructure. Transportation infrastructure can support the development of business clusters, and a new GTA East Airport at the Pickering site would be a key addition to the infrastructure of the Durham and York regions that would have mutually beneficial

relationships with exiting and future planned industry clusters in a number of industrial and employment sectors.

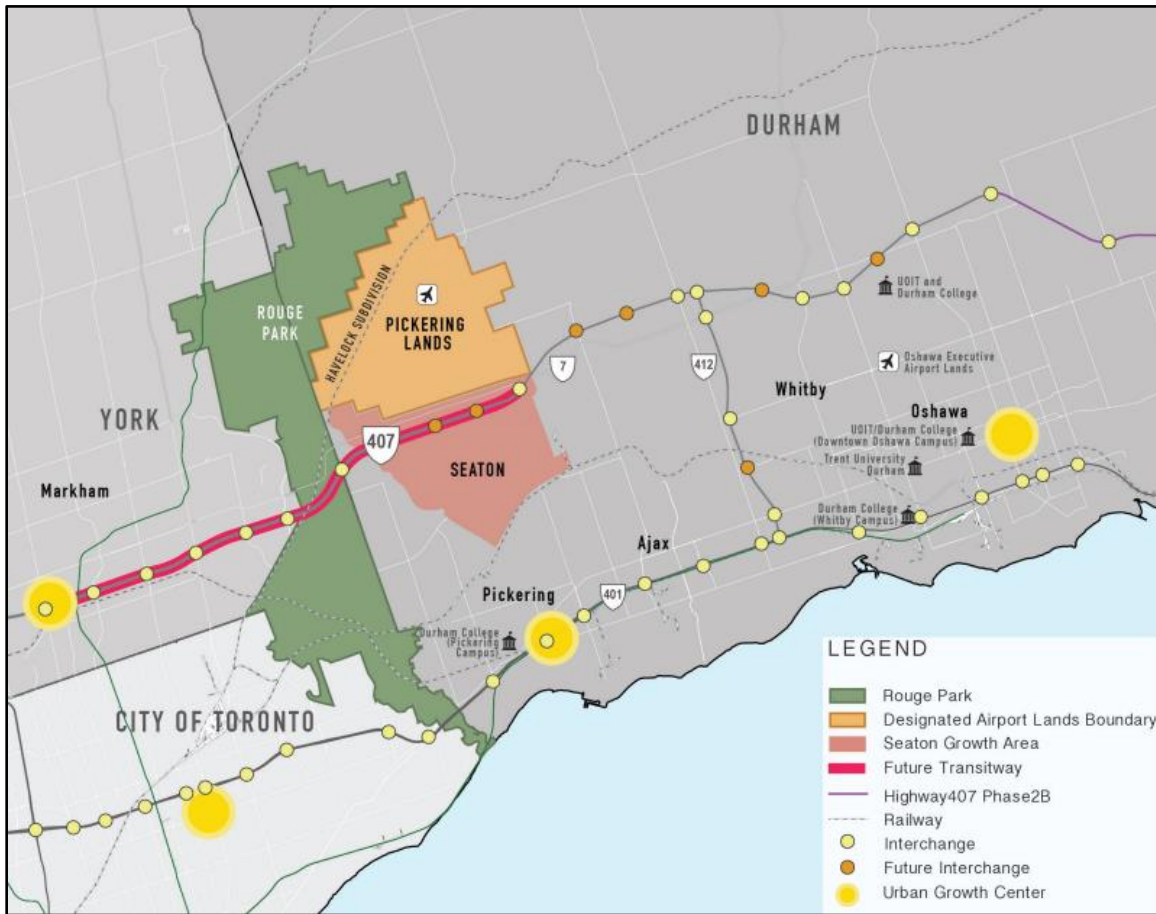


FIGURE 1 – PICKERING AIRPORT MAP CONTEXT MAP

The establishment of employment uses on the Subject Lands would support the function of the future planned airport and contribute to the overall inventory and supply of available employment lands in proximity to major goods and movements transportation hubs. The proposal also recognizes that there are limited opportunities for employment area growth within the current Claremont settlement area boundary as the Hamlet is largely surrounded by the Natural Core and Natural Linkage Area associated with the Oak Ridges Moraine Conservation Plan. These permanently protected areas pose significant constraints to any outward urban expansion and will limit the future supply of land suitable for employment uses, which, in our opinion, could be accommodated in strategic locations including underserving agricultural lands within identified employment areas, such as the Subject Lands.

It is important to note that only seven properties are located within the boundary of the Claremont Hamlet Employment Designation as identified in the current in-force and effect Official Plan. The Subject Property represents approximately 40% of the total land area comprising of the Hamlet Employment Designation in Claremont and is the only property of suitable shape and size to accommodate a comprehensively planned business park without the need for land consolidation and/or assembly.

It is further recognized that in its current zoning, the Subject Property represents an underutilization of strategically located land resources and an underachievement of development benefits for the site. The immediate surrounding area lacks a supply of employment and industrial space that cater to a wide range of business and services which serve the surrounding community and broader market. The future development of the Subject Lands for general industrial and business uses will complement the City's Innovation Corridor node and will also provide for an industrial commercial area as part of the future airport development.

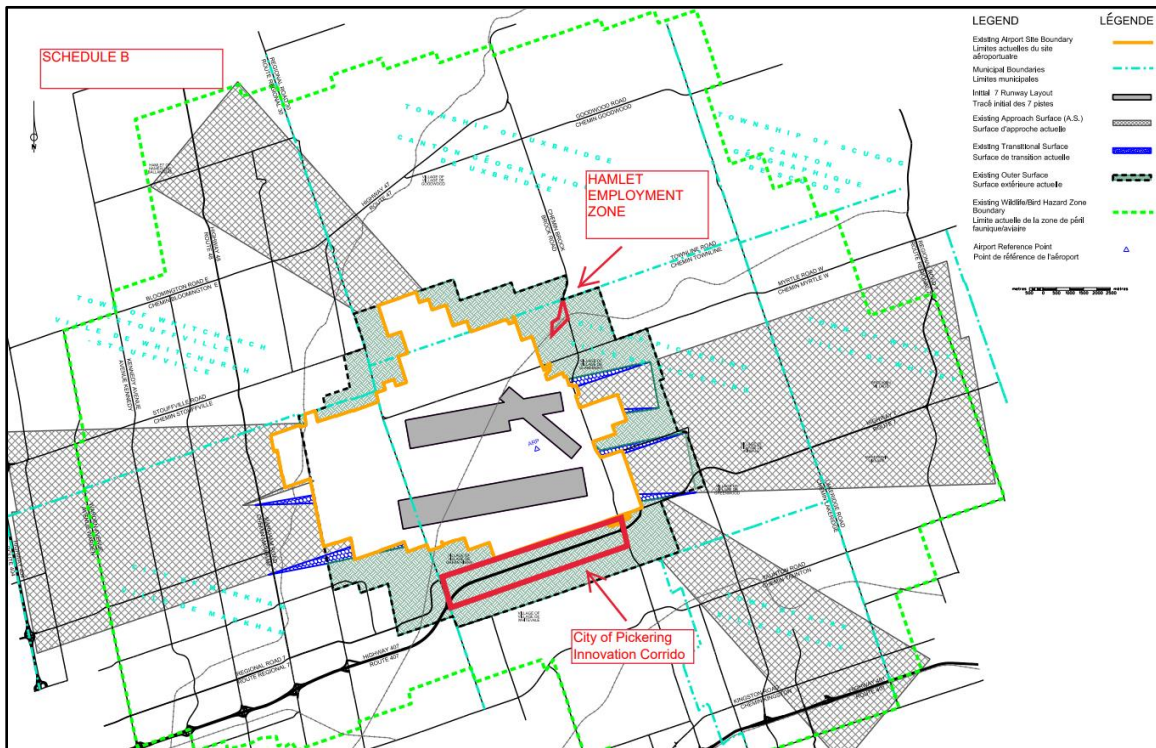


FIGURE 2 – PICKERING AIRPORT MAP 2 (SUBJECT LANDS ---)

FIGURE 3 – LOCATION AND CONTEXT MAP



3.0 DEVELOPMENT PROPOSAL

A Zoning By-law Amendment has been submitted to facilitate to permit the development of the site for future industrial land uses. The application seeks to rezone the Subject Lands from their current *Oak Ridges Moraine Agricultural Zone* to a General Industrial Zone to bring the zoning of the lands into conformity with the current *Hamlet Employment* designation under the in-force and effect Pickering Official Plan. A future Site Plan Application will determine the ultimate design of the site as well as the detailed and technical aspects of a future proposed development plan.

In support of the proposal, a *Conceptual Development Plan* has been prepared which illustrates a potential maximum build-out of the site with a mix of the types of industrial and commercial land uses which are proposed to be permitted through the subject zoning by-law amendment. The development scenario seeks to demonstrate how a combination of industrial uses could be conceptually deployed on the site in a comprehensive manner. The proposal also illustrates how the potential build-out of the site could be approached through a development phasing strategy.

The Conceptual Development Plan contemplates the development of the site with three (3) new industrial buildings, a retail gasoline outlet with an accessory retail establishment (restaurant), automated car wash, and associated parking areas. The existing accesses located on Old Brock Road will remain. An additional access onto Old Brock Road, just north of the existing accesses is proposed. A driveway is also proposed on the eastern property line onto Brock Road.

The proposal contemplates the future comprehensive redevelopment of the Subject Lands for a complete, industrial/employment business park. This Master Plan is conceptual in nature and represents the future comprehensive and long-term vision for the redevelopment of the Subject Lands including a range and mix of industrial, commercial and other complimentary uses. The development framework has been designed to provide a physical and functional integration of its various components.

