



Statutory Public Meeting Official Plan Amendment for the Wilmot Creek Neighbourhood Secondary Plan

October 25, 2021
PSD-052-021



PROJECT TEAM



Clarington



Lisa Backus



Carlos Salazar



Karen Richardson

Steering Committee

- Municipal staff
- Municipal consultants
- Regional staff
- CLOCA
- LOG representatives
- WCHA representatives



Nicole Swerhun



Matthew Wheatley

The Planning Partnership

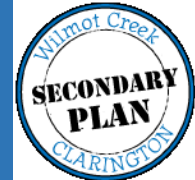


Ron Palmer



Stacey McCulloch

PRESENTATION OUTLINE



Part I – Project Background

- Background
- Secondary Plan Process
- Early Community Engagement



Lisa Backus

Part II – Draft Secondary Plan Documents

- Vision + Principles
- Policies + Guidelines
- Current Engagement



Stacey McCulloch

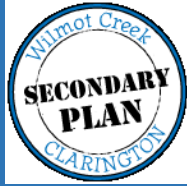
Part III – Next Steps

- Receive Comments
- Revise Document
- Recommendation Report
- Zoning By-law Amendment



Lisa Backus

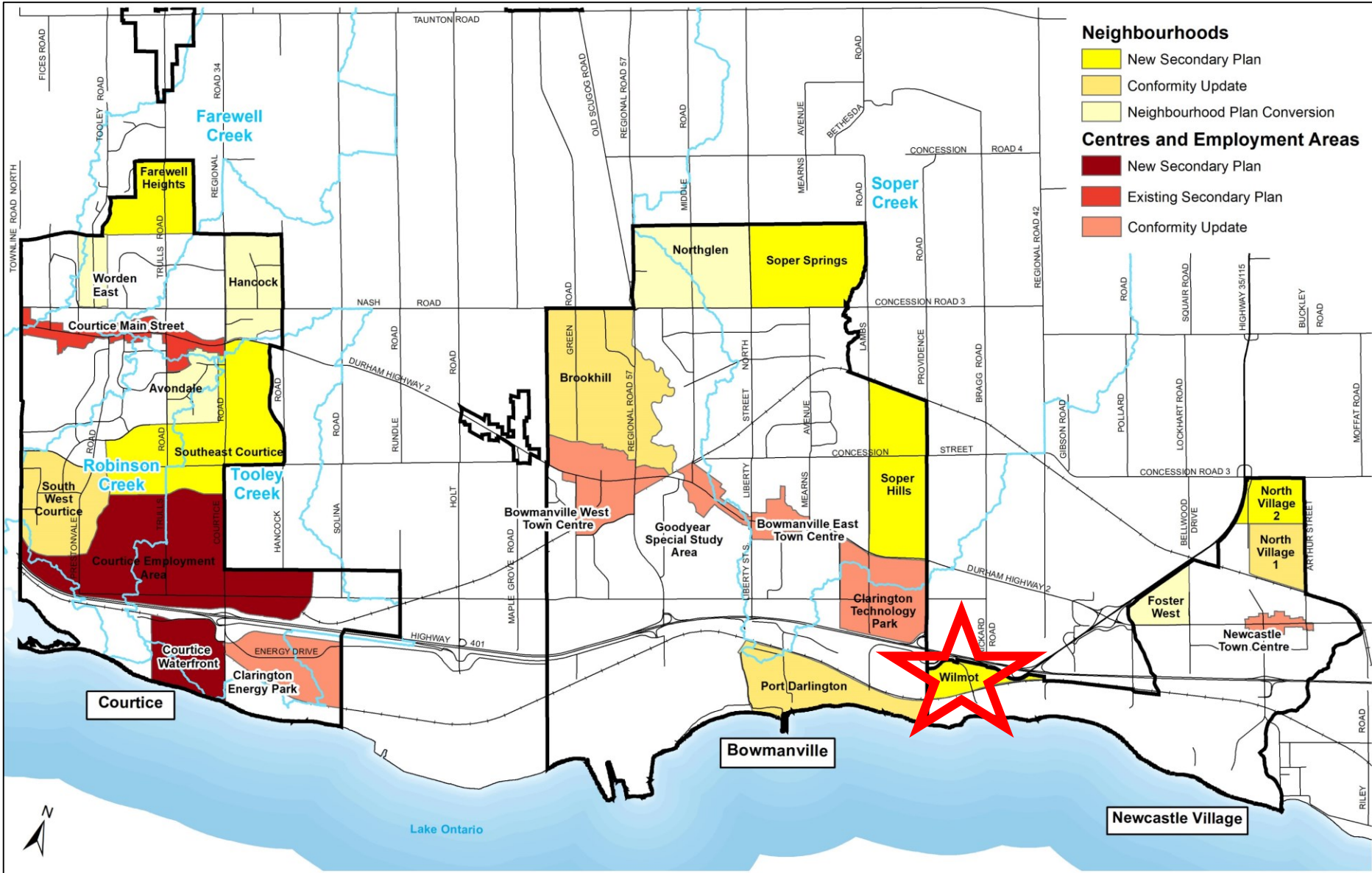
WHAT IS A SECONDARY PLAN?



