



Planning and Development Committee Agenda

Date: March 17, 2025
Time: 5:00 p.m.
Location: Council Chambers or Electronic Participation
Municipal Administrative Centre
40 Temperance Street, 2nd Floor
Bowmanville, Ontario

Inquiries and Accommodations: For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending, please contact: Lindsey Turcotte, Committee Coordinator, at 905-623-3379, ext. 2106 or by email at lturcotte@clarington.net.

Alternate Format: If this information is required in an alternate format, please contact the Accessibility Coordinator, at 905-623-3379 ext. 2131.

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The Revised Agenda will be published on Friday after 3:30 p.m. Late items added or a change to an item will appear with a * beside them.

	Pages
1. Call to Order	
2. Land Acknowledgment Statement	
3. Declaration of Interest	
4. Announcements	
5. Presentations/Delegations	
5.1 Delegation by Henry Zekveld, Chair, Agricultural Advisory Committee, Regarding the 2024 Agricultural Advisory Committee Update	4
6. Consent Agenda	
7. Items for Separate Discussion	
8. Unfinished Business	
9. New Business	
10. Public Meetings (6:30 p.m.)	
10.1 Public Meeting for a Proposed Zoning By-law Amendment	6
Applicant: Fourteen Estates on behalf of Honey Harbour Heights Estates Ltd.	
Location: 72 Ormiston Street, Hampton	
Planner: Tyler Robichaud, Senior Planner	
10.1.1 PDS-012-25 - Application by Fourteen Estates for a Zoning By- law Amendment to Permit one Lot for a Detached Dwelling in Hampton	7

- 10.2 Public Meeting for a Proposed Zoning By-law Amendment and Draft Plan of Subdivision 18
- Applicant: Blackthorn Development Corp. on behalf of 1377019 Ontario Inc. and Bowmanville Estates Inc. and MNR Investments Inc.
- Location: 2522, 2526, 2528, 2530, and 2532 Concession Road 3, Bowmanville
- Planner: Nicole Zambri, Senior Planner
- 10.2.1 PDS-013-25 - Application by Blackthorn Development Corp., for a Zoning By-law Amendment to Permit 119 Residential Units as well as a Partial Medium Density Block for Multiple Parcels within the Northglen Neighbourhood in Bowmanville 19
- 10.3 Public Meeting for a Proposed Zoning By-law Amendment and Draft Plan of Subdivision 35
- Applicant: Planfarm Inc. on behalf of WDD International Inc.
- Location: Regional Road 18, North of Church Lane, Newtonville
- Planner: Toni Rubino, Senior Planner
- 10.3.1 PDS-014-25 - Applications by WDD International Inc. for a Zoning By-law Amendment to Permit 19 lots for Detached Dwellings in Newtonville 36

11. Confidential Items

- 11.1 LGS-009-25 - OLT Appeal – 668390 Ontario Ltd. (Kaitlin)
- Municipal Act, 2001 Section 239(2) (e) (f)
- (To Be Distributed with the Revised Agenda)

12. Adjournment

From: no-reply@clarington.net
To: [ClerksExternalEmail](#)
Subject: New Delegation Request from Zekveld
Date: Wednesday, March 5, 2025 10:30:49 AM

EXTERNAL

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**
Agricultural Advisory Committee of Clarington 2024
- **Action requested of Council**
Receive the delegation
- **Date of meeting**
3/17/2025
- **Summarize your delegation**
Each year, the chair of the AACC presents an annual update to Council on the Committee's work in the previous year.
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**
Yes
- **Name of the staff member or Councillor.**
Councillor Zwart, Council Liaison for the Committee; Sylvia Jennings, Staff Liaison for the Committee
- **Will you be attending this meeting in person or online?**
In person
- **First name:**
Henry
- **Single/Last name**
Zekveld
- **Firm/Organization (if applicable)**
Agricultural Advisory Committee of Clarington

Job title (if applicable)

Chair

- **Address**

[REDACTED]

- **Town/Hamlet**

Bowmanville

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits seven minutes for delegations and five minutes for Public Meeting participants.**

Yes

[This is an automated email notification -- please do not respond]

Statutory Public Meeting

ZBA2024-0022

Location: 72 Ormiston Street,
Hampton, ON

Meeting Date: March 17, 2025

Owner: Honey Harbour Heights Estates Ltd

Applicant: Fourteen Estates

Application Details:

Proposal for a rezoning to facilitate the creation of a new rural residential building lot and the development of one (1) single-detached dwelling.

The proposed rezoning would change the zoning on the subject lands from “Agricultural Exception (A-1) Zone” to “Residential Hamlet (RH) Zone”. The total site area is approximately 0.472 hectares.



Public Meeting Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee	
Date of Meeting:	March 17, 2025	Report Number: PDS-012-25
Authored By:	Tyler Robichaud, Senior Planner	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	ZBA2024-0022	Resolution#:
Report Subject:	Application by Fourteen Estates for a Zoning By-law Amendment to permit one lot for a detached dwelling in Hampton.	

Purpose of Report:

The purpose of this report is to provide information and gather input from the public and Council, as well as recommend approval if there are no significant concerns raised from the public. In the event that significant concerns are raised, it is recommended that this matter be referred back to staff.

Recommendations:

1. That Report PDS-012-25 and any related communication items, be received;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to a Zoning By-law Amendment application submitted by Honey Harbour Heights Estates Ltd.;
3. That the Zoning By-law Amendment application submitted by Fourteen Estates be approved and that the Zoning By-law Amendment in Attachment 1 to report PDS-012-25 be approved; and
4. That all interested parties listed in Report PDS-012-25 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on an application for a proposed a Zoning By-law Amendment to permit one lot for detached dwelling in Hampton. Should there be no significant concerns from the public, Staff recommend that the Zoning By-law amendment be approved. In the event that significant concerns are raised, it is recommended that this matter be referred back to staff.

1. Application Details

Owner: Honey Harbour Heights Estates Ltd.

Applicant: Fourteen Estates

Proposal: Zoning By-law Amendment

To rezone the subject lands from "Agricultural Exception (A-1)" Zone to an appropriate zone to permit 1 lot for a detached dwelling.

Area: 0.472 hectares (1.16 acres)

Location: 72 Ormiston Street, north side of Ormiston Street, east of Old Scugog Road in the Hamlet of Hampton. (see Figure 1)

Roll Number: 18-17-010-120-09700

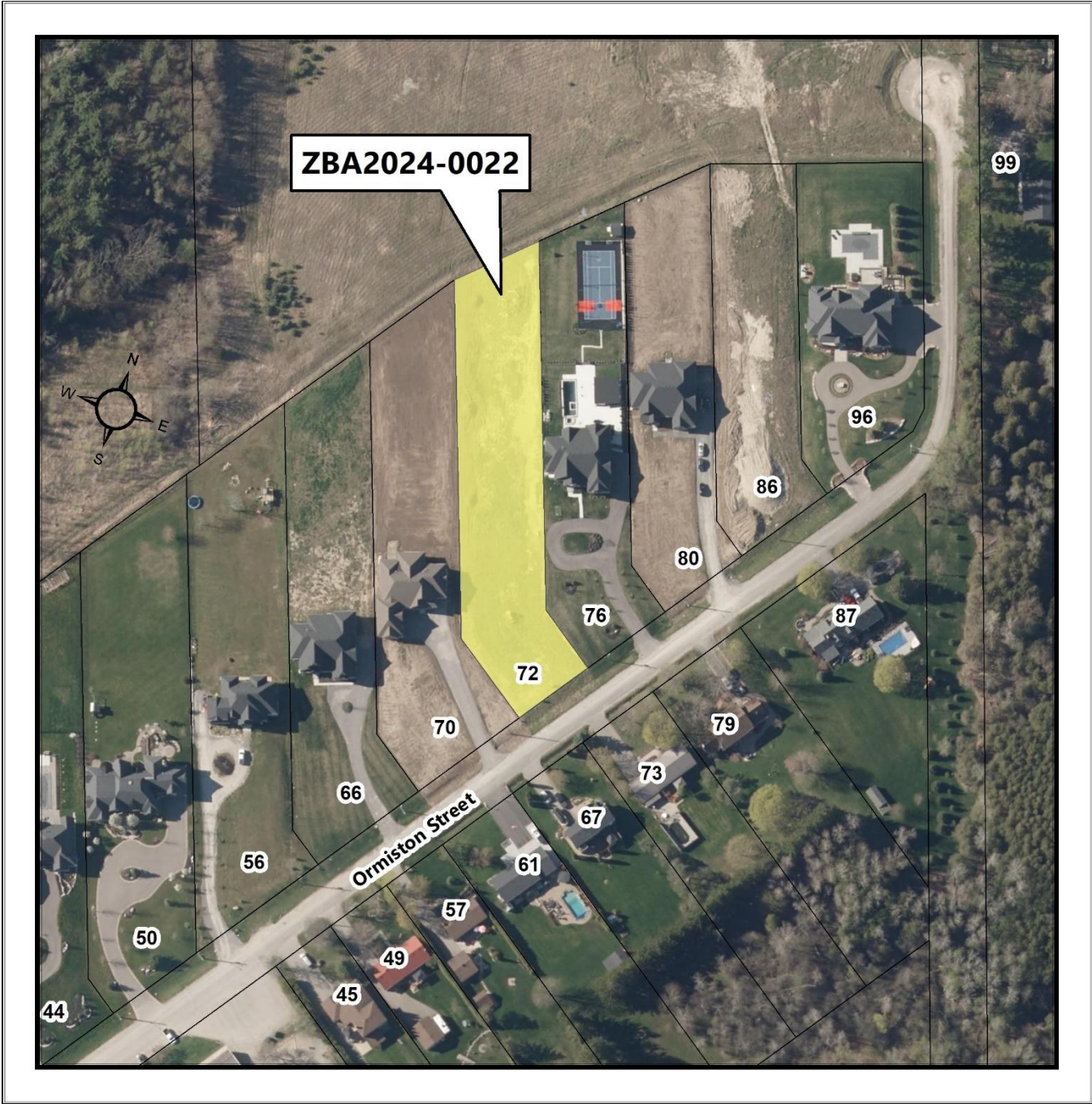


Figure 1- Location of Subject Lands

2. Background

- 2.1 On September 19, 2024, Honey Harbour Heights Estates Ltd, submitted an application for a Zoning By-law Amendment to permit one lot for a detached dwelling on a 0.472 hectare parcel. The subject lands are situated within the hamlet boundary of Hampton.
- 2.2 The adjacent properties to the west and east of the subject property are zoned “Residential Exception (RH-28)” Zone which permits single detached dwellings. The lots were created by severance in 2013 and have since then have been developed with detached homes. The zoning on 72 Ormiston Street, as well as the retained 13.849 hectares to the north remained as “Agricultural Exception (A-1)” Zone. The intent was to allow access to the retained lands from 72 Ormiston Street and from an access to the east, within the hamlet boundary, shown as a cul-de-sac on **Figure 1** for future development.
- 2.3 On August 29, 2024 the Committee of Adjustment heard two applications pertaining to this site. The first was for a Consent application for a lot line adjustment for the lands to the east to access a well. The second was a Consent application to sever a 0.472 hectare parcel from a 13.849 hectare parcel to permit the creation of one lot. As a condition of approval of the Consent application, the Owner was required to submit a zoning by-law amendment application to address the reduction lot area and lot frontage. In order to clear this condition, a zoning by-law amendment application is to be approved, and final and binding from Municipal Council.
- 2.4 The zoning by-law amendment application was deemed complete on November 20, 2024.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located on the north side of Ormiston Street, east of Old Scugog Road in the Hamlet of Hampton.
- 3.2 The lands subject to this rezoning application are 0.472 hectares in area with 30 metres of frontage and were part of a larger vacant parcel to the north inside the hamlet boundary. The lands are currently vacant.
- 3.3 The surrounding uses are as follows:

North: Vacant Agricultural lands.