The conceptual plan contemplates a flexible approach to the phasing of development across the Subject Lands allowing for changing needs and evolving employment patterns. The proposed development is intended to occur in a phased manner. Although the sequencing of development has not been identified at this time, development will progress incrementally, with a phasing strategy that ensures infrastructure is

available/provided to support development. The various development components and are outlined below as follows:

Gas Bar, Existing Industrial Building & New Industrial Building

The southern portion of the site is conceptually planned to be developed with a gasoline outlet with associated uses, the formalization of the existing 1,287m² (13,853.15 sq. ft) employment building, and a new 561m² (6,112.75 sq. ft) industrial building.

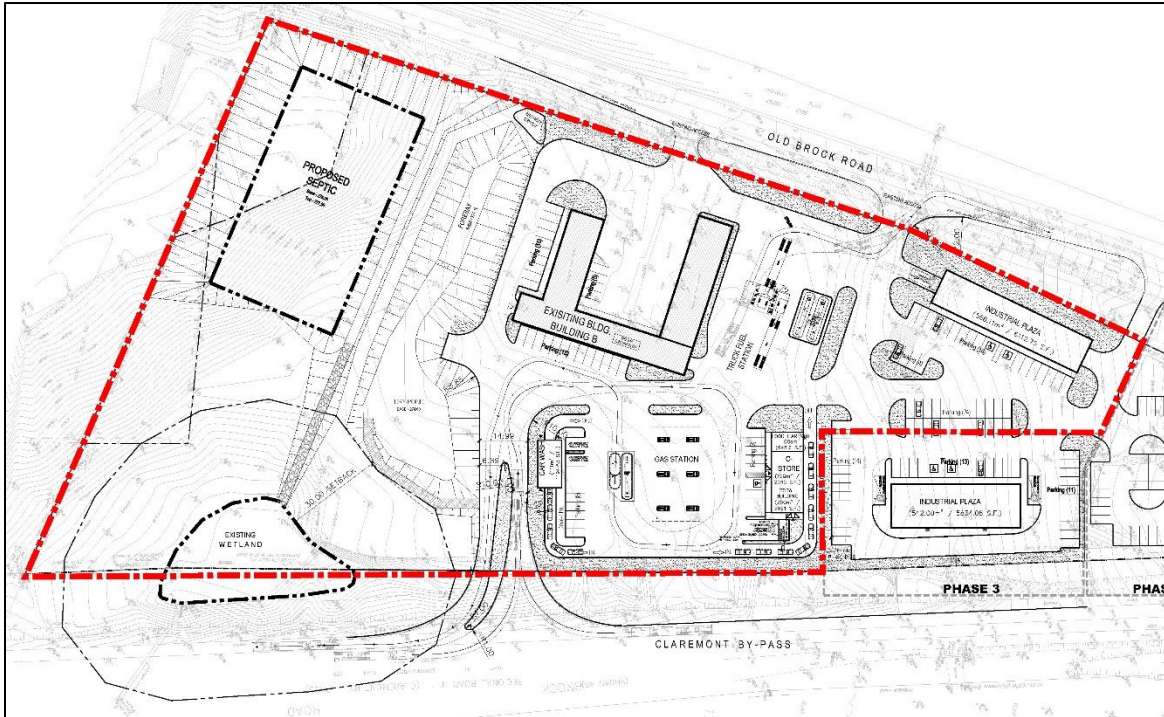


FIGURE 5 – SOUTHERN GAS BAR QUADRANT

The gasoline outlet will be developed with a commercial convenience store and an accessory retail establishment (restaurant) having a total building area of 250m² (2,691 sq. ft), a gas station canopy, and an 111m² (1,194.83 sq. ft) and associated automatic car wash facility. The proposed gasoline outlet is located centrally on the east side of the subject lands near the proposed road access onto Brock Road. The gasoline outlet contains a 30 m² (322.91 sq. ft) garbage enclosure located on the east side of the Gas convenience store. The accessory retail establishment includes a drive-thru aisle with vehicular entry to the southeast of gasoline outlet and exit located at the northwest side of the building. The proposed gas station canopy is located south of the gasoline convenience store with six (6) proposed fuel pumps for customer usage. A separate truck pumping station located west from the convenience store is proposed which includes a

separate gas canopy for the intended use of refueling larger commercial vehicles. Two under-ground fuel storage tanks are proposed located in close proximity to both gas canopies. The proposed automatic car wash is located south of the main gas station canopy with an associated drive-thru aisle. A pylon signage is proposed within a landscape buffer along Brock Road, located northeast of the gasoline outlet.

The existing industrial building is proposed to be formally recognized with proposed landscaping sodding and additional parking spaces located on the south and east side of the building. The new 568.11m² industrial building is located on the west side of the subject lands, north of the commercial truck refueling station. The industrial building will contain a garbage/commercial loading space and associated parking on the south and east sides of the building respectively. Phase One of the development proposal will contain a total of 91 parking spaces including 3 accessible spaces.

Industrial Building 2

The northern boundary of the site is contemplated to be developed with an industrial building which measures a total area of 480m² (5,166.68 sq. ft). The building is proposed to be serviced by 40 parking spaces accessed by an internal drive aisle leading to the primary driveway/access onto Old Brock Road.

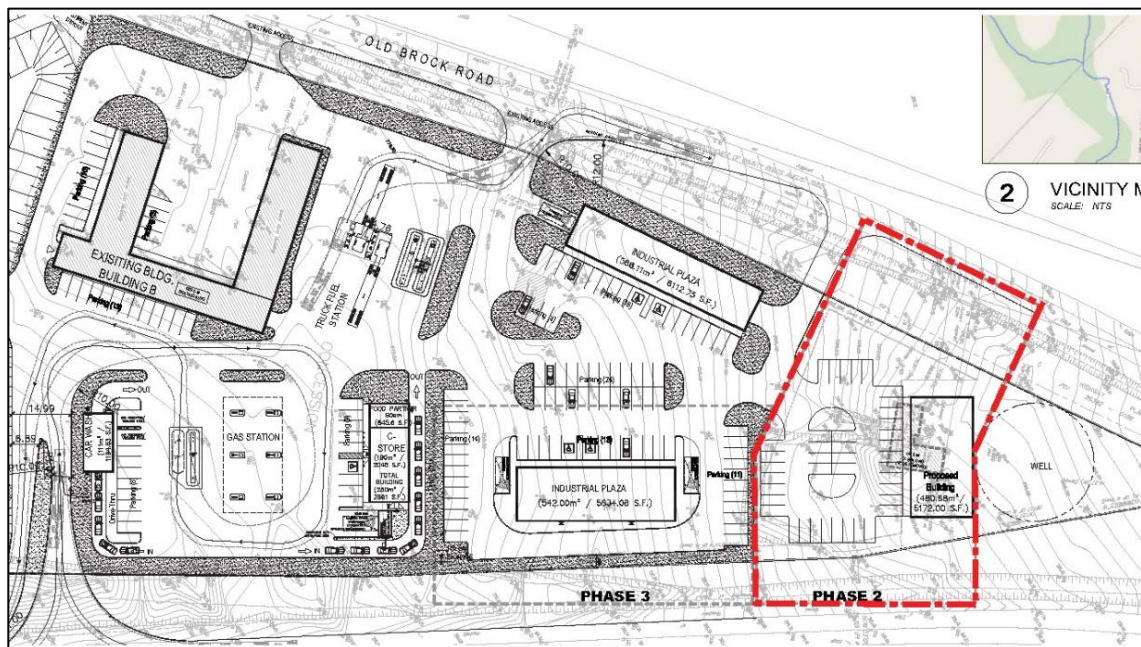


FIGURE 6 – NORTHERN INDUSTRIAL BUILDING QUADRANT

Industrial Building 3

At approximately mid-block of the site is conceptually planned to be developed with a 542m² (5,834.08 sq. ft) industrial building. The building is located on the eastern side of the subject lands, north of the proposed gasoline outlet. Two (2) garbage/commercial loading spaces are proposed on both the northern and southern sides of the new industrial building. The development will contain a total of 38 parking spaces including 2 accessible spaces.