- Adds detail to the objectives and policies of Clarington's Official Plan to fit the local context
- Establishes more focused development guidelines unique to an area to guide growth & change
- Promotes a desired type and form of physical development in a specific area
- Guides public and private investment around infrastructure and amenities



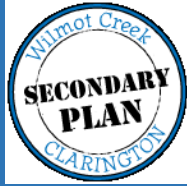
SECONDARY PLANS IN CLARINGTON



Part 1 – Project Background



WILMOT CREEK NEIGHBOURHOOD SECONDARY PLAN AREA



**Secondary Plan
Study Area**

Wilmot Creek Community

Secondary Plan Study Area

Size: 42 hectares (104 acres)

Location:

South of Hwy. 401
East of Bennett Road
North of CN Rail line and existing
Wilmot Creek Community

INITIATION OF THE SECONDARY PLAN



www.clarington.net

905-623-3379

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

Wilmot Creek Secondary Plan Terms of Reference - Public Meeting

The Municipality of Clarington has been requested to prepare a Secondary Plan to facilitate the development of the final phases of the Wilmot Creek Neighbourhood. A secondary plan is a detailed development framework for a specific area that includes land use density and building types, environmental protection and sustainability features as well as active transportation.

At the public meeting, there are no development approvals requested.

You are invited to present your comments to the Committee at a public meeting held on **Monday, December 4, 2017 at 4 p.m.** at the Municipal Administrative Centre, 40 Temperance Street, Bowmanville.

The Planning and Development Committee of Council will only be considering the Terms of Reference (TOR) for the project. The TOR outline the process and studies required for the development of the Secondary Plan. Once the TOR are finalized, the project will be subject to a Request for Proposals for a consulting team to lead in the formation of a Secondary Plan.

The staff report and other information will be available at www.clarington.net/developmentproposals.

For more information or to be added to the project mailing list, contact Carlos Salazar at 905-623-3379, ext. 2409 or csalazar@clarington.net or Lisa Backus, at 905-623-3379 ext. 2413 or lbackus@clarington.net.

Freedom of Information and Protection of Privacy Act

The personal information you submit will become part of the public record and may be released to the public. Questions about the information we collect can be directed to the Clerk's Department at 905-623-3379, ext. 2102.

Follow us on Social Media



November 28, 2017

Mr. Douglas Humphrey
120 Port Darlington Road
Unit 23
Bowmanville, ON L1C 3K3

Dear Sir,

Subject: Privately Initiated Secondary Plan for Wilmot Creek Neighbourhood
File Number: PLN 41.1

The Municipality of Clarington has been requested by the Rice Development Group to prepare a Secondary Plan to facilitate the development of the final phases of the Wilmot Creek Neighbourhood. A secondary plan is a detailed development framework for a specific area that includes land uses, density and building types, environmental protection and sustainability features as well as active transportation.

At this public meeting, there are no development approvals requested.

You are invited to present your comments to the Committee at a public meeting held on:

Monday, December 4, 2017 at 4 p.m.
Municipal Administrative Centre
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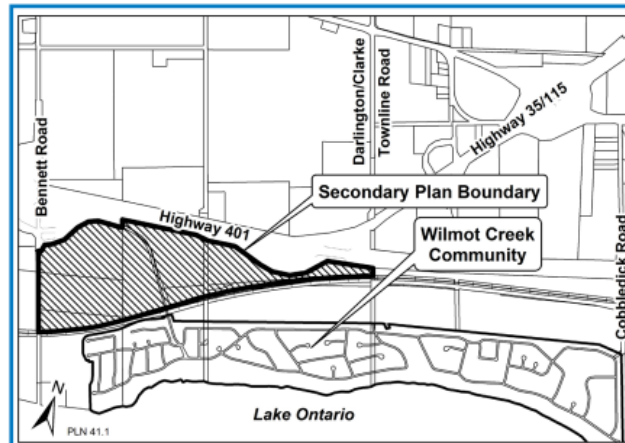
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Yours,

Lisa Backus
Lisa Backus, Principal Planner
Community Planning and Design Branch

CC: David Crome, Director of Planning Services
Carlos Salazar, Manager of Community Planning and Design



Community Events online at www.clarington.net

The Secondary Plan will address four priorities:



SUSTAINABILITY AND CLIMATE CHANGE

Sustainable “green lens” approach to development



URBAN DESIGN

Complete community, high quality aesthetic and design



AFFORDABLE HOUSING

Variety of housing types and tenures



COMMUNITY ENGAGEMENT

Range of engagement opportunities

Secondary Plan Process



Phase 1 Technical Analysis

New Studies

- Active Transportation Analysis
- Water and Wastewater Servicing Plan
- Floodplain Analysis and Stormwater Management Plan
- Landscape Analysis
- Sustainability Background Report
- Urban Design Analysis
- Hydrogeological Investigation and Water Balance Study

Phase 1 Technical Analysis

Update Studies

- Air Quality Assessment
- Archeological Assessment
- Geotechnical Investigation
- Traffic Impact Study – Existing Conditions Assessment
- Noise and Vibration Study
- Existing Environmental and Geomorphological Conditions Report