East: Existing detached residential dwellings on rural residential lots.

South: Existing detached residential dwellings on rural residential lots and Hampton Public School.

West: Existing single detached residential dwellings.

4. Provincial Policy

Provincial Planning Statement (PPS 2024)

- 4.1 The PPS 2024 provides policies to support the creation of a full range of housing, while respecting the rural character in rural settlement areas. It also encourages the use of existing infrastructure, protection of the natural environment and creating complete communities.
- 4.2 The subject lands are located within a settlement area, where the PPS promotes infill development and where existing infrastructure, and public services facilities will be utilized.
- 4.3 The proposal conforms to the PPS 2024.

5. Official Plan

Durham Region Official Plan (Envision Durham)

- 5.1 On September 3, 2024, the Ministry of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications. The Durham Region Official Plan (Envision Durham) designates the subject lands as "Hamlets".
- 5.2 Envision Durham encourages development within hamlets to be compatible with surrounding uses and the rural landscape consisting of a mix of housing types appropriate for existing service levels, employment uses and commercial uses that meet the needs of the residents of the hamlets and the surrounding rural area.
- 5.3 The Regional Official Plan encourages a wide range of residential dwellings that are locally appropriate and consistent with the character of the area. The proposed development supports Regional policies guiding the development of Hamlets by promoting housing opportunities within an existing neighbourhood area and by proposing to develop the subject lands in an efficient manner while maintaining an attractive and contextually appropriate built-form.
- 5.4 The proposal conforms to Envision Durham.

Municipality of Clarington Official Plan

- 5.5 The Clarington Official Plan designates the subject lands “Hamlet”. New residential lots in any rural settlement area with or without municipal water shall have a minimum lot size of 0.4 hectares, must meet the requirements of the Region of Durham Health Department for private services to ensure there are no adverse impacts for water supply and quality. Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Settlement areas shall be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses. Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.
- 5.6 The subject size is greater than the required lot size of 0.4 hectares and considered an infill between existing development.
- 5.7 The proposal conforms with the policies of the Clarington Official Plan.

6. Zoning By-law 84-63

- 6.1 The subject lands are currently zoned “Agricultural Exception (A-1)” Zone within Zoning By-law 84-63.
- 6.2 The “Agricultural Exception (A-1)” zone requires a minimum lot area of 40 hectares and a minimum street frontage of 100 metres. The severed parcel requires a zoning by-law amendment application to reduce the area and frontage within the rural settlement boundary.

7. Summary of Background Studies

- 7.1 The Consent applications were supported by the Committee of Adjustment, as such no background studies were required for the rezoning application.

8. Public Notice and Submissions

- 8.1 Public Notice was mailed to households within 300 metres of the subject lands on February 24, 2025. One public meeting sign was installed on the subject lands. Details of the proposed application were also posted on the Municipality’s website ([Proposed development at 72 Ormiston Street, Hampton | Clarington Connected](#)), and in the Clarington Connected e-newsletter.
- 8.2 At the time of writing this report, Staff have not received any comments from the public.

9. Department and Agency Comments

- 9.1 The application was circulated to internal departments and external agencies for review and comments. A list and summary of the agency and internal departments comments received thus far are shown on **Attachment 2** to this report.

10. Discussion

- 10.1 The proposed residential lot is located within the Hamlet of Hampton and the proposed residential use represents a form of development encouraged by Provincial, Regional, and Municipal policies.
- 10.2 The proposed lot at 72 Ormiston Street was left as “Agricultural Exception (A-1) Zone” to provide future access to the vacant lands for future development to the north. The retained lands are outside of the rural settlement boundary and within the Greenbelt. The consent application to sever 72 Ormiston does not preclude future development of the lands to the north. The development potential for these lands is limited to one primary residential dwelling and accessory buildings and maintains access from the east side of the retained lands to Ormiston Street.

11. Financial Considerations

- 11.1 The capital infrastructure required for this development will be negligible given that the lot will be privately serviced, there are no are sidewalks and the road is already constructed. The Municipality will be responsible for the major repair, rehabilitation, and replacement in the future for any capital assets.

12. Strategic Plan

- 12.1 The proposed development has been reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff gave attention to the priorities of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. The proposal aligns with Clarington’s Strategic Plan.

13. Climate Change

- 13.1 The impact of one single lot will have negligible impacts on climate change.

14. Concurrence

Not Applicable.

15. Conclusion

- 15.1 Should there be no significant concerns from the public, Staff recommend that the application by Honey Harbour Heights Estates Ltd. to amend Zoning By-law 84-63 to permit one residential lot be approved and the Zoning By-law as shown on **Attachment 1** be passed. In the event that significant concerns are raised, it is recommended that this matter be referred back to staff.

Staff Contact: Tyler Robichaud, Senior Planner, 905-623-3379 ext. 2420 or
TRobichaud@clarington.net.

Attachments:

Attachment 1 – Zoning By-law Amendment

Attachment 2 – Departmental and Agency Comments

Interested Parties:

Honey Harbour Heights Estates Ltd.

Fourteen Estates c/o Shawn Rondeau

H.F Grander Co. Ltd. c/o Ralph F. Grander

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131

The Corporation of the Municipality of Clarington
By-law Number 2025-_____

being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington to permit the development of one lot for a single detached dwelling on the subject lands (ZBA 2024-0022).

Now therefore the Council of the Municipality of Clarington enacts as follows:

1. Schedule "7" (Hampton)" to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

"Agricultural Exception (A-1) Zone" to "Residential Hamlet (RH) Zone".

as illustrated on the attached Schedule "A" hereto.


2. Schedule "A" attached hereto shall form part of the By-law.
3. This By-law shall come into effect on the date of passing hereof, subject to the provisions of Sections 36 of the Planning Act.

Passed in Open Council this _____ day of March 2025

Adrian Foster, Mayor

June Gallagher, Municipal Clerk



 Zoning Change From 'A-1' To 'RH'

Attachment 2 – Agency and Department Comments

The following agencies and internal departments were circulated for comments on the applications. Below is a chart showing the list of circulated parties and whether or not we have received comments to date.

Department/Agency	Comments Received	Summary of Comment
Durham Region Community Growth and Ec. Dev. Department	☒	The Region has no objection to the rezoning.
Durham Region Works Department	☒	Regional Works has no objection to the rezoning
Durham Region Health	☒	Regional Health Services has no objections.
Clarington Engineering Development Division	☒	Engineering has no objection to the proposal. A Lot Grading Plan, Entrance Permit and approvals from the Health Department will be required at the Building Permit stage.
CLOCA	☒	No Objections

Statutory Public Meeting

ZBA2024-0026 and SC-2024-0015

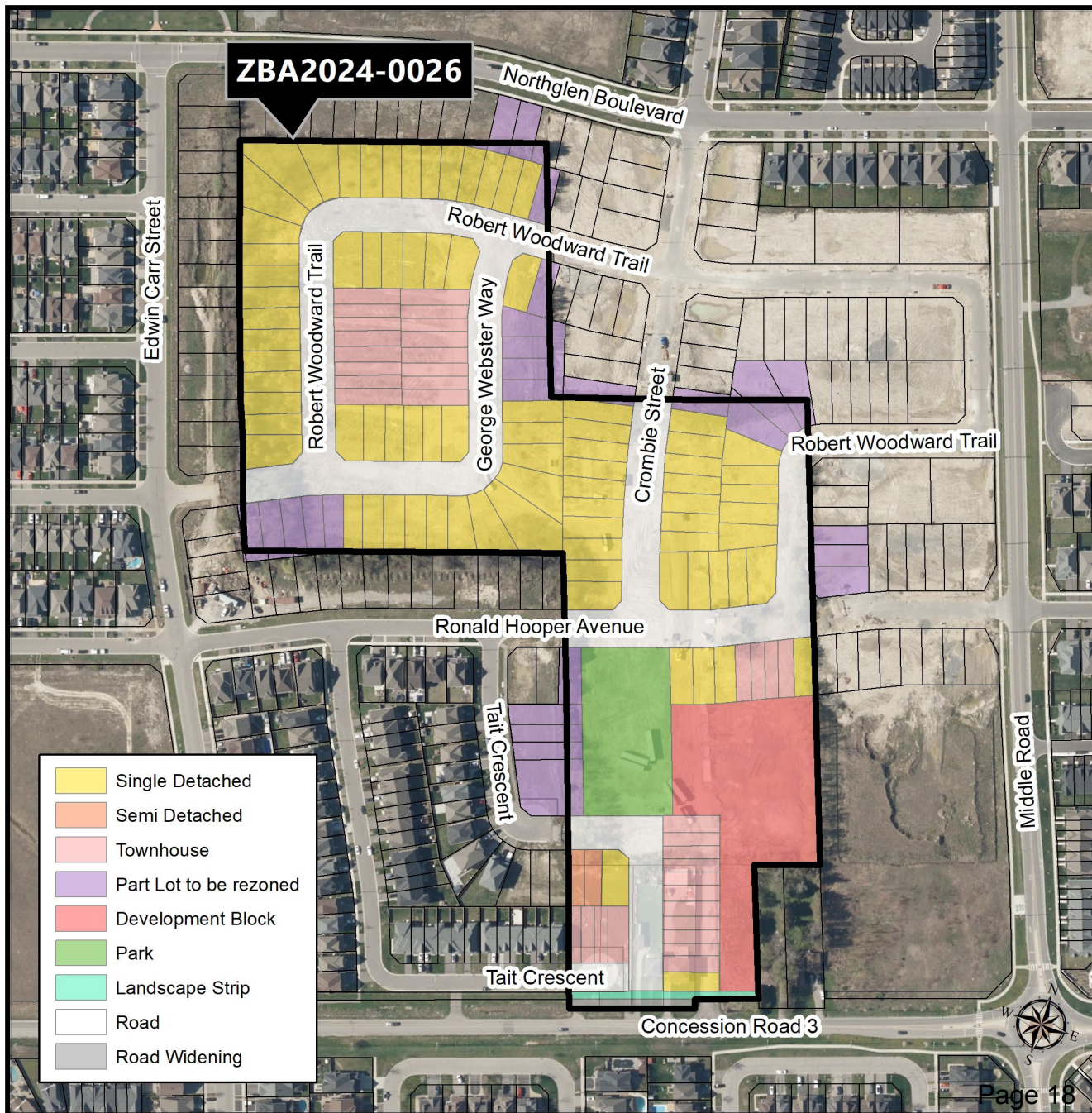
Location: 2522, 2526, 2528, 2530, and 2532
Concession Road 3, Bowmanville