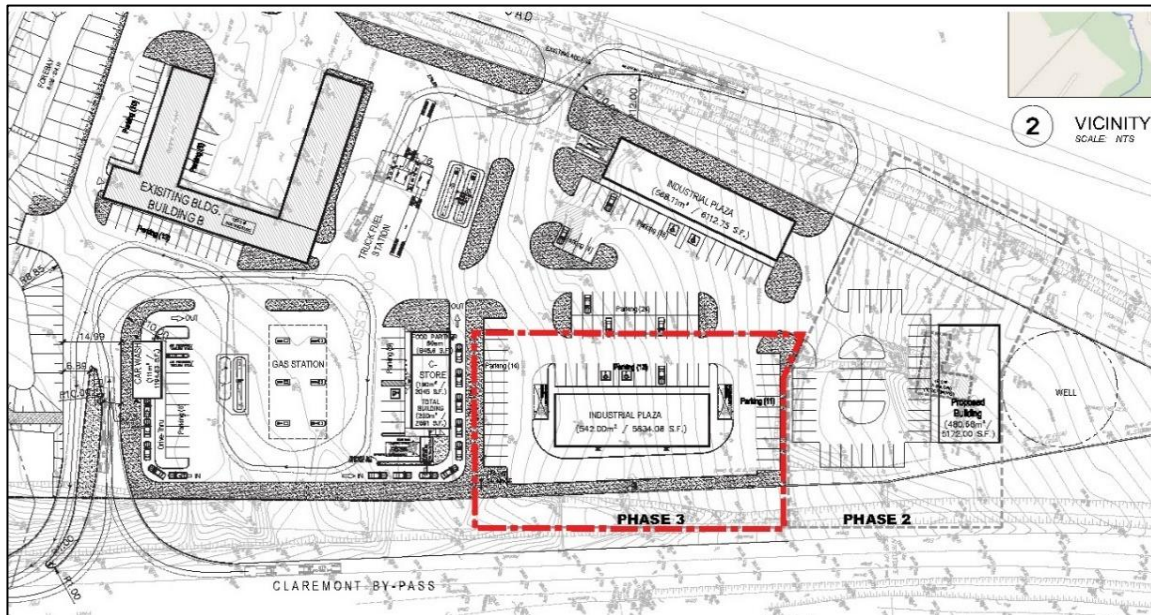
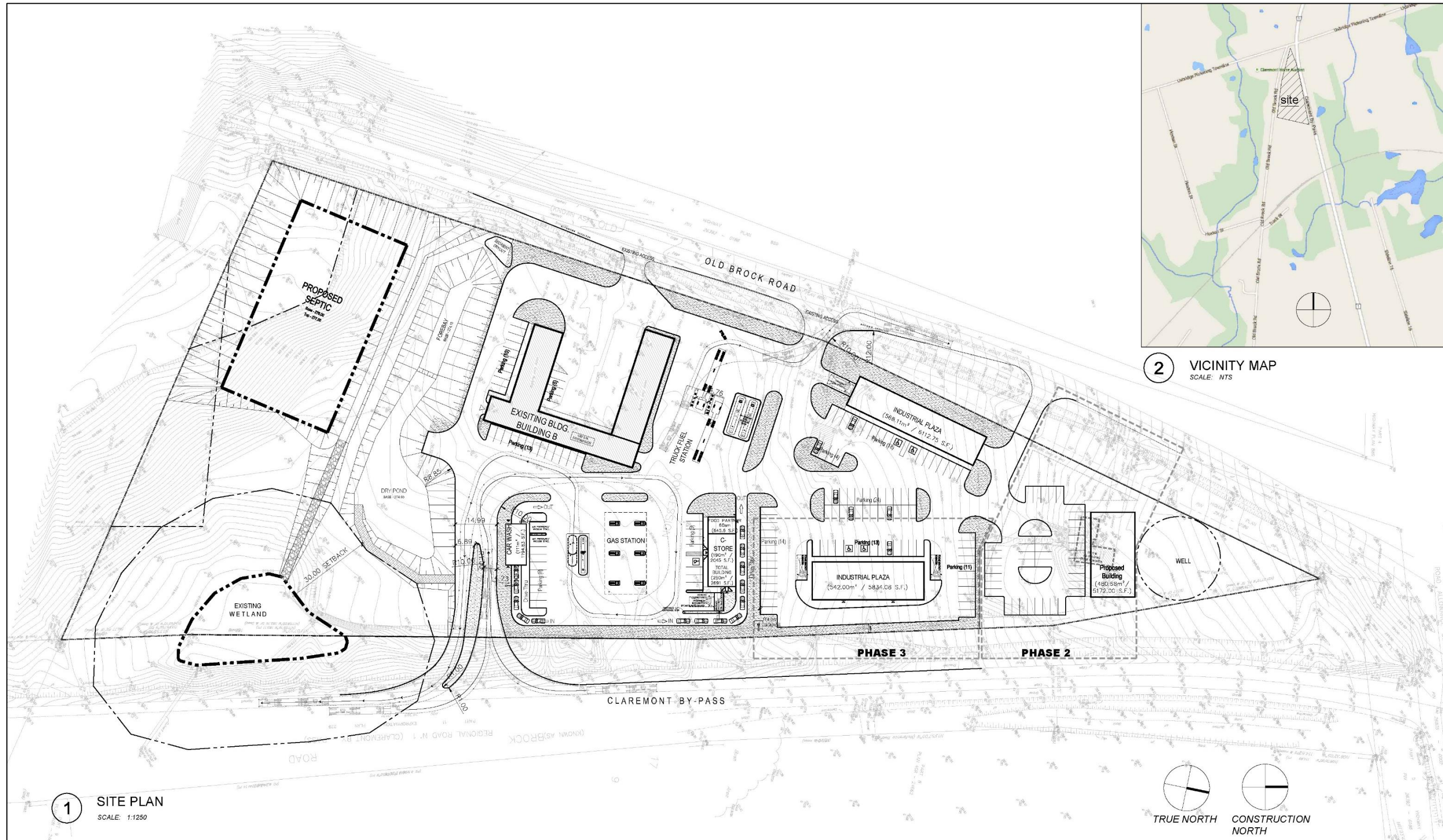


FIGURE 6 – NORTHERN INDUSTRIAL BUILDING QUADRANT

There is no municipal servicing currently available at the subject land. As such, private servicing will be required until such time as municipal services are extended. Site sanitary will drain via a private sewer network to a septic system at the southwest corner of the site. A proposed private well located at the northern most point of the site will service the site for domestic and fire through a private water network. Existing drainage patterns will be maintained and attenuated in accordance to ORMCP Conservation Policies. Current Old Brock Road major/minor flow conveyance to the wetland southeast of the site will be preserved. Onsite major/minor flows will be captured and controlled by a proposed dry pond to treat and control surface water runoff.

In accordance with Zoning By-law 3037, the required parking to serve the development is 67 parking spaces. The development plan proposes a total of 169 parking spaces inclusive of 5 accessible spaces which provides for a parking surplus.

FIGURE 7 – CONCEPTUAL SITE PLAN



4.0 DESCRIPTION OF PLANNING APPLICATIONS

Zoning By-law Amendment Application

A Zoning By-law Amendment (ZBLA) has been submitted for the entirety of the Subject Lands in order to facilitate future employment development and to implement the goals and vision of the current City of Pickering Official Plan. The City of Pickering Official Plan designates the site as Hamlet Employment” which permits for manufacturing, assembly, processing of goods, service industries, research and development facilities, warehousing, storage of goods and materials; offices, limited retailing associated with an industrial operation; automotive uses; existing residential uses, and home occupations. The amendment also seeks to formally recognize a pre-existing outdoor storage/contractor’s yard use which have existed on the property since 1975.

The subject lands are currently zoned “ORM-A” – *Oak Ridges Moraine Agricultural Zone*, under By-law 6640/30, as amended. The purpose of the ZBLA is to rezone the Subject Lands in order to broaden and expand land use permissions in recognition of the Official Plan policies which identify the site as being located within an employment area. Further, the ZBLA seeks to create an appropriate planning environment that accommodates flexibility for change allowing for evolving needs and shifts in employment and commercial patterns.

It is the intent of the ZBLA that the Subject Lands be rezoned to an ***Oak Ridges Moraine Restricted Industrial - “ORM-M1”*** Zone which will establish a number of employment and industrial uses as permitted in the Official Plan. The zoning will employment opportunities within the existing Hamlet of Claremont by supporting a greater number and diversity of employment types. The proposed land uses will serve as a catalyst for limited new investment and growth in the Hamlet of Claremont into the future.

The provision of flexible zoning policies is imperative to the success of the development plan over the long-term in order to appropriately respond to emerging development conditions, attract new and existing businesses and industries, and to adapt to changing market demands without further amendments.

The ZBLA recognizes that the Subject Lands are strategically located to provide stable, reliable employment opportunities for the Hamlet of Claremont. The future development of the site for industrial/employment uses will provide additional opportunities to improve coordination between land use planning, economic development, and

infrastructure investments (i.e. future planned Pickering Airport) to support continued investment in Claremont and job creation over the longer-term.

Site Plan Approval Application

A future Site Plan Application ('SPA') is required to fully implement a development on the Subject Lands. The Site Plan Application will establish the arrangement of the site and its various design features including building placement and the design of built form, landscape elements, vehicular and pedestrian access, and other technical aspects.

5.0 POLICY ANALYSIS

The following section sets out the applicable planning policy framework to assess the proposed rezoning application in the context of Provincial and City policies. The following documents were analyzed; Provincial Policy Statement 2020, Oak Ridges Moraine Conservation Plan 2017, Region of Durham Official Plan 2013, and the City of Pickering Official Plan Edition 8. Refer to Appendix B for the complete Policy Conformity Checklist that covers all applicable policies for each above noted policy documents.

5.1 Provincial Policy Statement 2020

The Provincial Policy Statement (the PPS) is the guiding document providing policy direction on matters of Provincial interest related to planning and development in the Province of Ontario. The PPS sets out the policy foundation to regulate land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians.

The current PPS came into effect on May 1, 2020 replacing the previous version dated April 30, 2013. The *Planning Act* (the "Act") requires that all decisions that affect planning matters be consistent with policy statements issued under the Act, including the PPS.

The PPS includes the building of strong communities as "Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns". The establishment of healthy, livable and safe communities is facilitated through efficient development and land use patterns and the accommodation of an appropriate range and mix of residential, employment, institutional and recreational uses to meet long term needs.