PUBLIC INPUT
Facilitator
Public Information
Centre #1

Phase 2 Development Concept

Alternative Development
Concepts
Technical Reports
Completed

PUBLIC INPUT
Facilitator
Public Information
Centre #2
Online Engagement

Phase 3 Council Decision

Secondary Plan
Sustainable
Development Guidelines
Technical Reports
Implementing Zoning By-
law

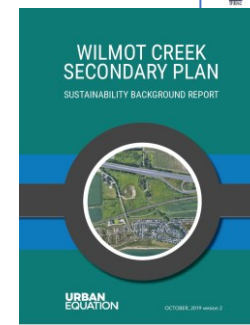
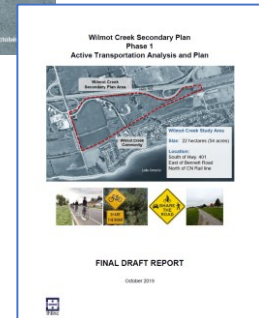
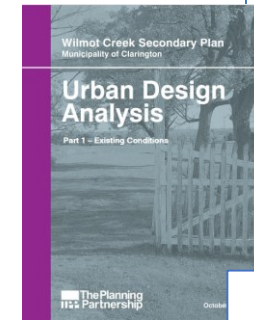
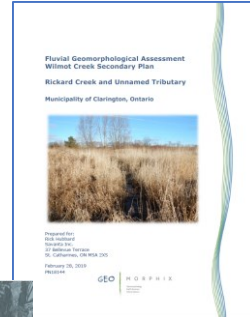
PUBLIC INPUT
Statutory Public
Meeting

PHASE ONE – TECHNICAL BACKGROUND



Detailed Background Studies that were completed during Phase 1

- Existing Environmental and Geomorphological Conditions Report
- Air Quality Assessment
- Archaeological Assessment
- Geotechnical Investigation
- Traffic Impact Study – Existing Conditions Assessment
- Noise and Vibration Study
- Active Transportation Analysis
- Water Wastewater Servicing Plan
- Floodplain Analysis/Stormwater Management Plan
- Landscape Analysis
- Urban Design Analysis
- Sustainability Background Report
- Hydrogeological Investigation and Water Balance Study





July 2018

WILMOT CREEK secondary plan



PUBLIC INFORMATION CENTRE PIC #1

July 26, 2018
The Wheelhouse

1. What features should be included in the design of the new community?

- clubhouse (or cafe)
- park for amenities, play
- no more than 2 stories
- need sidewalks
- more water/sewage treatment
- good road (downing)
- senior's residence (view)
- emergency shelter (to go)
- entrance trails (passing)
- ice amenities
- daycare
- amenities in new community
- clubhouse in small building

2. What potential issues could arise related to the new community?

- what suggestions do you have to address those issues?
- dealing - issues
- emergency - need a 24 hr
- security - some gates
- emergency - need launch
- name can - emergency
- in park on opposite
- possible - parking
- traffic - need to be
- fire - need to be
- safety - need to be

① What features should be included in the design of the new community?

- properly maintain water's edge - fill in between rock boulder
- maintain existing design + feel
- Free wifi (at wheelhouse?)
- *Keep the BALL DIAMOND*
- Retain + enhance community don't mix
- need street lights
- access to Bell Canada - so not had to go to Rogers
- make medical access in new community (doctors, walk-in clinic) - ppl who can't use car + go across

② What potential issues could arise related to the new community?

What suggestions do you have on how to address them?

- more dense to community = unwanted (+ look to street)
- voice where traffic can be handled on existing roads
- need another entrance
- from Bell Rd + (the other) - multiple have impact on both sides of traffic
- traffic impact on Bennett/and if they're not paved = more traffic



What we heard at PIC 1



Clarington

Wilmot Creek Secondary Plan
Public Information Centre #1
Summary

An aerial photograph showing the Wilmot Creek Secondary Plan Area, outlined with a red dashed line. The Wilmot Creek Community is also labeled on the map.

Thursday, July 26, 2018
7:00 – 9:00 pm
The Wheelhouse – 1 Wheelhouse Drive, Newcastle

- Programs and facilities in the existing Wilmot Creek community are very important and in many cases are near or at capacity.
- The security of residents in the existing community should be preserved and enhanced.
- The safety of existing and future residents needs to be given careful consideration, including the exploration of installing additional emergency exit routes.
- Existing infrastructure needs to be carefully studied to ensure there is adequate capacity for the new community as well as the existing community.
- Upgrades to the existing bridge should be considered to ensure it is safe for all users, including pedestrians, cyclists, and individuals using mobility devices and golf carts.

**Context –
Proposal
included an
expansion to the
existing Wilmot
Creek**

Change in Ownership and Separate Community

- During Phase One of the process Rice Development acquired the Phase 8 lands from CAPRIET.
- Proceeding with a **stand-alone community, separate from the existing** Wilmot Creek Community.
- The new community will ensure appropriate transitions between the two communities, retain the gate to the existing community, offer a variety of housing types, including special needs housing, and neighbourhood retail.



Secondary Plan

Join us!

Wilmot Creek Secondary Plan Public Information Centre #2



Join us online or by phone on **Thursday, April 15th from 6:30 p.m. – 8:30 p.m.** for the second Public Information Centre (PIC) on the *Wilmot Creek Secondary Plan*.