Meeting Date: March 17, 2025

Owner/Applicant: Blackthorn
Development Corp. for 1377019 Ontario
Inc., Bowmanville Estates Inc., MNR
Investments Inc.

Application Details:

Zoning By-law Amendment and Subdivision applications to permit 119 residential units and various part lots. The plan consists of 82 single detached units, 2 semi detached units, 35 street townhouse units, and a partial medium density block to be merged with lands to the east. The plan also shows the extension of various roads to complete the Northglen Neighbourhood street network and a park.



Public Meeting Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee	
Date of Meeting:	March 17, 2025	Report Number: PDS-013-25
Authored By:	Nicole Zambri, Senior Planner	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	ZBA-2024-0026 (Cross: SC-2024-0015) Resolution#:	
Report Subject:	Application by Blackthorn Development Corp., for a Zoning By-law Amendment to permit 119 residential units as well as a partial medium density block for multiple parcels within the Northglen Neighbourhood in Bowmanville.	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-013-25 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to the Zoning By-law Amendment and Subdivision applications submitted by Blackthorn Development Corp. on behalf of 1377019 Ontario Inc., Bowmanville Estates Inc., and MNR Investments Inc. and continue processing the applications including the preparation of a subsequent recommendations report; and
3. That all interested parties listed in Report PDS-013-25 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a proposed a Zoning By-law Amendment and Subdivision to permit 119 residential units and various part lots. The lots consist of 82 single detached units, 2 semi-detached units and 35 street townhouse units, as well as a partial medium density block to be merged with abutting lands to the east. The plan also shows the extension of various roads to complete the Northglen Neighbourhood street network, as well as a park block.

1. Application Details

Owner: 1377019 Ontario Inc., Bowmanville Estates Inc., and MNR Investments Inc.

Agent: Blackthorn Development Corp.

Proposal:

Zoning By-law Amendment

To rezone the subject lands from "Agricultural Exception (A-1) Zone" to various Urban Residential Exception Zones to facilitate the development of 119 residential units and several part lots.

Draft Plan of Subdivision

Proposed Draft Plan of Subdivision to permit 119 residential units and various part lots, a partial medium density block and a parkette in the Northglen Neighbourhood of Bowmanville.

Area: 18.68 acres (7.56 hectares)

Location: 2522, 2526, 2528, 2530, and 2532 Concession Road 3, Bowmanville (see Figure 1)

Roll Numbers: 1817-010-080-05900; 1817-010-080-06000; 1817-010-080-06100; 1817-010-080-06200; 1817-010-080-06300

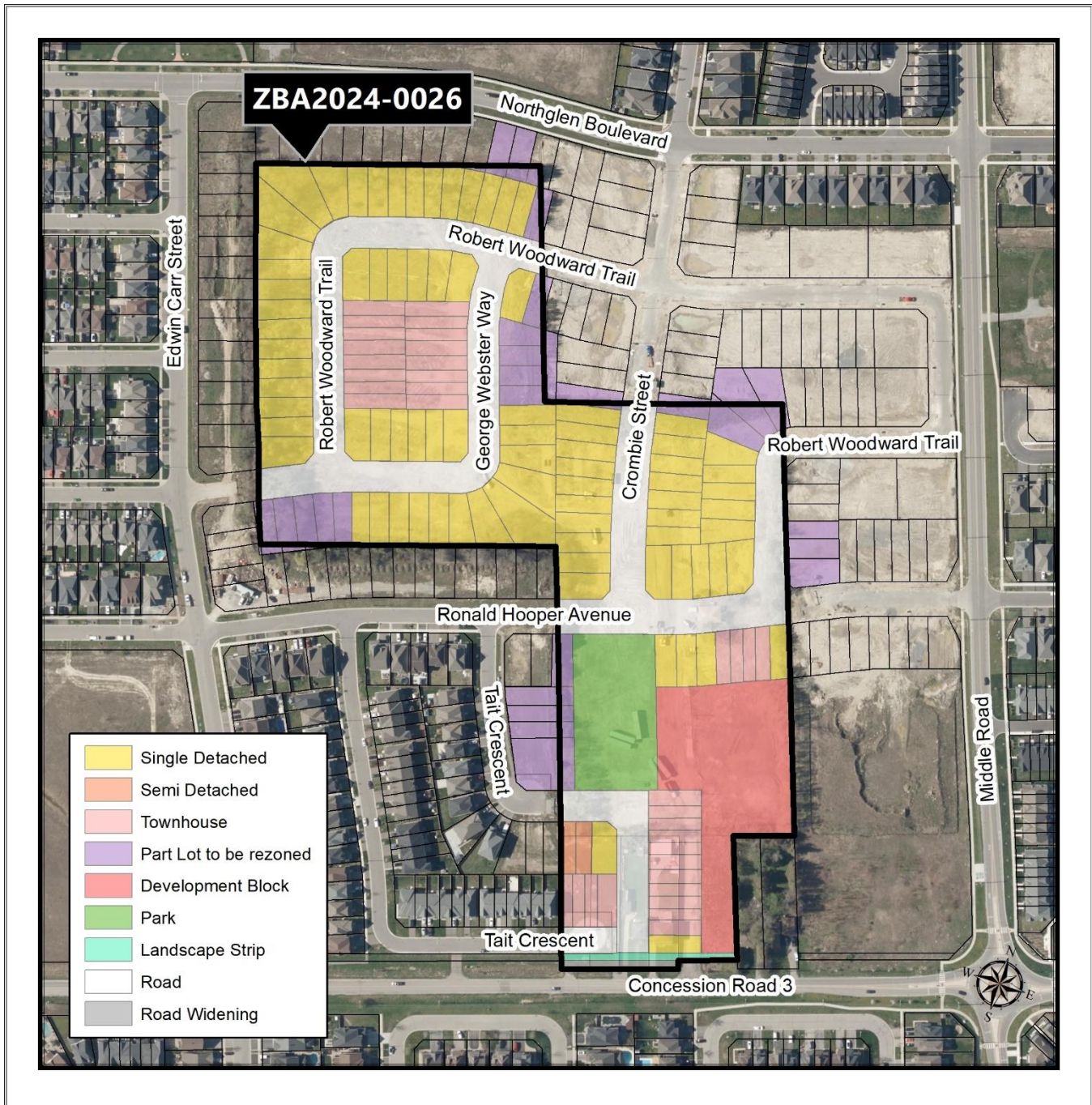


Figure 1 – Location of Subject Lands

2. Background

- 2.1 On November 3, 2022, a stage 1 pre-consultation meeting was held, followed by a stage 2 pre-consultation submission on July 19, 2023. Comments from various agencies and departments were provided to the applicant on October 27, 2023 after review of the

submission materials. A subsequent informal submission was received on March 7, 2024, followed by a formal application submission on November 29, 2024.

- 2.2 The submitted applications for a rezoning and draft plan of subdivision propose to rezone the lands from an Agricultural Exception (A-1) Zone to various urban residential exception zones to facilitate the development of 119 residential units and various part lots within the Northglen Neighbourhood. The lots consist of 82 single detached units, 2 semi-detached units, and 35 street townhouse units, as well as a partial medium density block to be merged with abutting lands to the east. The plan also shows the extension of various roads to complete the Northglen Neighbourhood street network, as well as a 0.42 hectare park block.
- 2.3 A subsequent site plan application would be required for the proposed medium density block (Block 42 on the draft plan) once it merges with the abutting lands to the east which are part of another subdivision application (SC-2007-0004).
- 2.4 The draft plan shows various part lots (approximately 34) which will be merged with the adjacent lands to complete the lotting fabric of the neighbourhood. The subject lands are one of the last sites to be developed within the Northglen Neighbourhood as the site was formerly used as an auto wrecking yard which has now ceased operation. With the termination of the auto wrecking yard, it would now enable the subject lands, and surrounding adjacent lands, to transition to alternative uses.
- 2.5 The applicant has submitted supporting documents which have been circulated to various departments and agencies for review and comment. They are available upon request and will be summarised in a subsequent recommendation report.
- 2.6 The rezoning and subdivision applications were deemed complete by staff on December 2, 2024.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located at the northwest quadrant of Concession Road 3 and Middle Road, and south of Northglen Boulevard within the Northglen Neighbourhood in Bowmanville. The site was formerly occupied by Abe's Auto Wreckers but also includes properties adjacent to Abe's, along Concession Road 3. The total site area is approximately 7.5 hectares.
- 3.2 Surrounding uses include mostly single detached dwellings and townhouses. Sites immediately surrounding the subject lands are vacant due to the implications of the previous auto wrecking use of the property.
- 3.3 The surrounding uses are as follows:

North: Existing low density, single detached residential houses and a public elementary school which is currently under construction.

East: Existing low density, single detached residential houses, as well as registered vacant lots within a plan of subdivision.

South: Existing low density, single detached and townhouse residential units.

West: Existing low density, single detached and townhouse residential units.