Per Section 1.1.4 of the PPS, Rural areas in municipalities may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other

resource areas. Rural areas are important to the economic success across the Province and the forefront of improving quality of life outside urban areas. Policies under the PPS, outlines objectives that will support healthy, integrated and viable rural areas by:

“1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”

The Subject Lands are located within the Rural Settlement Area of Claremont which is generally characterized by a mix of rural residential properties interspersed with service commercial/industrial uses. Approximately 400 metres south of the Subject Lands, at the intersection of Old Brock Road and Hoxton Street, are a number of existing industrial uses with associated outdoor storage areas. Additional retail uses are located at Old Brock Road and Hoxton Avenue which includes a restaurant establishment and County Depot. Further south of the Subject Lands is the Claremont rural centre which contains additional commercial and industrial uses mixed with rural residential. In building upon the rural character of Claremont, the proposed redevelopment of the Subject Lands with a mix of new and existing industrial uses supported by complimentary commercial uses will assist in the regeneration of Claremont and promotes its continued vitality into the future.

Policy 1.3.1 states that planning authorities should promote economic development and competitiveness by:

- a) *Providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*
- b) *Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,*
- d) *Ensuring the necessary infrastructure is provided to support current and projected needs*

The proposed development is consistent with the objectives of Section 1.3.1 of the PPS in that it is compatible with, and complements the type of employment uses contemplated by the City. The City of Pickering has a diverse economy with industrial, manufacturing, and warehousing sectors being a major component of the City's economic success. Historically, employment growth has supported by large contiguous Employment Areas and significant transportation infrastructure, including Provincial highways, two large rail yards and proximity to Pearson International Airport. The proposed development supports the City's economic development strategy by introducing new industrial and complimentary commercial uses which will seek to unlock high-growth potential focused on leveraging the future Pickering Airport. The Subject Lands are located within an identified employment area planned to accommodate employment land uses that are primarily industrial in nature and support a variety of business and economic activities including manufacturing, warehousing, processing and distribution. Based on the above, the proposed development is consistent with Section 1.3.1 of the PPS.

Policy 1.7.1 states that long-term economic prosperity should be supported by:

"...Optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities; ... and e Promoting the redevelopment of brownfield sites."

The proposed development has been conceptually organized to make the most efficient use of the site, while supporting the surrounding existing and future planned land uses in the area. It recognizes that the provision of industrial development is required to support long-term economic prosperity and aids in the continued evolution of the Town, City and Region by creating a more competitive economy that encourages investment and a diversity of employment opportunities.

Section 2.1 of the PPS, implements policies that highlight the importance and role of the existing Natural Heritage Network (NHN) in maintaining elements of biodiversity and ecological functions for the long term. A number of detailed environmental technical studies and work have been completed in support of the proposed development including a Natural Heritage Evaluation and a Hydrogeological Evaluation in order to assess and confirm the nature and extent of the significant natural features on site (i.e. significant valleyland, woodlands and wetlands) as well as potential impacts resulting from the proposed development. Based on the findings of these supporting reports, plans and studies, the proposed development will result in no negative direct or indirect impact to significant natural heritage features or functions, through mitigation measures.

For the reasons stated above, it is our opinion that the proposed redevelopment is consistent with the Provincial Policy Statement.

5.2 Growth Plan for the Greater Golden Horseshoe 2020

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides direction respecting the development and growth of communities within the Greater Golden Horseshoe (“GGH”). The new Growth Plan was prepared and approved under the Place to Grow Act, 2005 and took effect on May 16, 2019 replacing the 2017 Growth Plan. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved and took effect on August 28, 2020.

Section 2.2.9 of the Growth Plan provides growth policy framework for Rural Areas which include providing cultural and economic opportunities to serve needs of rural residents and rural area businesses. The Growth Plan’s key policies for Rural Areas are highlighted below:

“2.2.9 Rural Areas

- 1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.*
- 5. Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in an official plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if*

necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses.”

The proposed development supports the Growth Plan’s policy direction by implementing additional economic opportunities within the Claremont rural area. The proposed uses will provide the opportunity to serve the local needs of the Claremont residents and existing businesses in the surrounding area including the future businesses generated by the proposed development.

Additionally, the subject lands are designated as “*Hamlet Employment*” in the current City of Pickering Official Plan which permits the uses as contemplated on the proposed development plan. Therefore, the Growth Plan supports that employment areas outside settlement areas on rural lands that are designated for employment uses in an Official Plan may continue to be permitted as of right.

Policy 2.2.1.4 adds that communities will feature a diverse mix of land uses, including the convenient access to local stores and services. The development contributes to a range and mix of employment uses in the Claremont rural area. The immediate area and broader employment district are predominantly characterized by rural residential, industrial and service commercial uses. The introduction of a new business park in this location will contribute to a diverse economic base as expand opportunities to attract and retain businesses. The proposed development seeks to contribute to the achievement of a more diversified economy in order to promote sustainability and the creating of a complete community.

Section 2.2.5.1 of the Growth Plan supports economic development and growth through a number of policies including making more efficient use of existing employment areas, ensuring the availability of sufficient land in appropriate locations to accommodate forecasted growth, and integrating and aligning land use planning goals and economic development strategies to attract and retain investment. The proposed development is consistent with the policy objectives of the Growth Plan as it establishes the type of uses contemplated for the employment area as outlined. The overall office development has been designed to provide flexibility in order to support a variety of business and economic activities. Further, the strategic organization of the proposed buildings promotes a compact built form and supports an efficient land use strategy that contributes to the diversification of the local economy and provides a suitable location for future business to locate, thrive and leverage one another.

Section 4.2 of the Growth Plan contains policies that apply to the protection of the regions natural heritage and biodiversity. Policy 4.2.2(3) states that:

Within the Natural Heritage System:

- a. new development or site alteration will demonstrate that:*
- i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;*
 - ii. connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
 - iii. the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
 - iv. except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;*
 - v. with respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and*
 - vi. at least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies in subsection 4.2.8.*

Through their inventory and assessment of the Subject Property, the background studies concluded that through the implementation of development setbacks together with mitigation, the proposed development will have no negative impacts on key hydrologic features and/or natural heritage features or functions within or beyond the development footprint. The Subject Lands are located within the Oak Ridges Moraine Conservation Plan which these policies are included. These policies in relation to Key Hydrologic and Key Natural Features are included and addressed in the Section 4.3 of this Report

5.3 Oak Ridges Moraine Conservation Plan, 2017

The Oak Ridges Moraine Conservation Plan, 2017, identifies where urbanization should not occur in order to provide protection to the agricultural land base and the ecological

features and functions occurring in these areas. The Plan outlines the Natural Core area where new development is prohibited or strictly limited. The goals of the Oak Ridges Moraine Conservation Plan are the promotion of agricultural protection, environmental protection, culture, recreation, and tourism. The Plan also recognizes existing Countryside areas, supports infrastructure that achieves the aims of the Plan, and the protection of natural resources.

The subject property is designated “Rural Settlement” as a component of the “Countryside Area” designation within the Oak Ridges Moraine Conservation Plan. As a result, any proposal for new development on the subject property within the Oak Ridges Moraine area is required to demonstrate conformity with the policies of the Oak Ridges Moraine Conservation Plan.

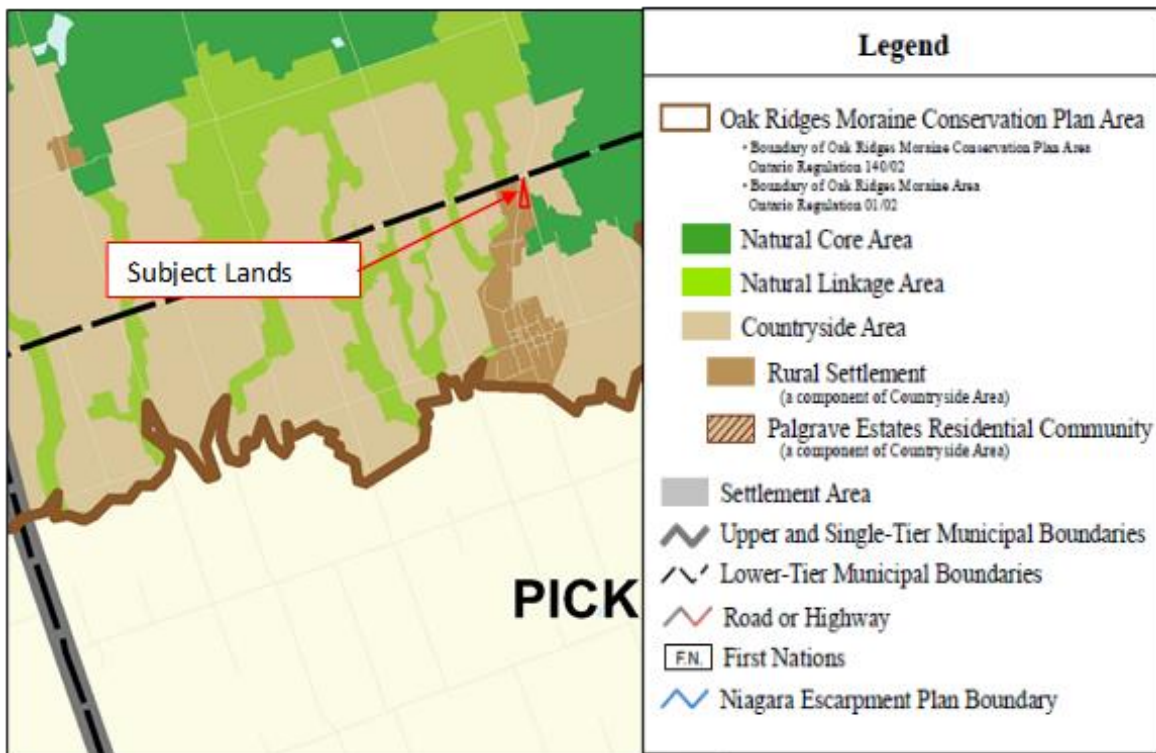


FIGURE 9 – OAK RIDGES MORAINES CONSERVATION PLAN (2017)

Section 13.2 within the Oak Ridges Moraine Conservation Plan outlines the current objectives and policies under the Countryside Areas which includes objectives and policies for the Rural Settlement Area. The plan outlines the following objectives for areas located within the Rural Settlement area:

- a) *“Maintaining, and where possible improving or restoring the ecological integrity of the Plan Area;*

- b) Maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;*
- c) maintaining the quantity and quality of groundwater and surface water;*
- d) maintaining groundwater recharge;*
- e) maintaining natural stream form and flow characteristics;*
- f) protecting landform features;”*

The planning, design and future construction of the subject lands will maintain and/or improve the health of the Key Natural Heritage Features (KNHFs) along with restoration of the natural self-sustaining vegetation within the minimum vegetation protection zone (MVPZs) located in the subject lands. The site plan utilizes a dry storage pond to control ground and surface water with a controlled outlet on the storage pond. The dry pond allows the water to be absorbed into the ground for recharge. The Functional Servicing and Stormwater Management Report prepared by Stantec Consulting, the present-day overland flow from Old Brock Road flowing south east and the ratio of slopes will be maintained with the proposed development.