After reviewing feedback from PIC #1, and additional background work, an emerging land use plan has been prepared. The land uses in this Secondary Plan area may include assisted living facilities, affordable seniors housing, a range of housing types, parks, and some commercial uses. This Secondary Plan Area will be separate from the existing Wilmot Creek community.



Public Information Centre #2

Date: Thursday, April 15, 2021
Time: 6:30 p.m. – 8:30 p.m.

Join us online: Visit www.clarington.net/wilmotcreek before the meeting for the meeting link and instructions on how to join.

Join by phone: On April 15th at 6:30 p.m. dial 647-374-4685 and enter Meeting ID: 861 4178 6776 - Participant ID is not required

Please join the us at the Public Information Centre to learn more about the project and share your ideas on the draft emerging plan.

You can also follow the project and share your feedback online. The presentation and an online feedback form will be made available after the PIC at www.clarington.net/wilmotcreek

To get more information or join the project mailing list, email WilmotCreek@clarington.net or contact: Lisa Backus or Carlos Salazar at 905-623-3379.

File Number: PLN 41.1



YouTube CA Search

1:38:23 / 1:41:06

Wilmot Creek Secondary Plan PIC #2
Unlisted

116 views · Apr 20, 2021

0 0 SHARE SAVE ...

KEY DIRECTIONS **Built Environment**



- Support a healthy, connected, and complete community with opportunities for:
 - A mix and variety of housing forms to provide for life cycle housing and affordability
 - A pedestrian-scaled environment
 - Accessible and connected parks and active transportation network
- A Neighbourhood Centre will act as the gateway to the community.
- Maintain and introduce view corridors to Lake Ontario.
- Opportunities for community gardening.



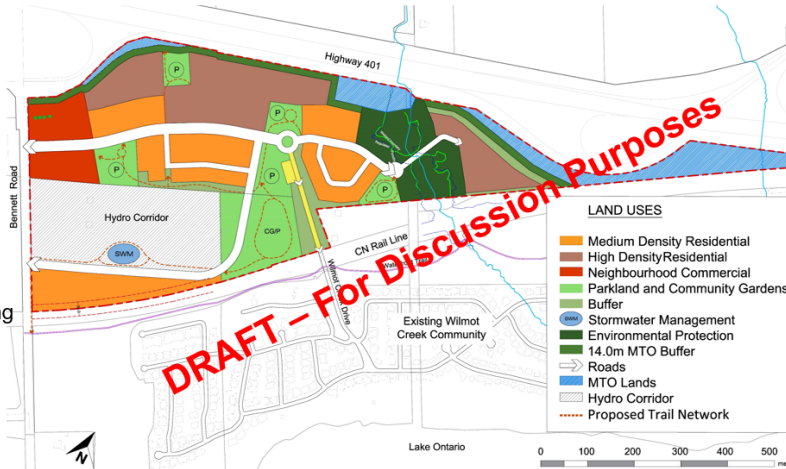
ALTERNATIVES EVALUATION

- Three **Development Options** were prepared based on the key findings from the Phase 1 background work and technical reports.
- A review was undertaken by the consulting team, the Municipality, and the Technical Steering Committee to identify the best elements or features from the three alternatives.
- The best elements were used to prepare a **Draft Emerging Plan**.

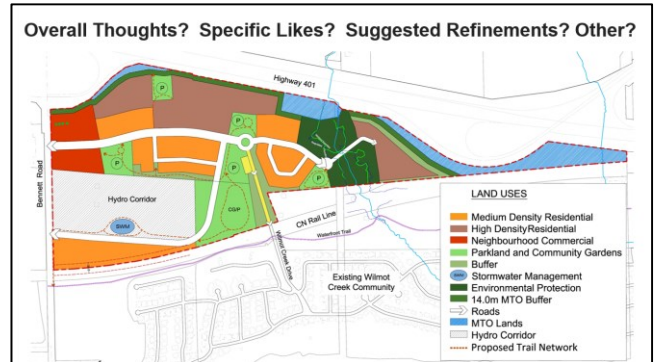


EMERGING PLAN

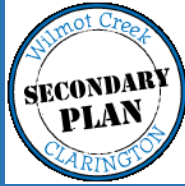
- Natural heritage system protected
- Main access road, connection to east, second access to Bennett Rd
- Parks along the main access road, linked park and trail system
- Apartments focused along Hwy 401, transitioning to townhouses
- Neighbourhood Centre located at the entrance to the community, walking distance of residents



700 to 1000 units - 1300 to 2000 population




What we heard at PIC 2



Clarington

Secondary Plan
Public Information Centre #2
Summary



The map shows the location of the Secondary Plan Area and the Study Area. The Secondary Plan Area is outlined in red and includes the Wilmot Creek Community. The Study Area is a smaller area within the Secondary Plan Area, outlined in black. The map also shows Hwy. 401 and Lake Ontario.

Study Area
Size: 42 hectares (104 acres)
Location:
South of Hwy. 401
East of Bennett Road
North of CN Rail line and existing
Wilmot Creek Community

Thursday, April 15, 2021
6:30 – 8:30 pm
Online and by phone via Zoom

Context: Secondary Plan is to be SEPARATE from the existing Wilmot Creek Community.