4. Provincial Policy

The Provincial Planning Statement (PPS 2024)

- 4.1 The PPS 2024 encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing and shall promote development patterns that efficiently use land and infrastructure. Opportunities for redevelopment and intensification are to be promoted where it can be accommodated.
- 4.2 The PPS policies direct growth to settlement areas and promote compact development forms. The subject lands are located within the Bowmanville Urban Settlement boundary. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient development patterns, especially along public transit and active transportation routes.
- 4.3 The PPS encourages a minimum density target of 50 residents and jobs per gross developable hectare in designated growth areas.
- 4.4 The proposal is consistent with the PPS 2024.

5. Official Plan

Durham Region Official Plan (Envision Durham)

- 5.1 On September 3, 2024, the Ministry of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications.
- 5.2 The Durham Region Official Plan (Envision Durham) designates the subject lands as “Community Areas.” Community Areas are to be planned for a variety of housing types, sizes, and tenures, including townhouse dwellings. These areas can also include population-serving uses and shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas.
- 5.3 Envision Durham provides a long-term policy framework that is used to manage Durham Region’s growth and development. The intent of Envision Durham is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner

- 5.4 Development within this area shall be planned to achieve a minimum density target of 53 people and jobs per hectare. The density proposed is estimated to be around 53.2 people per ha which is meeting this target. It does not include any units or people associated with the medium density block which will be determined through a future site plan application.
- 5.5 The proposal conforms to Envision Durham.

Municipality of Clarington Official Plan

- 5.6 The Clarington Official Plan designates the property “Urban Residential” and is within the Bowmanville Urban Area. Ground related units such as detached dwellings, semi-detached and limited townhouses are permitted, as proposed. The built form shall be between 1 to 3 storeys and the minimum density target is 13 units per ha. Proposal is approximately 18 units per ha.
- 5.7 The subject site is also located within a “Local Corridor”, which is along Concession Road 3. It is in close proximity to the intersection of two arterial roads, Concession Road 3 and Middle Road. Concession Road 3 is a Type B arterial road and Middle Road is a Type C arterial road. Local Corridors require a minimum density of 40 units per ha and permits low and mid rise buildings. Given that there is only approximately 50 metres of frontage along this corridor and given the constraints of the site due to existing developments and road network, the proposal for townhouses within this area appropriate and is permitted within the local corridor. There will be a further opportunity to increase the density along the Local Corridor when the medium density block (Block 42) merges with the lands to the east.
- 5.8 Multi-unit residential development will be developed on the basis of the following site development criteria, as per policy 9.4.5:
- Suitability of the size and shape of the site;
 - Compatibility with the surrounding neighbourhood;
 - Minimize impact of traffic on local streets;
 - Direct vehicular accesses from public streets, without reliance on easements;
 - Variety of unit designs;
 - Townhouses shall not be sited on opposite sides of the street unless adequate on-street parking can be provided; and
 - Street townhouses shall generally not comprise more than 6 attached units.
- 5.9 The proposal conforms with the policies of the Clarington Official Plan.

Northglen Neighbourhood Design Plan

- 5.10 The subject lands are also within the approved Northglen Neighbourhood Design Plan. As per Policy 9.4.2 of the Clarington Official Plan, Neighbourhood Design Plans will continue to provide guidance for the development of neighbourhoods.

- 5.11 The proposal follows the general layout of the Northglen Neighbourhood Design Plan in terms of road patterns, lot fabric, and providing a proposed park. Discussion on the size of the park proposed, is within Section 10 of this Report.
- 5.12 The draft plan of subdivision slightly deviates from the Neighbourhood Design Plan by eliminating vehicle access from Tait Crescent to the medium density block. This was a request made by Staff through the review process because there were other opportunities for vehicle connections to the medium density block from Concession Road 3 and Middle Road. This would eliminate unnecessary private lane connections to Tait Crescent and direct road traffic to the main arterial roads as opposed to a local road. It would also eliminate the need for any street renaming of Tait Crescent.

6. Zoning By-law 84-63

- 6.1 The property is zoned “Agricultural Exception (A-1)” in Zoning by-law 84-63. The Agricultural Zone is a common zone category for underdeveloped lots located within Settlement Areas. The Agricultural zone does not permit the proposed development, and as such, the rezoning application was required.
- 6.2 The draft zoning by-law amendment proposes the lands be rezoned to various Urban residential exception zones to permit the proposed development within the Northglen Neighbourhood. The proposal shows single detached lots with a frontage between 10 metres and 14.3 metres, semi detached dwellings with 9 metre frontages and street townhouse dwellings with a minimum lot frontage of 7 metres, in keeping with the lot frontages not only within the Northglen Neighbourhood, but also as per Council’s 1999 resolution.
- 6.3 Finalization of appropriate zone uses and provisions will be determined after all public and agency comments have been received and will be brought forward in a subsequent recommendation report. A Holding (H) Symbol will be implemented as part of the Zoning By-law Amendment to ensure the conditions of the draft plan of subdivision and site plan approval (for the medium density block) have been fulfilled. The parkette will also be rezoned to an urban residential zone and will have a hold until the lands are transferred to the Municipality.
- 6.4 A draft Zoning By-law Amendment that was submitted by Blackthorn Development Corp. is included in **Attachment 1**.

7. Summary of Background Studies

- 7.1 The applicant has submitted the required supporting plans and studies which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage at www.clarington.net/ConRd3 and are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.

8. Public Notice and Submissions

- 8.1 Public Notice was mailed to households within 120 metres of the subject lands on February 24, 2025. Signage was also posted on the property, along Northglen Boulevard, George Webster Way, Concession Road 3, and Tait Crescent, advising of the complete application received by the Municipality and details of the public meeting. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 8.2 At the time of writing this report, no public comments were received.
- 8.3 Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

9. Departmental and Agency Comments

- 9.1 The applications were circulated to internal departments and external agencies for review and comments. At the time of writing this report, staff have not received all of the agency and department comments. A list and summary of the agency and internal department comments received, as well as all public comments received, will be included in a subsequent recommendation report.

10. Discussion

- 10.1 The proposed residential development is located within the Bowmanville Urban Boundary and the proposed residential uses represent a form of development encouraged by Provincial, Regional, and Municipal policies.
- 10.2 The applicant has proposed a total of 119 units consisting of 82 single detached units, 2 semi-detached units, and 35 townhouse units. The proposal also shows various part lots proposed to be melded with part lots within the adjacent plan of subdivision SC-2007-0004, as well as a portion of a medium density block that will be subject to a future site plan application. The proposal is one of the last phases of the Northglen Neighbourhood, which has become available after the discontinuation of the Abe's Auto Wrecking Yard. The immediate surrounding lands will also be made available for development with the termination of the wrecking yard use.
- 10.3 Further discussion on the appropriateness of the land uses proposed and the built form, such as heights, densities and general site layout will be addressed through a subsequent recommendation report.

Environmental Site Assessment (Site Contamination)

- 10.4 A Phase 2 Environmental Site Assessment was submitted for the former Abe's Auto Wrecking Yard, however, the report indicates it was completed for due diligence purposes in support of a real estate transaction and site plan approval instead of in accordance with Ontario Regulation (O.Reg.) 153/04. A new or revised report will be required to be prepared in accordance with O.Reg. 153/04 to determine appropriateness for site to be used for residential purposes.
- 10.5 The initial findings of the submitted report revealed that exceedances were found in some areas of the site. It also indicated that site remediation was carried out and backfill was imported from a local quarry. The tested backfill met the Ministry of Environments Conservation and Parks (MECP) Table 2 Guideline criteria. The report states that the site was adequately cleaned up and is suitable for sensitive uses as the chemical qualities of the groundwater and the subsoils remaining at the site comply with the MECP's Table 2.
- 10.6 As of January 1st of this year, the Region of Durham has been removed from planning responsibilities, including site contamination. This responsibility has now been transferred to the Municipality to enforce. Given that the Municipality is still in the transition phase to develop a site contamination protocol and to retain the expertise to review and confirm the findings of the report, Staff are not able to comment on the findings of the report at this time. Further comment will be provided in a subsequent recommendation report to ensure the site is appropriate for sensitive land uses, such as residential. Staff may also require a peer review of the ESA report to confirm the conclusions of the report. As a final step, a Record of Site Condition would be required to be submitted to MECP.

Parkette Size

- 10.7 A parkette is required in accordance with the Neighbourhood Design Plan and Clarington Official Plan. The location of the park in the Neighbourhood Design Plan was strategically planned to provide terminating vistas at Crombie Street, Tait Crescent, and Concession Road 3, which is being achieved through the proposed layout of the draft plan of subdivision. While the Official Plan outlines the need for a parkette of 0.5 to 1ha, the Planning Act only requires 0.4 hectares on these lands. Only 0.42 hectares are proposed for the parkette in the application and staff are encouraging the Owner to increase it to meet the minimum 0.5 hectares as outlined in the Clarington Official Plan.
- 10.8 Park spaces within the Neighbourhood Design Plan are planned at the neighbourhood level instead of on an individual ownership basis. An overall park review for the Northglen Neighbourhood, including the future development of the medium density block and mixed use block within the Northglen Neighbourhood, would need to be considered in order to determine the appropriate park size for this site. Staff will continue to have discussions with the Owner and will provide further details in the final recommendation report.

Proposed Zoning By-Law Amendment

- 10.9 The minimum width for singles and townhouse units have been debated by Municipal Staff and Council over the years in order to ensure appropriate growth and density can be accommodated, while still meeting other competing demands, such as parking and landscaped open space. Typically, as a result of a Council Resolution from 1999, and a recent Council decision in 2024 to have a minimum soft landscaping in the front yard of 40%, singles are to have a minimum frontage of 10 metres and townhouses which have access from a public road are recommended to have a minimum frontage of 7 metres. The proposal is in keeping with this direction and is also similar to the existing lot fabric within the Northglen neighbourhood.
- 10.10 A rezoning is required to rezone the lands from “Agricultural Exception (A-1) Zone” to an appropriate “Holding - Urban Residential Exception Zone” in order to facilitate the proposed development. It also proposes to rezone some of the adjacent part lots outside the proposed plan of subdivision. The parkette would be zoned to an “Urban Residential Type One (R1) Zone” , with a Hold until the lands for the parkette are dedicated to the Municipality. A Zoning By-law Amendment has been prepared by the applicant and appears to align with the approved vision for the Northglen Neighbourhood Design Plan.