Small Scale Development

Section 13.3 of the ORMCP states that the *“uses that are permitted with respect to land within a Rural Settlement are the following:*

- 1. Residential development in accordance with paragraph 3 of subsection 15 (1).*
- 2. Small-scale commercial, industrial, and institutional uses as described in section 40, but not subject to clauses (1) (a), (1) (c) or (2) (a) of that section.”*

The proposed development seeks to introduce a mix of small-scale commercial and industrial uses. The proposal also seeks to recognize pre-existing industrial building and outdoor storage uses.

Section 40 of the ORMCP outlines the development policies specifically related to small-scale commercial, industrial and institutional uses. It states:

- (a) are supportive of, complementary to or essential to uses that are permitted in Countryside Areas under sections 13, 14 and 17;*
- (b) do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and*
- (c) include, but are not limited to,*
 - (i) commercial sales or services related to the management or use of resources located in the surrounding area,*

- (ii) portable mineral aggregate crushing plants, portable asphalt plants and composting plants, and*
- (iii) schools, places of worship, community halls, retirement homes and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area. O. Reg. 140/02, s. 40 (1); O. Reg. 141/17, s. 31 (1).*

The ORMCP further states that:

An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved unless the applicant demonstrates that,

- (a) it is not feasible to locate the use in a Settlement Area; and*
- (b) the buildings and structures will be planned, designed and constructed so as not to adversely affect,*
 - (i) the rural character of the Countryside Areas, and*
 - (ii) the ecological integrity of the Plan Area. O. Reg. 140/02, s. 40 (2)*

Under the ORMCP, “major development” is defined as development consisting of the construction of a building or buildings with a ground floor area of 500 square metres or more. Notwithstanding the above, the proposed conceptual development that is limited and small in scale while an opportunity to further the contribution of businesses to the economic well being of the Hamlet of Claremont.

The proposed uses are supportive and complimentary to already existing and permitted uses in the Countryside Designation. Further, site grading is proposed to be undertaken in a fashion to avoid major earth moving and alterations to existing general topography, and majority of site elevations are close to existing in keeping with ORMCP Conservation Polices. Site slope analysis demonstrates the site is exempt from the Landform Conservation Policy set out by the Oak Ridges Moraine Conservation Plan. Grades are set to maintain much of the existing general topography of the site in keeping with ORMCP Conservation Polices. Further, all proposed development and site alteration is located outside the MVPZ for key hydrologic features identified in the Study Area, including 30 metres from the wetland that is located at the southeast edge of the Subject Property. Based on the above, the development proposal of the subject land does not include any large-scale modifications of terrain and vegetation or both as outlined in the ORMCP.

As it relates to the small-scale nature of buildings, the development contemplates approximately 1,583 square metres of new industrial G.F.A or 0.15 hectares. As a reference, the Subject Lands have a total area of 4.37 ha (10.79 ac). The proposed industrial buildings represent less than 4% of the total land area. Further, the conceptual development plan purposefully disperses the industrial G.F.A over three buildings, and into smaller development blocks, the largest of which is 561 metres squares. The effect of this design intervention is establishing buildings that are large enough to accommodate the intended employment/industrial uses and maintain viability to meet market demands and needs while remaining limited in nature and consistent with the small town setting and character and scale of Claremont. Based on the above, the proposed development is consistent with the intent of Section 40 of the ORMCP respecting small-scale development.

The proposal maintains the ecological integrity of the Countryside Area. As noted on Table: Key Natural Heritage Features, Key Hydrologic Features and Areas of Natural and Scientific Interest, a minimum vegetation protection zone for a Wetland feature is required for 30 metres surrounding any part of the feature. The proposed buildings are located outside and setback 30 metres away from the identified Wetland feature that existing on the subject land. Any proposed development and construction work will occur outside the 30-metre setback of the identified Wetland feature. According to the Natural Heritage Evaluation Report prepared by Stantec Consulting, the potential impacts to the KNHFs in the subject lands, resulting from the proposed development are anticipated to be negligible with proper mitigation. As stated, “the subject property has been previously disturbed and is surrounded on three sides by paved municipal roads”.

The pre-existing outdoor storage use have existed and operated on the Subject Lands without negative impact for several decades while maintaining compatibility with surrounding land uses. The length of time in which the outdoor storage uses have operated on site, without issue, indicates that the use is and continues to be appropriate for the Subject Property and in a broader extent, the surrounding community. Other similar uses are located in the Hamlet of Claremont and within the Rural/Countryside Area.

Stormwater Management

Section 45 of the Plan sets out policies regarding Stormwater Management. The ORMCP states:

2) *“Every application for development or site alteration shall demonstrate that planning, design, and construction practices that protect water resources will be used, including:*

- a) keeping the removal of vegetation, grading and soil compaction to a minimum;*
- b) keeping all sediment that is eroded during construction within the site;*
- c) seeding or sodding exposed soils as soon as possible after construction; and*
- d) keeping chemical applications to suppress dust and control pests and vegetation to a minimum.*

3) *In considering an application for development or site alteration, the municipality shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and increase capacity to adapt to climate change.*

6) *For the purposes of stormwater management, the minimum standard for water quality is that 80 per cent of suspended solids shall be removed from stormwater runoff as a long-term average.*

7) *Despite anything else in this Plan, disposal of stormwater into a kettle lake is prohibited.*

A Preliminary Geotechnical and Hydrogeological report was completed by Stantec Consulting which describes site preparation strategies to mitigate and protect ecological functions located on the subject lands. An earthworks program is recommended which is designed in advance of construction to consider and address the time of year of execution, prevailing weather conditions, storm-water management control, types of soils and fill materials intended for use/reuse, excavation, handling, placement, and compaction requirements.

In accordance with the Function Servicing Report, prepared by Stantec Consulting existing drainage patterns will be maintained and attenuated in accordance with ORMCP standards and policies. An overland flow channel south of the proposed dry pond is provided to ensure portions of Old Brock Road major/minor storm conveyance to the wetland is maintained as observed under pre-development conditions. Onsite minor system flows will be captured via catch basins and directed towards the proposed dry pond located west of the existing wetland. Major flows are directed to the pond via overland relief, which has been accommodated by the proposed grading plan. The storm system throughout the proposed site has been designed to convey 100-year peak flows to prevent localized major storm runoff from spilling onto Brock Road (uncontrolled) and

to ensure all onsite major system drainage will be directed toward the proposed stormwater management dry pond.

Quality control for the subject lands will be provided via a treatment train approach consisting of an Oil/Grit Separator, Dry Stormwater Management Pond, and vegetated swale which will cumulatively exceed the Ministry of the Environment, Conservation, and Parks water quality treatment requirements for Level 1 (80% TSS Removal Efficiency). Further, no kettle lakes exist on the subject lands therefore no disposal of any stormwater into a kettle lake would occur.

Based on the above, the proposed development and supporting reports conform to the relevant policies of the ORMCP.

5.4 Region of Durham Official Plan (2017)

The Regional Official Plan (ROP) provides a long-term strategic policy framework for guiding growth and development in York, while protecting the environment, managing resources, and outlining a regional structure that supports ‘complete’ communities. On May 17, 2023, Durham Regional Council adopted the recommended new Durham Regional Official Plan, as amended. The Council-adopted Durham Regional Official Plan has been sent to the Province of Ontario’s Ministry of Municipal Affairs and Housing for final approval. Until such time as the new Regional Official Plan is approved by the Minister, the existing Plan (2020 Consolidation) remains in-force and effect.

The Region of Durham Official Plan (2017) (the “ROP”) designates the Subject Lands and surrounding lands as “Oak Ridges Moraine Areas”, per Schedule ‘A’ – Regional Structure. Hamlets within the Oak Ridges Moraine, including Claremont, have been delineated and shall be developed in accordance with the requirements of the Oak Ridges Moraine Conservation Plan and the applicable policies contained in the ROP and area municipal official plans.

Section 9B of the ROP Rural settlements including existing Hamlets, shall be the predominant location for residential and social, **commercial** and **employment** development serving the needs of the surrounding area. It is the policy of the ROP that limited growth will occur only in those hamlets that are determined to be suitable for further development. The Subject Lands are located in the Hamlet of Claremont which is intended to accommodate a small share of growth through limited development. The proposal seeks to introduce commercial and employment uses which are contemplated and permitted for the Hamlet area.