- Strong support for the proposed **parkland** including open green spaces and trails.
- **Mitigating the noise** from the CN Railway will be important.
- High-density development on the eastern edge should be carefully studied so as to not negatively impact the **Environmental Protection** area.
- Ensure development does not increase **stormwater runoff** or erosion in the surrounding area.
- The **privacy and security** of existing Wilmot Creek residents should be maintained.
- Ensure **adequate community services** and facilities are provided for the Secondary Plan area residents.

Notice of Statutory Public Meeting



Who Received Notice

- Landowners with the Study Area
- Landowners/occupants around the Study Area
- Interested Parties
- Agencies
- First Nations

How was Notice Given

- Newspaper
- Mail
- Email
- Website
- Twitter
- Facebook

Clarington **Notice of Public Meeting**

The Municipality is seeking public comments on the draft **Wilmot Creek Neighbourhood Secondary Plan**.

Wilmot Creek Neighbourhood Secondary Plan

After extensive consultation, the Municipality is ready to present and receive input on the draft Wilmot Creek Neighbourhood Secondary Plan and Sustainable Development Guidelines at a Statutory Public Meeting. This Secondary Plan is a Municipality of Clarington project.

The draft Secondary Plan includes the lands south of Highway 401, east of Bennett Road, and north of the Canadian National Rail line. The Secondary Plan area is immediately north of the existing Wilmot Creek Adult Lifestyle Community. The Wilmot Creek Neighbourhood Secondary Plan and Sustainable Development Guidelines do not apply to the existing Wilmot Creek Adult Lifestyle Community.

The purpose of the Wilmot Creek Neighbourhood Secondary Plan (and the implementing Official Plan Amendment) is to provide land use planning policies and design guidelines that will balance population growth, a variety of housing types, while protecting the natural environment and providing for a built environment that creates a safe, healthy and active neighborhood. The Secondary Plan will allow for the development of assisted living units as well as housing for seniors. Approximately 700-1100 housing units can be accommodated in the Secondary Plan area.

Staff are also seeking your input on the Draft Sustainable Development Guidelines Framework that have been prepared to advance the vision of this Secondary Plan. The Framework will outline how the Guidelines will implement sustainability strategies that consider energy conservation, water use and management, mobility, buildings, open spaces and people to support a community that is resilient to the potential impacts of climate change.

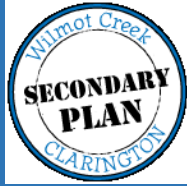
Secondary Plan Area

A map showing the boundaries of the Secondary Plan Area. The area is shaded in red and is bounded by Highway 401 to the north, Bennett Road to the west, and Wilmot Trail to the east. Other roads shown include Rickard Road, Darlington-Clarke Townline Road, 35 & 315 Highway, and Service Road. The map also shows Lake Ontario to the south and various other roads like Birch Tree Lane, Bluffs Road, and Wilmot Trail. A north arrow is present in the bottom right corner of the map.

Part II – Draft Secondary Plan & Sustainability Guidelines



Key Themes



The policies of the Wilmot Creek Neighbourhood Secondary Plan reflect three key themes:

Environmental Sustainability – The Wilmot Creek Neighbourhood will be developed to minimize impacts on the environment.

Healthy, Complete Community – The Wilmot Creek Neighbourhood will be a healthy, connected, and complete community which supports human well-being and active lifestyles

Environmental Preservation – The Wilmot Creek Neighbourhood will preserve and enhance environmental features

Vision statement

“ The Wilmot Creek Neighbourhood is envisioned as an environmentally sustainable and healthy community with liveable neighbourhoods, integrated and connected green spaces, efficient transportation and trails systems, and a vibrant commercial area. It is intended that the Secondary Plan Area will be a safe and inclusive pedestrian-oriented community that supports walkability and active living with accessible amenities. ”

Guiding Principles

- The Secondary Plan is based on **nine guiding principles.**



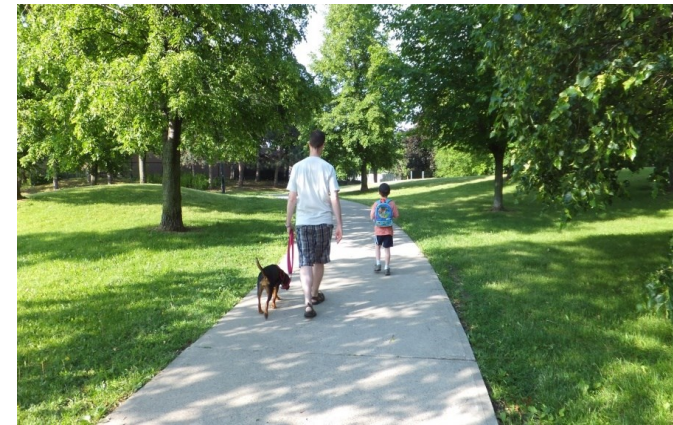
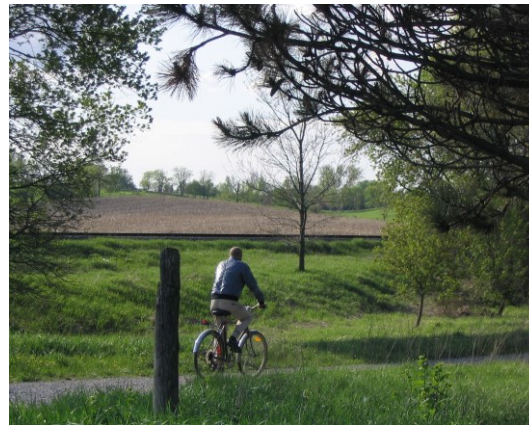
Principle 1: Promote the Responsible Use of Resources.



