

December 7, 2020

Attn: Mayor and Members of Council
Carlos Salazar, Manager of Community Planning and Design
Lisa Backus, Principal Planner
Municipality of Clarington

RE: Southeast Courtice Secondary Plan Study
1100 Hancock Road
White Owl Properties Limited

White Owl Properties Limited (formerly Miller Group) own the subject lands at 1100 Hancock Road in the Municipality of Clarington (Community of Courtice). A portion of the subject lands is used as an organic and wood waste composting and processing facility. A portion at the south end of the property is located within the Courtice Employment Secondary Plan Study area.

The property is also in proximity to the Southeast Courtice Secondary Plan Area.

Macaulay Shiomi Howson Ltd. are planning consultants for White Owl, who have an interest in both the Secondary Plan processes that are underway. White Owl has been recently contacted by the Mayor's office to discuss concerns about odour related to the organic and wood waste composting and processing facility (the 'facility'). These concerns are coming from the existing community in Courtice. The future development in the Southeast Secondary Plan Area proposes to bring residential uses in closer proximity to the facility, which may only lead to additional or greater odour concerns.

On behalf of White Owl, we would like to outline our first and main concern related to the planning processes. The composting and processing facility provides a service to the community, which can produce odour, noise and other environmental factors. As demand and waste diversion efforts increase, it may be necessary to not only maintain a higher level of service or intensity of operations at the facility but it may also result in capacity constraints, which may require an expansion of the facility.

We would like to ensure that these planning processes take into account the existing and potential future expansion of this facility. While White Owl is not opposed to development within the Secondary Plan Areas, it is our belief that additional policies may be mutually beneficial to both the Municipality and White Owl.

On September 18, 2020, a letter was provided to the Planning Department with comments and a recommendation that certain policies (noted below) be added to Section 10 Implementation and Interpretation:

10.XX Organic and Wood Waste Composting and Processing Facility

10.XX.1 Applications for development in the Southeast Courtice Secondary Plan Area shall be accompanied by supporting reports or studies outlining the potential noise, vibration and odour factors related to the Organic and Wood Waste Composting and Processing Facility located at 1100 Hancock Road, in proximity to the Secondary Plan Area.

10.XX.2 The Municipality of Clarington shall require the appropriate warning clauses related to noise, vibration and odour – related to the Organic and Wood Waste Composting and Processing Facility - be incorporated into subdivision agreements or purchase and sale agreements, to the satisfaction of the Municipality.

10.XX.3 The warning clauses noted above may include provisions regarding the current operations at the Organic and Wood Waste Composting and Processing Facility and any potential future increases in operation or physical expansion.

We have review the draft Secondary Plan and note that the following policy appears to have been added to at least partially deal with the concerns noted above:

5.5.3 Applications for new *development* may be required to undertake studies to ensure compatibility with uses adjacent or in the vicinity in accordance with the Province's D-6 Series Guidelines, addressing such adverse impacts as noise, vibration, dust and odour or the location of industrial facilities on adjacent employment lands.

While we appreciate that this new clause has been added, we are still of the opinion that a policy related to 'warning clauses' should still be added to the Secondary Plan. This could include wording like the following:

5.5.3 (a) where impact studies have outlined a requirement for mitigation measures to deal with land use compatibility, the mitigation measures shall be undertaken to the satisfaction of the Municipality and warning clauses may be included in the subdivision agreement and/or purchase and sale agreements, as deemed necessary by the Municipality.

Generally, White Owl would like to support the Municipality in its planning endeavors, however, reducing land use conflicts is of importance and should be taken into account. We believe that the proposed policy is mutually beneficial to White Owl and the Municipality and should be included in the final Secondary Plan.

Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,
MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP.
Principal