Section 2.3.22 the ROP recognizes the significance of water resources and ensures that resources are available in sufficient quality and quantity to meet future needs of the Region's residents. Section 2.3.22 states:

2.3.22 *"Development that maintains hydrological functions and minimizes direct alteration to groundwater flows shall be encouraged"*

A Functioning Service and Stormwater Management Report was completed by Stantec Consulting which identifies and assesses the hydrological functions identified for the Subject Lands. According to the FSR, existing drainage patterns will be maintained and attenuated by preserving the existing wetland southeast of the subject lands and by proposing a dry pond feature to further treat and control surface water run-off on the subject lands. The major/minor flow conveyance to the existing wetland will also be preserved accordingly. Therefore, with the introduction of the development proposal it expected to maintain hydrological functions and minimize direct alterations to groundwater flows.

Section 2.3.24 of the ROP requires development applications that require a 'Permit to Take Water' under the Ontario Water Resources Act to be accompanied with a study that verifies that sufficient water supply can support the developmental proposal and that there will be no negative impact on the surrounding water uses and natural environment. A Functional Servicing and Stormwater Management report (FSSMR) was prepared by Stantec Consulting to verify that sufficient water supply will support the development proposal and subsequently will have no negative impact on the surrounding water uses and natural environment. Currently no municipal watermain systems existing along roads adjacent to the subject lands and the existing buildings are serviced by onsite supply wells. According to the FSSMR prepared by Stantec Consulting, the proposed development will be supported by a larger well situated in the northernmost portion of the subject lands, and all existing wells will be decommissioned. Once the proposed well is installed, test pumps will confirm if any private well interference and mitigation options will be required which will be available at that time. Water storage tanks are also proposed adjacent to the large proposed well to which will have the capacity for domestic as well as firefighting purposes.

Section 2.3.43 of the ROP requires that:

“any proposal for development in proximity to key natural heritage or hydrologic features shall be required to include an Environmental Impact Study as part of a complete application. The Region, in consultation with the respective area municipality, conservation authority and applicant, may select and retain a qualified environmental consultant to peer review the study at the proponent’s expense. Such a study shall apply to the area to be developed, or may be expanded to include additional lands, as may be deemed necessary by the Region, in consultation with the respective area municipality, conservation authority and any other appropriate agency, and it shall address the following:

- a) The location and nature of the development;*
- b) The mapping of the location and extent of environmental conditions, which may include key natural heritage or hydrologic features;*
- c) The degree of sensitivity of the environmental conditions and an evaluation of such conditions;*
- d) An assessment of the potential impacts including cumulative impacts on the environment;*
- e) The need for any measures to protect and/or mitigate negative impacts to key natural heritage or hydrologic features and functions and the surrounding environment, and definitions of such measures;*
- f) Where applicable, assess the significance of the key natural heritage and hydrologic features”*

Section 10B of the ROP, states that an Environmental Impact Study shall include a natural heritage evaluation and a hydrological evaluation is required in areas within the Oak Ridges designation. A Natural Heritage Evaluation (NHE) and Hydrological Study were both prepared by Stantec Consulting to assess the policies under the ORMCP. The location and extent of developmental and environmental conditions are captured on the conceptual grading and servicing plans, prepared by Stantec Consulting, also included as appendix B of the Functional Servicing Stormwater Management Report. A summary of key natural heritage features and their associated impacts are included within the Natural Heritage Evaluation prepared by Stantec Consulting that summaries the degree of sensitivity of each environmental condition located on the subject lands. Potential impacts are also identified within the NHE which indicate a potential impact on the removal of a Barn Swallow nesting as part of construction measures. The NHE also notes indirect impacts resulting from construction activities, such as noise, dust generation, sedimentation and erosion, however are expected to be short term, temporary in duration and mitigated through the use of standard site control measures. A

recommended mitigation strategy is included within the NHE which provides recommendations to be considered during construction of the development proposal. Mitigation measures will be implemented to address the impacts on Barn Swallow nesting which includes vegetation clearing and removal of existing building to occur outside the Primary Nesting Period. Further mitigation measures are included within the NHE prepared by Stantec Consulting.

Section 10B within the ROP outlines the current objectives and policies under the Oak Ridges Moraine Areas designation. Sub section 10B.2.7 requires that any development proposal under the Oak Ridges Moraine Area designation must complete an Environmental Impact Study that details the following:

“An environmental impact study, in accordance with Policy 2.3.43, shall include a natural heritage evaluation and/or a hydrological evaluation, as detailed in the Oak Ridges Moraine Conservation Plan where new development or site alteration is proposed within the minimum area of influence surrounding a key natural heritage feature and/or a hydrological sensitive feature as identified by the Table in Part III of the Oak Ridges Moraine Conservation Plan. This evaluation shall:

- a) Demonstrate that the development and site alteration applied for will have adverse effects on the features and functions of the key natural heritage feature and/or the hydrological sensitive feature;*
- b) Identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the key natural heritage feature and/or hydrologically sensitive feature;*
- c) In the case of an application relating to land in a Natural Core Area, Natural Linkage Area or Countryside Area, demonstrate how connectivity within and between key natural heritage features and, hydrologically sensitive features will be maintained and improved during and after construction*
- d) Determine whether the minimum vegetation protection zone is sufficient to protect the features and its functions and if not, specify whether a greater protection zone is necessary; and*
- e) Ensure compliance with the requirements of the Department of Fisheries and Oceans Canada where fish habitat is of concern.*

An environmental impact statement may result in a minimum vegetation protection zone greater than that specified in the Table in Part III of the Oak Ridges Moraine Conservation Plan.”

The Functional Servicing and Stormwater Management report demonstrates planning, design, and construction practices which ensure that no proposed buildings and other site alterations impede hydrological and ecological functions per Section 20 of the ORMCP which relates to supporting connectivity. As outlined within the report, existing drainage patterns will be maintained and attenuated in accordance with ORMCP policies which includes the current Old Brock Road major/minor flow conveyance that runs southeast of the site to the wetland. Onsite major/minor flows will also be captured and controlled in the proposed dry pond. The onsite oil-grit separator in combination with the proposed dry pond and vegetated swale outlet will exceed the minimum requirements for onsite water quality treatment. The Natural Heritage Evaluation prepared by Stantec Consulting states that potential impacts are expected to be short term and temporary in duration and that mitigation measures will be implemented to improve or restore the health of Key Natural Heritage Features on the subject lands (Refer to Section 6.0 of the NHE). Mitigation measures include providing a Minimum Vegetation Protection Zone surrounding 30 metres away from the existing wetland, to delineate work areas to avoid encroachment and incidental damage to natural vegetation, installing erosion and sediment control structures such as silt fencing, and clearly identifying areas to refuel or wash construction equipment outside the existing wetland and its Minimum Vegetation Protection Zone.

Based on the above analysis, it is our opinion that the proposed development conforms to the relevant policies of the York Region Official Plan.

5.5 City of Pickering Official Plan, Edition 9

The City of Pickering Official Plan Edition 9 (March 2022 consolidation) incorporates Amendments 31, 34, 36, 37, 39, 41, 42 and 43; and Informational Revisions 24 and 27. On May 27, 2024 the City launched its Official Plan Review, known as Pickering Forward. A comprehensive review of the current Official Plan is required to address the significant changes found in Provincial Bills, including Bill 23, the adoption of a new Regional Official Plan, and proposed changes to the Provincial Policy Statements and A Place to Grow: Growth Plan. In addition to the regulatory requirements the City of Pickering is projected to enter a significant period of growth in the coming decades. This growth will not only increase the population and number of housing units within the community but will result in changes to employment and the creation of new jobs to address the needs of residents.

In accordance with Schedule 1 – Land Use Structure of the City of Pickering Official Plan, the Subject Lands are located within the “Oak Ridges Moraine Rural Hamlet” of Claremont. Rural Hamlets are the focus of rural growth and development and often contain a variety of land uses. Although they are predominantly residential in nature, they often contain a number of other land uses including a wide range of commercial, employment, recreational, institutional, and other uses and community services to serve both the needs of residents within the settlement, and to residents in other areas of the City.

Section 3.10 of the Pickering Official Plan outlines strategic policies for areas located in Rural Settlements which include:

“3.10 City Council:

- (a) shall recognize as Rural Settlements on Schedule I, those areas in the City having or intended to have significant concentrations of rural housing;*
- (b) shall distinguish different types of Rural Settlements on Schedule I based on the development and growth characteristics set out in Table 10; and*
- (c) shall zone lands designated Rural Settlements in accordance with the provisions specified in a respective Part 3 Rural Settlement Plan (Chapter 13).”*

Table 10 of the Pickering Official Plan outlines Development and Growth Characteristics for Oak Ridges Moraine Rural Hamlet which include:

“Settlements located on the Oak Ridges Moraine with historic roots as social and service centres for the surrounding area, permitting a variety of uses including residential, employment, commercial, community, cultural and recreational uses; Growth potential limited to redevelopment and infilling.”

The Subject Lands are located within the Oak Ridges Moraine Rural Hamlet of Claremont which is identified as a Rural Settlement. The proposed development seeks to establish employment/industrial land uses permissions on the Subject Lands which will contribute towards diversifying the existing employment land inventory and ensures that the Region and City continue to remain flexible to respond to new economic and business trends, essential in attracting and maintaining employment, specifically around new federal transport infrastructure like the proposed Pickering Airport. It is further recognized that the commercial and employment uses that are being proposed are already permitted within the rural settlements located within the Oak Ridges Moraine.