Principle 2: Conserve and Protect the Health of the Natural Environment



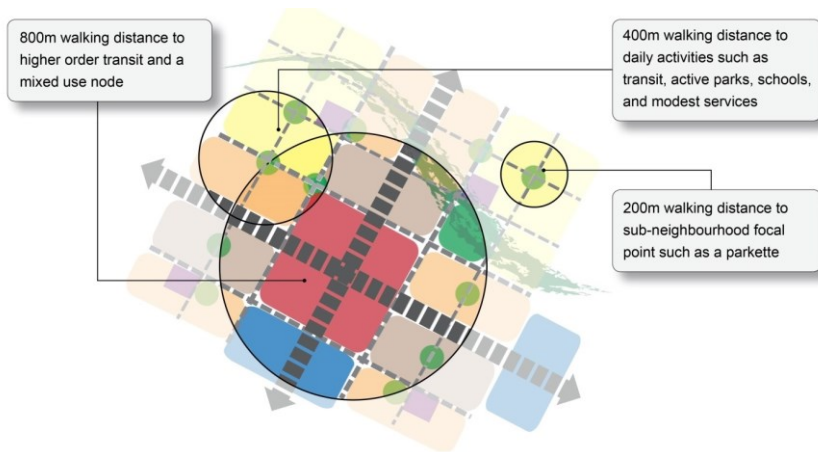
Principle 3: Create a Complete, Healthy, and Vibrant Community.



Principle 4: Ensure Mobility Choices.



Principle 5: Provide a Range of Housing Types and Opportunities for Affordable Housing.



Principle 6: Provide a mix of uses within walking distance.



Principle 7: Create a Linked Greenspace System.



Principle 8: Promote Efficient Development Patterns and Standards.



Principle 9: Promote Design Excellence.

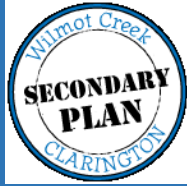
Secondary Plan Policies



The Secondary Plan document includes policies under the following sections:

- 1 Sustainability and Climate Change
- 2 Natural Heritage
- 3 Creating Vibrant Urban Places
- 4 Encouraging Housing Diversity
- 5 Celebrating Our Cultural Heritage
- 6 Mobility and Roads
- 7 Parks and Community Amenities
- 8 Land Use Designations
- 9 Servicing

Sustainability and Climate Change



- Encourage **green infrastructure** to utilize the absorbing and filtering abilities of plants, trees, and soil.
- Increase **tree cover** with a variety of trees that are hardy, resilient, non-invasive, salt tolerant, drought resistant, and low maintenance.
- Mitigate **heat island effects** through green roofs, planting and preserving existing trees, and light coloured paving materials.
- Maximize potential for passive and active **solar energy**.
- Opportunities for local **food production**.



Natural Heritage



Environmental Protection

- The biodiversity, ecological function, and connectivity of the natural heritage system shall be **protected, restored, and improved.**
- One crossing of Rickard Creek to minimize impacts, location will be confirmed by an EIS.

Urban Forest and Native Plantings

- Plant a **diversity of tree species** in parks and along rights-of-way to provide a healthy and more robust tree inventory.
- Use native plant species wherever possible.



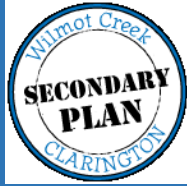
Creating Vibrant Urban Places



- Design a **welcoming community** that encourages and supports active living, social engagement, and the creation of a sense of place and well-being.
- Well-designed and **high quality public realm** that consists of public roads and parks and open spaces, and stormwater management facilities.
- Ensure development in the private realm is **compatible and sensitively integrated** into its context by considering the mix of uses, building massing, height, scale, and architectural style.



Encouraging Housing Diversity



- Provide a **range of housing forms, unit sizes, and tenure** to meet the needs of a diverse population and households of various sizes, incomes, and age compositions.
- Provide **appropriate transitions** in housing forms of various heights and densities.
- Includes live/work, accessory dwelling units, assisted and special needs, housing options for seniors.



Mobility and Roads



- Provide for a **balanced transportation system** that promotes active transportation facilities to encourage walking and cycling.
- Modified grid pattern of roads to support **direct routes and movement of people and vehicles.**
- Require a **highly walkable community** with an interconnected network of roads, sidewalks, and multi-use paths.
- Ensure ease of access, orientation, and safety for pedestrian, cyclists, and motor vehicles.
- Ensure existing residents have unimpeded **access to their community.**



Parks and Community Amenities





- Provide a **diverse range** of parks, open spaces, and community amenities to encourage residents to be physically active and socially engaged.
- Parks should be **visible, accessible and accommodate a range of age groups**.
- Parks system will include a Neighbourhood Park, Parkettes, and POP's.
- Located **within walking distance** of residents and along the major road system.





Community and Land Use Structure




 Natural heritage system protected

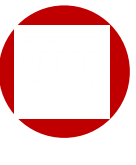
 Main access road, second access to Bennett Rd.