Servicing

- 10.11 Stormwater management for the site is proposed to be split between two downstream ponds, that being the Jackman Stormwater Quality Facility to the south (southeast corner of Longworth Ave. and Scugog Street) and the Northglen West Stormwater Management Facility to the west. Storm sewers and facilities have been sized to accommodate the post-development drainage from the site.
- 10.12 Proposed watermains and sanitary sewers will be extended from the existing stubbed services within the right-of-ways. Sanitary sewers and watermains located within Phase 9 (abutting east lands) are currently under a maintenance period as the site is under construction. The applicant will be required to obtain written permission from the adjacent developer before the Region can permit connections to the infrastructure from this development.

Affordable Units

- 10.13 The Clarington Official Plan encourages a minimum of 30% of the proposed units to be affordable. The *Planning Act* also requires the adequate provision of a full range of housing, including affordable housing as a matter of Provincial interest. The Planning Rationale Report submitted by the applicant does not indicate that any affordable housing units will be provided. Staff will continue to have discussions with the Owner to encourage affordable housing within the development. If any affordable units are provided, a separate affordable housing agreement would need to be entered into in order to guarantee the units remain affordable for 25 years or more.

10.14 In recent years, the Province of Ontario has also updated the applicable Planning Legislation to include the establishment of additional dwelling units, accessory dwelling units, etc. in order to alleviate the current housing demand. For this reason, the inclusion of accessory/additional dwelling units within the proposed single or townhouses, where possible will be encouraged.

Further Considerations

10.15 Staff will continue to review the submitted Rezoning and Subdivision applications and work with the applicant to address all technical matters. Agency and department comments will be addressed in a subsequent recommendation report to Committee and Council.

10.16 The purpose of the Public Meeting is to provide an opportunity for further public input. These public comments will be reviewed, discussed with the applicant and addressed in a subsequent staff report.

11. Financial Considerations

11.1 Not applicable, as this is a public meeting report to gather public input on the proposal. Financial considerations will be addressed in a subsequent recommendation report, including consideration of the proposed park.

12. Strategic Plan

12.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. An analysis of the proposed development's interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

13. Climate Change

13.1 The application, including submitted reports are being reviewed by staff and circulated agencies. Analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

14. Concurrence

Not Applicable.

15. Conclusion

- 15.1 The purpose of this report is to provide background information and obtain comments on the submitted applications for a Zoning By-law Amendment and Draft Plan of Subdivision for 119 residential units that consist of 82 single detached units, 2 semi-detached units, and 35 townhouse units at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process the applications, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration. Comments received at this public meeting will be considered and addressed in the final recommendation report.

Staff Contact: Nicole Zambri, Senior Planner, 905-623-3379 ext. 2422 or nzambri@clarington.net or Amanda Tapp, Manager of Development Review, 905-623-3379 ext. 2527 or atapp@clarington.net.

Attachment 1 – Draft Zoning By-law Amendment

Attachment 2 – Draft Plan of Subdivision

Interested Parties:

List of Interested Parties available from Department.

The Corporation of the Municipality of Clarington
By-law Number 2024-XXXX

being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington.

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for ZBA 2024-XXXX;

Now therefore the Council of the Municipality of Clarington enacts as follows:

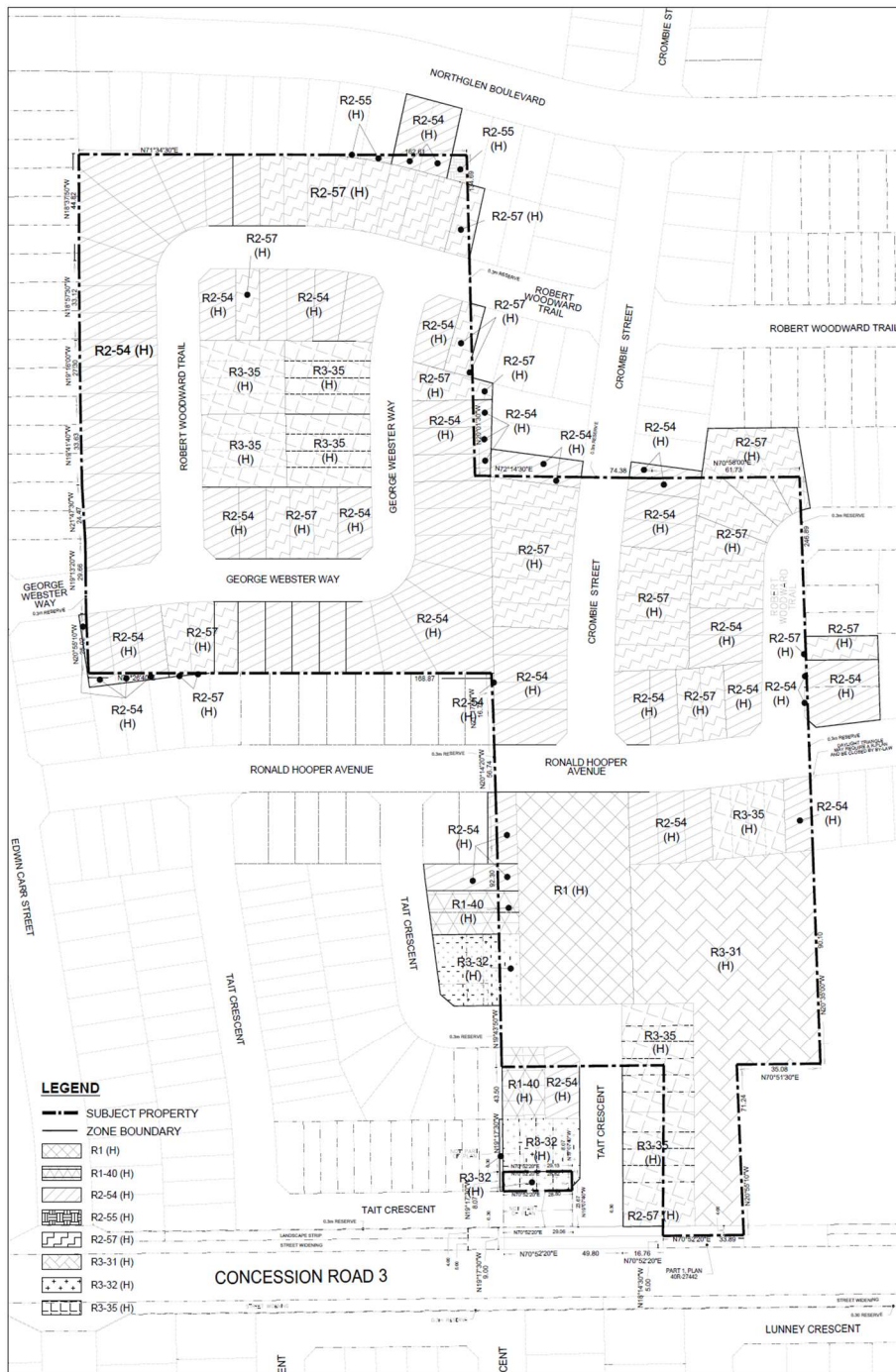
1. In addition to the regulations of Section 3.10 with respect to the removal of the “Holding (H)” symbol, Council shall only enact a by-law to remove the Holding (H) symbol from the lands zoned with a Holding (H) symbol on Schedule ‘A’ of this By-law and permit the issuance of a Building Permit, at such a time as the “Motor Vehicle Wrecking Yard” use of the lands has ceased;
 - i) The vehicles and motor vehicles parts on the lands have been removed from the property; and
 - ii) A Record of Site Condition has been submitted for lands subject to this By-law.
2. Schedule ‘A’ attached hereto shall form part of this By-law.
3. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 and 36 of the Planning Act.

Passed in Open Council this ____ day of _____, 2024

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

This is Schedule "A" to By-law 2024-XXXX passed this XX day of XX, 2024 A.D.

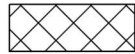


Adrian Foster, Mayor

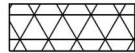
J.P., Newman, Deputy Clerk

Schedule "A" Zoning Legend

Schedule "A" Zoning Legend



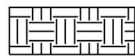
Zone Change From "A-1" to "R1 (H)"



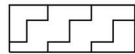
Zone Change From "A-1" to "R1-40 (H)"



Zone Change From "A-1" to "R2-54 (H)"



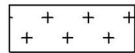
Zone Change From "A-1" to "R2-55 (H)"



Zone Change From "A-1" to "R2-57 (H)"