The land use goals for rural areas recognize that rural population growth is expected with the increases in demand for employment opportunities in rural areas. Currently, employment opportunities are limited in Rural Pickering which includes the general decline in farming and rural job opportunities, according to Section 2.20 – Rural Goals in the City of Pickering Official Plan. The City is in need for more job diversity in order to sustain a healthy rural economy. This rezoning application seeks to introduce new industry and commercial uses to the Hamlet of Claremont in order to maintain the vitality of the rural centre and ensure it continues to evolve and respond to future planned growth and change.

Section 13.2 of the Official Plan outlines development policies within Rural Settlements which include:

“For development in Rural Settlements, City Council shall:

- a) require development to occur along existing roads, and along new roads introduced in locations identified either on the rural settlement maps or through the review of development proposals;*
- b) in order to guide the preservation, cultural attributes and historic heritage of the community, encourage and where possible require, the scale, character and relationships of new development (including lots, buildings, structures, roads, services and utilities) to be compatible with scale, character and relationships of existing development, considering features such as the size and shape of lots, lot coverage, building heights, building setbacks, building floor area, building material and design, road widths, street patterns and vegetation, and views and vistas of the countryside;*
- c) encourage new development to enhance the range of housing choice in the settlement and to be innovative in relation to compact form, water usage and sewage disposal;*
- d) require all new development, whether on individual or communal water and sanitary services, to be based on appropriate technical review to ensure the adequate provision of services, protection of the natural environment, the protection of nearby property owners, and compliance with Provincial and Regional standards;*
- e) protect for road connections to adjacent lands; and*
- f) require that the provisions of the Durham Regional Official Plan with regard to matters to be considered in term of the delineation of the hamlet boundary and the details of the permitted land uses, be complied with.”*

The proposed development is consistent with the policies of Section 13.2 of the Official Plan as the proposed development will be located along the existing Brock Road. All future proposed buildings will be planned and designed to maintain consistency and compatibility with the cultural heritage, character and feel of Claremont – building design will be addressed at a future detailed design Site Plan process. Because the area does not contain any municipal infrastructure, the development will establish private services (stormwater, sanitary and water) which will have no impact on nearby properties. The proposed development will be undertaken in an environmentally sensitive manner. The natural environment has been considered as an essential component of the development, with special consideration given to natural topography, surface drainage patterns, vegetation cover and significant features and functions.

In addition to the designations established by Schedule 1 of the Pickering Official, the subject lands are further designated “Hamlet Employment”, per Schedule IV – Settlement 10 Claremont. In accordance with Table 16 of the Pickering Official Plan the following uses are permitted in the Hamlet Employment Designation:

“Manufacturing, assembly, processing of goods, service industries, research and development facilities, warehousing, storage of goods and materials; Offices, limited retailing associated with an industrial operation; Automotive uses; Existing residential uses, home occupations.”

The proposal seeks to establish uses consistent with existing permissions for the Hamlet Employment Designation. The proposal seeks to implement the land use strategy, goals, and policies of the Pickering Official Plan.

Section 13.12 of the Official Plan further sets out policies for the Claremont Settlement Area. It states:

“13.12 City Council shall:

- (a) encourage opportunities for enhancing the historic village of Claremont through general or site-specific zoning that allows the introduction of arts and craft studios, custom workshops and small-scale commercial enterprises on suitable sites, providing the historic character of the village and the interests of neighbouring residents are respected;*
- (b) encourage retail, shopping, office and other business uses to locate in the hamlet commercial area surrounding Central Street and Brock Road;*
- (c) encourage the provision of a wider variety of housing forms within the*

Hamlet, particularly to meet the needs of young people and senior citizens;
(d) recognize that most of Claremont is designated as Oak Ridges Moraine Rural Hamlet on Schedule I, in accordance with the Oak Ridges Moraine Conservation Plan, and accordingly, City Council shall:

- (i) restrict applications for lot creation to limited infilling;*
- (ii) prohibit the boundary of the hamlet to be expanded unless the hamlet boundaries for Claremont established by the Oak Ridges Moraine Conservation Plan are modified by the Province; and*
- (iii) require development or site alteration to be subject to the Oak Ridges Moraine policies as set out in Chapter 16 in addition to the policies of the Oak Ridges Moraine Conservation Plan;*

(e) despite the Open Space System – Natural Areas designation on the lands bounded on the north by the Uxbridge-Pickering Townline, on the east by Brock Road, and on the west by the line between Lot 17 and Lot 18, permit the existing house and the development of a newly created lot for residential purposes; and

(f) monitor and assess traffic conditions through Claremont over time, and determine, in consultation with the village residents and the Region of Durham where necessary, whether to prepare a traffic calming implementation plan and undertake traffic calming measures in keeping with the intended function of the roads.

The Subject Lands are located within the Claremont Settlement area and designated as “Hamlet Employment”. Through the zoning application, the uses already permitted in the Oak Ridges Moraine Conservation Plan and Official Plan will be formally established on the Subject Lands through the implementing Zoning By-law. The development proposal maintains the existing manufacturing/assembly use and introduces new commercial/retail and new industrial uses on the Subject Lands in order to broaden and expand land use permissions and provide the required flexibility to support a variety of business and economic activities and encourage, attract, and retain business. The proposal will ensure the continued investment in rural communities like Claremont and inlock additional opportunities for its economy and residents.

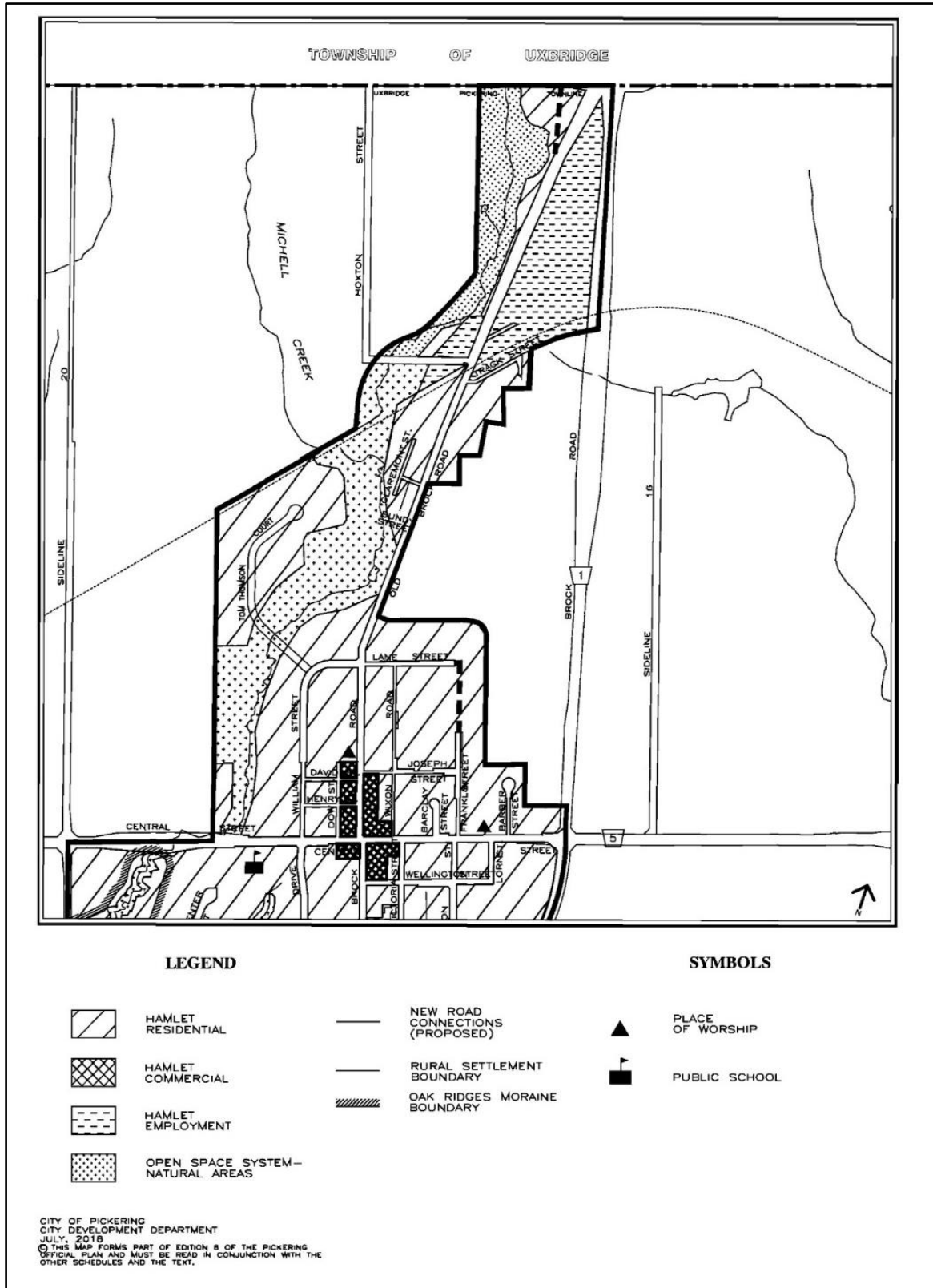


FIGURE 11 – SCHEDULE 1V: SETTLEMENT 10: CLARMONT - CITY OF PICKERING OFFICIAL PLAN

Based on the above, it is our opinion that the proposed development conforms to goals, objectives and applicable policies of the City of Pickering Official Plan, Edition 9.

