



## Notice of Motion

### Hamlet of Claremont Oak Ridges Moraine Conservation Plan Hamlet Designations

Date: September 21, 2015

Moved by: Councillor David Pickles

Seconded by: Councillor Rick Johnson

---

### Planning Background

Whereas this motion refers to the lands commonly known as the “Ward Farm”, the site at 5113 Brock Road, being Part of Lots 17 and 18, Concession 9, and Part of Lot 31 and Lots 32, 47 and 48, Plan 12 and also some smaller adjacent properties to the north and south in the northeast quadrant of the Hamlet of Claremont, City of Pickering, approximately 36 hectares in area. See attached map.

Whereas after several decades the hamlet has grown in development phases including to the northwest, southwest and southeast, and through City of Pickering exercises, it has been contemplated that the northeast would be similarly developed in phases.

Whereas the City of Pickering Council adopted the Claremont Development Plan, approved in 1988, and designated the subject lands into two phases: “Residential Phase I” and “Residential Phase II”, with approximately 12 hectares located in Residential Phase I, and approximately 24 hectares located in Residential Phase II.

Whereas applications for plans of subdivision for these lands (Phase I and Phase II) were filed in 1990. The phase I application predates the Oak Ridges Moraine Conservation Plan (ORMCP) and remains open, and is therefore subject to the relevant transition provisions of the ORMCP.

Whereas in 1997, the City of Pickering adopted its new Official Plan that was approved by the Region of Durham and Ontario Municipal Board. The Claremont Development Plan was incorporated in the Official Plan as “Hamlet Residential”. However, a small

part of the Residential Phase I lands and all of the Residential Phase II lands were modified to “Agricultural Areas” and excluded from the “Hamlet Residential” designation. The rationale for this decision is unclear other than that only minor rounding was permitted by the Municipal Affairs and Housing at the time, pending further studies.

Whereas in 2001 the *Oak Ridges Moraine Conservation Plan* (ORMCP) came into effect and designated the subject lands “Rural Settlement”, “Countryside Area”, and a small area in the extreme northeast corner as “Natural Core Area”.

Whereas in adopting its ORMCP conformity Amendment 15 to the Pickering Official Plan on March 6, 2006, the City of Pickering included a minor rounding out of the boundary of the Hamlet of Claremont to the limit of the Brock Road by-pass so that it incorporated the entirety of the subject lands to restore the former City and Region approved Hamlet boundary. MMAH did not accept the position of the amendment

### **ORMCP and Greenbelt Plan Coordinated Review**

Whereas in early 2015, the Minister of Municipal Affairs and Housing, and the Minister Natural Resources and Forestry commenced and are still undertaking a coordinated review of provincial plans, including the Oak Ridges Moraine Plan and Greenbelt Plan.

Whereas on May 19, 2015, the City of Pickering and the Region of Durham in their resolutions responding to the Province of Ontario on the coordinated review of the provincial plans, requested among other matters, that the Province provide the opportunity to re-define the Greenbelt Plan and/or Oak Ridges Moraine Conservation Plan boundaries to allow for minor expansions of hamlets, subject to some conditions.

### **Designation Re-consideration**

Whereas in reviewing the existing development application for Phase I, there is a possibility to seek to restore the former Pickering Council supported designation of these lands as “Hamlet”, as well as address current flooding issues in the existing community through the development of the larger site (Phase I and Phase II lands) and resolve property encroachment issues, including encroaching septic systems on Lane Street.

Whereas to consider the development of the larger site, part of the site requires a re-designation by the Province from “Countryside Area” to “Rural Settlement” in the ORMCP to reflect its former status in the Claremont Development Plan. This re-designation would retain all lands within the Greenbelt Plan, as subject to the ORMCP. No change in designation is required under the Greenbelt Plan; and no change in designation of the “Natural Core Area” is contemplated.

Whereas through community discussions and comments, there are differing views in the community with respect to allowing an expansion to the Hamlet of Claremont boundary.

Whereas it is difficult to deal with the present development application and future planning decisions without first addressing the ORMCP designations. A change in designation of lands in the ORMCP is a decision that can only be made by the Province. The City cannot consider development on lands within the “Countryside” designation. A review of this matter by the Province will help set the context for future planning discussions. The Minister of Municipal Affairs and Housing has the authority, at any time, to amend the designation of lands subject to the ORMCP, pursuant to section 12(1) of the *Oak Ridges Moraine Conservation Act, 2001*.

Whereas the Office of the Provincial Development Facilitator was established to help the Province, municipalities, developers and community groups resolve issues related to growth management, land use and infrastructure planning, and environmental protection.

Now therefore be it resolved that the City of Pickering request the Minister of Municipal Affairs and Housing, and the Minister of Natural Resources and Forestry to review the present designation of the subject lands and consider changing the “Countryside Area” designation to “Rural Settlement” pursuant to Section 12(1) of the *Oak Ridges Moraine Conservation Act, 2001*.

That the Provincial Development Facilitator be requested to assist the Province to undertake this review, including consulting with the residents and landowners in the Hamlet of Claremont, the City of Pickering, the Region of Durham and other relevant stakeholders.

That the process of this review help inform the development of a broader provincial policy as contemplated in comments to the Province during the Coordinated Review that would allow consideration of minor boundary amendments and expansions to hamlets under the ORMCP.

Subject property in relation to the Oak Ridges Moraine Conservation Plan