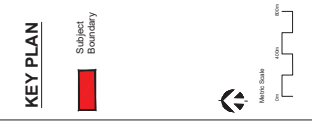
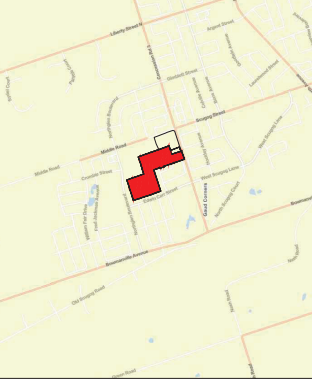
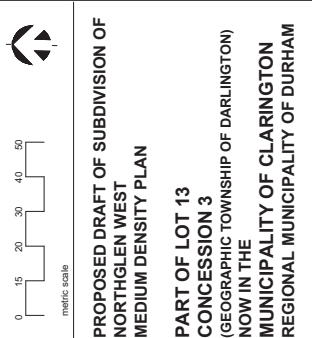
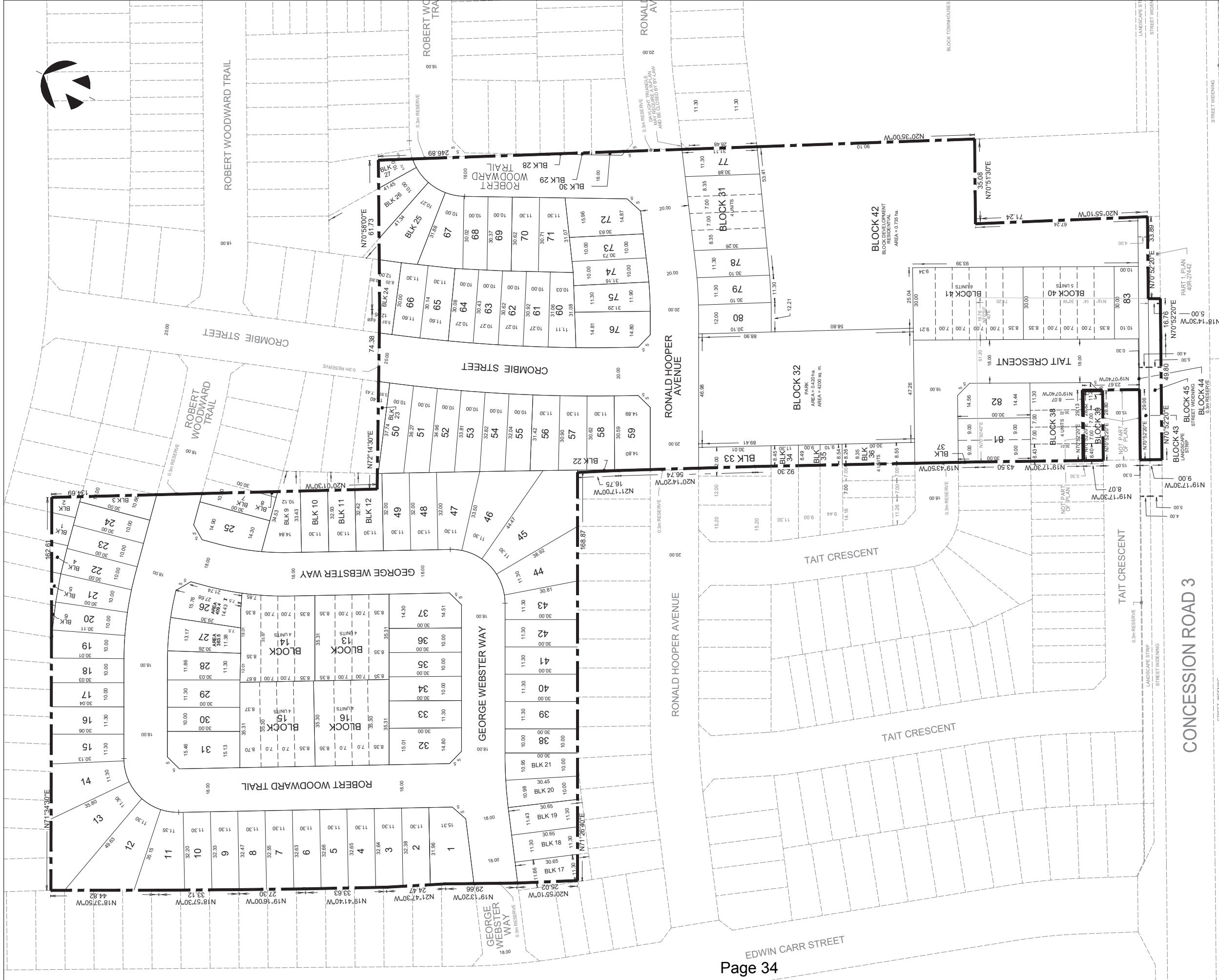
Zone Change From "A-1" to "R3-31 (H)"



Zone Change From "A-1" to "R3-32 (H)"



Zone Change From "A-1" to "R3-35 (H)"



UNIT COUNT	UNIT COUNT
Residential Detached Singles A	30
Residential Detached Singles B	41
Residential Detached Singles C	2
Semi-Detached	11
Street Townhouses	35
TOTAL	119

AREA TABLE	AREA TABLE
Residential Detached Singles A	0.95 ha
Residential Detached Singles B	1.67 ha
Residential Detached Singles C	0.48 ha
Semi-Detached	0.05 ha
Street Townhouses	0.78 ha
Park	0.64 ha
Block Development Residential	0.42 ha
Landscape Strip	0.73 ha
0.3m Reserve	0.04 ha
Street Widening	0.06 ha
Road	0.03 ha
TOTAL	7.56 ha

LEGEND	LEGEND
Subject Boundary	Subject Boundary
Street Townhouse Units	Street Townhouse Units
Semi-Detached Units	Semi-Detached Units

PROPOSED DRAFT OF SUBDIVISION OF NORTHGLEN WEST MEDIUM DENSITY PLAN

PART OF LOT 13 CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF DARLINGTON) NOW IN THE MUNICIPALITY OF CLARINGTON REGIONAL MUNICIPALITY OF DURHAM

Scale: 1:700
Date: Sept. 26, 2024
Drawing Number: 22327-00A
JD

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT - SECTION 51 (17)

A. The boundaries of the land proposed to be subdivided, as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

B. The boundaries of the land proposed to be subdivided, as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

C. The boundaries of the land proposed to be subdivided, as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

D. The boundaries of the land proposed to be subdivided, as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

E. The boundaries of the land proposed to be subdivided, as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

F. The boundaries of the land proposed to be subdivided, as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

G. The boundaries of the land proposed to be subdivided, as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

H. Flood water to be provided.

I. Clay loam and sandy soil.

K. Sanitary and storm sewers to be provided.

OWNERS AUTHORIZATION

We, Bowmanville Estates Inc. & MNR Investments Inc. owner, hereby authorize DESIGN PLAN SERVICES INC. to prepare and submit a draft plan of subdivision for approval.

Signature: _____ Date: _____

OWNERS AUTHORIZATION

We, 1377019 Ontario Inc. owner, hereby authorize DESIGN PLAN SERVICES INC. to prepare and submit a draft plan of subdivision for approval.

Signature: _____ Date: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

Signature: _____ Date: _____

Statutory Public Meeting

ZBA2024-0025 and S-C-2024-0012

Location: Regional Road 18, north of Church Lane

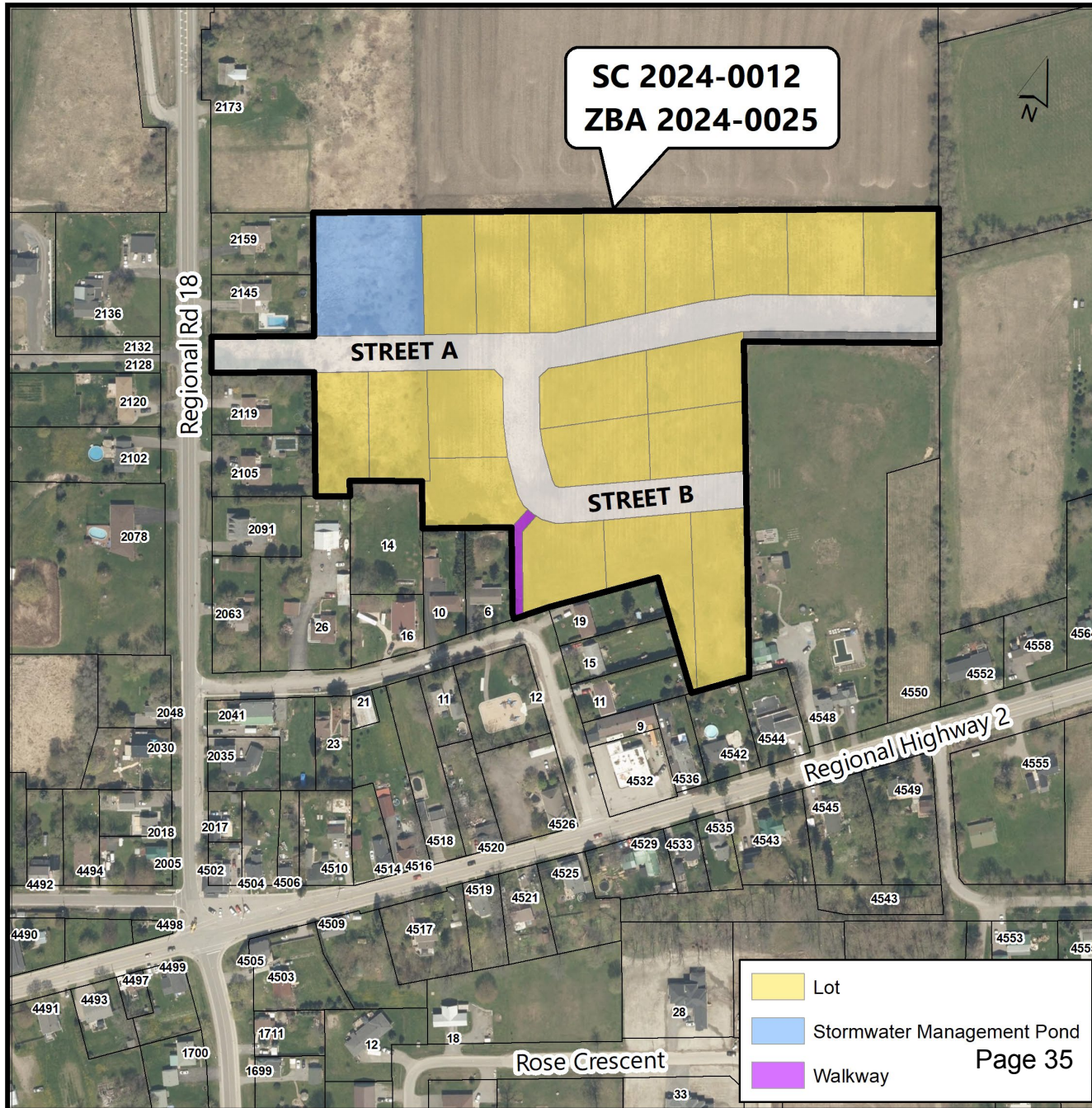
Meeting Date: March 17, 2025

Owner/Applicant: Planfarm Inc. on behalf of WDD International Inc.

Application Details:

Zoning By-law Amendment and Draft Plan of Subdivision applications to develop 19 detached dwellings and a stormwater management pond accessed by public roads. The total site area is 14 acres (5.6 hectares).

After the report was written, six public comments were received. One in support of the applications, two in opposition to the applications and three requesting additional information.



Public Meeting Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee	
Date of Meeting:	March 17, 2025	Report Number: PDS-014-25
Authored By:	Toni Rubino, Senior Planner	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	ZBA2024-0025 (Cross: S-C 2024-0012)	Resolution#:
Report Subject:	Applications by WDD International Inc. for a Zoning By-law Amendment to permit 19 lots for detached dwellings in Newtonville.	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-014-25 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Planfarm Inc. on behalf of WDD International Inc. and continue processing the applications including the preparation of a subsequent recommendation report; and
3. That all interested parties listed in Report PDS-014-25 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a proposed Zoning By-law Amendment to permit 19 lots for detached dwellings, a stormwater management pond, a walkway and public roads in Newtonville.

1. Application Details

Owner: WDD International Inc.

Agent: Planfarm Inc.

Proposal:

Zoning By-law Amendment

To rezone the subject lands from "Agricultural Exception (A-1)" Zone and "Residential Hamlet (RH)" to an appropriate zone to permit the development.