6.0 CITY OF PICKERING ZONING BY-LAW 6640/30

The Subject Lands are currently zoned “ORM-A” – Oak Ridges Moraine Agricultural Zone, under Zoning By-law 6640/30, as amended. The ORM-A Zone permits for a single detached dwelling, agricultural uses, a home-based business, and a home industry.

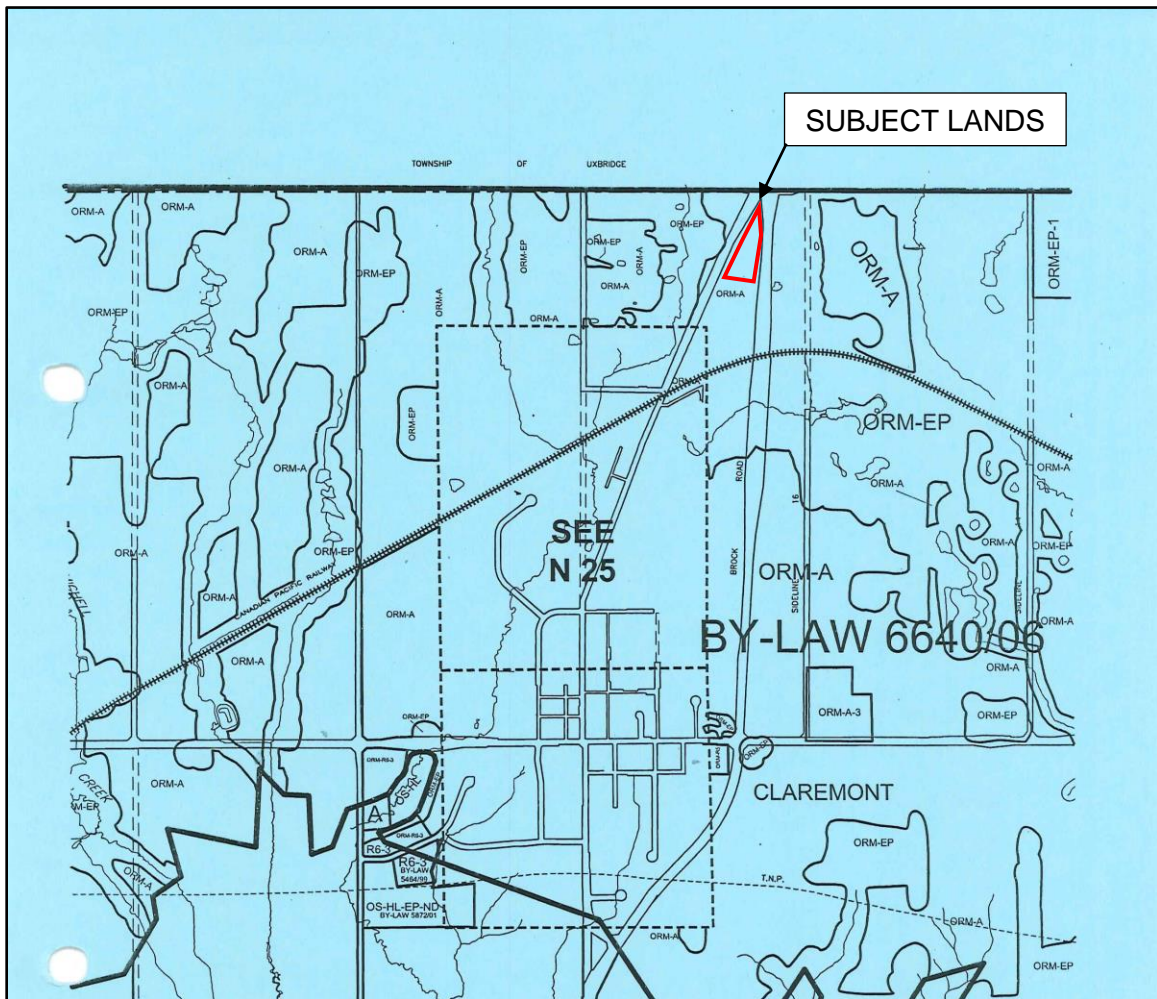


FIGURE 12 – CITY OF PICKERING ZONING BY-LAW 6640/06

The current ORM-A zone does not conform to the Hamlet Employment land use designation of the Pickering Official Plan. An amendment to the Zoning By-law is required to formalize the proposed uses and to the zoning into conformity with the Official Plan.. It is the intent of the ZBLA that the Subject Lands be rezoned to an **Oak Ridges Moraine**

Restricted Industrial - "ORM-M1" Zone which will establish a number of employment and industrial uses as permitted in the Official Plan. The zoning will employment opportunities within the existing Hamlet of Claremont by supporting a greater number and diversity of employment types. The future development of the site will see the creation of a connected business park and node that will serve as a catalyst for limited new investment and growth in the Hamlet of Claremont. The proposed land uses will serve as a catalyst for limited new investment and growth in the Hamlet of Claremont into the future.

A draft Zoning By-law Amendment has been enclosed with this Report which outlines the list of proposed uses as well as provides a definition for the proposed land uses that are not already defined within Zoning By-law 3037, as amended.

7.0 LANDFORM CONSERVATION

The Oak Ridges Moraine Conservation Plan designates the Subject Lands as *Landform Conservation Area – Category 2*, per the Landform Conservation Area of the Oak Ridges Moraine Map No. 2. According to the Guideline for Applying the Landform Conservation Policies, Section 2.2, Category 2 Landform Conservation Areas are moderately complex landforms within the Oak Ridges Moraine which are identified by the MNRF as areas having 20% to 50% of the land surface comprise of:

- *lands with slopes in excess of 10%;*
- *land with distinctive landform features such as ravines, kames and kettles; and/or*
- *land with a diversity of the land slope classes*

Other land areas within the ORM not dominated by complex or distinctive landform features, are not subject to the landform conservation requirements of Section 30 and 35(6) of the ORMCP. Such features constitute less than 20% of the land surface.

The province has prepared 1:50,000 scale mapping that identifies the two landform categories occupying the ORM. This mapping can be used as a basis for determining where and how landform conservation policies should be applied to planning or development applications within the ORM. Based on the above criteria, it is understood that lands which do not meet the particular slope requirements and/or feature characteristics are exempt from Section 30 and 35(6) of the ORMCP.

As demonstrated in the Site Slope Analysis in Appendix A of the Functional Servicing Report prepared by Stantec, 17% of the existing site slopes are steeper than 10%.

Therefore, based on this analysis there is no Category 2 Landform Conservation Area on the property, based on the ORMCP Technical Paper #4 guidance. As such, the Subject Lands are exempt from landform conservation requirements and not subject to Section 30 set out by the ORMCP.

8.0 SUSTAINABLE DEVELOPMENT

A Draft Sustainable Development Guidelines Matrix was recommended by City of Pickering staff as discussed within the Pre-consultation meeting held on January 15, 2016. The applicant has prepared a Draft Sustainable Development Guidelines letter that summarizes all the applicable sustainable development guidelines and the provided discussion of how certain guidelines have been achieved and how certain guidelines were not achieved. As noted in Appendix B of the City of Pickering's Sustainable Development Guidelines Report, all applicable guidelines that are required with the proposed development have been achieved with various optional guidelines that contribute to the overall sustainability score. The development proposal achieves an overall sustainable matrix score of 26 points which is considered under the Level 1 Sustainable Criteria. A copy of the Draft Sustainable Development Guidelines Summary.

9.0 CONCLUSION

An Application for a Zoning By-law Amendment has been submitted to the City of Pickering to facilitate the approval of additional industrial, employment, and commercial land uses on the Subject Property. In support of the proposal, a *Conceptual Development Plan* has been prepared which illustrates a potential maximum build-out of the site with a mix of the types of industrial and commercial land uses which are proposed to be permitted through the subject zoning by-law amendment. The development scenario seeks to demonstrate how a combination of industrial uses could be conceptually deployed on the site and predicated on the greatest intensity of usage through a business park development. . The proposal also seeks to formalize a pre-existing 1,287 square metre industrial building and contractors' yards use which has existed on the Subject Lands since 1975.

Based on our assessment of the Subject Lands location, configuration, physical characteristics, surrounding context and applicable policy framework, it is our opinion that the Subject Property represents a unique opportunity for the City to accommodate additional small-scale industrial/employment and complimentary uses, including those already permitted in the Town of Pickering Official Plan, which can be established in a

manner that does not impact existing and future planned surrounding land uses, natural heritage or the planned character of the Rural Hamlet. The proposed uses are directly supportive of Hamlet Employment activities and would complement the planned function of the employment area which already contains a mix of industrial and commercial uses including “an auto body repair shop and a heavy machinery storage yard”.

It is also recognized that there are limited opportunities for these types of employment/industrial and commercial uses within the current rural settlement area boundary. The proposal recognizes that the Subject Lands are strategically located to provide stable, reliable employment opportunities for the Hamlet of Claremont. The future development of the site for industrial/employment uses will provide additional opportunities to improve coordination between land use planning, economic development, and infrastructure investments (i.e. future planned Pickering Airport & Innovation Corridor) to support continued investment in Claremont and job creation over the longer-term. This proposal will assist in maintaining the vitality of the rural centre and ensure it continues to evolve and respond to future planned growth and change.

In summary, the proposal represents a desirable and appropriate form of development for the Subject Property. The subject applications are supported by applicable Provincial, Regional and Municipal planning policies and the technical and supporting studies referenced herein.

As outlined throughout this Report, it is our professional planning opinion that the proposed development represents good planning, achieves conformity and consistency with applicable policy regimes and should proceed through the planning approvals process as prescribed by the *Planning Act*.