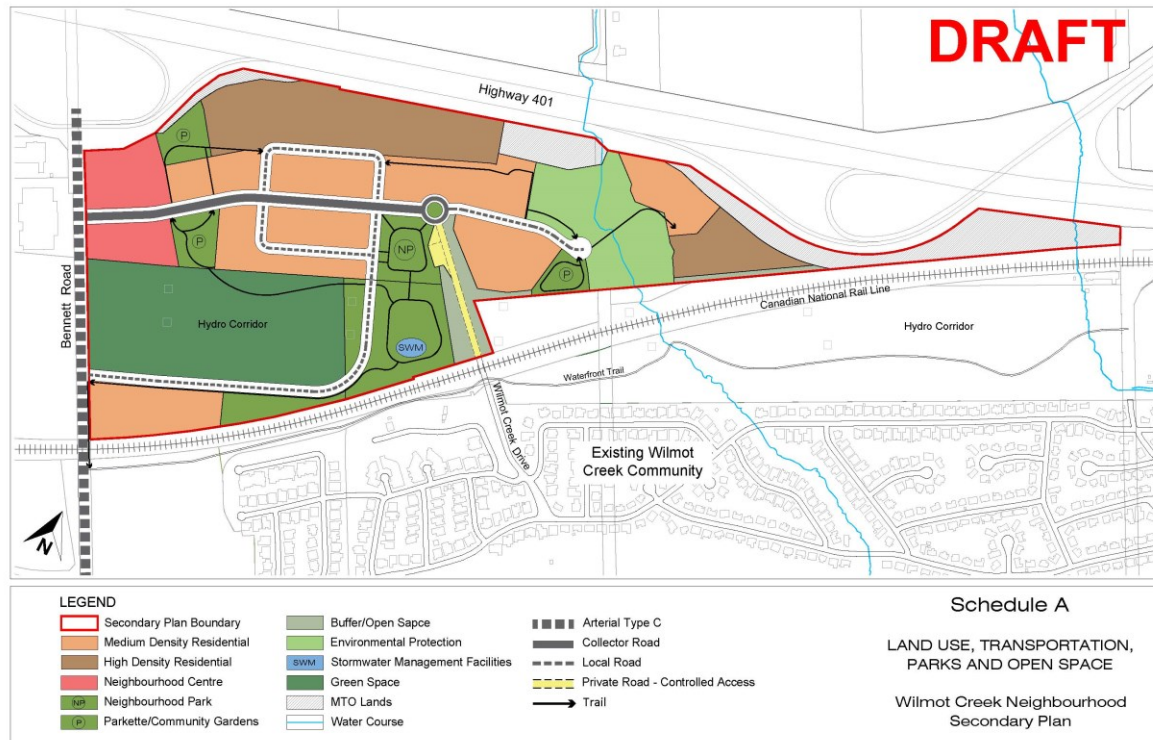
 Protected entrance to existing community

 Parks along the main road, linked park and trail system

 Mix of residential dwelling types and special needs housing

Apartments focused along Hwy 401, to create a visual and acoustic buffer

 Neighbourhood Centre located at the entrance to the community, walking distance of residents



Land Use Designations

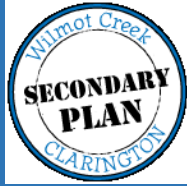


Medium Density Residential - Permits townhouses, stacked townhouses, special needs housing, and low rise apartment buildings. Min. 2 storeys; max. 6 storeys in height.



LEGEND			Schedule A	
Secondary Plan Boundary	Buffer/Open Sapce	Arterial Type C	LAND USE, TRANSPORTATION, PARKS AND OPEN SPACE Wilmot Creek Neighbourhood Secondary Plan	
Medium Density Residential	Environmental Protection	Collector Road		
High Density Residential	Stormwater Management Facilities	Local Road		
Neighbourhood Centre	Green Space	Private Road - Controlled Access		
Neighbourhood Park	MTO Lands	Trail		
Parkette/Community Gardens	Water Course			

Land Use Designations



High Density Residential – Permits apartment buildings and special needs housing. Min. 6 storeys; max. 8 storeys in height. Located adjacent to Hwy. 401 and Rickard Creek.



DRAFT

LEGEND			Schedule A	
	Secondary Plan Boundary			LAND USE, TRANSPORTATION, PARKS AND OPEN SPACE
	Medium Density Residential			
	High Density Residential			Wilmot Creek Neighbourhood Secondary Plan
	Neighbourhood Centre			
	Neighbourhood Park			
	Parkette/Community Gardens			

Land Use Designations



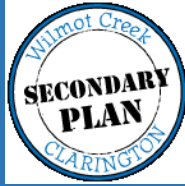
Neighbourhood Centre - Provides opportunities for commercial and residential uses that benefit from frontage along Bennett Road. Permits live/work, mixed use buildings, commercial retail and service use buildings, and grocery store. Min. 2 storeys; max. 6 storeys in height.