Draft Plan of Subdivision

To permit 19 lots for detached dwellings, a stormwater management pond, a walkway and public roads.

Area: 5.654 Hectares (14 acres)

Location: North of Regional Highway 2 and east of Regional Road 18 in the Hamlet of Newtonville (**see Figure 1**)

Roll Number: 18-17-030-010-22401

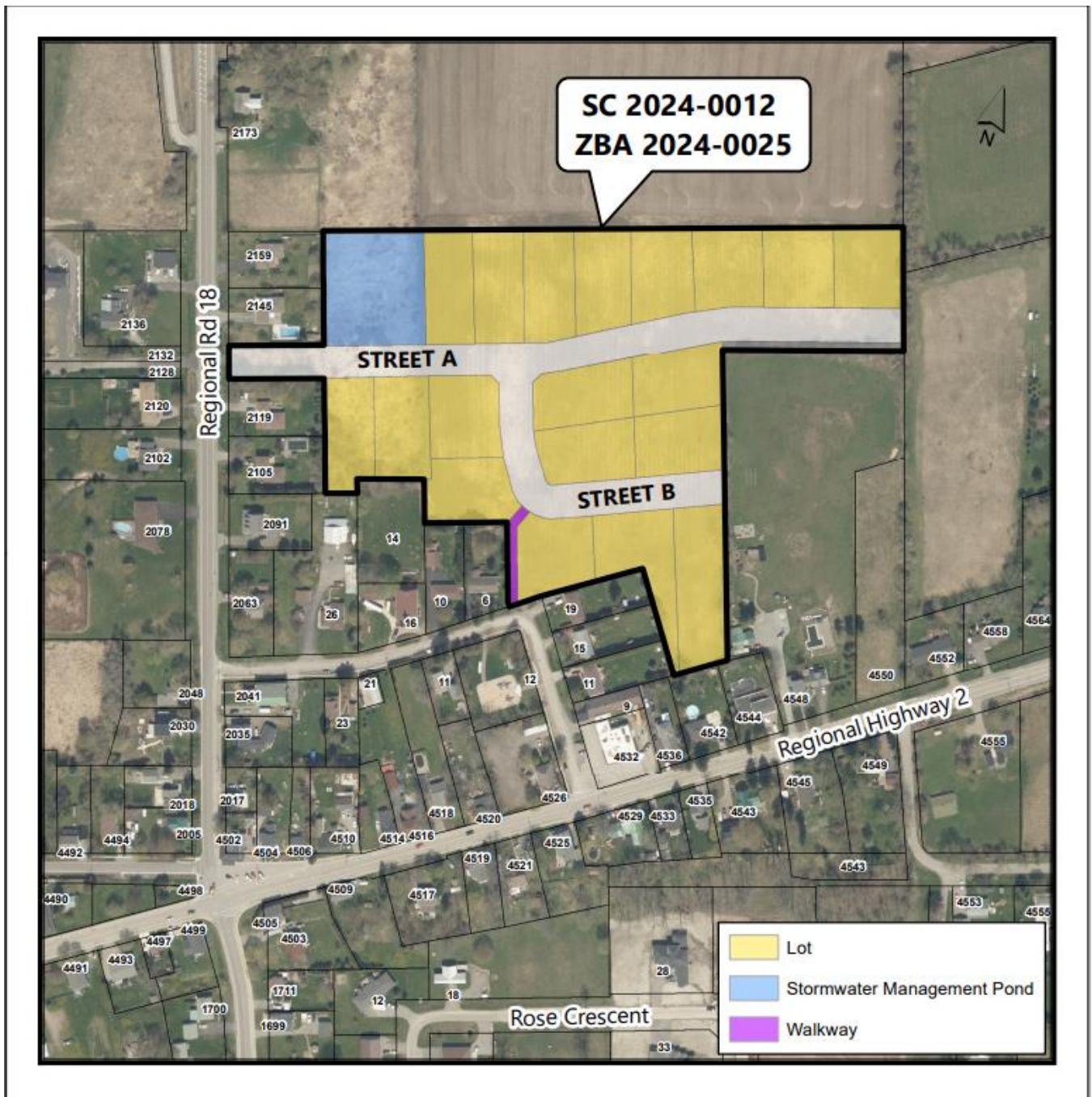


Figure 1 – Location of Subject Lands

2. Background

- 2.1 A pre-consultation meeting (PC2022-0042) was held on June 2, 2022, for a proposal for 20 lots for detached dwellings, a walkway, a stormwater management pond and public roads in Newtonville.
- 2.2 On October 23, 2024, Planfarm Inc. on behalf of WDD International Inc., submitted applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit a development consisting of 19 residential lots with a minimum lot size of 0.2 hectares each, a 0.28-hectare stormwater management pond, a walkway and new public roads. Access is proposed from Regional Road 18 and a 6.0 metre emergency access which is also a walkway provides a connection from Church Lane into the site.
- 2.3 The rezoning and subdivision applications were deemed complete on December 9, 2024.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located in the north-east quadrant of the Hamlet of Newtonville. There is frontage on Regional Road 18 and Church Lane.
- 3.2 The subject lands are 5.64 hectares in size and are part of the hamlet boundary. The lands subject to the applications are currently vacant but have been cultivated in the past. A wetland has been identified in the location of the proposed stormwater management pond.
- 3.3 The surrounding uses are as follows:
 - North:** Farmed lands outside of the hamlet boundary.
 - East:** Existing detached residential dwellings on large lots.
 - South:** Existing detached residential dwellings, Newtonville Community Hall and a parkette.
 - West:** Existing single detached residential dwellings.

4. Provincial Policy

The Provincial Planning Statement (PPS 2024)

- 4.1 The PPS 2024 provides policies to support the creation of a full range of housing, while respecting the rural character in rural settlement areas. It also encourages the use of existing infrastructure, protection of the natural environment and creating complete communities.
- 4.2 The subject lands are located within a settlement area, where the PPS promotes infill development and where existing infrastructure, and public services facilities will be utilized.
- 4.3 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- 4.4 The proposal conforms with the PPS 2024.

5. Official Plan

Durham Region Official Plan (Envision Durham)

- 5.1 On September 3, 2024, the Ministry of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications. The Durham Region Official Plan (Envision Durham) designates the subject lands as "Hamlets."
- 5.2 Envision Durham encourages development within hamlets to be compatible with surrounding uses and the rural landscape consisting of a mix of housing types appropriate for existing service levels, employment uses and commercial uses that meet the needs of the residents of the hamlets and the surrounding rural area.
- 5.3 The Regional Official Plan encourages a wide range of residential dwellings that are locally appropriate and consistent with the character of the area. The proposed development supports Regional policies guiding the development of Hamlets by promoting housing opportunities within an existing neighbourhood area and by proposing to develop the subject lands in an efficient manner while maintaining an attractive and contextually appropriate built-form.
- 5.4 The proposal conforms to Envision Durham.

Municipality of Clarington Official Plan

- 5.5 The Clarington Official Plan designates the subject lands “Hamlet.”
- 5.6 New residential lots in any rural settlement area with or without municipal water shall have a minimum lot size of 0.4 hectares, must meet the requirements of the Region of Durham Health Department for private services to ensure there are no adverse impacts for water supply and quality.
- 5.6 Development within a hamlet shall:
- a) Complement and enhance the historic character of the hamlet;
 - b) Provide housing designed to complement the architecture of existing buildings;
 - c) Implement a grid street system; and
 - d) Consider opportunities and innovations to provide a more compact settlement form
- 5.7 The Clarington Official Plan has specific policies for development in Newtonville. The following policies apply:
- a) All development shall be serviced by municipal water supply;
 - b) The minimum lot size may be reduced provided an engineering study demonstrates to the satisfaction of the approval authorities that the soil and groundwater conditions can support reduced lot sizes without contaminating soil or groundwater;
 - c) No further development shall be permitted upon reaching the capacity of the municipal water supply system, regardless of whether designated lands remain vacant; and
 - d) No further development shall be permitted if there is evidence of soil and groundwater contamination which cannot be mitigated, until such time as the contamination is addressed to the satisfaction of the approval authorities.
- 5.8 The relevant studies are under review to determine the appropriate lot sizes. Staff are reviewing studies associated with the proposed removal of natural features to determine whether the proposal conforms to the Clarington Official Plan. Conformity with the Clarington Official Plan will be discussed in a subsequent report.

6. Zoning By-law 84-63

- 6.1 The subject lands are currently zoned “Agricultural Exception (A-1)” Zone and “Residential Hamlet (RH)” Zone within Zoning By-law 84-63.
- 6.2 Finalization of appropriate zone uses and provisions will be determined after all public and agency comments have been received and will be brought forward in a subsequent recommendation. A Holding (H) Symbol will be implemented as part of the Zoning By-law Amendment to ensure the conditions of the draft plan of subdivision have been fulfilled.
- 6.3 A draft Zoning By-law Amendment that was submitted as part of the applications is included in **Attachment 1**.

7. Summary of Background Studies

- 7.1 The applicant has submitted the required supporting plans and studies which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage at www.clarington.net/Rd18Newtonville are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.

8. Public Notice and Submissions

- 8.1 Public Notice was mailed to households within 300 metres of the subject lands on February 24, 2025. Two public meeting signs were installed on the subject lands, one sign fronts onto Regional Road 18 and the other on Church Lane. Details of the proposed application were also posted on the Municipality’s website, and in the Clarington Connected e-newsletter.
- 8.2 At the time of writing this report, Staff have not received any comments from the public.
- 8.3 Staff will process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

9. Departmental and Agency Comments

- 9.1 The applications were circulated to internal departments and external agencies for review and comments. A list and summary of the agency and internal departments comments received thus far are shown on **Attachment 2** to this report and will be included in a subsequent recommendation report.

10. Discussion

10.1 The proposed residential development is located within the Hamlet of Newtonville and the proposed residential uses represent a form of development encouraged for the most part by Provincial, Regional, and Municipal policies. It aims to develop a total of 19 lots for detached residential units, a stormwater management pond and a walkway/emergency access. All lots will be on new public roads. Two of the 19 lots on the east side of the subject site are shown as temporary turning circles and will not be available for building permits until the lands to the east are developed, making road connections to the east possible.

10.2 Block Plan

The draft plan shows one access point onto Regional Road 18 and an emergency access to the south. A Block Plan was submitted showing how the lands to the east, including road connections to Durham Highway 2 can be developed within the boundaries of the hamlet (see **Attachment 3**). Staff will review the Block Plan to determine if the proposed future land uses and street layout is appropriate for Newtonville and will be addressed in a subsequent recommendation report.