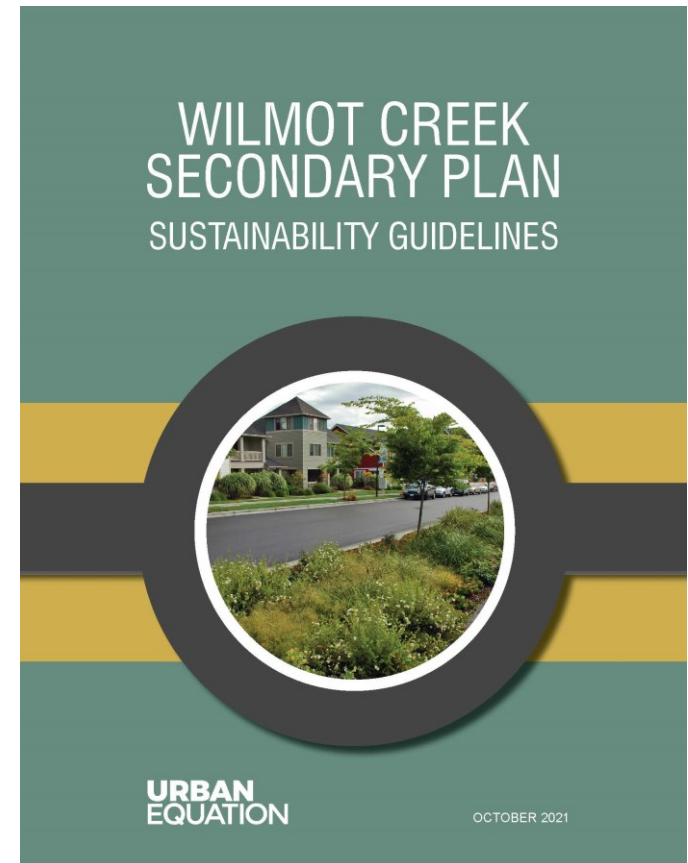
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Secondary Plan Boundary	Buffer/Open Space	Arterial Type C	LAND USE, TRANSPORTATION, PARKS AND OPEN SPACE Wilmot Creek Neighbourhood Secondary Plan
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High Density Residential	Stormwater Management Facilities	Local Road	
Neighbourhood Centre	Green Space	Private Road - Controlled Access	
Neighbourhood Park	MTO Lands	Trail	
Parkette/Community Gardens	Water Course		

Sustainability Guidelines



- New guideline document that will be Appended to the Secondary Plan.
- The Municipality has committed to pursuing a **sustainable future**.
- Official Plan recognizes that sustainable design contributes to community and environmental health, a high quality of life, and climate change mitigation and preparedness.
- The purpose of the Sustainability Guidelines is to expand on Priority Green and define sustainability priorities specific to the Wilmot Creek Neighbourhood Development.



Sustainability Guidelines



One Planet Living (OPL)

- The Sustainability Guidelines will utilize the OPL framework as an outline to structure its sustainability principles and strategies.
- One Planet Living is a flexible tool without preassigned credits or prerequisites.
- Provides developers and community builders with a framework to reduce the negative environmental and social impacts associated with the way we design, build, and interact with our communities.



Sustainability Guidelines



Sustainable Priority - Water

This section will provide guidance on green infrastructure, stormwater management, building practices, etc.. Guidelines will be provided for:

- Water Quality
- Stormwater Runoff
- Irrigation
- Rainwater Management
- Native, Drought Tolerant Plants
- Building Water Efficiency
- Water Metering



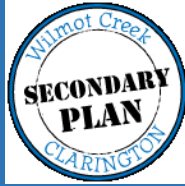
Sustainability Guidelines



For each sustainability priority, the Sustainability Guidelines will outline both 'Mandatory' and 'Voluntary' performance measures.

Sustainable Water		
Sustainability Priority	Performance Measures	
	Mandatory	Voluntary
Rainwater Management	In a manner best replicating natural site hydrology processes, retain (i.e., infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site for, at minimum, the 80 th percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure (GI) practices.	Achieve 85 th percentile
Native, Drought-Tolerant Plants	Native, drought-tolerant plants used for 50% of the landscaped area.	100% of the landscaped area

Comments/Questions on Draft Proposal



- Housing Type Percentage Split – will the SP specify the percentages for each housing type such as affordable housing, market value, seniors, assisted living.
- Rickard Creek Crossing – How will the feature be protected and could the lands could be retained as natural instead of development?
- Inappropriate location – development for seniors in this location was inappropriate given the proximity to the Highway 401, the railway tracks and the high voltage power lines. Development will result in endless noise complaints.
- Construction practices – dust and noise suppression is a must. Access to Wilmot Creek must be maintained. Utility interruptions should not occur.
- Recreation Facilities – new development area must have its own recreation facilities as the Wheelhouse is for Wilmot residents only.
- Train Whistle Cessation – frustration that the Municipality is spending so much money on the issue; policy should be included to require the builder pay for the whistle cessation.
- Bennett Road, South Service/Lake Road, 401 Ramps intersection – increased traffic with recent improvements to the area, need for traffic signals.

Part III – Next Steps



Next steps



- Consider public and agency comments
- Revise the Official Plan Amendment and Secondary Plan based on feedback received
- Complete the draft Sustainability Guidelines and post for public and agency comment
- Revise the supporting technical documents
- Prepare Recommendation Report
- Forward to Region of Durham for Approval
- Draft Zoning By-law to implement



Thank you!



DRAFT