10.3 The Clarington Official Plan contains policies and guidelines to be considered for developments within Hamlets. In addition to those policies, there are also specific policies related to development in Newtonville. Development in Newtonville must be serviced with municipal water supply. A municipal wastewater system is not available in Newtonville. Lot sizes can be reduced subject the appropriate studies are submitted and deemed satisfactory to the approval authority, being Durham Region Health Services Department. The lot sizes as proposed are approximately 0.2 hectare in size. The applicant has submitted the appropriate studies to support the reduction of lots sized

Wetland

10.4 Although not mapped on Schedule "D3" to the Clarington Official Plan, a wetland on the westerly portion of the site has been identified. This is the site of the proposed stormwater management pond on the draft plan. The Official Plan allows for the removal of a wetland if it is under 0.5 hectares in size, among other criteria and it can be demonstrated through an EIS that the removal is warranted. It appears that this feature is also north of the limits of the proposed draft plan and may exceed the 0.5 hectare size limit for removal. An Environmental Impact Study (EIS) is currently under review by staff and will determine the exact limits of development and wetland. The EIS must demonstrate that the proposal is consistent with Official Plan policies.

- 10.5 The findings of the studies are to be reflected in the implementing site-specific zoning-by-law. Further discussion on the findings of the EIS and the appropriateness of the wetland as a stormwater management pond will be required once the review is complete and will be discussed in a subsequent recommendation report.

11. Financial Considerations

- 11.1 Not applicable, as this is a public meeting report to gather public input on the proposal. Financial considerations will be addressed in the subsequent recommendation report.

12. Strategic Plan

- 12.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. An analysis of the proposed development's interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

13. Climate Change

- 13.1 The application, including submitted reports are being reviewed by staff and circulated agencies. Analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

14. Concurrence

- 14.1 Not applicable.

15. Conclusion

- 15.1 The purpose of this report is to provide background information and obtain comments on the submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment for 19 residential units at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process the applications, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration. Comments received at this public meeting will be considered and included in the final recommendation report.

Staff Contact: Toni Rubino, Senior Planner, 905-623-3379 ext. 2431 or trubino@clarington.net or Amanda Tapp, Manager of Development Review, 905-623-3379 ext. 2527 or atapp@clarington.net.

Attachments:

Attachment 1 – Draft Zoning By-law Amendment

Attachment 2 – Department and Agency Comments

Attachment 3 – Block Plan

Interested Parties:

List of Interested Parties available from Department.

WDD International Inc.

Planfarm Inc.

The Corporation of the Municipality of Clarington
By-law Number 20XX-XXXX

Being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington

Whereas, the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for ZBA-20XX-XXXX;

Now therefore, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Schedule "16" (Newtonville) to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

"Agricultural Exception (A-1) Zone" to "Residential Hamlet (RH-XX) Zone", as illustrated on the attached Schedule "A" hereto.

Notwithstanding By-law 84-63, the lands zoned "Residential Hamlet (RH-XX) Zone", shown on Schedule "A", shall form one lot.

Notwithstanding Section 9.2, the following shall apply:

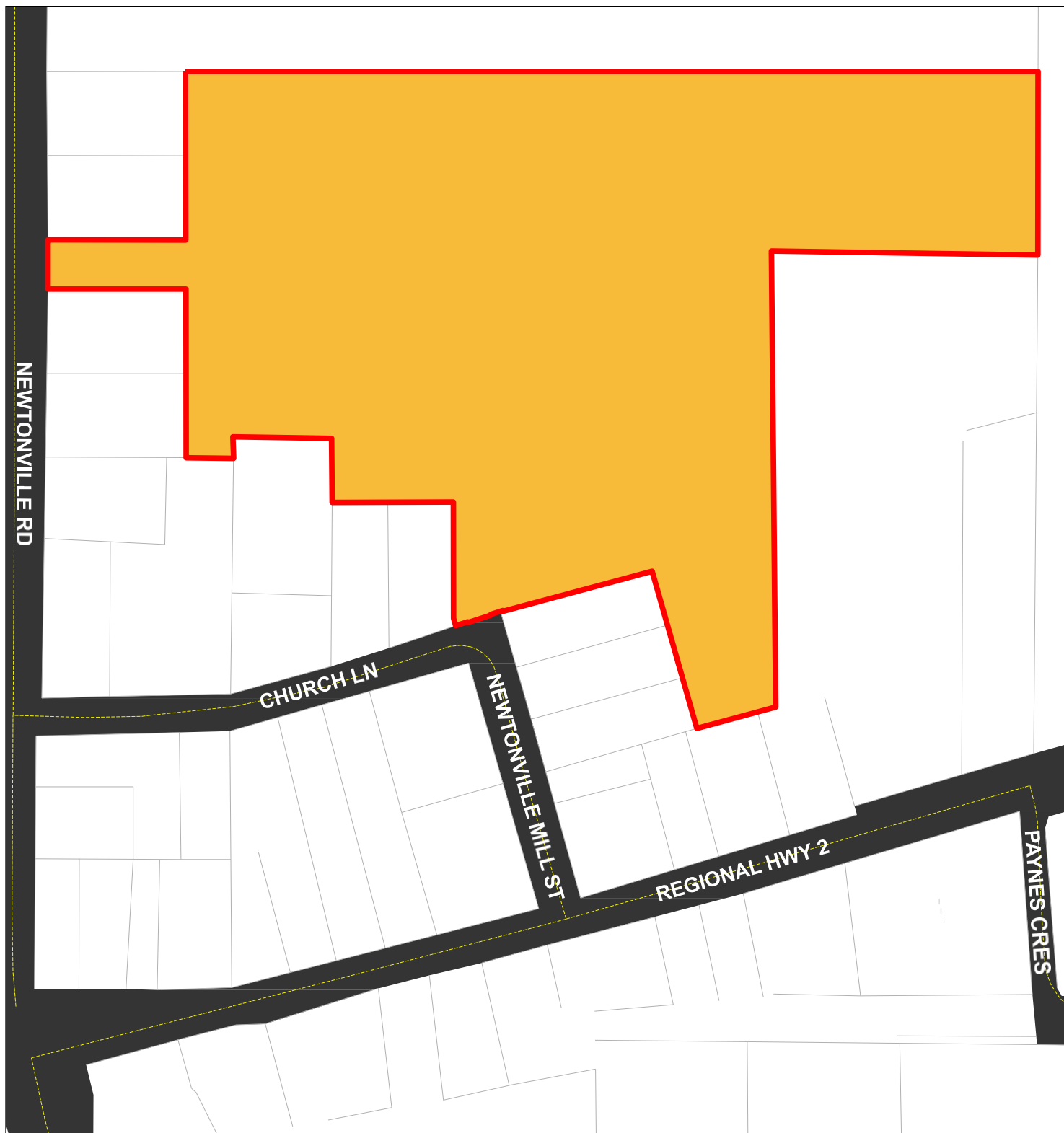
- | | |
|---------------------------|--------------------|
| a. Lot Area (minimum) | 2000 square metres |
| b. Lot Frontage (minimum) | 29 metres |
2. Schedule "A" attached hereto shall form part of the By-law.
 3. This By-law shall come into effect on the date of passing hereof, subject to the provisions of Section 34 of the *Planning Act*.



Passed in Open Council this _____ day of _____, 20xx

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

This Schedule "A" to By-law 20XX- , passed this day of , 20 A.D.



-  Subject Property
-  Zoning Change From 'A-1' to 'RH-XX'



Newtonville • S-C-20XX-XXXX and ZBA 20XX-XXXX • Schedule 16

Agency and Department Comments

The following agencies and internal departments were circulated for comments on the applications. Below is a chart showing the list of circulated parties and whether or not we have received comments to date.

Department/Agency	Comments Received	Summary of Comment
Durham Region Community Growth and Ec. Dev. Department	<input type="checkbox"/>	
Durham Region Works Department	<input type="checkbox"/>	
Durham Region Health	<input type="checkbox"/>	
Clarington Engineering Development Division	<input checked="" type="checkbox"/>	<p>Engineering has no objection to the proposal.</p> <ul style="list-style-type: none"> • Development Engineering is in support of an emergency access route. • With respect to the Traffic Impact Study, provide a conceptual plan illustrating the roadway network, including fire routes, sidewalks, temporary cul-de-sacs, and all relevant dimensions, ensuring conformity with Clarington Design Standard. • A 6 m setback / buffer is required around the pond block as well as a . sediment drying area in the pond block. • Provide an On-Street Parking Plan. • Provide a tree preservation plan which includes the “reason for removal” in the inventory tables. • Updates are required to the Stormwater Management Report, and the Geotechnical Report to meet Provincial and Municipal requirements. <p>All other comments can be addressed at the detailed design stage.</p>
Clarington Emergency & Fire Services	<input checked="" type="checkbox"/>	<p>CEFS is concerned with one access into the site should the access be blocked. A secondary access is to be confirmed. The maximum length of a cul-de-sac shall be 300</p>

Department/Agency	Comments Received	Summary of Comment
		metres to the access point or all units shall have a sprinkler system.
Clarington Building Division	<input type="checkbox"/>	
Ganaraska Region Conservation Authority	<input checked="" type="checkbox"/>	<p>The proposed development involves the full removal of the wetland habitat for the implementation of the Stormwater Management pond. The GRCA strongly encourages that the wetland feature be retained, however GRCA could support the removal of the wetland if the upper and lower tier municipality also support its removal due to the following:</p> <ul style="list-style-type: none"> a. Even after the removal of the feature the Conservation Authority Act tests are satisfied; b. The wetland is under 0.5 ha in size; c. The wetland appears to be anthropogenically formed; d. The wetland provides minimal flood mitigation and erosion control; and e. The wetland is disconnected from larger wetlands. <p>The hydrogeological assessment meets the guideline requirements and demonstrates a sound understanding of site-specific conditions. GRCA staff concurs with the recommendations made by Cambium Inc. and agrees that the site is feasible for the proposed development.</p>
Enbridge Gas	<input checked="" type="checkbox"/>	No objection.
Hydro One	<input checked="" type="checkbox"/>	No objection.
Bell	<input checked="" type="checkbox"/>	No objection.
Rogers Cable	<input checked="" type="checkbox"/>	No objection.
Kawartha Pine Ridge District School Board	<input checked="" type="checkbox"/>	No objection.

